



Bassetlaw New Settlement Study

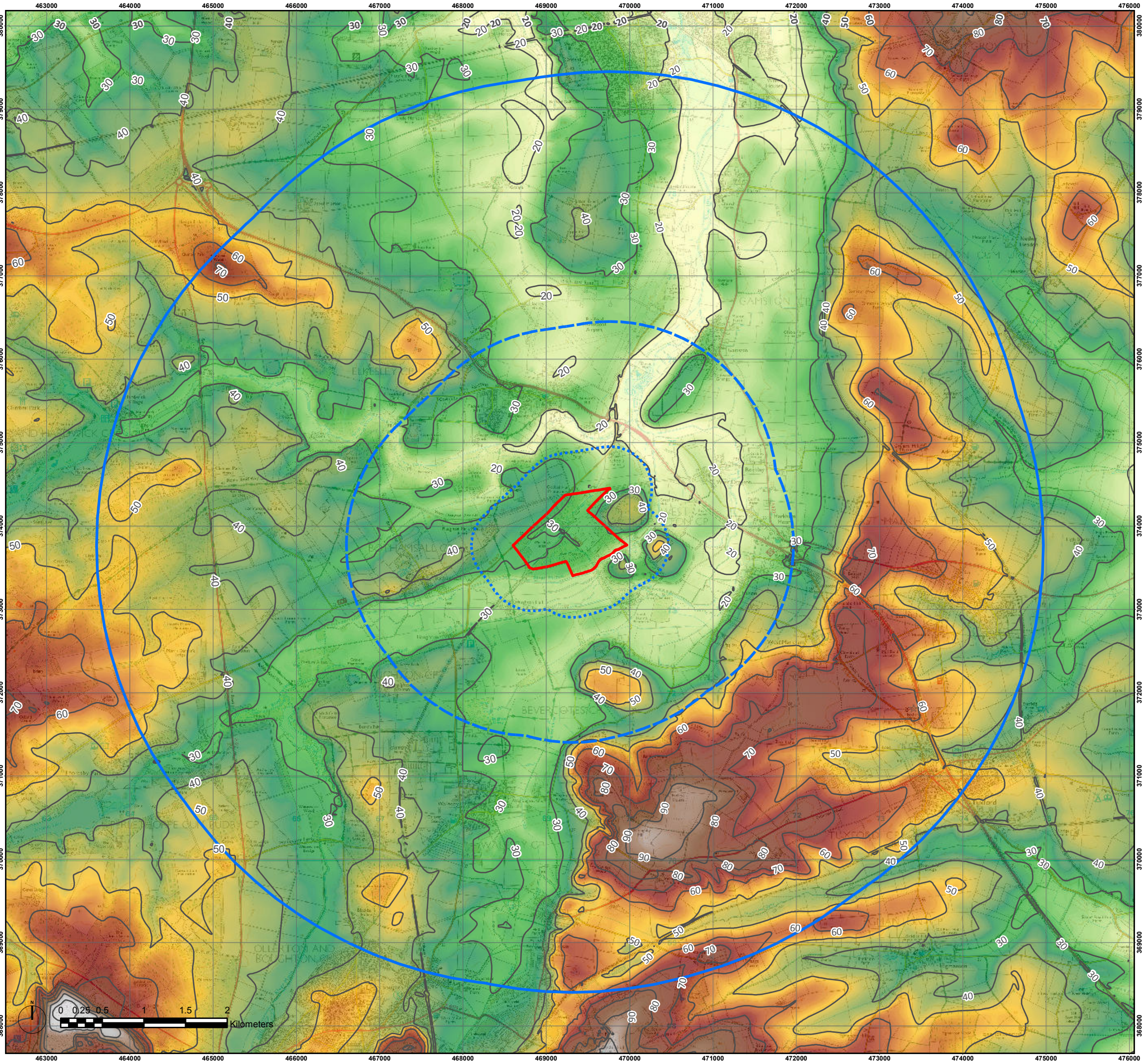
Figures 4.1.1 – 4.1.24

Figures 4.3.1 – 4.3.14

Comparative Table 6.2.1

Figure 4.1.1: Bevercotes Topography

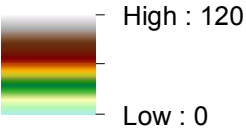
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LEGEND

- Former Bevercotes Colliery boundary
- 0.5km study area
- 2km study area
- 5km study area
- Contour line

m (AOD)



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First Issue.	-	27/10/2017
Rev.	Issue Details	Date

Client:
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Project:
New Settlement Feasibility Study
Drawing Title:
Former Bevercotes Colliery
Figure 4.1.1: Topography

Drawing No: BAS006-CEN4205-BEV-L-001

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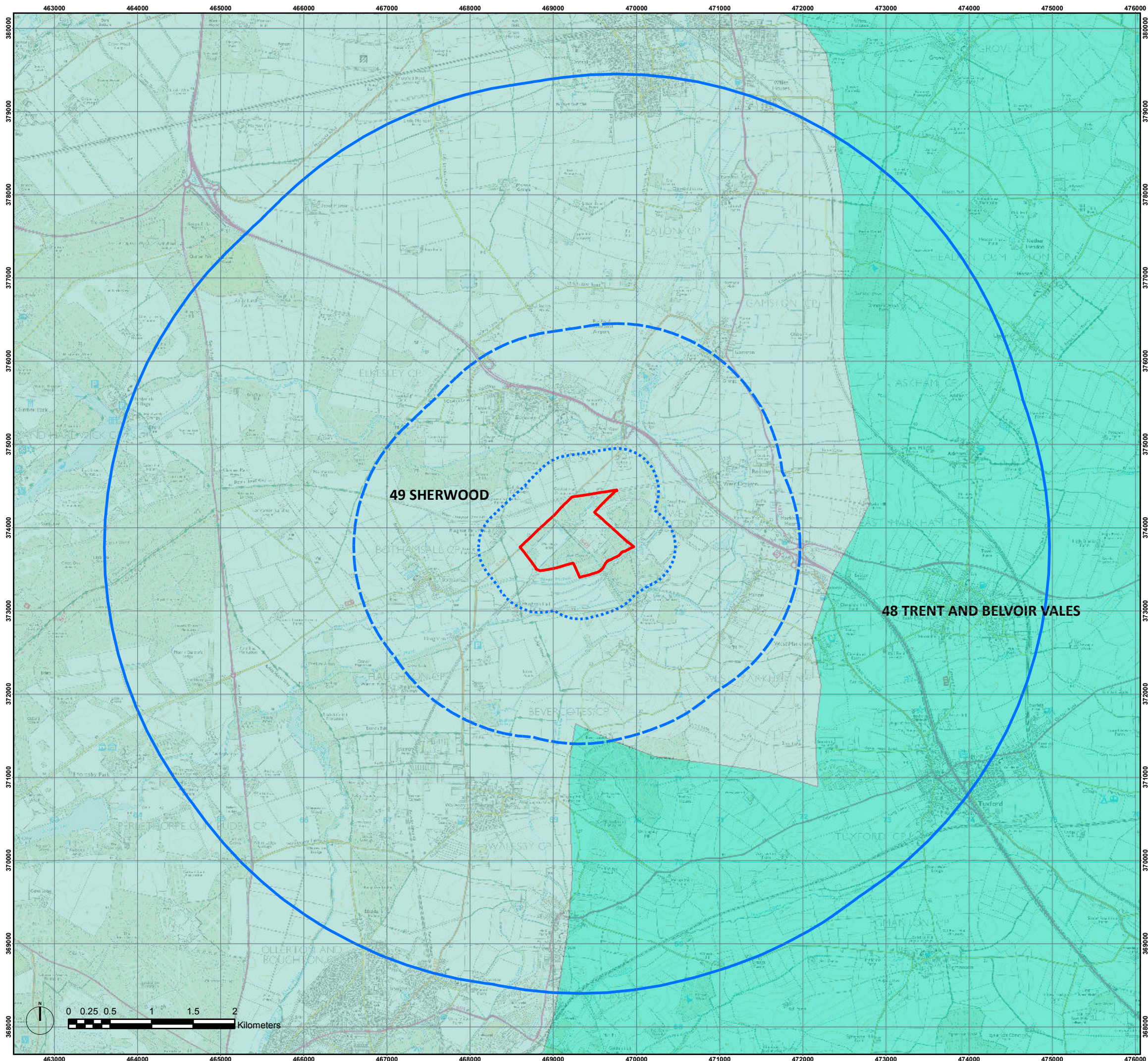
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Figure 4.1.2: Bevercotes National Landscape Character

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LEGEND

- Former Bevercotes Colliery boundary
- 0.5km study area
- 2km study area
- 5km study area

NAME

- 48. TRENT AND BELVOIR VALES
- 49. SHERWOOD

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Drawing Title:
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Figure 4.1.2: National landscape character

Drawing No: BAS006-CEN4205-BEV-L-002

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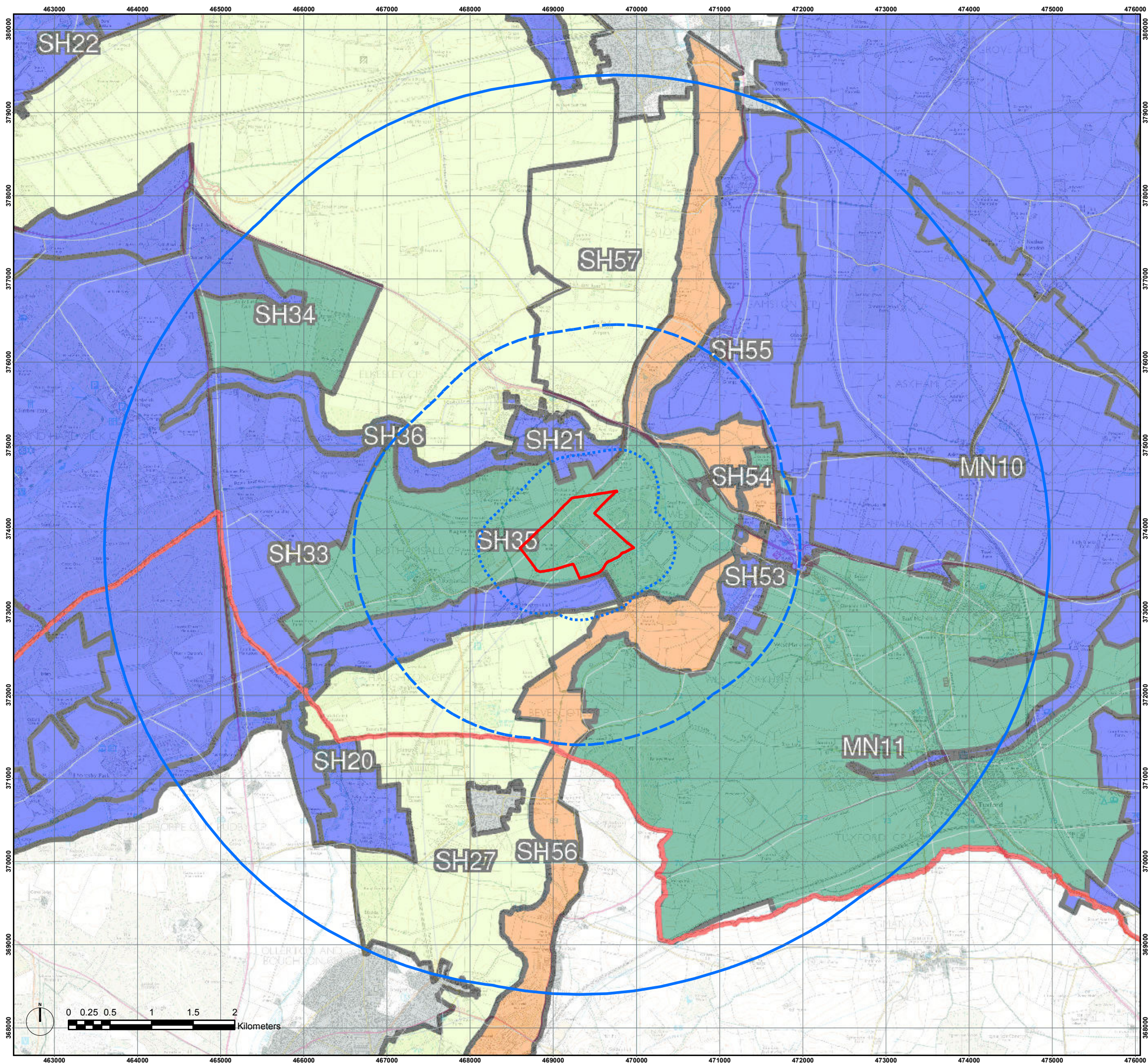
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Figure 4.1.3: Bevercotes District Landscape Character

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LEGEND

- Former Bevercotes Colliery boundary
- 0.5km study area
- 2km study area
- 5km study area

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New Settlement Feasibility Study

Drawing Title:
Former Bevercotes Colliery
Figure 4.1.3: District landscape character

Drawing No: BAS006-CEN4205-BEV-L-003

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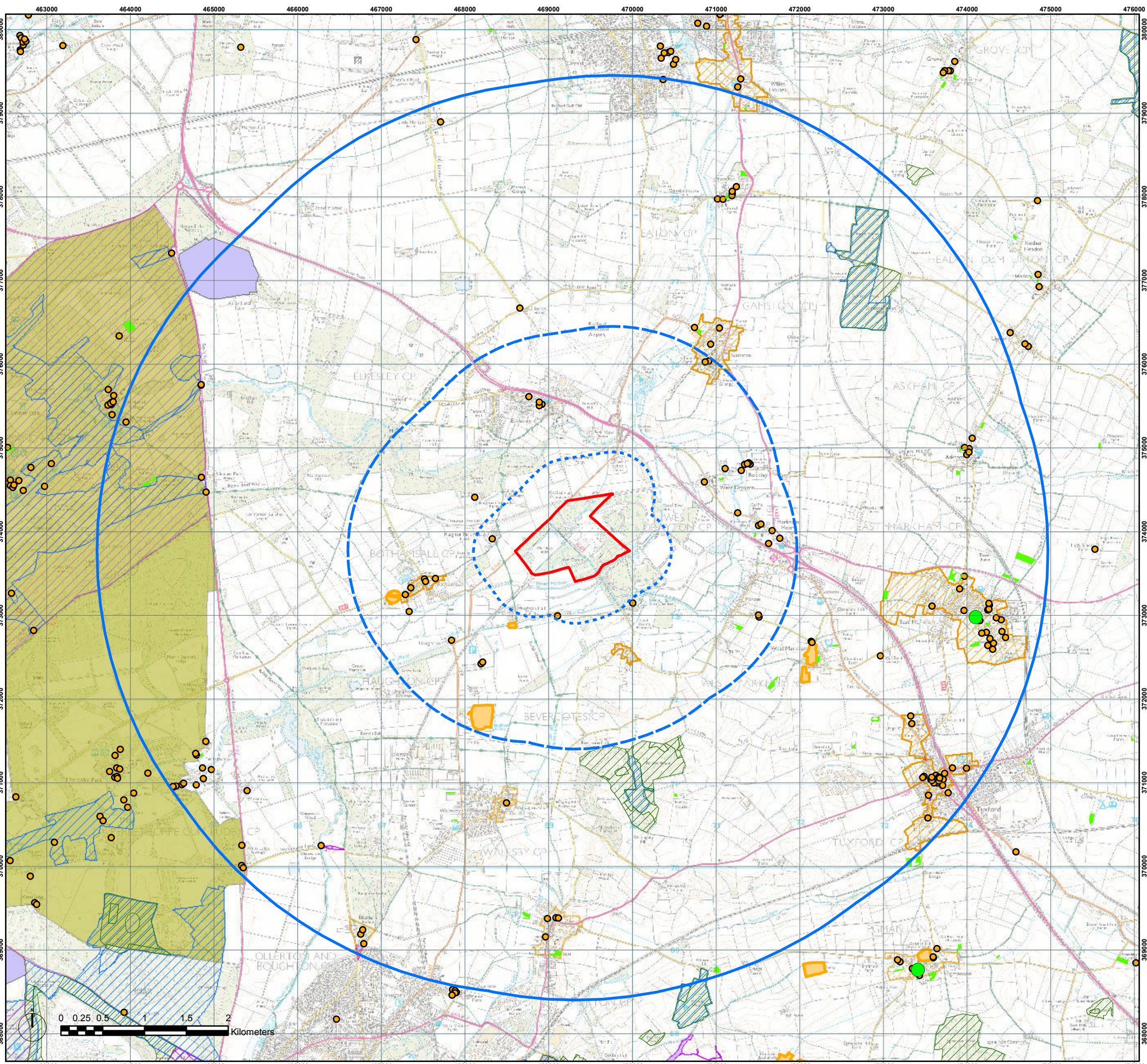
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Figure 4.1.4: Bevercotes Designations

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LEGEND

- Former Bevercotes Colliery boundary
- 0.5km study area
- 2km study area
- 5km study area
- Ancient Woodlands
- Traditional Orchards
- Village Greens
- Listed Buildings
- Scheduled Monument
- Conservation Areas
- Country Parks
- Registered Common Land
- Local Nature Reserves
- CROW Access Land
- Sites of Special Scientific Interest
- Registered Park and Garden

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Former Bevercotes Colliery
Figure 4.1.4: Designations

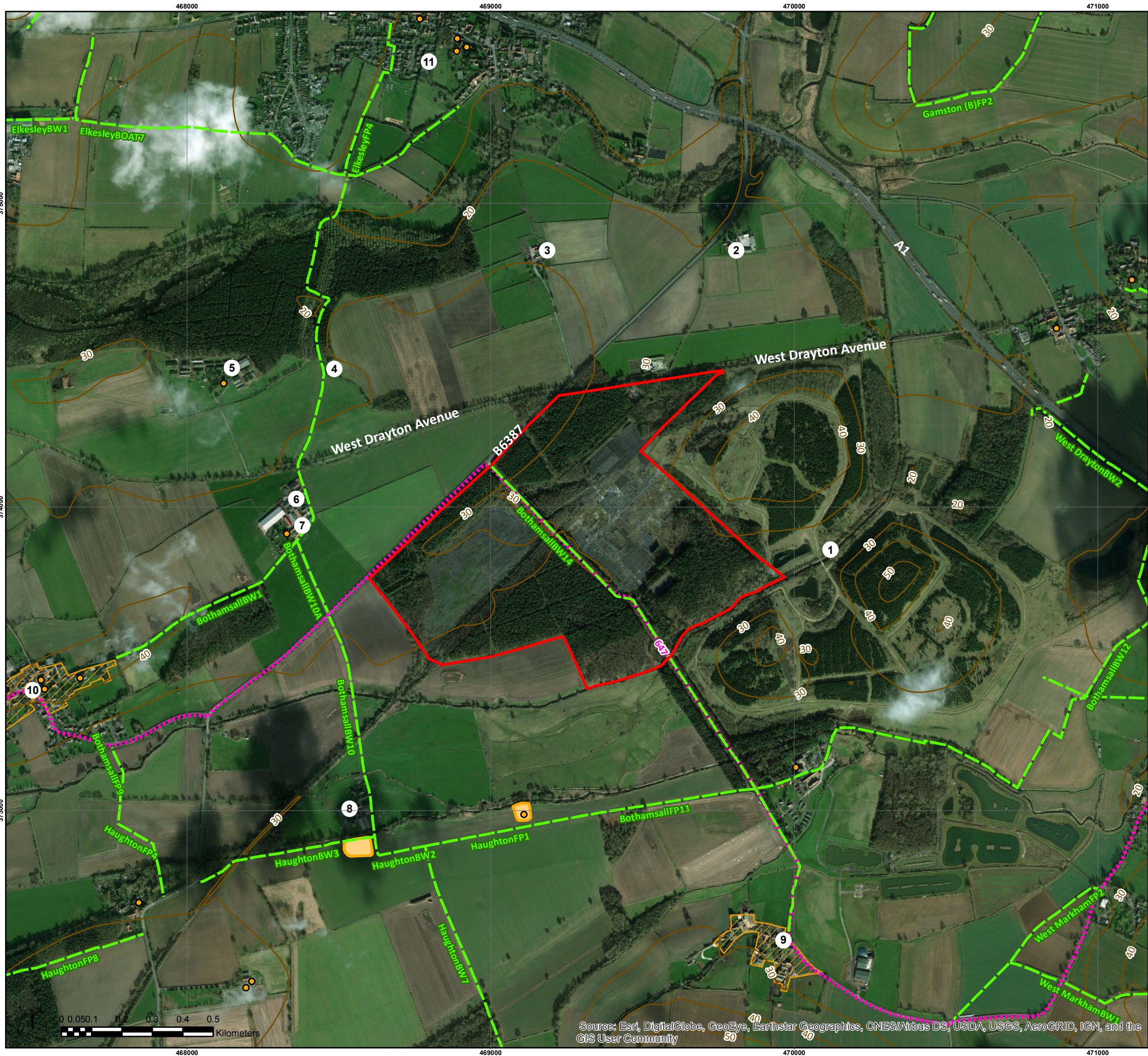
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Figure 4.1.5: Bevercotes Landscape Context

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

- Former Bevercotes Colliery boundary
- Listed Buildings
- Public Right of Way
- National Cycle Route
- Contour line
- Scheduled Monument
- Conservation Areas

- 1. Bevercotes Pit Wood
- 2. School Farm
- 3. Haughton Park Farm
- 4. Fishponds Cottage
- 5. Haughton Kennels Farm
- 6. Haughton Park Cottages
- 7. Haughton Park House Farm
- 8. Haughton Hall Farm
- 9. Bevercotes
- 10. Bothamsall
- 11. Elkesley

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Figure 4.1.5: Landscape context

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Date: 23/10/2017

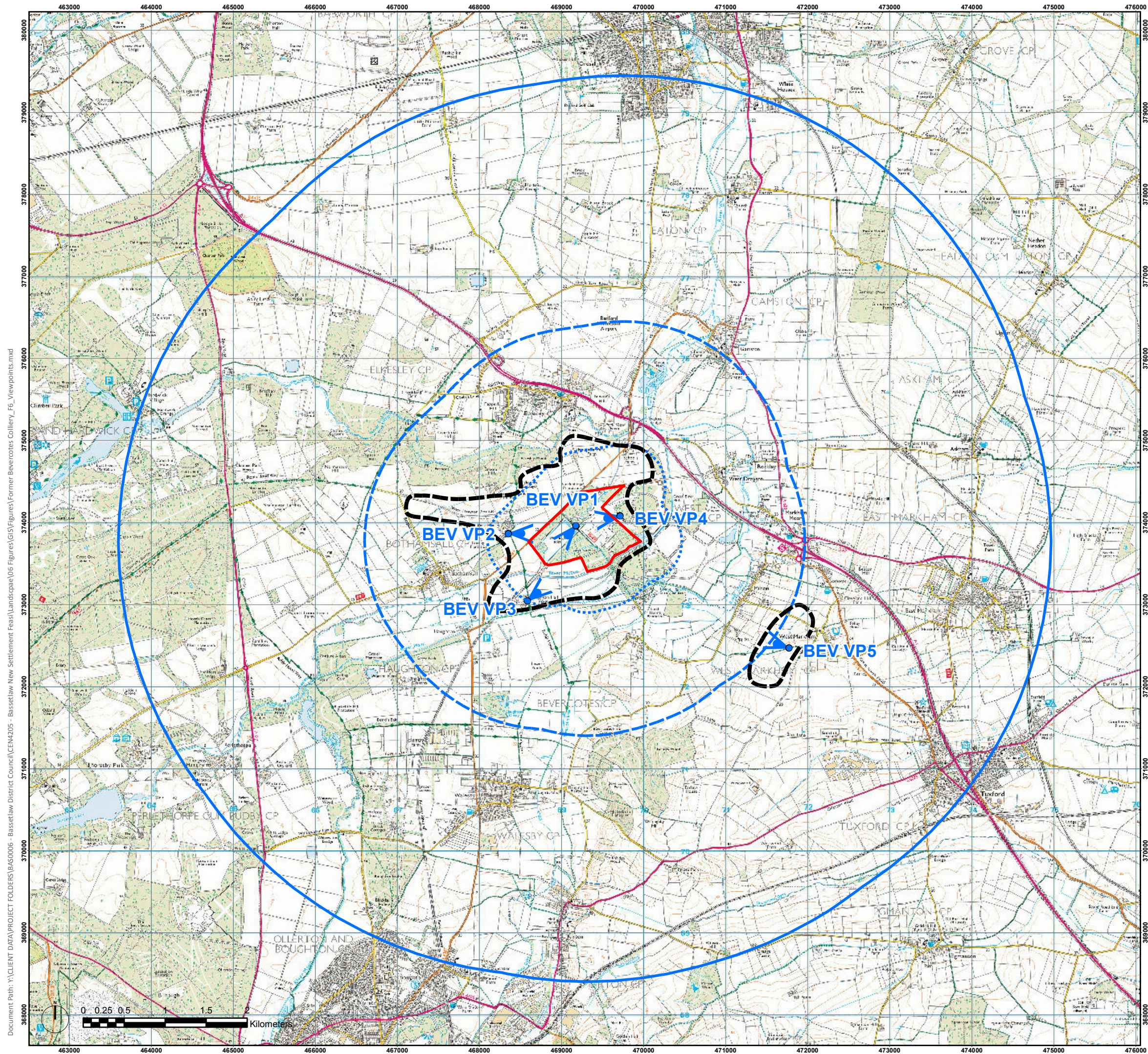
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

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Figure 4.1.6: Bevercotes Viewpoints and Visibility



LEGEND

-  Former Bevercotes Colliery boundary
-  0.5km study area
-  2km study area
-  5km study area
-  Viewpoint
-  Approximate visual envelope of any development

Areas shown within black dashed line areas where the proposed development may be visible from. It assumes that a proportion of the woodland around the site boundary would be retained to screen and filter views of any development.

This visual envelope was produced using the field survey of the site and is an indication of the key areas where any development would be visible from. There maybe other areas in the study area that would also have glimpsed views of any development on the site.

The map indicate theoretical visibility only - that is, the areas within which there may be a line of sight, but the proposals may not actually be visible in reality due to localised screening.

This visual envelope does not convey the how much of the any proposals may be visible from the area marked. It may be a number of buildings or just the ridgeline of one roof.

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Drawing Title:
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Figure 4.1.6: Visibility and viewpoints

Drawing No: BAS006-CEN4205-BEV-L-006

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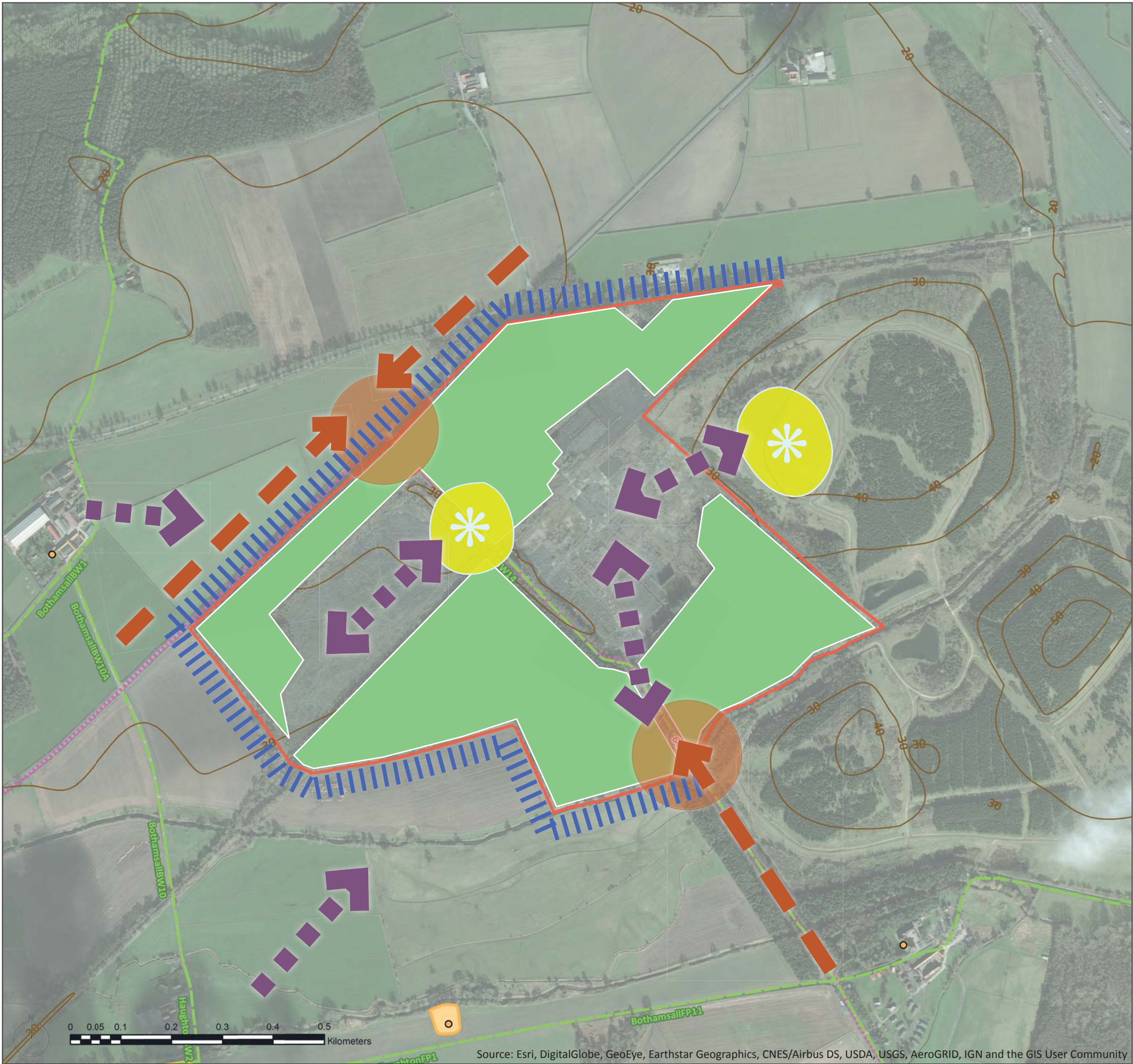
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Figure 4.1.7: Bevercotes Landscape Analysis

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LEGEND

Former Bevercotes Colliery boundary

Public Right of Way

National Cycle Route

Scheduled Monument

Listed building

Contour

Key approach to site

Gateway into site

Key view into and within the site

Visible landmark

Key landscape feature

Visual containment of the site

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Figure 4.1.7: Landscape and visual analysis

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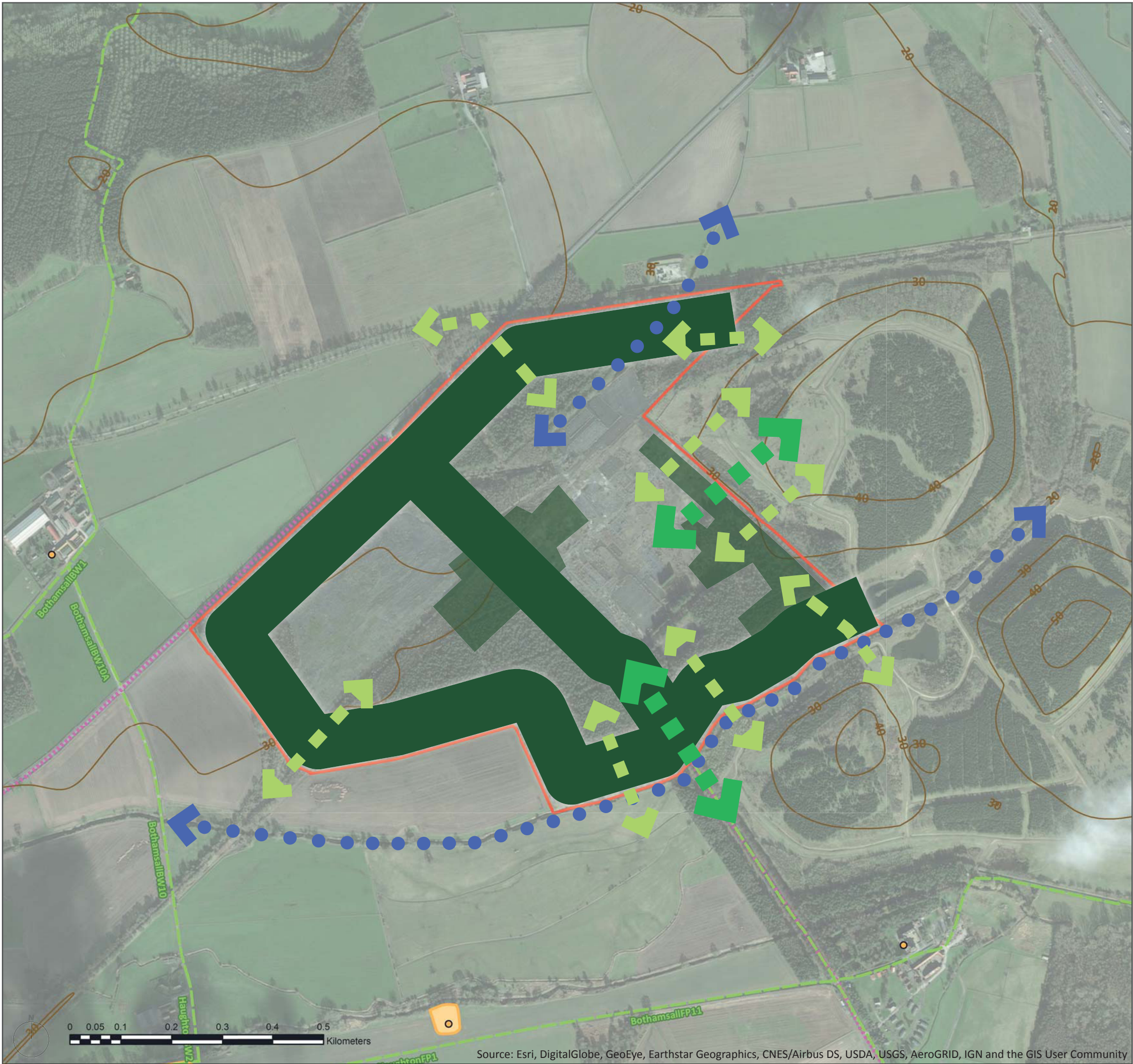
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Figure 4.1.8: Bevercotes Green Infrastructure Links and Recommendations

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LEGEND

Former Bevercotes Colliery boundary

Public Right of Way

National Cycle Route

Scheduled Monument

Listed building

Contour

Potential green infrastructure / river corridor

Potential link with wider green infrastructure network

Potential link with GI defined by the 2010 Bassetlaw GI Study

Potential green infrastructure / open space corridor

Potential open space

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Drawing Title:
Former Bevercotes Colliery
Figure 4.1.8: Proposed GI and links

Drawing No: BAS006-CEN4205-BEV-L-008

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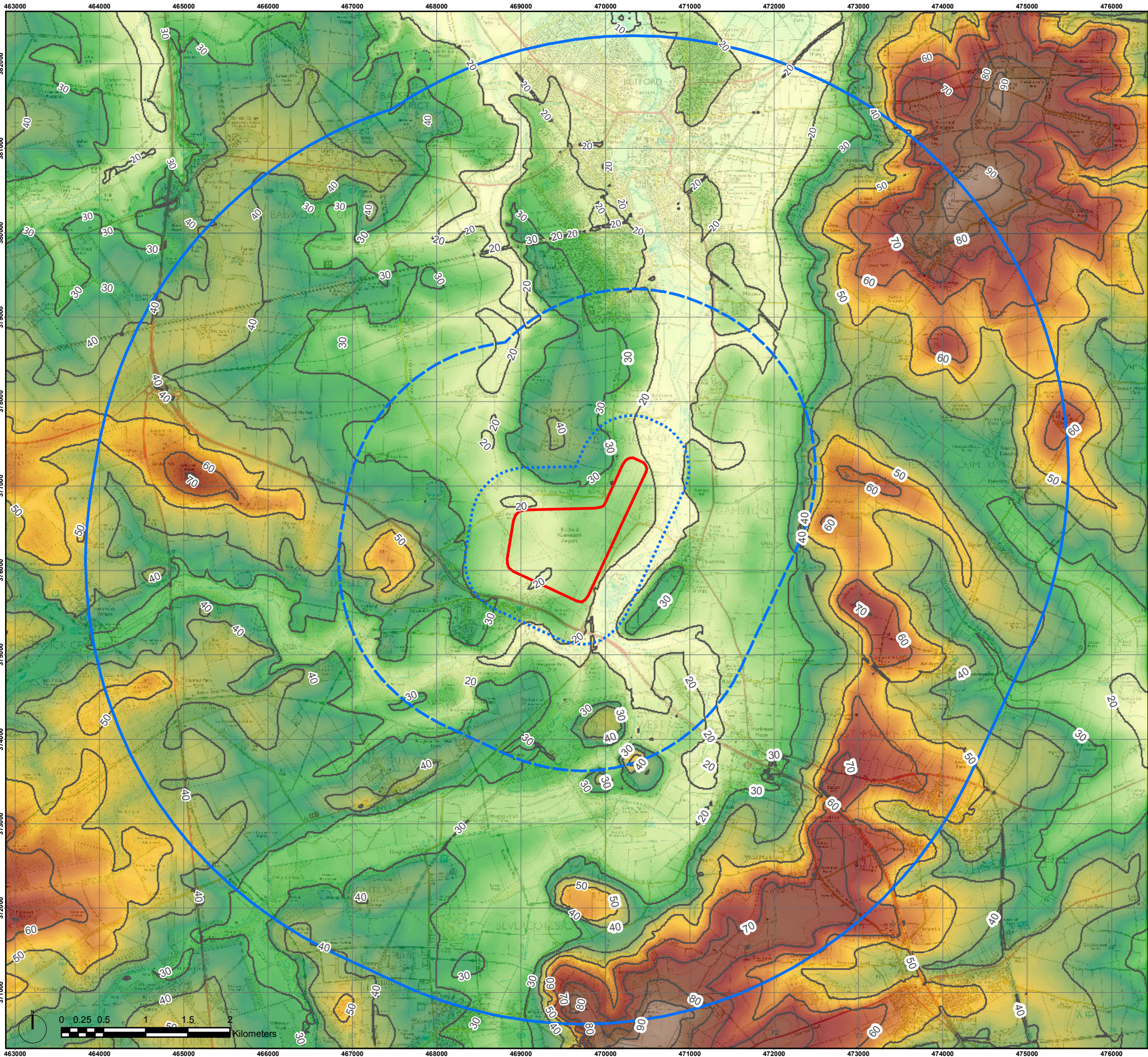
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Figure 4.1.9: Gamston Topography

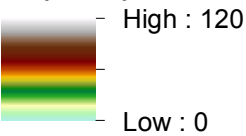
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LEGEND

- Gamston Airport boundary
- 0.5km study area
- 2km study area
- 5km study area
- Contour line

m (AOD)



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Figure 4.1.9: Topography

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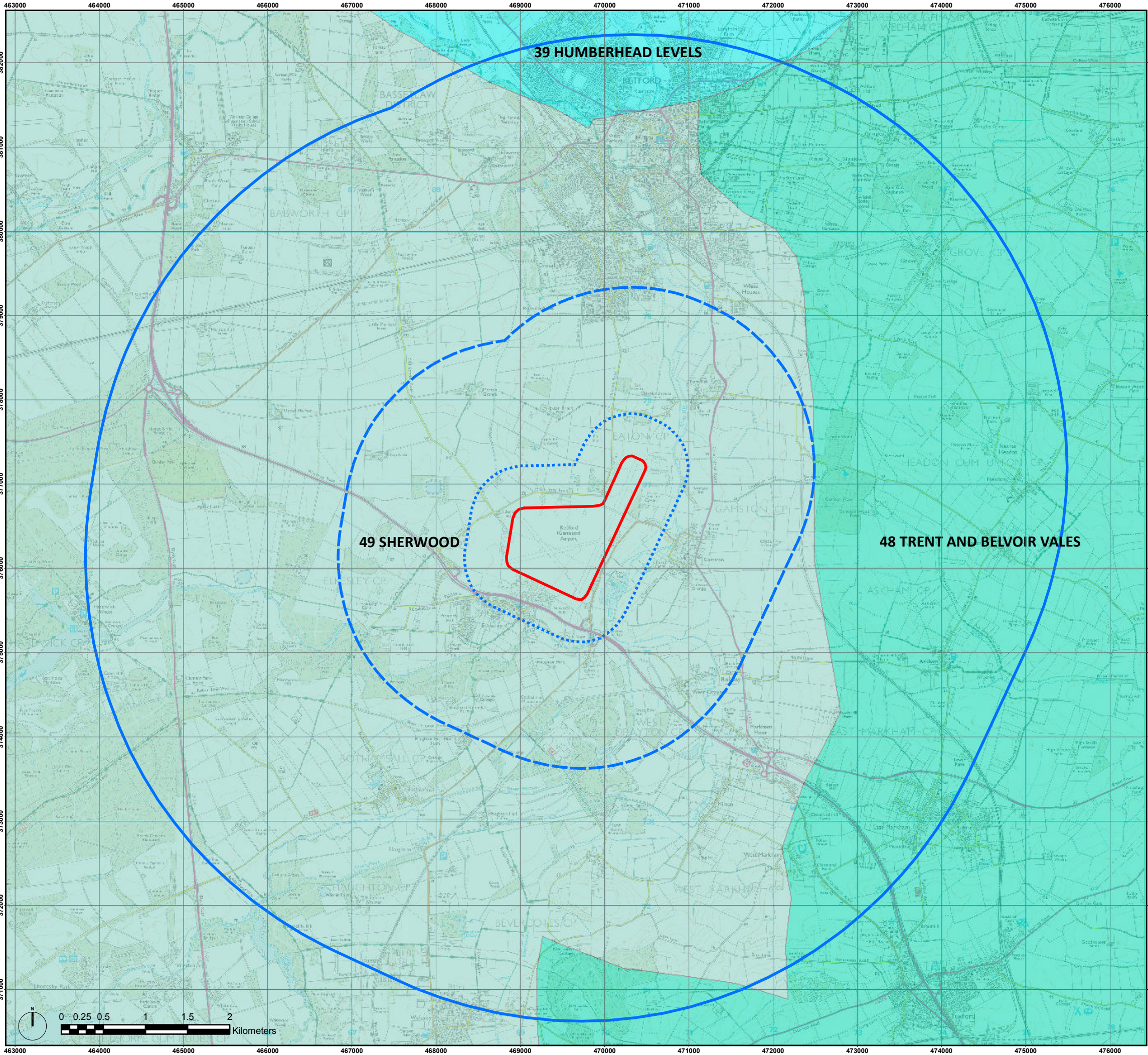
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Figure 4.1.10: Gamston National Landscape Character




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LEGEND

-  Gamston Airport boundary
-  0.5km study area
-  2km study area
-  5km study area

National Character Areas

-  39. HUMBERHEAD LEVELS
-  48. TRENT AND BELVOIR VALES
-  49. SHERWOOD

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Drawing Title:
Gamston Airport
Figure 4.1.10: National landscape character

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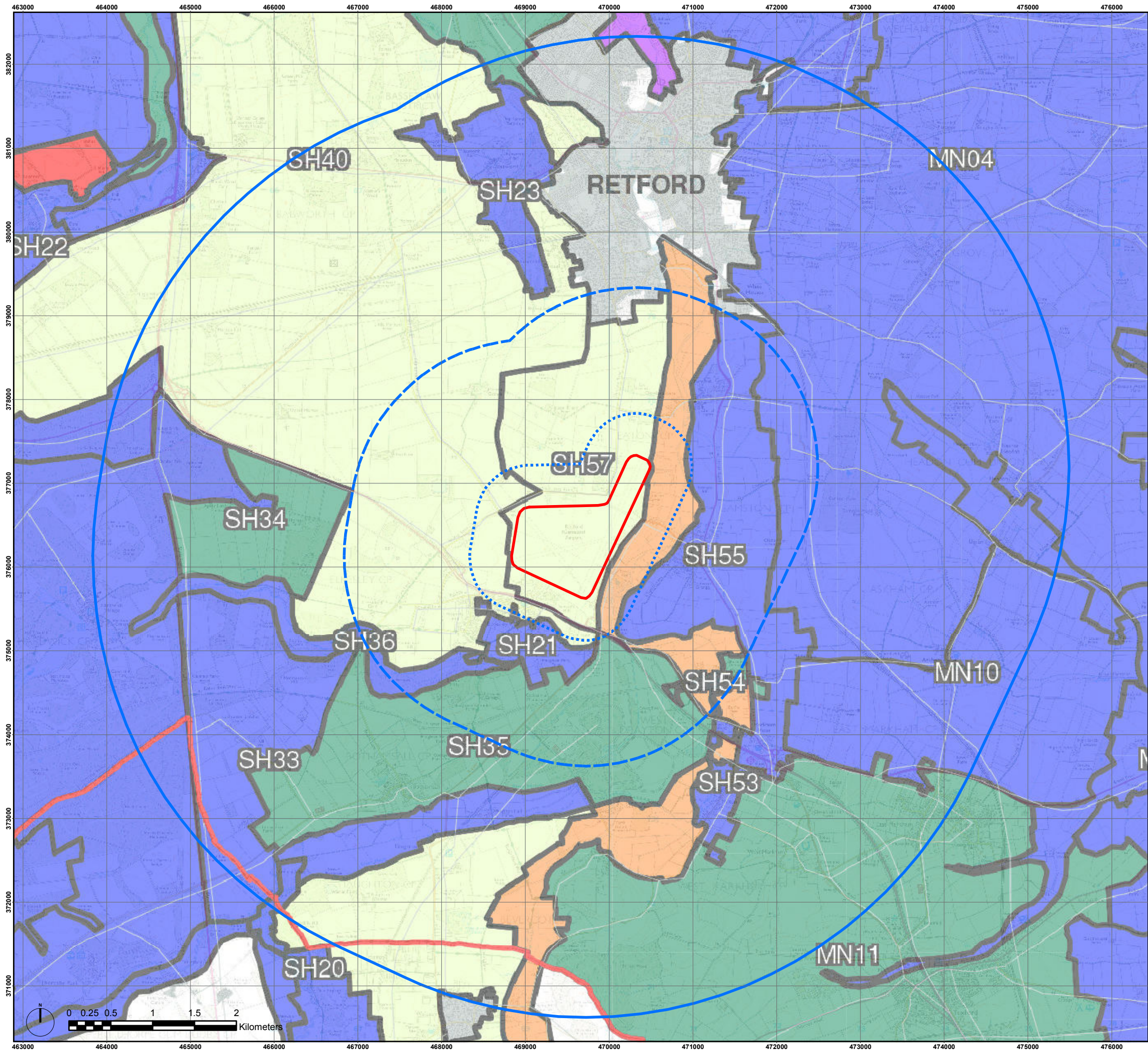
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Figure 4.1.11: Gamston District Landscape Character

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LEGEND

-  Gamston Airport boundary
-  0.5km study area
-  2km study area
-  5km study area

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New Settlement Feasibility Study
Drawing Title:
Gamston Airport
Figure 4.1.11: District landscape character

Drawing No: BAS006-CEN4205-GAM-L-003

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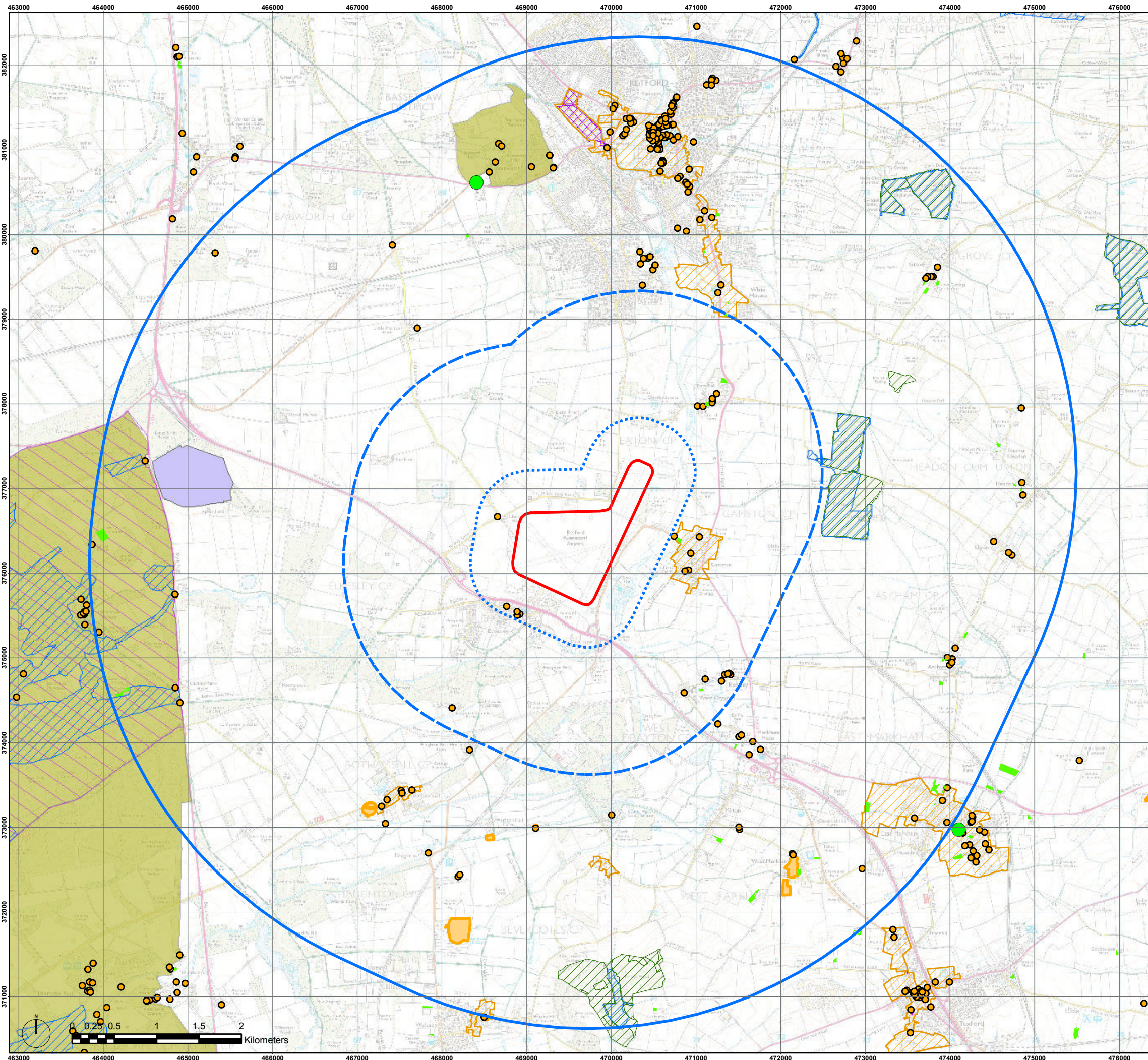
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Figure 4.1.12: Gamston Designations

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LEGEND

- Gamston Airport boundary
- 0.5km study area
- 2km study area
- 5km study area
- Ancient Woodlands
- Traditional Orchards
- Village Greens
- Listed Building
- Scheduled Monument
- Conservation Areas
- Country Parks
- Registered Common Land
- Local Nature Reserves
- CROW Access Land
- Sites of Special Scientific Interest
- Registered Park and Garden

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Gamston Airport
Figure 4.1.12: Designations

Drawing No: BAS006-CEN4205-GAM-L-004

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Figure 4.1.13: Gamston Landscape Context

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LEGEND

- Gamston Airport boundary
- Listed Buildings
- Public Right of Way
- Traditional Orchards
- Conservation Areas
- Contour line

- 1. The Jockey House Farm complex
- 2. The Bungalow
- 3. The Bungalow and The Gables
- 4. Gamston airport building complex
- 5. Elkesley Business Park
- 6. Elkesley
- 7. Gamston
- 8. Eaton
- 9. Apple Pie Plantation
- 10. A1 crossing
- 11. Middlebrook
- 12. Church Farm
- 13. The Paddocks
- 14. Delph House

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Figure 4.1.13: Landscape context

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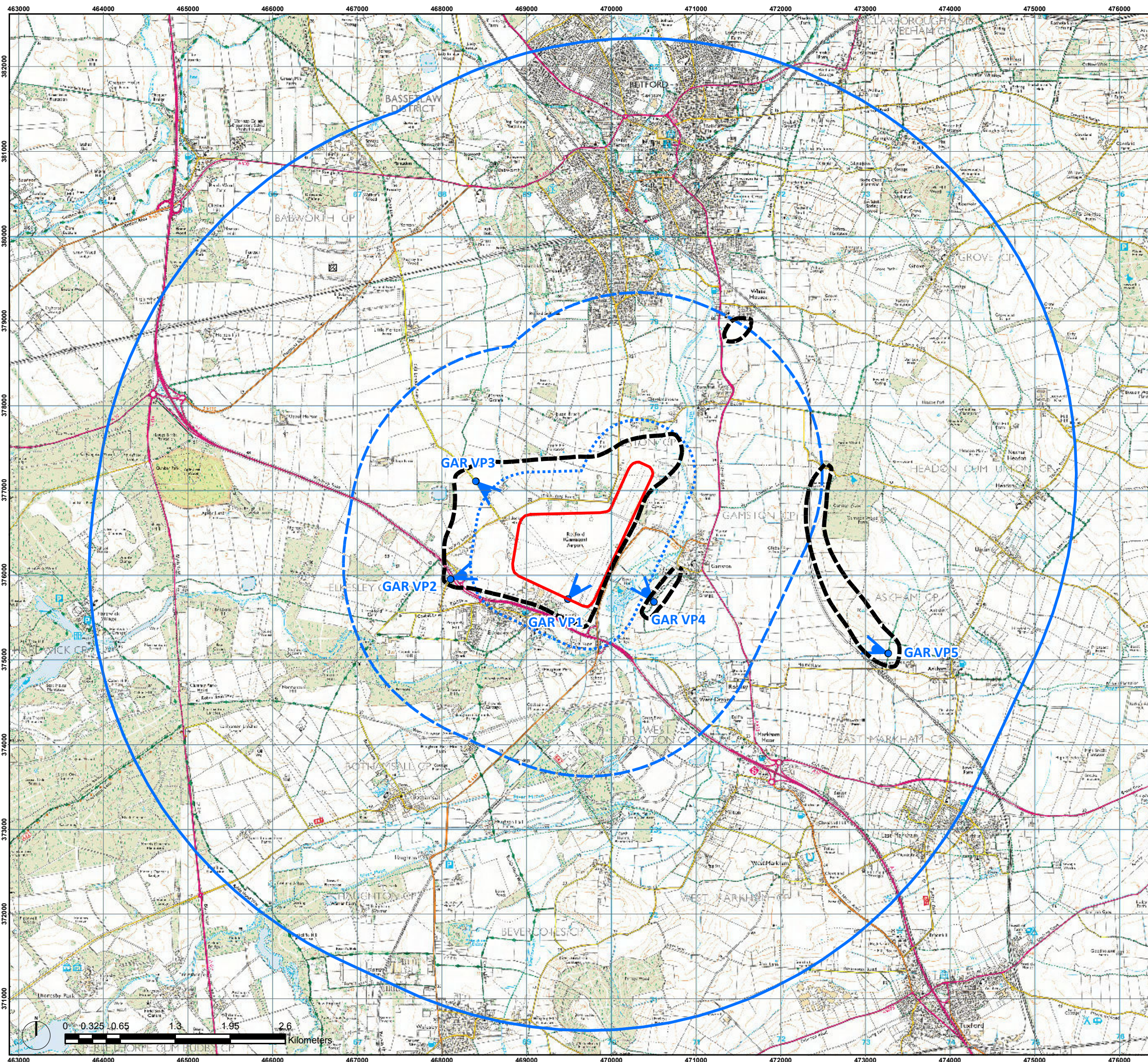
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Figure 4.1.14: Gamston Viewpoints and Visibility



LEGEND

- Gamston Airport boundary
- 0.5km study
- 2km study
- 5km study
- Viewpoint
- Approximate visual envelope of any development

Areas shown within black dashed line areas where the proposed development may be visible from.

This visual envelope was produced using the field survey of the site and is an indication of the key areas where any development would be visible from. There may be other areas in the study area that would also have glimpsed views of any development on the site.

The map indicates theoretical visibility only - that is, the areas within which there may be a line of sight, but the proposals may not actually be visible in reality due to localised screening.

This visual envelope does not convey how much of any proposals may be visible from the area marked. It may be a number of buildings or just the ridgeline of one roof.

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Drawing Title:
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Figure 4.1.14: Visibility and viewpoints

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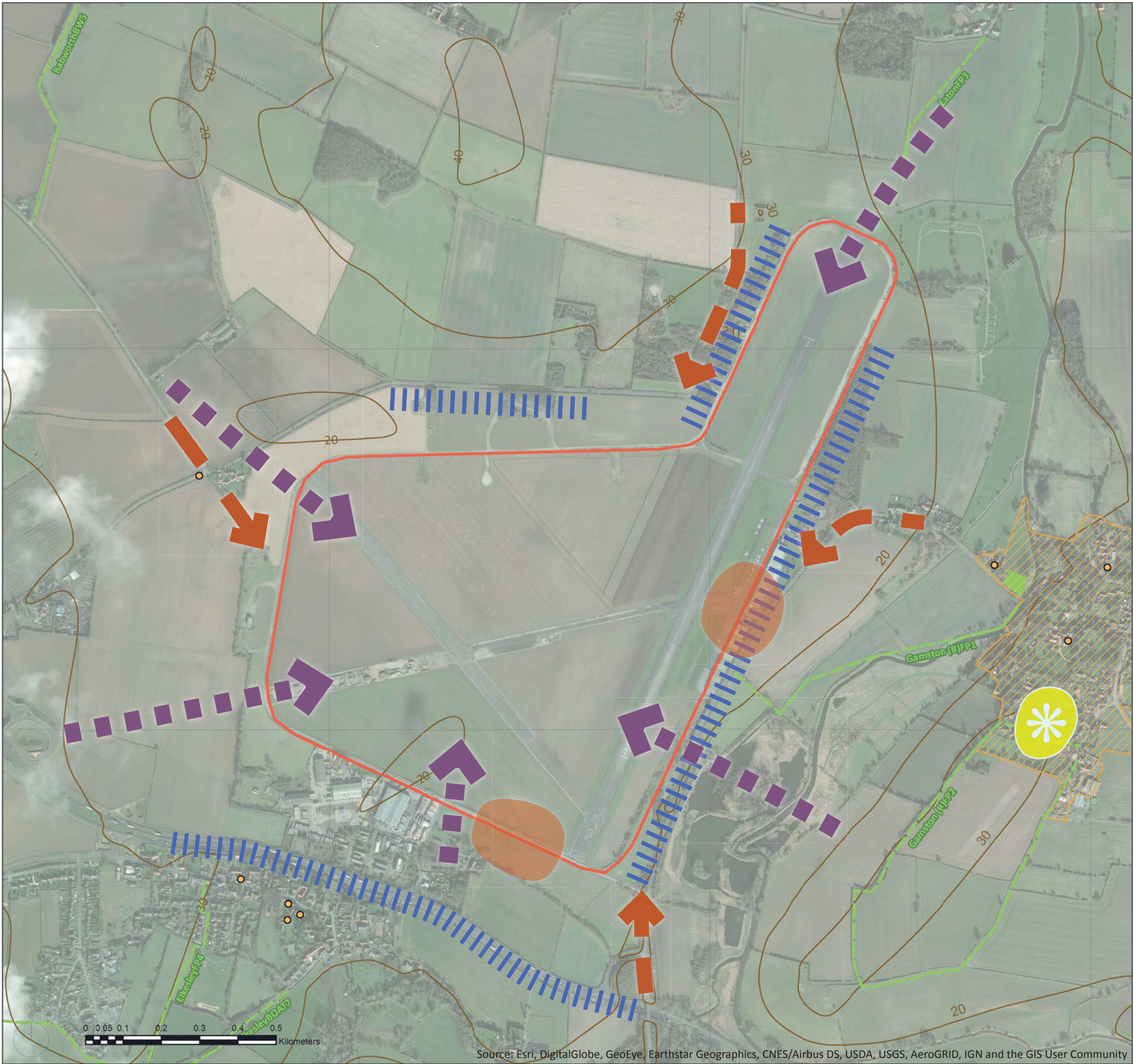
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Figure 4.1.15: Gamston Landscape Analysis

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LEGEND



Gamston Airport boundary



Public Right of Way



Contour



Conservation Area



Listed building



Traditional orchard



Key approach to site



Gateway into site



Key view into and within the site



Visible landmark



Visual containment of the site

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Drawing Title:

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Figure 4.1.15: Landscape and visual analysis

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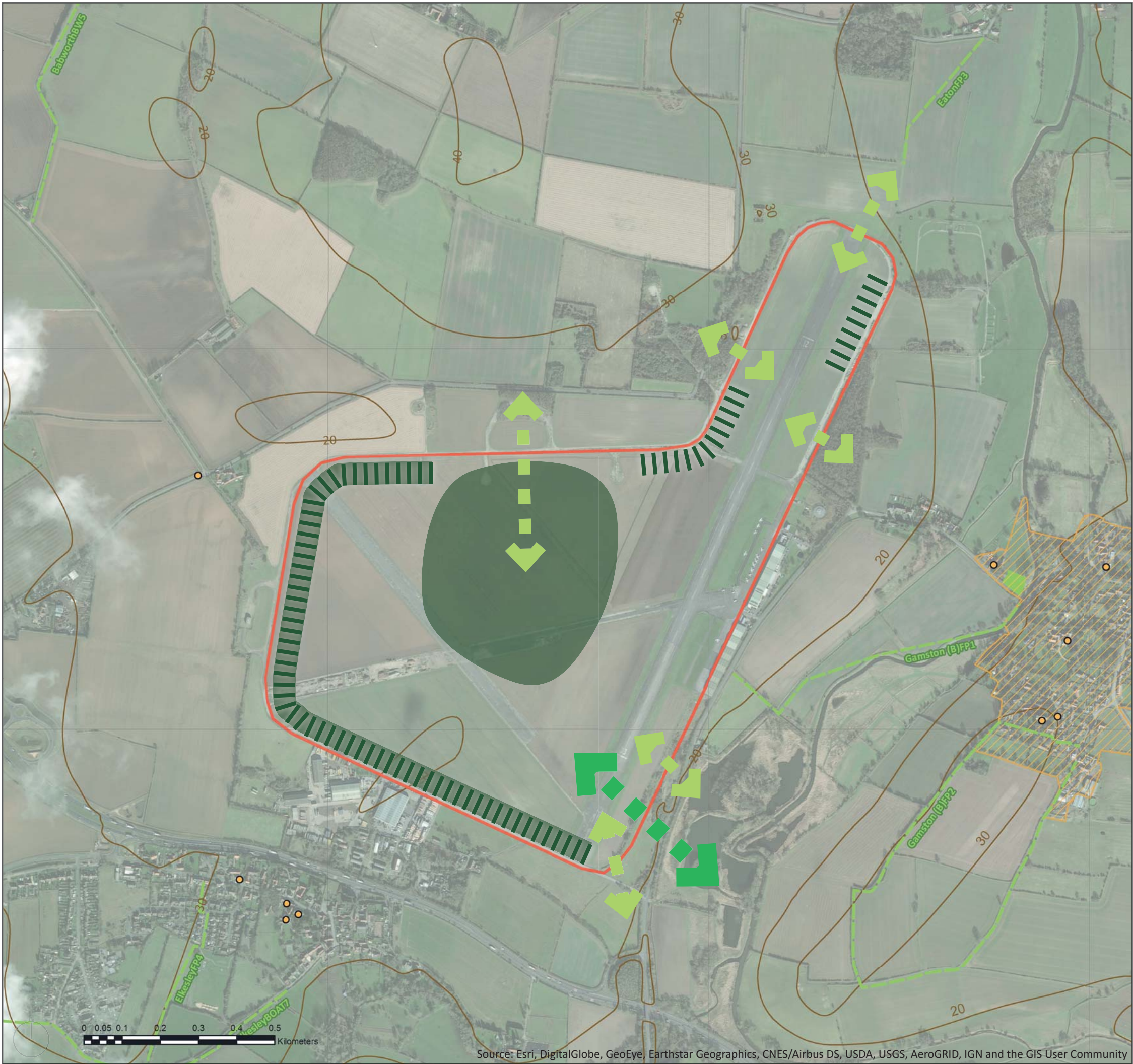
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Figure 4.1.16: Gamston Green Infrastructure Links and Recommendations

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LEGEND

-  Gamston Airport boundary
-  Public Right of Way
-  Contour
-  Conservation Area
-  Listed building
-  Traditional orchard
-  Potential link with wider green infrastructure network
-  Potential link with GI defined by the 2010 Bassetlaw GI Study
-  Potential woodland planting
-  Potential open space with mosaic of woodland / shrub / grassland
-  Potential open space

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First Issue	-	27/10/17
Rev.	Issue Details.	Date.

Client:
Bassetlaw District Council
Project:
New Settlement Feasibility Study

Drawing Title:
Gamston Airport
Figure 4.1.16: Proposed GI and links

Drawing No: BAS006-CEN4205-GAM-L-008

Scale: 1:10,000 at A3

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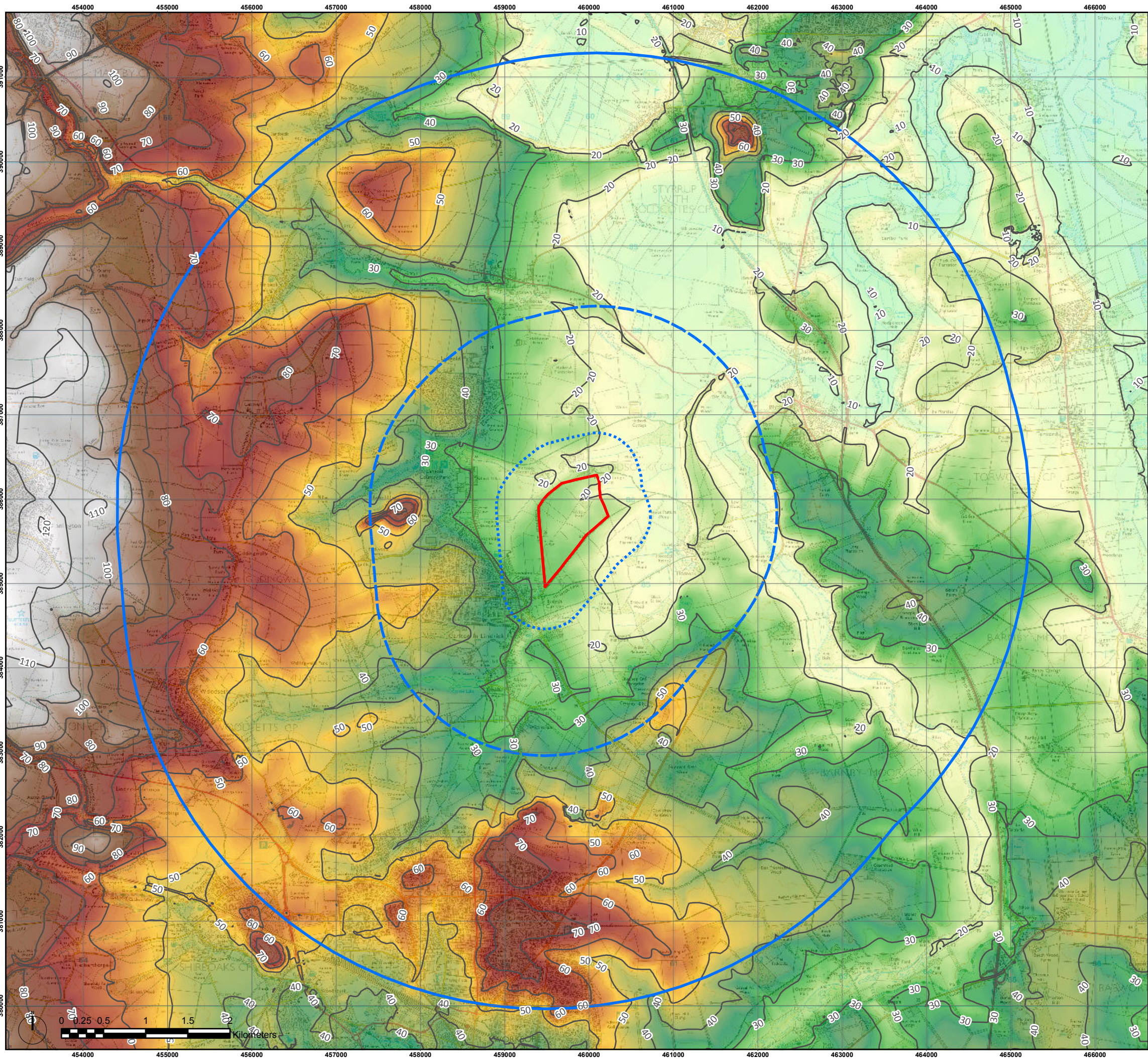
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Figure 4.1.17: Land East of Carlton-in-Lindrick Topography

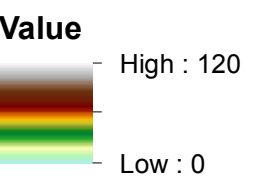
Document Path: V:\CLIENT DATA\PROJECT FOLDERS\BAS0006 - Bassetlaw District Council\CEN4205 - Bassetlaw New Settlement Feas\Figures\GIS\Figures\Land East of North Carlton_F1_Topography.mxd



LEGEND

- Land East of North Carlton boundary
- 0.5km study area
- 2km study area
- 5km study area
- Contour line

m (AOD)



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Project:
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Drawing Title:
Land East of North Carlton
Figure 4.1.17: Topography

Drawing No: BAS006-CEN4205-CAR-L-001

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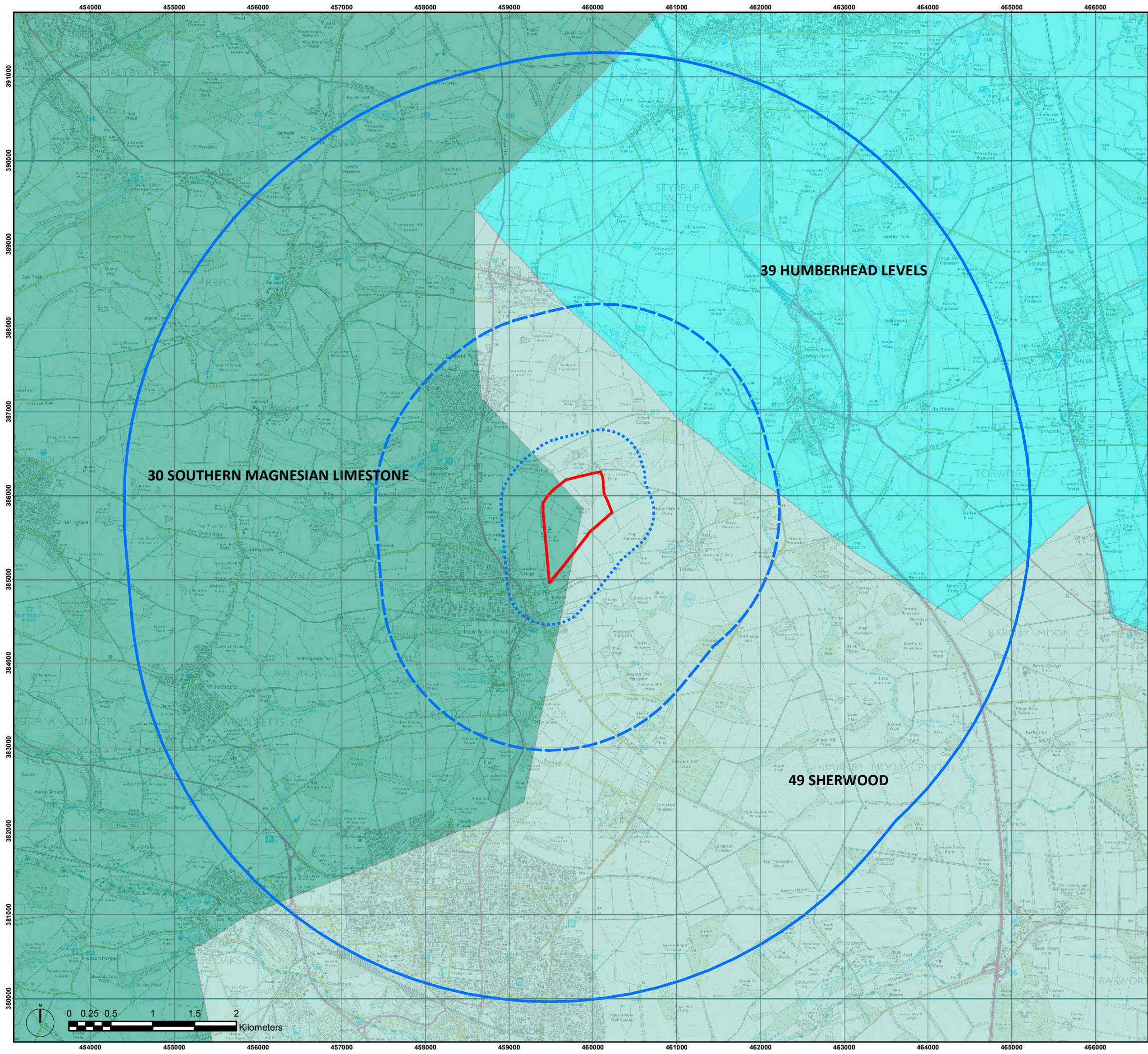
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Figure 4.1.18: Land East of Carlton-in-Lindrick National Landscape Character

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LEGEND

- Land East of North Carlton boundary
- 0.5km study area
- 2km study area
- 5km study area

National Character Areas

- 30. SOUTHERN MAGNESIAN LIMESTONE
- 39. HUMBERHEAD LEVELS
- 49. SHERWOOD

National Landscape Character information from Natural England
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First Issue.	-	27/10/2017
Rev.	Issue Details	Date

Client:
Bassetlaw District Council

Project:
New Settlement Feasibility Study

Drawing Title:
Land East of North Carlton
Figure 4.1.18: National landscape character

Drawing No: BAS006-CEN4205-CAR-L-002

Scale: 1:45,000 at A3

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Date: 23/10/2017

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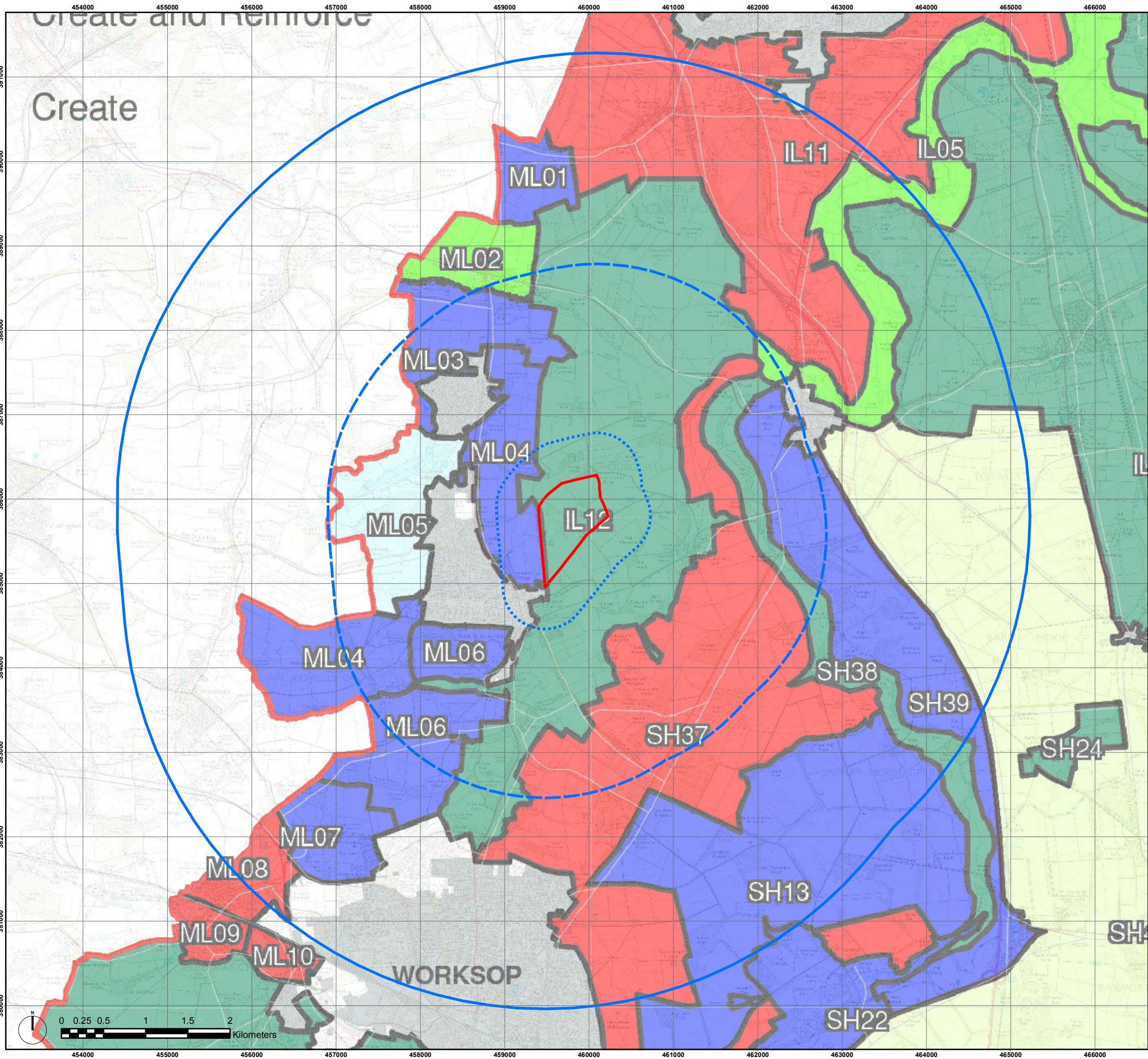
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Figure 4.1.19: Land East of Carlton-in-Lindrick District Landscape Character

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LEGEND

-  Land East of North Carlton boundary
-  0.5km study area
-  2.5 km study area
-  5km study area

Landscape character area data copyright Bassetlaw District Council
Data from Landscape Character Assessment – Bassetlaw,
Nottinghamshire (2009). See original for details.

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Rev.	Issue Details	Date

Client:
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Project:
New Settlement Feasibility Study
Drawing Title:
Land East of North Carlton
Figure 4.1.19: District landscape character

Drawing No: BAS006-CEN4205-CAR-L-003

Scale: 1:45,000 at A3

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Date: 20/10/2017

Date: 23/10/2017

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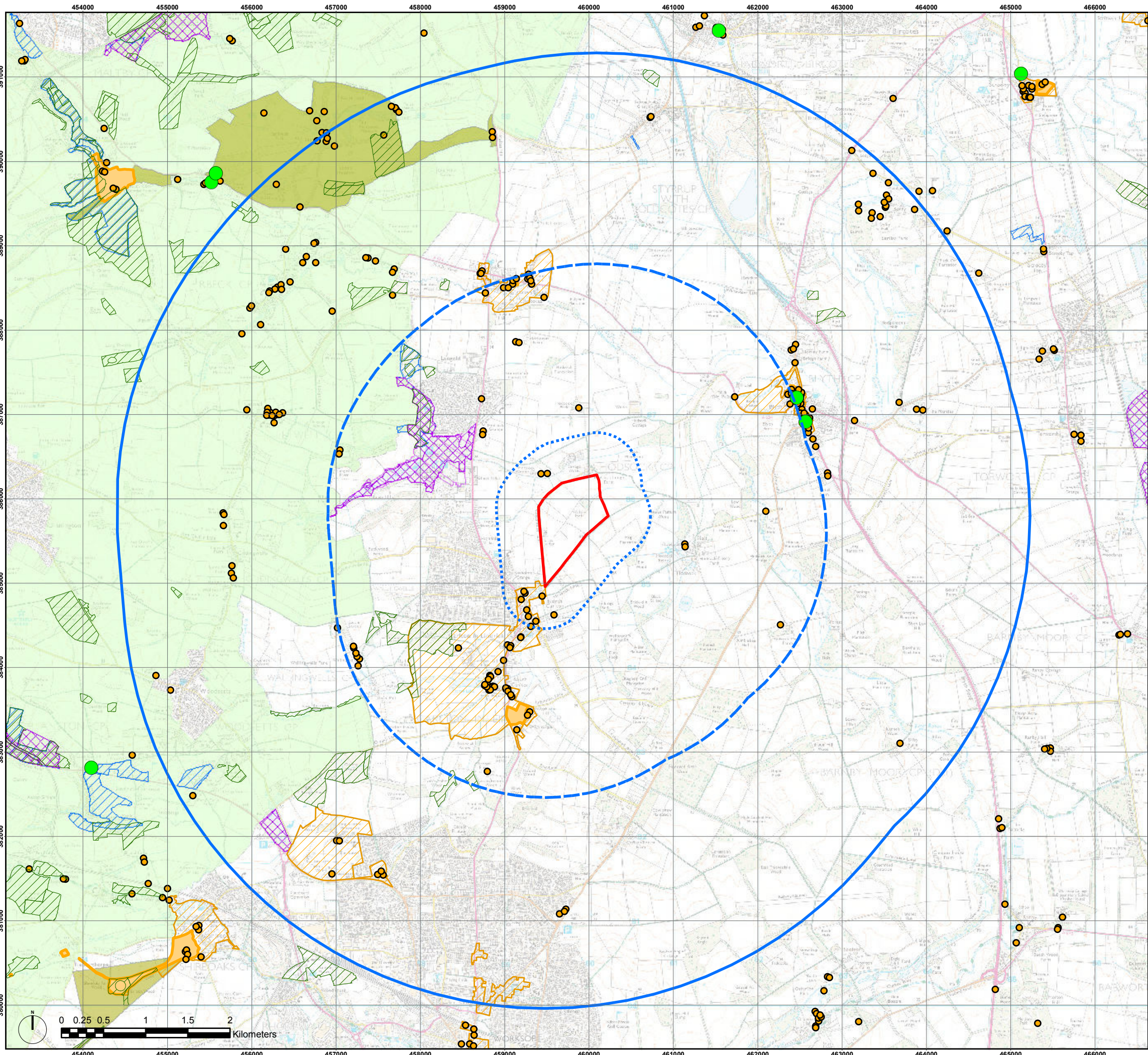
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Figure 4.1.20: Land East of Carlton-in-Lindrick Designations

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LEGEND

- Land East of North Carlton boundary
- 0.5km study area
- 2.5 km study area
- 5km study area
- Ancient Woodlands
- Village Greens
- Listed Building
- Scheduled Monument
- Conservation Areas
- Country Parks
- Local Nature Reserves
- Sites of Special Scientific Interest
- Registered Park and Garden
- Greenbelt

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Drawing Title:
Land East of North Carlton
Figure 4.1.20: Designations

Drawing No: BAS006-CEN4205-CAR-L-004
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Checked by: DL
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Date: 23/10/2017

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Figure 4.1.21: Land East of Carlton-in-Lindrick Landscape Context

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LEGEND

- Land East of North Carlton boundary
- Ancient Woodlands
- Listed Building
- Conservation Areas
- Country Parks
- Local Nature Reserves
- Sites of Special Scientific Interest
- Public Right of Way
- Contour line

1. Hodsock Lodge Farm
2. Dovecote Cottage
3. Hodsock Woodhouse
4. Lilac Lodge
5. Roxholm Grange
6. The Bungalow
7. Hodsock Priory
8. Langold Country Park
9. Willow Holt

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Client:
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Project:
New Settlement Feasibility Study
Drawing Title:
Land East of North Carlton
Figure 4.1.21: Landscape context

Drawing No: BAS006-CEN4205-CAR-L-005

Scale: 1:12,500 at A3

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Date: 23/10/2017

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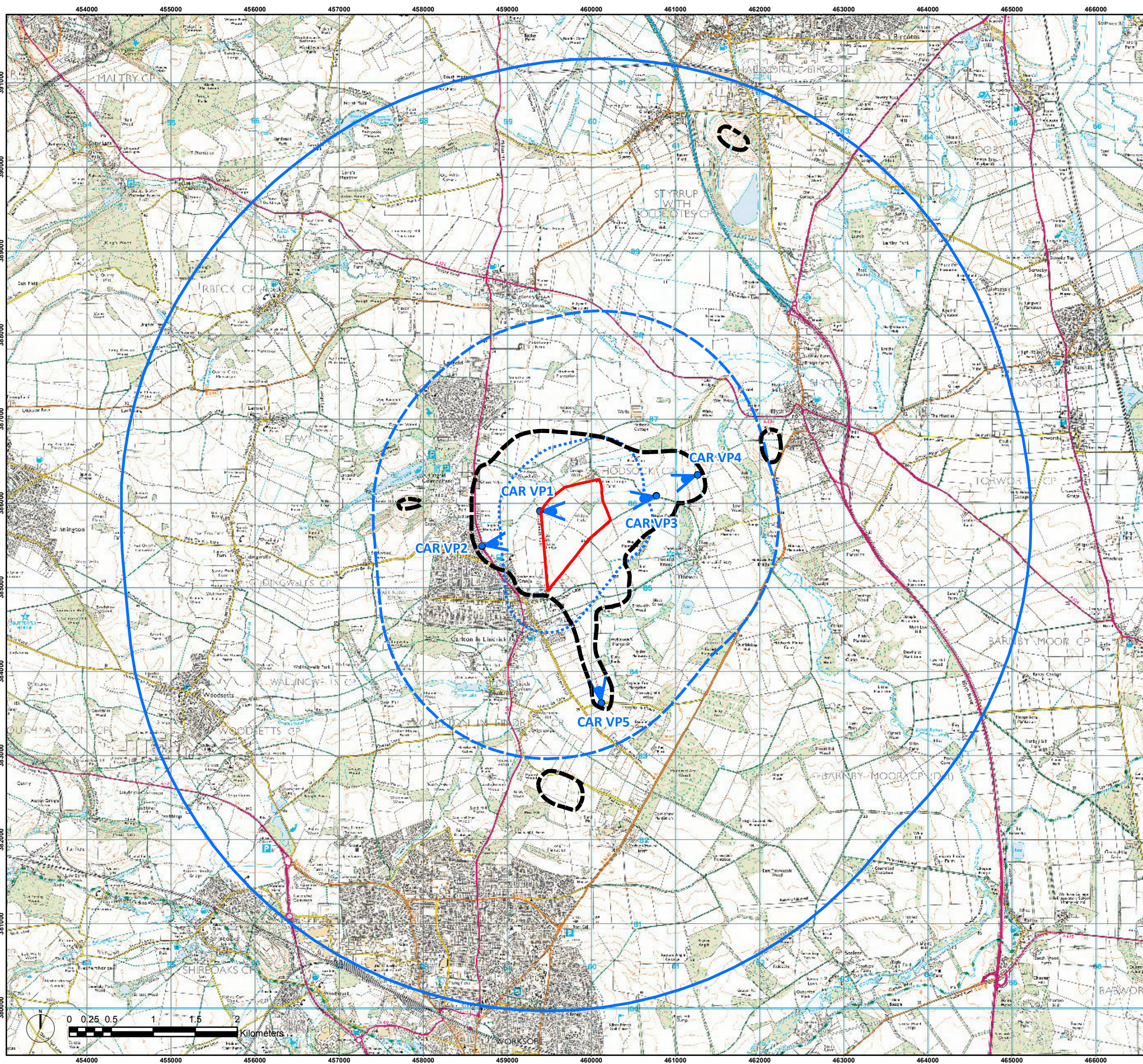
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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 4.1.22: Land East of Carlton-in-Lindrick Viewpoints and Visibility



LEGEND

-  Land East of North Carlton boundary
-  0.5km study area
-  2km study area
-  5km study area
-  Viewpoint
-  Approximate visual envelope of any development

Areas shown within black dashed line areas where the proposed development may be visible from.

This visual envelope was produced using the field survey of the site and is an indication of the key areas where any development would be visible from. There may be other areas in the study area that would also have glimpsed views of any development on the site.

The map indicates theoretical visibility only - that is, the areas within which there may be a line of sight, but the proposals may not actually be visible in reality due to localised screening.

This visual envelope does not convey how much of any proposals may be visible from the area marked. It may be a number of buildings or just the ridgeline of one roof.

First Issue. Rev.	- Issue Details	27/10/2017 Date
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Client:
Bassetlaw District Council
Project:
New Settlement Feasibility Study

Drawing Title:
Land East of North Carlton
Figure 4.1.22: Visibility and viewpoints

Drawing No: BAS006-CEN4205-CAR-L-006

Scale: 1:45,000 at A3

Drawn by: DH

Checked by: DL

Date: 23/10/2017

Date: 29/08/2017

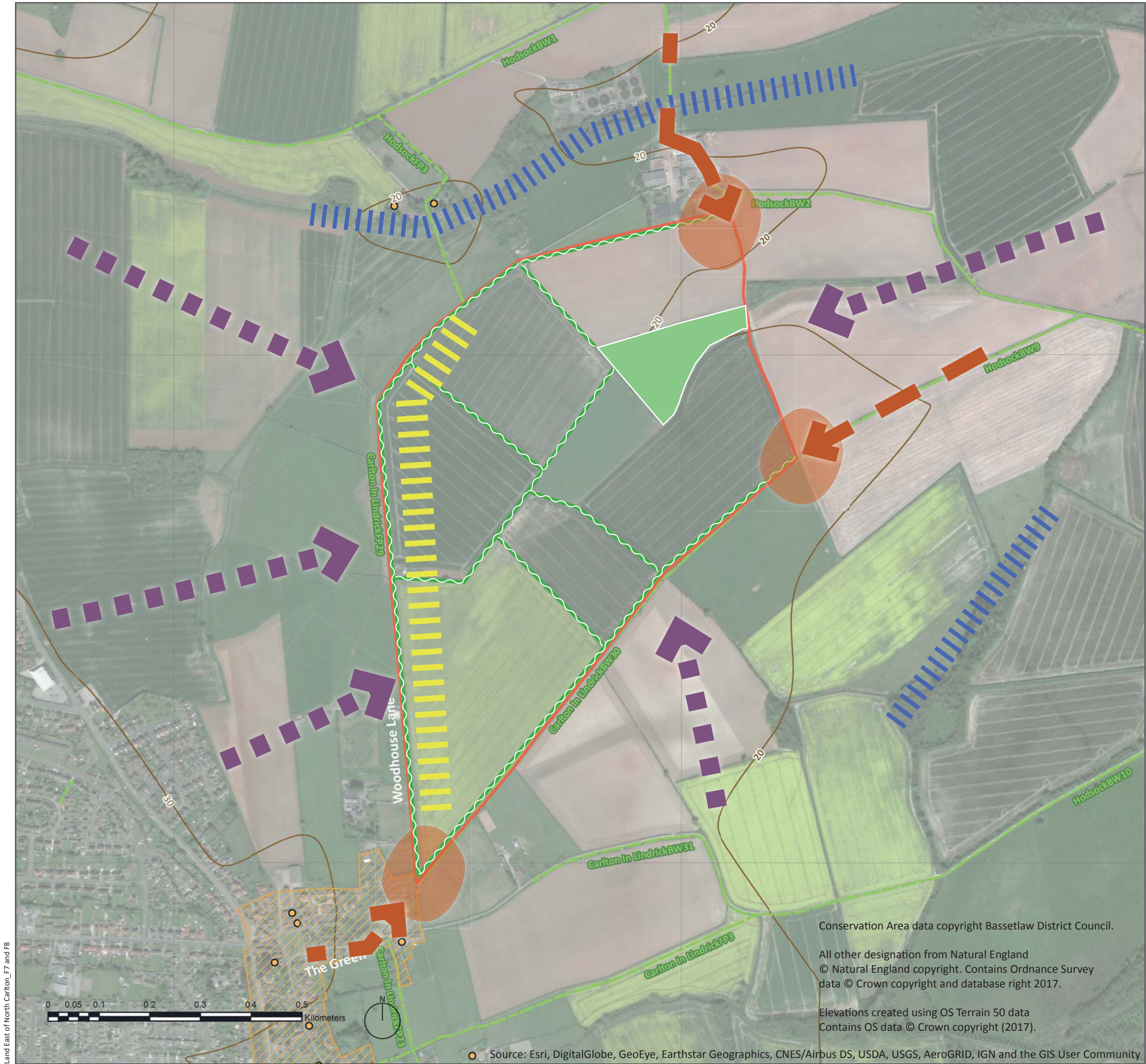
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Figure 4.1.23: Land East of Carlton-in-Lindrick Landscape Analysis



- LEGEND
- Land East of North Carlton boundary
 - Public Right of Way
 - Contour
 - Listed building
 - Conservation Area
 - Key approach to site
 - Gateway into site
 - Key view into and within the site
 - Visible landmark
 - Visual containment of the site
 - Key landscape feature
 - Key linear landscape feature
 - Area of site most associated with surrounding built form

First Issue	-	27/10/17
Rev.	Issue Details.	Date.

Client:
Bassetlaw District Council

Project:
New Settlement Feasibility Study

Drawing Title:
Land East of North Carlton
Figure 4.1.23: Landscape and visual analysis

Drawing No: BAS006-CEN4205-CAR-L-007

Scale: 1:7,500 at A3

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Date: 23/10/17

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Figure 4.1.24: Land East of Carlton-in-Lindrick Infrastructure Links and Recommendations



LEGEND

Land East of North Carlton boundary

Public Right of Way

Contour

Conservation Area

Listed building

Potential link with wider green infrastructure network

Potential woodland planting

Potential open space with mosaic of woodland / shrub / grassland

Potential open space

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Client:
Bassetlaw District Council

Project:
New Settlement Feasibility Study

Drawing Title:
Land East of North Carlton
Figure 4.1.24: Proposed GI and links

Drawing No: BAS006-CEN4205-CAR-L-008

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Drawn by: NH
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Date: 20/10/17
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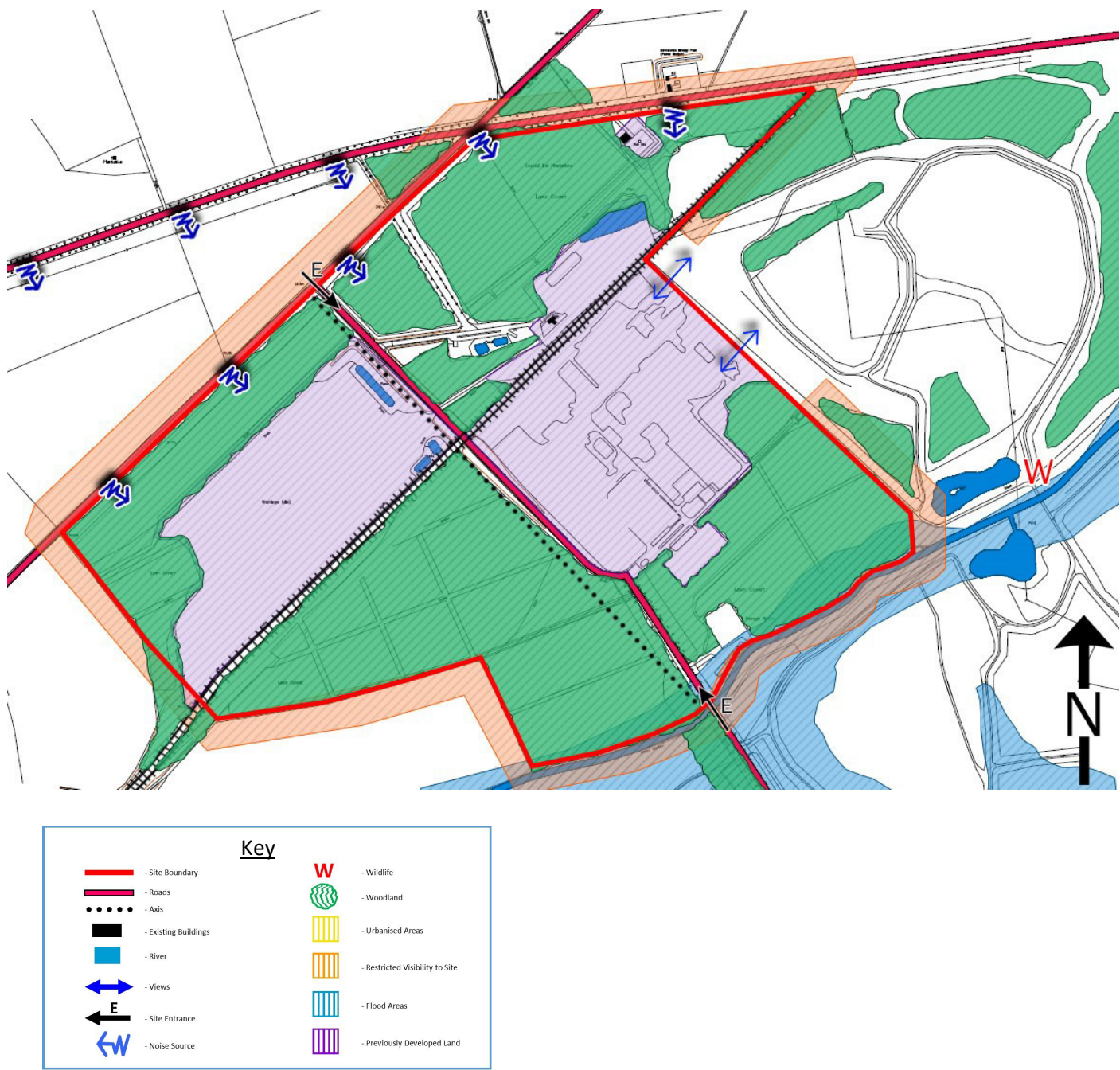
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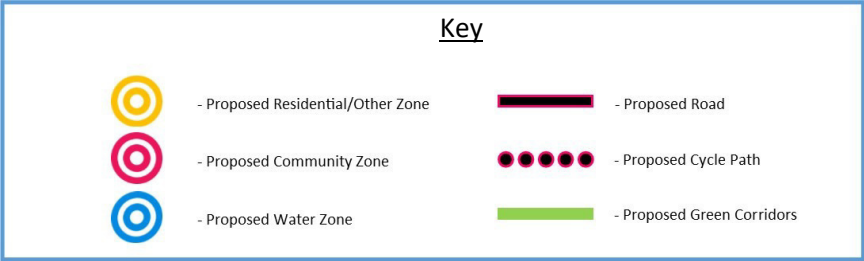
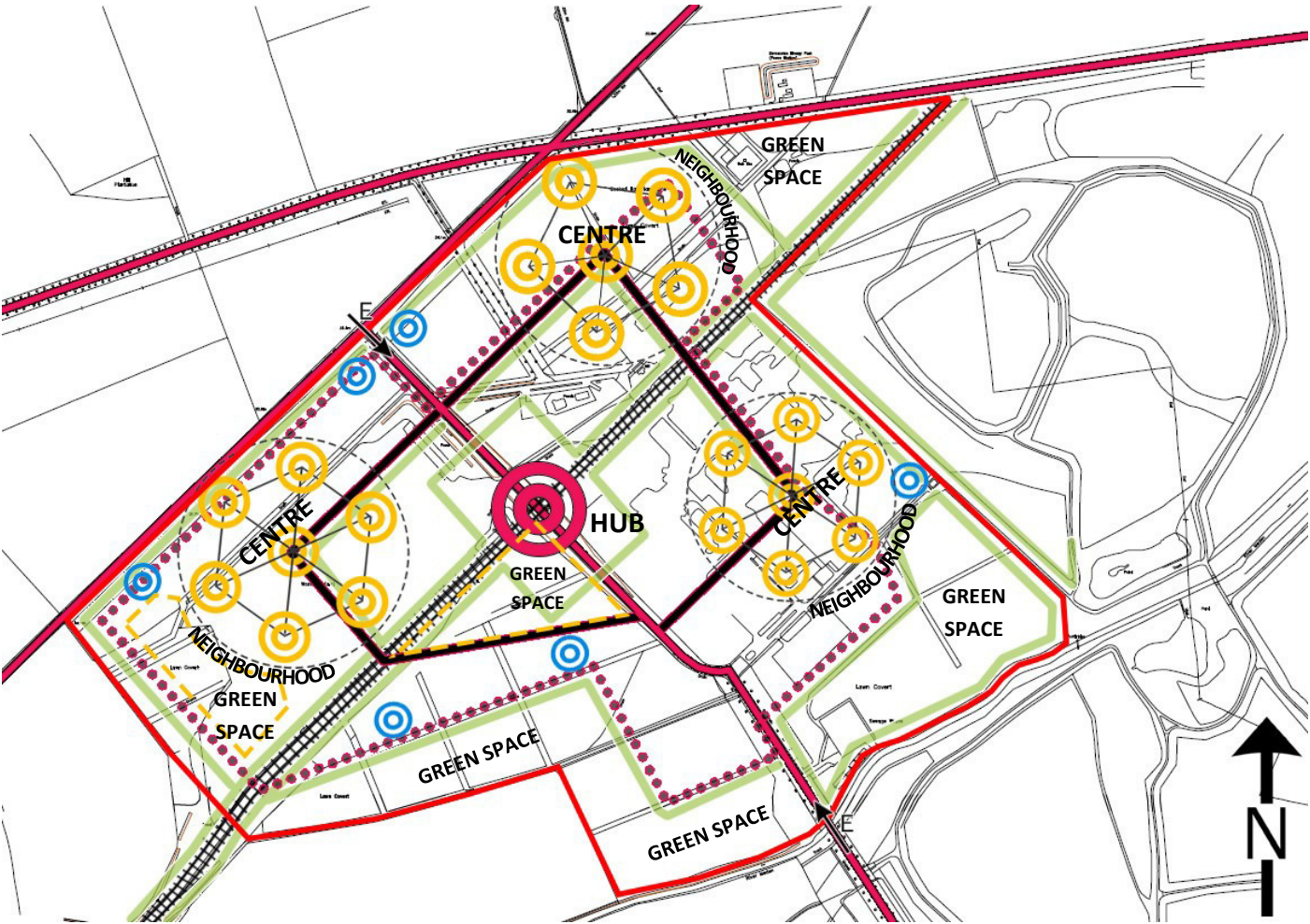
Figures 4.3.1: Bevercotes Masterplan – Environmental Analysis

Figure 4.3.1 Bevercotes Master Plan - Environmental Analysis



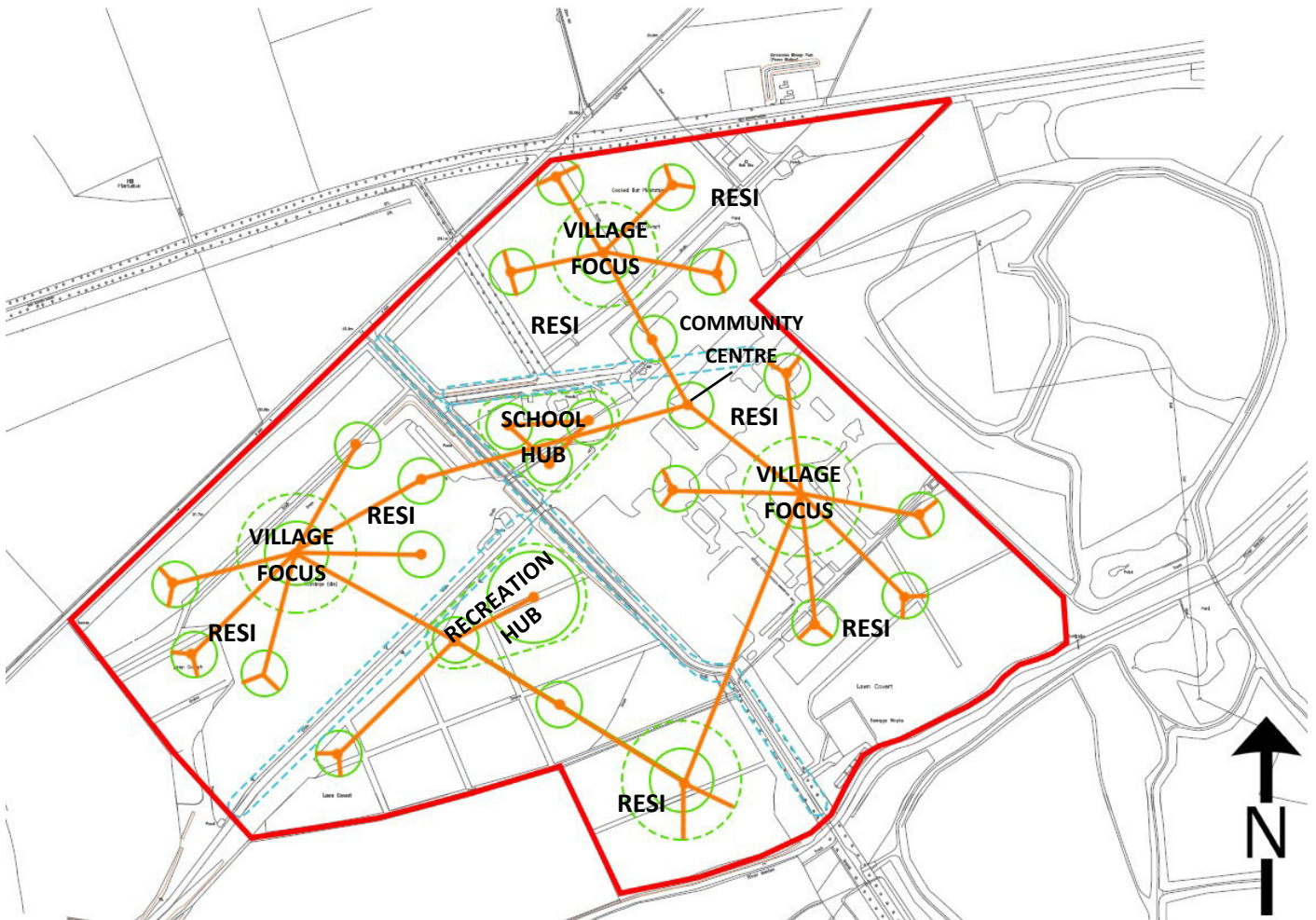
Figures 4.3.2: Bevercotes Masterplan – Ebenezer Howard Strategy

Figures 4.3.2 Bevercotes Master Plan 2 - Masterplan Evolution - Ebenezer Howard Strategy



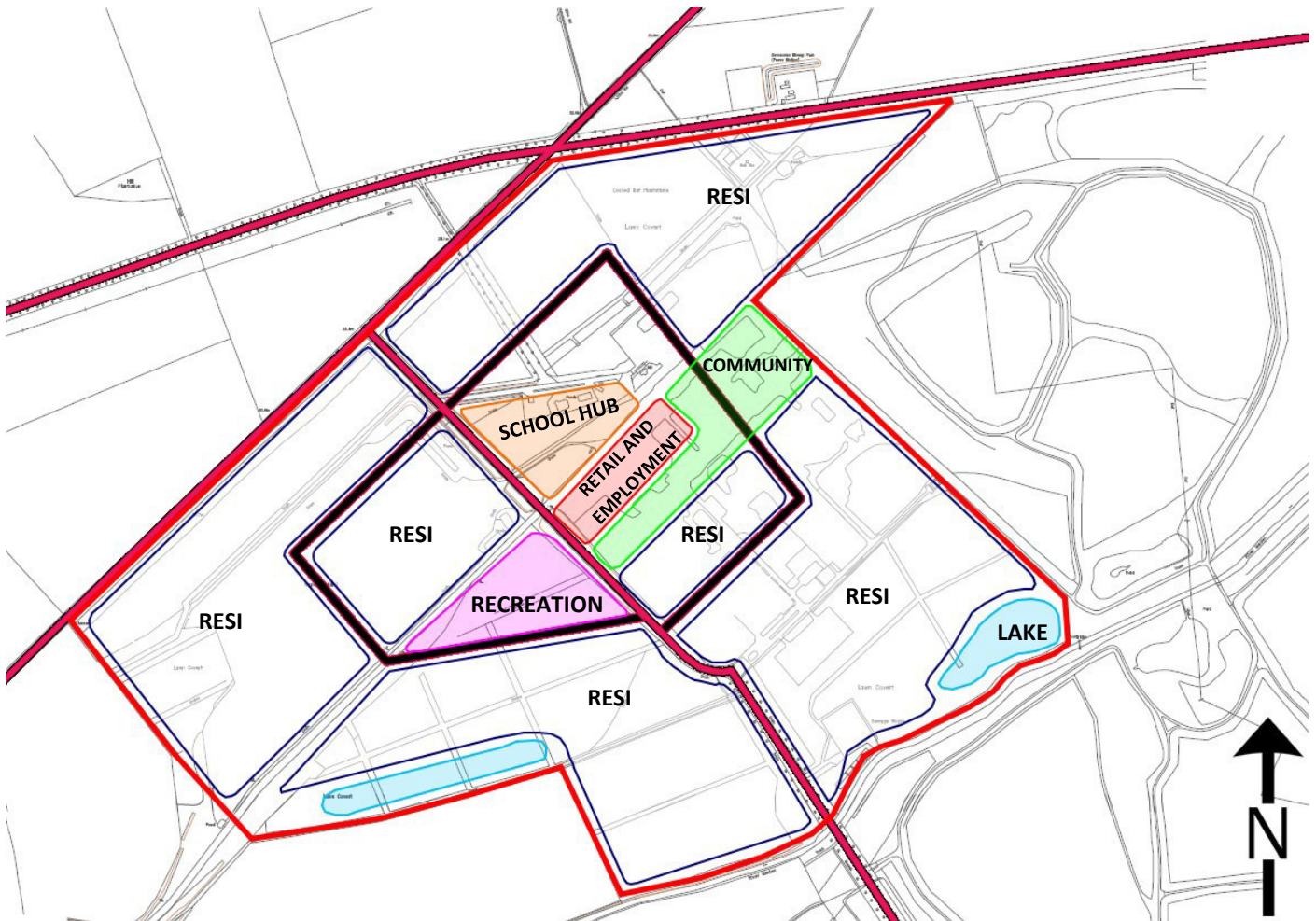
Figures 4.3.3: Bevercotes Masterplan – Neighbourhood Strategy and Connectivity








Masterplan Evolution - Neighbourhood Strategy and Connectivity



Figures 4.3.4: Bevercotes Masterplan – Principals into Defined Core Area

Masterplan Evolution - Principals into Defined Core Areas











Key	
	- Residential Zone
	- Employment Zone
	- Recreational Zone
	- Water Zone
	- Educational Zone
	- Community Zone
	- Cycle Track

Figures 4.3.5: Bevercotes Masterplan – Defined Masterplan

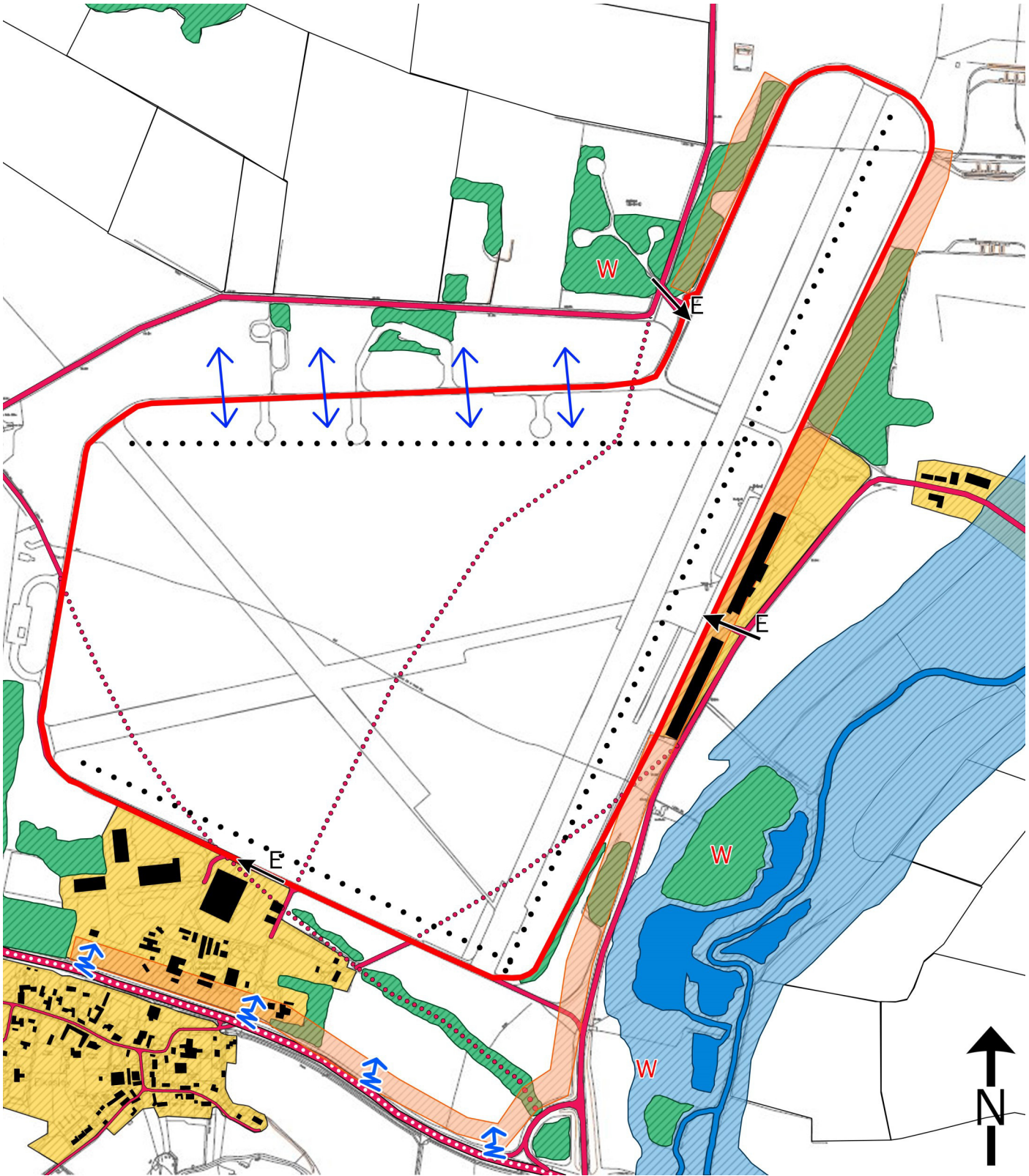
Defined Masterplan



Key	
	- Residential Zones
	- Educational Buildings
	- Retail/Employment Buildings
	- Community Buildings
	- Recreational Buildings
	- Water (Lake/Ponds)
	- Road
	- Cycle Track

Figures 4.3.6: Gamston Masterplan – Environmental Analysis

Environmental Analysis

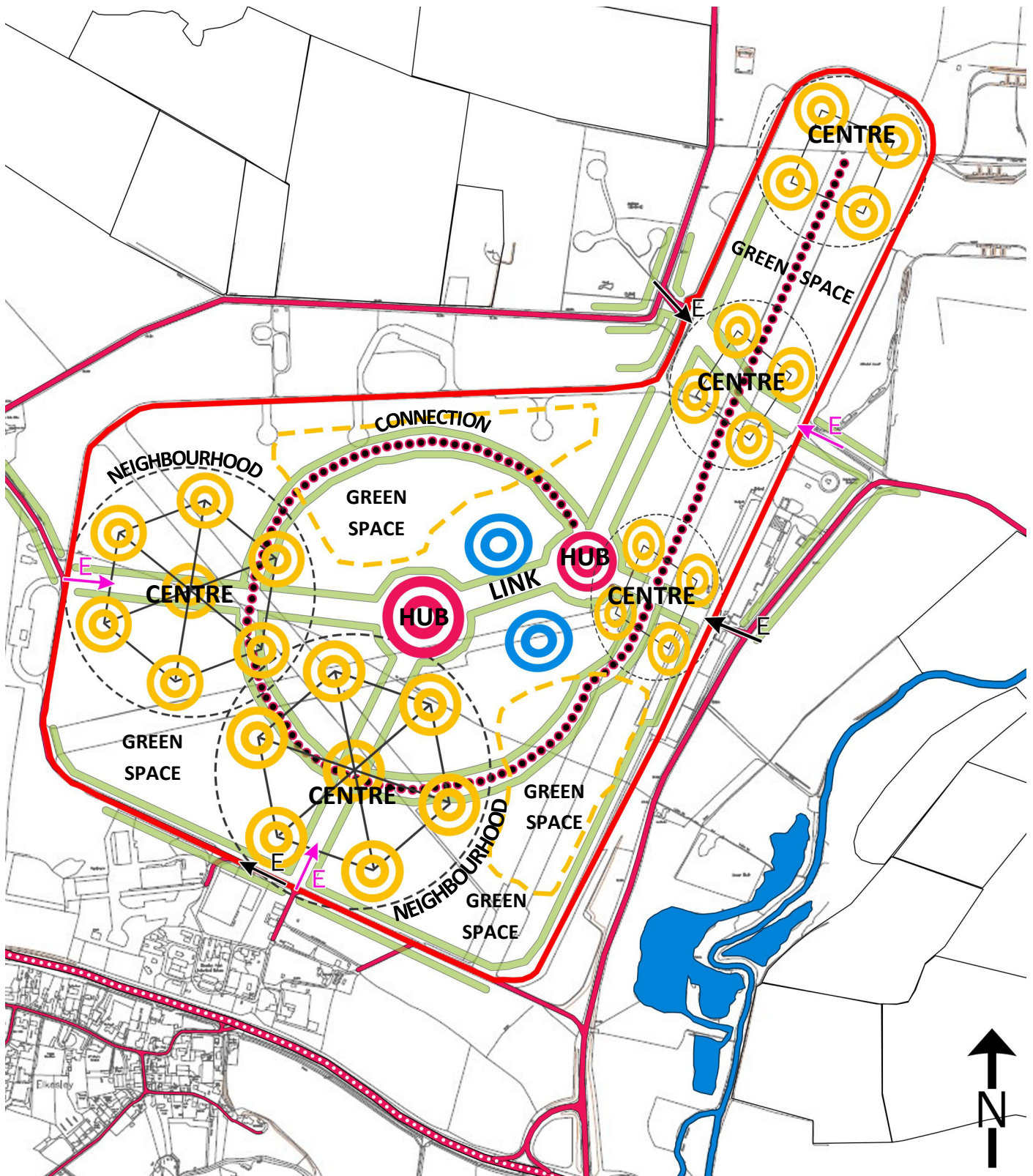


Key








	- Site Boundary		- Woodland
	- A1		- Urbanised Areas
	- Roads		- Restricted Visibility to Site
	- Former Roads		- Flood Areas
	- Axis		- Noise Source
	- Existing Buildings		- Wildlife
	- River		
	- Views		
	- Site Entrance		

Figures 4.3.7: Gamston Masterplan – Ebenezer Howard Strategy

Masterplan Evolution - Ebenezer Howard Strategy

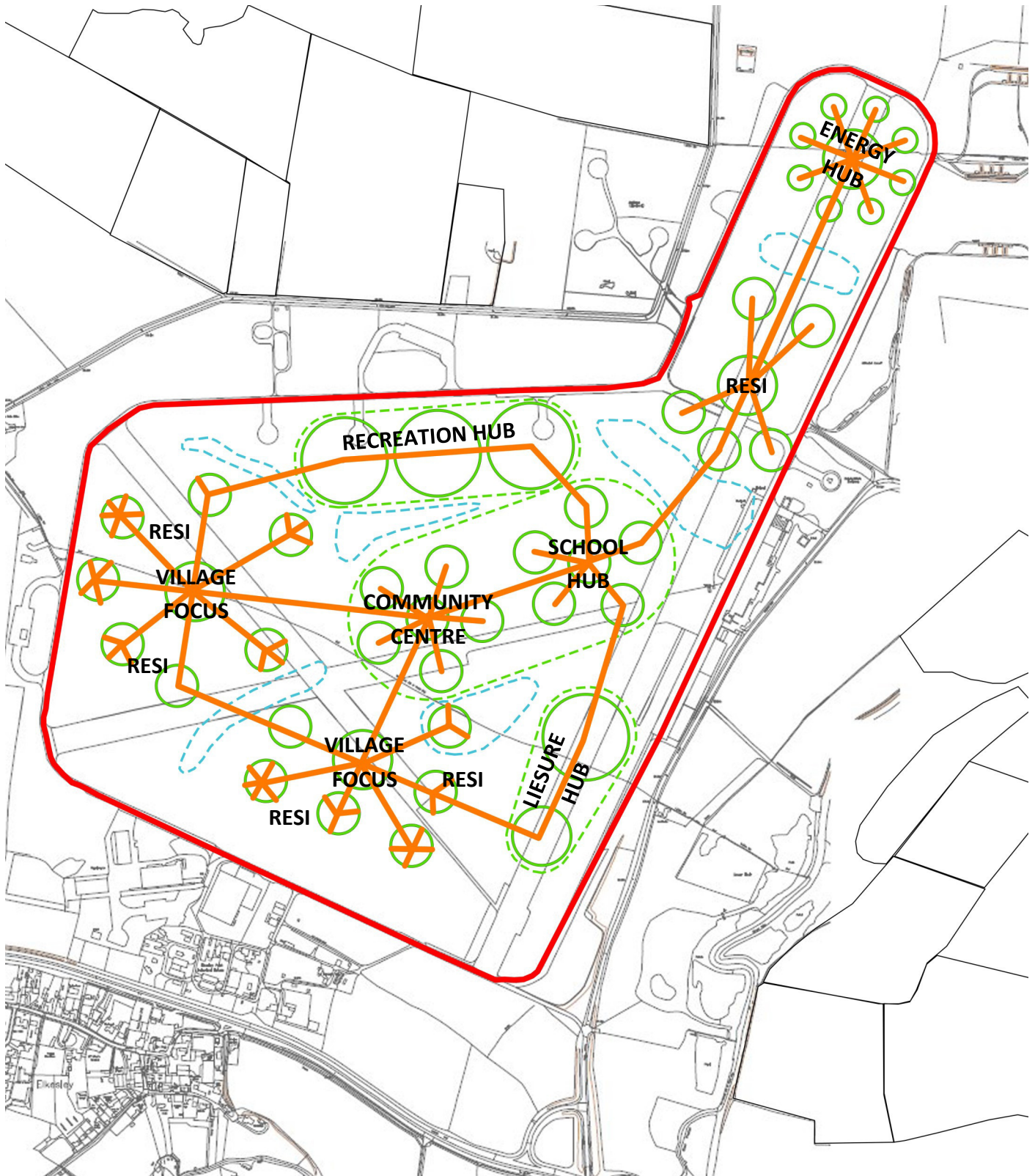


Key

- | | | | |
|---|-----------------------------------|---|-----------------------|
|  | - Proposed Residential/Other Zone |  | - Proposed Road |
|  | - Proposed Community Zone |  | - Proposed Cycle Path |
|  | - Proposed Water Zone |  | - Proposed Entrance |
|  | - Proposed Green Corridors | | |

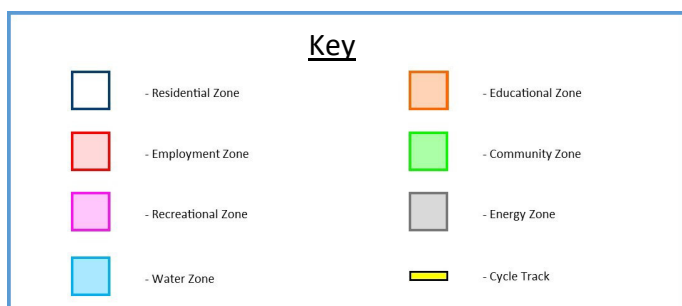
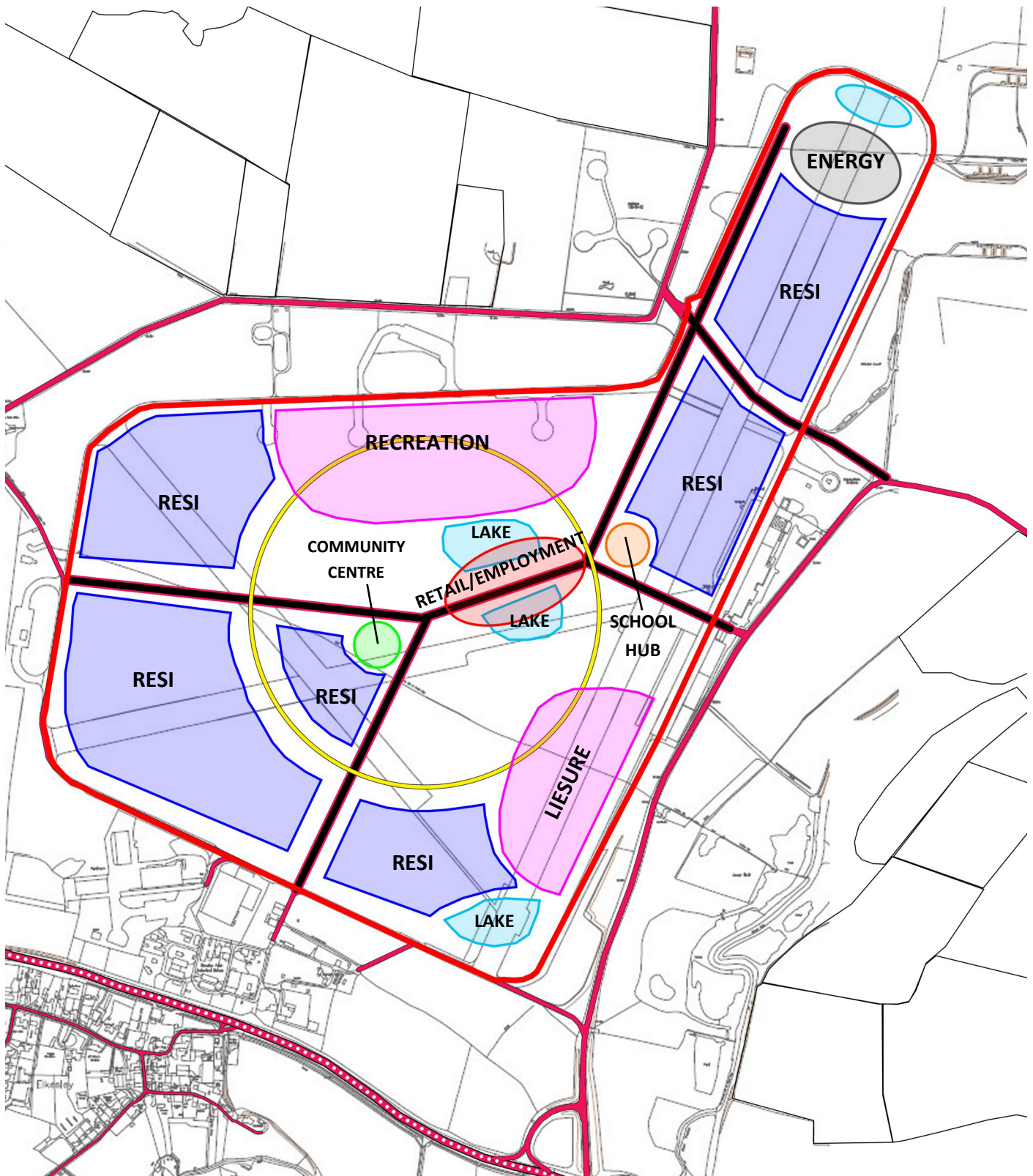
Figures 4.3.8: Gamston Masterplan – Neighbourhood Strategy and Connectivity

Masterplan Evolution - Neighbourhood Strategy and Connectivity



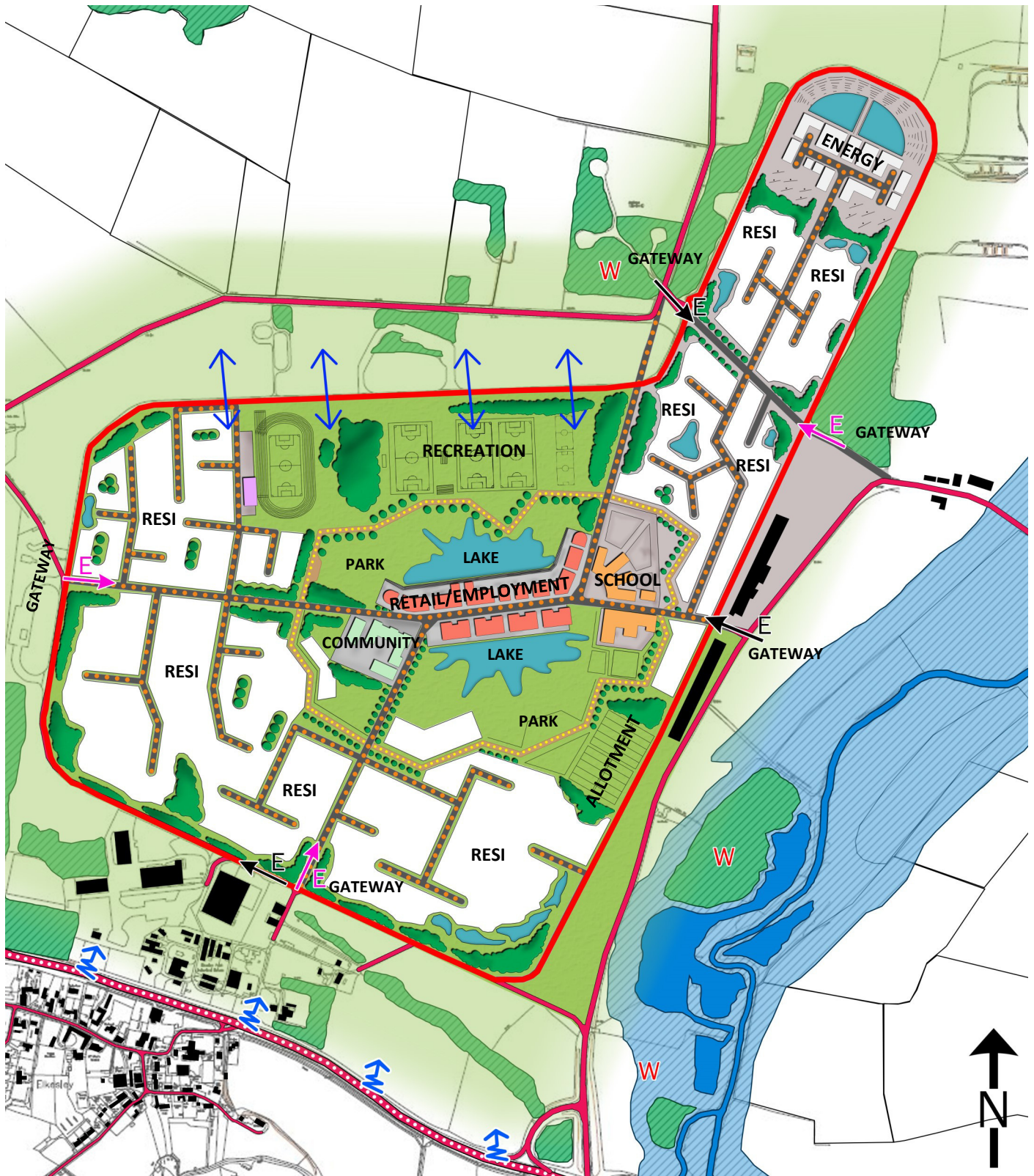
Figures 4.3.9: Gamston Masterplan – Principals into Defined Core Areas

Masterplan Evolution - Principals into Defined Core Areas



Figures 4.3.10: Gamston Masterplan – Defined Masterplan

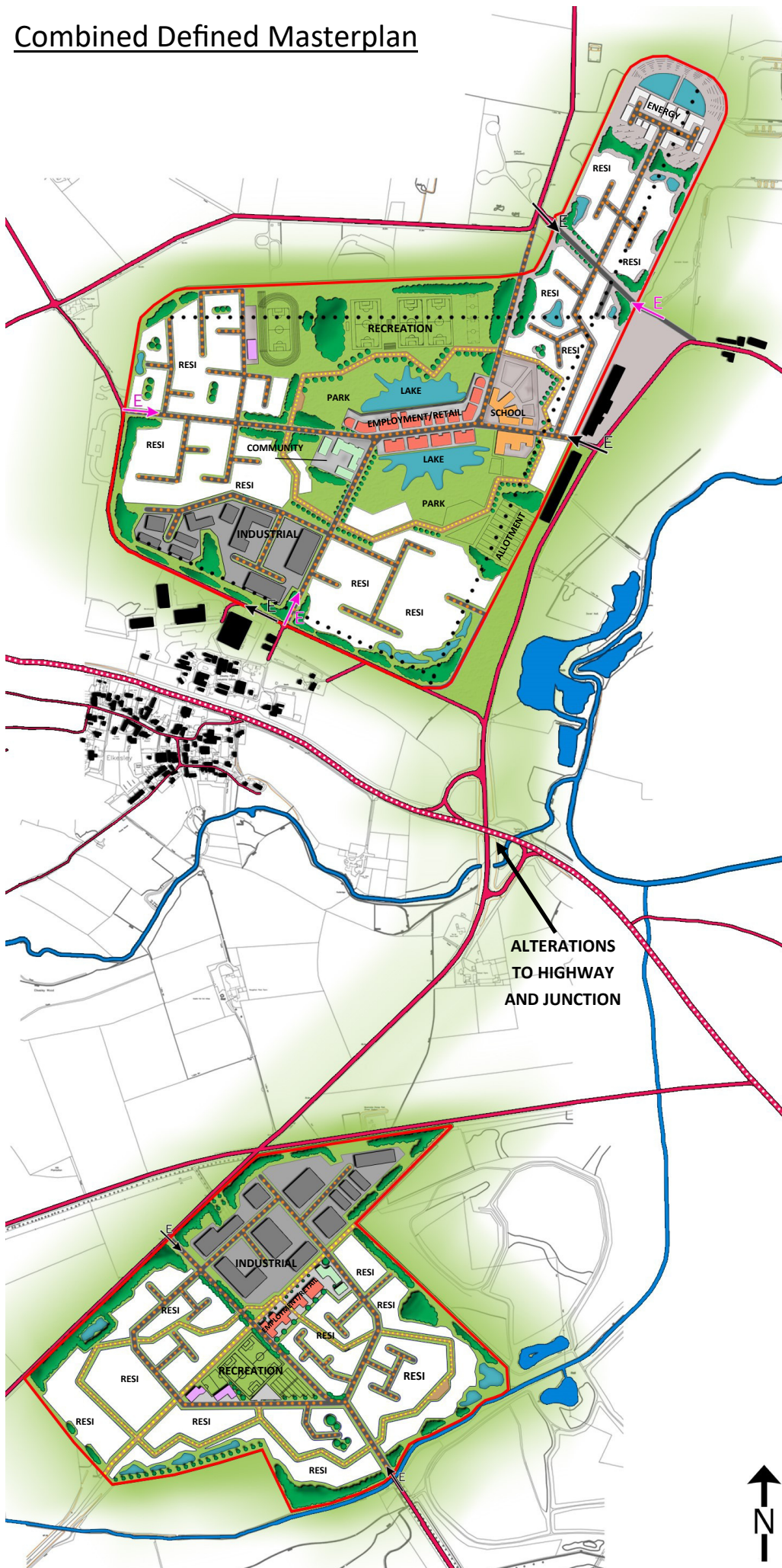
Defined Masterplan



Key	
	- Residential Zones
	- Retail/Employment Buildings
	- Recreational Buildings
	- Water (Lake/Ponds)
	- Educational Buildings
	- Community Buildings
	- Energy Buildings
	- Cycle Track
	- Road

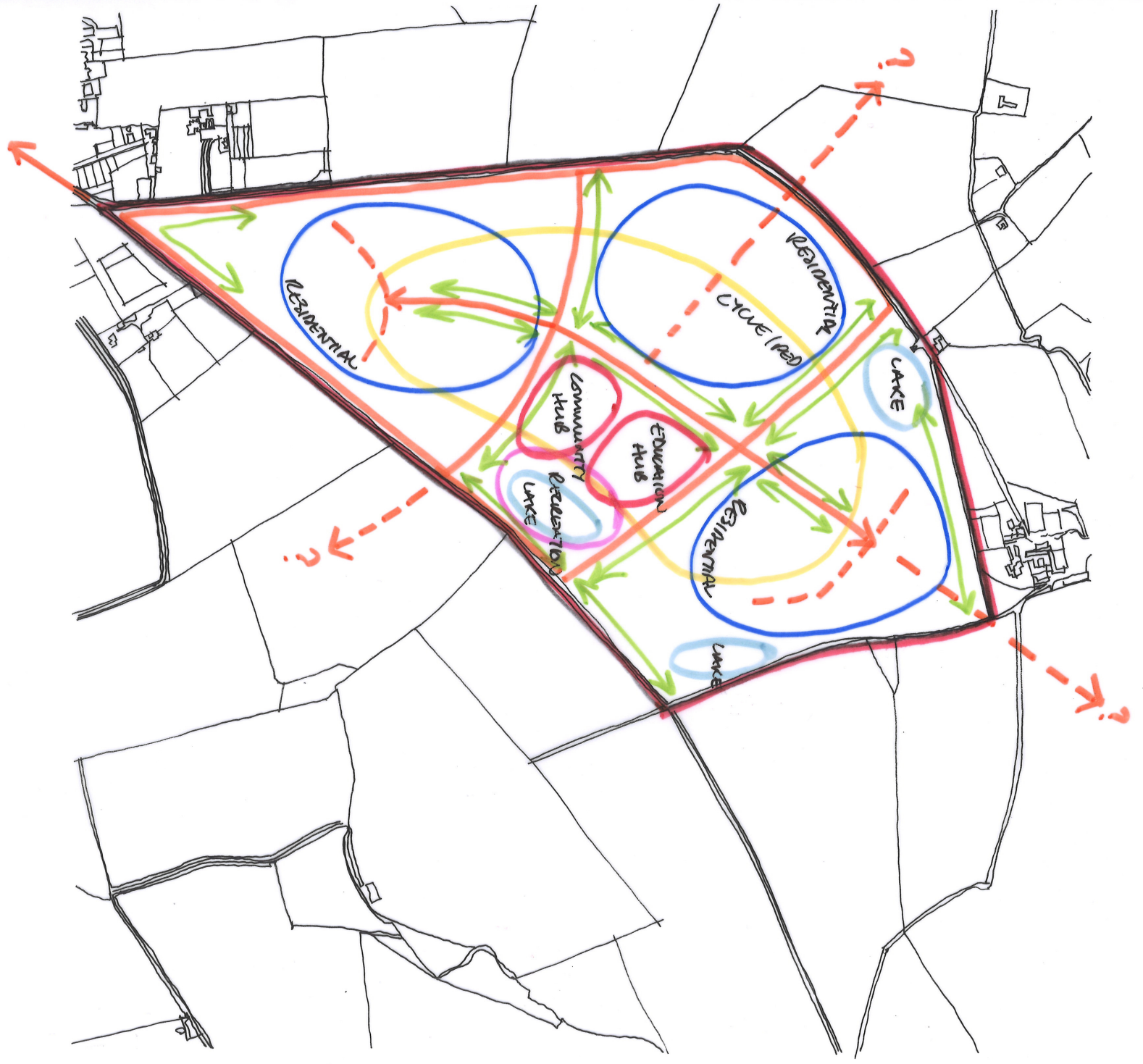
Figures 4.3.11: Combined Masterplan

Combined Defined Masterplan

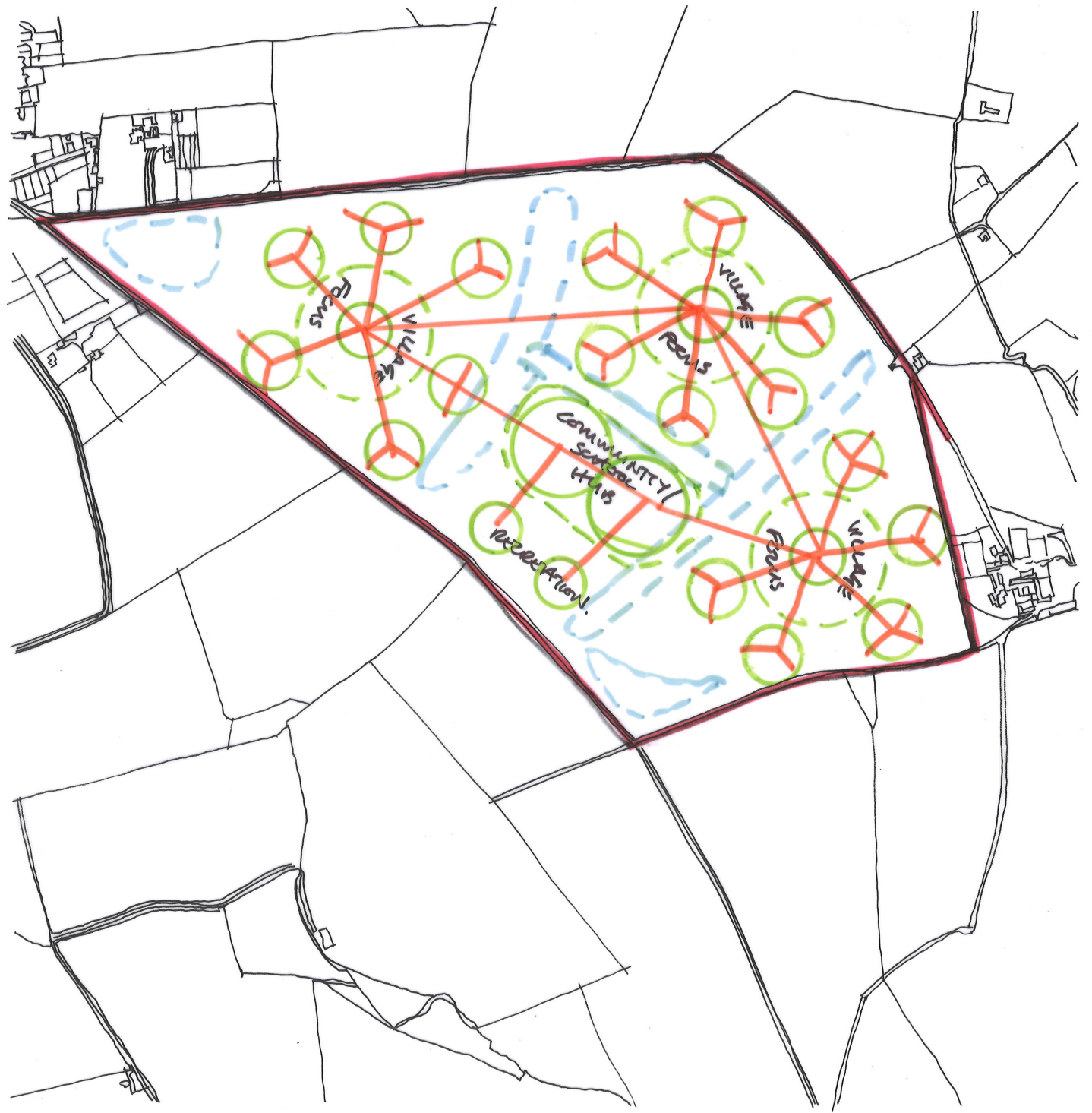


Key	
	- Site Boundary
	- A1
	- Existing Roads
	- New Roads
	- Cycle Track
	- Existing Buildings
	- River
	- Existing Site Entrance
	- New Site Entrance
	- Residential Zones
	- Retail/Employment Buildings
	- Recreational Buildings
	- Water (Lake/Ponds)
	- Industrial Units
	- Educational Buildings
	- Community Buildings

Figures 4.3.12: Land East of Carlton-in-Lindrick – Environmental Analysis



Figures 4.3.13: Land East of Carlton-in-Lindrick – Ebenezer Howard Strategy



Figures 4.3.14: Land East of Carlton-in-Lindrick – Defined Masterplan



LAND EAST OF NORTH CANTON SKETCH MASTERPLAN.
OCTOBER 2017.

Comparative Table 6.2.1



Bassetlaw New Settlement Study

Comparative Table 6.2.1