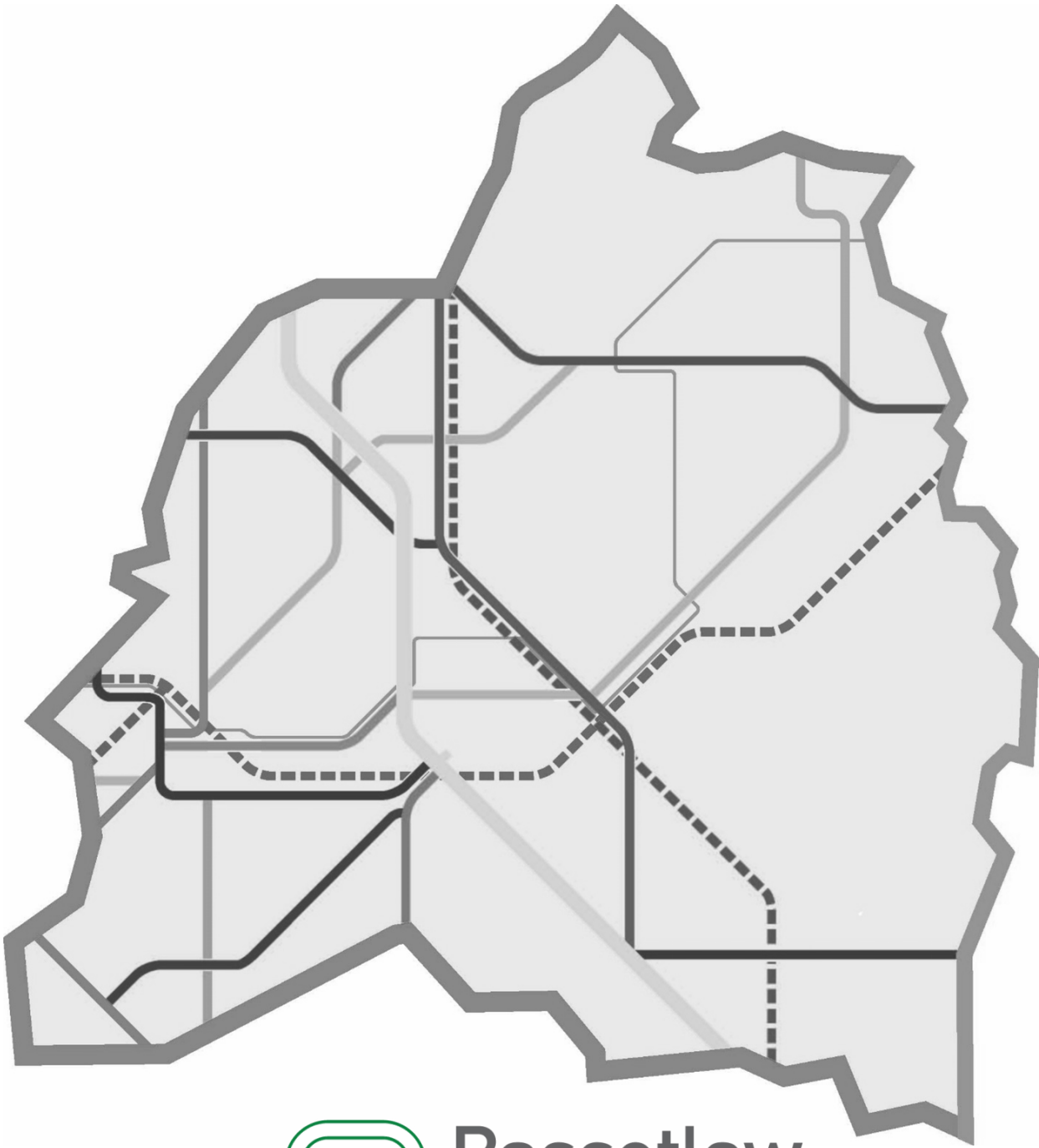


# 2018 Bassetlaw Rural Settlement Study

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**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

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## 1: Introduction

This document forms part of the evidence underpinning the emerging Bassetlaw Plan. It builds upon the Bassetlaw Rural Settlement Study (2016), and more recent work undertaken by the Bassetlaw District Council (BDC) Planning Policy Team, with the aim of assisting the understanding of the District's rural settlements.

In particular, the studies detailed in this document helped to inform the current proposal for how growth in Bassetlaw's rural settlements will be managed up to 2035, as detailed in Chapters 5 and 8 of the 2018 Draft Bassetlaw Plan (Part 1 – Strategic).

The rural strand of the spatial strategy proposed in the 2018 Draft Bassetlaw Plan is an evolution of that presented in the 2016 Initial Draft Bassetlaw Plan (2016 IDBP). The revised strategy proposes an evidently different approach to development in rural Bassetlaw, which is intended to be less presumptuous, more inclusive, and designed to support the vitality of rural settlements whilst also protecting their intrinsic character.

This paper has been produced to explain how the revised approach to rural growth in Bassetlaw was conceptualised and developed.

## 2: The Functional Cluster Model (2016 Initial Draft Bassetlaw Plan)

The 'Functional Cluster' model detailed in the 2016 IDBP proposed that the settlements included within a cluster would be assigned a 20% cap on residential development.

The cluster model was based upon access to core services within a 4km radius, with the understanding that a number of proximate settlements would share services, namely:

- GP Surgery
- Convenience retail
- Post Office
- School

As detailed in figure 1 overleaf, ten functional clusters were defined in the district.

Figure 1: Functional Cluster Diagram, as featured in the 2016 Initial Draft Bassetlaw Plan





The functional cluster model proposed that housing growth would not be supported in settlements that were not associated with a functional cluster – termed Wider Rural Bassetlaw – on the basis of relatively poor access to key services. Further detail about the functional cluster model is provided in the 2016 Initial Draft Bassetlaw Plan, and the Bassetlaw Rural Settlement Study (2016).

### 3: Review of the Functional Cluster Model

The decision to review the functional cluster model was influenced both by feedback acquired through the 2016 public consultation, in addition to observations made by officers working with neighbourhood plan groups, and undertaking monitoring of service provision.

Feedback from the public consultation on the 2016 Initial Draft Bassetlaw Plan<sup>1</sup> identified a number of issues related to the functional cluster model that could potentially benefit from re-examination. A consistent theme concerned the potential for reassessing the case of some settlements not proposed to be included in a functional cluster, including Costhorpe, Grove, Mattersey Thorpe, and Misson. Concern was also raised that some of the diagrammed relationships between functional cluster settlements were not representative of reality, that between Blyth and Harworth & Bircotes raised as a case in point. A concern that functional clusters would result in the merging of the constituent settlements, and a consequent loss of settlement integrity and distinctiveness was also voiced.

Working with neighbourhood plan groups across the district, it had become evident that the constraints on development in some settlements, as documented in the 2011 Core Strategy, would be perpetuated by the functional cluster model. Neighbourhood plan groups that sought to plan positively to respond to identified housing need in their respective areas would thus be prevented from doing so. The objectives of the Core Strategy could be appreciated, specifically in respect to protecting the character of settlements. However, the increasing level of locally-specific prescription being included in neighbourhood plans, particularly in respect to character and design, provides much greater scope for managing the form of new development.

Through ongoing monitoring work undertaken by the Planning Policy team, the issue of the volatility of service provision was also factored-in to the review of the functional cluster model. The

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<sup>11</sup> See: [www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy](http://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy)

increasing prevalence of digital services, internet shopping, and the merging of GP practices, for example, can potentially impact both how people use services and also their geographical locations. Such changes could well undermine the validity of the functional cluster model, given its basis upon an assessment of access to services at one point in time. The same is true of published government guidance concerning reasonable travel times to schools<sup>2</sup>, suggesting maximum reasonable journey times of 45 minutes for children of primary school age and for secondary school age 75 minutes. These travel times would extend to distances well beyond the 4km threshold used to define the functional clusters. These concerns have recently been reiterated in a study by the Country Land and Business Association (CLA)<sup>3</sup>. The CLA suggest at a need to redefine how the sustainability of rural settlements is assessed, moving from a 'snapshot in time' assessment of current services to something more aspirational, and fit for the digital age.

One potential means of refining the functional cluster model, and taking account of the identified issues, would be to undertake a more detailed assessment of the relationships between rural settlements, and the way in which services are used. It was, however, acknowledged that this could be an onerous and potentially insurmountable undertaking. Furthermore, such an assessment would still only provide a 'snapshot in time' of relationships that are not fixed, and have the potential to change outside of the control of the planning system.

It was decided, however, that it would be both possible and useful to undertake a desktop assessment of the accessibility of the four core services in the district. This exercise involved identifying service locations in the four categories across rural Bassetlaw, and also around the periphery of urban areas, and in neighbouring districts and areas, in recognition that these may also provide services to those living in rural communities. A list of the identified service locations and their map coordinates, correct as of May 2018, is included as Appendix 1.

Once the service locations had been digitally plotted, a 4km buffer was plotted around each in order to understand their catchment area – the 4km distance replicating that used in the development of the functional cluster model. Rather than a simple radius or 'as the crow flies' buffer – as used in the functional cluster model, a more refined 'by the road' buffer was adopted. This approach helped to provide a clearer picture of the accessibility of each of the four core

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<sup>2</sup> See: [www.gov.uk/government/publications/home-to-school-travel-and-transport-guidance](http://www.gov.uk/government/publications/home-to-school-travel-and-transport-guidance)

<sup>3</sup> See: [www.cla.org.uk/sites/default/files/FINAL\\_CLA%20StrongFoundations%20Sustainable%20Villages%20lo%20res.pdf](http://www.cla.org.uk/sites/default/files/FINAL_CLA%20StrongFoundations%20Sustainable%20Villages%20lo%20res.pdf)

services across the rural aspects of the district (Appendices 2 - 5). The maps included in this documents are extracts from the digital maps, which were able to be interrogated in more detail.

The exercise confirmed that the functional cluster model was a distinct simplification of reality, and not sufficiently attuned to local geography, with access to the four key services in Bassetlaw being much more complex than the model implied. Some settlements excluded from the functional cluster model were only just outside of the threshold distance for some services. This observation called into question the relevance of the arbitrary 4km limit, including how it related to current patterns of service use in the district.

Combining the observations from this assessment with those already detailed above, it was ultimately agreed amongst the Planning Policy team that the use of accessibility to core services, at one point in time, as a means to influence patterns of growth in rural Bassetlaw over a 17 year period was potentially unsound. On this basis, it was evident that an alternative approach to managing growth in the rural strand of the spatial strategy was required.

## 4: Revised Spatial Strategy (2018 Draft Bassetlaw Plan)

As will be documented in the 2018 Draft Bassetlaw Plan, the revised approach to managing growth in rural Bassetlaw provides the scope for development in a greater number of settlements. Consistent with 2016 IDBP, the 2018 Draft Bassetlaw Plan distinguishes between rural settlements where growth is and is not supported. However, the differentiation has been modified, to be based upon settlement size and potential impact of development, rather than service provision.

In giving form to this revised strategy, the focus was placed upon delivering proportionate growth. It is proposed that this will be delivered through the use of residential development caps and, in designated neighbourhood plan areas, residential development requirements, both calculated as a percentage of existing numbers of dwellings.

### **Assessment of settlements**

The differentiation between rural settlements where residential development would and would not be supported was, thus, informed by an assessment of the current size and spatial morphology of each of the settlements in rural Bassetlaw, in addition to consideration of any significant constraints on future development.

The assessment process first involved identification of all rural settlements in the district, cross-referencing the lists included in both the 2016 IDBP and the 2011 Bassetlaw Core Strategy with local knowledge. Through this process, two small settlements previously omitted from published lists were included, namely Fountain Hill (Walkeringham) and Heckdyke (West Stockwith). The final list amounts to 103 settlements.

All 103 settlements were then mapped, so as to allow them to be assessed. The assessment process first involved examining the spatial morphology of each settlement, in order to identify those that should be discounted, with two typologies used for this purpose:

**Size:** Very small settlements, where any growth would have a significant impact on their size, form, and character.

**Form:** Settlements with a dispersed character, appearing more akin to individual dwellings in the open countryside or parkland, rather than one, unified settlement.

As detailed in the Figure 2 below, this process resulted in 30 settlements being identified as unsuitable for growth.

**Figure 2: Rural settlements identified as unsuitable for growth (30)** (continued overleaf)

Settlement	Discounting Factor: Size	Discounting Factor: Form
Babworth		X
Bevercotes	X	
Bilby	X	X
Carburton		X
Coates	X	
Darfoulds	X	
Drakeholes	X	
Fenton	X	

Settlement	Discounting Factor: Size	Discounting Factor: Form
Fledborough	X	X
Fountain Hill	X	
Haughton	X	
Heckdyke	X	X
Hodsock	X	
Little Gringley	X	
Little Morton		X
Littleborough	X	
Morton		X
Nether Headon	X	
Newington	X	
Osberton	X	X
Scofton	X	
Serlby		X
Skegby	X	X
Tiln	X	X
Upper Morton	X	X
Wallingwells		X
Welbeck		X
West Burton		X
Whimpton Moor	X	X
Woodcoates	X	X

The process of identifying the 30 settlements where residential development would not be supported accordingly resulted in 73 settlements being identified as suitable for future growth, as detailed in Figure 3 below.

**Figure 3: Rural settlements identified as suitable for growth (73)** (continued overleaf)

Askham	Laneham
Barnby Moor	Langold
Beckingham	Lound
Blyth	Low Marnham
Blyth North	Mattersey
Bole	Mattersey Thorpe
Bothamsall	Milton
Carlton-in-Lindrick	Misson
Church Laneham	Misterton
Clarborough	Nether Langwith
Clayworth	Normanton-on-Trent
Cottam	Nornay
Cuckney	North & South Wheatley
Darlton	North Leverton
Dunham-on-Trent	Norton
East Drayton	Oldcoates
East Markham	Ragnall
Eaton	Rampton
Elkesley	Ranby
Everton	Ranskill
Gamston	Rhodesia
Gringley-on-the-Hill	Rockley
Grove	Saundby
Hardwick	Scaftworth
Harwell	Scrooby
Hayton	Shireoaks
Headon	Sibthorpe
High Marnham	South Leverton
Holbeck	Stokeham

Surton-le-Steeple  
Styrrup  
Sutton-cum-Lound  
Torworth  
Treswell  
Tuxford  
Upton  
Walkeringham

Welham  
West Drayton  
West Markham  
West Stockwith  
Wigthorpe  
Wiseton  
Woodbeck

### **Assessment of significant constraints**

Consideration was also had as to any significant constraints on future growth in these 73 settlements, particularly built heritage designations and flood risk, and whether it was appropriate to encourage development in constrained locations.

It was initially considered whether built heritage designations, such as conservation areas and the prevalence of listed buildings, should be used as a factor in adjusting or removing development requirements for specific settlements. In discussion with the district council's Conservation team, it was ultimately decided that this could be overly restrictive. Instead, it was considered that the proposed criteria policies to be included in the 2018 Draft Bassetlaw Plan would provide a sufficient means to ensure that any constraints are factored-in to decisions concerning potential development proposals in these settlements.

A number of rural settlements in the district are impacted by Flood Zone 3. As defined by the Environment Agency, this is the highest flood risk category. The settlements most affected by Flood Zone 3 are:

- Church Laneham
- Cottam
- Dunham-on-Trent
- Low Marnham
- West Stockwith



Whilst these constraints were acknowledged, it was assessed that in 4 of the 5 settlements (Church Laneham, Cottam, Dunham-on-Trent, and Low Marnham) the proposed housing requirement figures could potentially still be met. This is because there is sufficient land within each of the respective designated neighbourhood areas, or parish area if not yet designated, that is not covered by the flood risk zone.

The only settlement where this is not the case is West Stockwith, where the full extent of the parish is covered by Flood Zone 3. It was agreed that the most appropriate course of action in this case was to assign a prospective housing requirement of zero to the parish. However, so as not to prevent development that can appropriately respond to the identified flood risk, and the criteria policies to be included in the Bassetlaw Plan, it is proposed that the 20% development cap be retained.

### **Generation of residential development cap and requirement figures**

In order to generate figures for the 20% cap on projected growth, each of the 73 settlements was assessed as to its current size. This exercise involved drawing boundary lines around each settlement, which were then used in conjunction with the District Council's *Unique Property Reference Number* (UPRN) database in order to calculate the number of dwellings. The figures were generated and deemed current as of 13th August 2018; the full set of figures is included here as Appendix 6.

The boundary lines drawn around each settlement were produced solely for this purpose, and should not be confused with the development boundaries that currently apply to some settlements in the district, as defined in the 2011 Bassetlaw Core Strategy. For reference purposes, the maps produced for counting the number of properties in each of the 73 growth settlements are included here as Appendix 7.

The 10% housing requirement figures, applicable to designated neighbourhood plan areas and provided for guidance purposes for not-yet-designated areas, were calculated on the same date using the same database (see Appendix 6).

## 5: Summary

This report details the process by which the spatial strategy presented in the 2016 Initial Draft Bassetlaw Plan was reviewed and revised, culminating in the proposed approach to rural growth detailed in the 2018 Draft Bassetlaw Plan – Part 1 (Strategic). Comments on the changes that have been made to the strategy are welcomed as part of the public consultation on the Draft Bassetlaw Plan, which runs from the 14<sup>th</sup> January to the 10<sup>th</sup> March 2019. Full details, and all supporting documents, are available on the Bassetlaw District Council website.

**Planning Policy, Bassetlaw District Council**

December 2018

# Appendix 1: Rural Service Assessment – Locations

**NB:** This information was deemed correct as of May 2018

Convenience Retail Stores	Postcode	X	Y
Bawtry: Co-Op	DN10 6JE	465145	392928
Bawtry: Sainsbury's	DN10 6JL	465211	393120
Blyth North: M&S / Spar	S81 8HG	462576	388253
Blyth: McColl's	S81 8EW	462523	386995
Boughton: Premier	NG22 9HN	467377	368649
Carlton-In-Lindrick: Co-Op	S81 9JX	458740	385361
Church Warsop: Premier	NG20 0TG	456492	368956
Clarbrough: Spa	DN22 9LN	473075	383783
Cresswell: Spa	S80 4HD	452488	374313
Elkesley, Select and Save		468378	375502
Gainsborough: Tesco	DN21 2HA	481781	389611
Gateford: Asda	S81 7AZ	457860	381355
Harworth: Aldi	DN11 8JT	462225	391491
Harworth: Asda	DN11 8AB	462740	391472
Kilton: Co-Op	S81 0DT	459940	379734
Markham Moor: Shell Select	DN22 0PG	472097	373693
Mattersey	DN10 5DT	468970	389320
Meden Vale: Premier	NG20 9PZ	457881	369563
Misterton: Co-Op	DN10 4BU	476850	394654
New Ollerton: Tesco	NG22 9PL	466424	367915
North Leverton	DN22 0AW	478473	382156
Ordsall: Spar / Co-Op	DN22 7TH	470174	379579
Rampton	DN22 0HR	480029	378441
Ranskill	DN22 8LE	465850	387804
Retford, London Rd: Spa	DN22 6BB	470846	380571
Retford, London Road: Costcutter	DN22 7JG	471257	379099
Retford, North Road: Co-Op	DN22 7XQ	469443	381766
Retford, Town Centre: general		470633	381002
Retford: Asda	DN22 6EN	470332	380827
Retford: Morrison's	DN22 7XD	470506	381564
Saxilby: Co-Op	LN1 2HG	489184	375657
Shireoaks: Select & Save	S81 8LP	455489	381133
Sutton On Trent: Co-Op	NG23 6QA	479588	365929
Tickhill: Spar	DN11 9HT	459244	393318
Tuxford: Co-Op	NG22 0LN	473604	370938
Tuxford: Premier	NG22 0LH	473604	371025
Warsop: Co-Op	NG20 0AG	456674	367863
Whitwell: Co-Op	S80 4RT	453051	376629
Worksop, High Grounds: Sainsbury's	S80 3AT	457027	379709
Worksop, Lowtown: Premier	S80 2JL	459030	378610
Worksop, Manton: One Stop	S80 2PU	459760	378754
Worksop, Newcastle Avenue: Sainsbury's	S80 1LX	458183	378879
Worksop, Prospect: Sainsbury's	S81 0RS	459340	380735

GP Surgeries	Postcode	X	Y
Bawtry (Bawtry and Blyth)	DN10 6RQ	465241	393244
Blyth (Bawtry and Blyth)	S81 8EQ	462515	387043
Carlton in Lindrick (Village Surgery)	S81 9AR	458659	384863
Church Warsop (Shires)	NG20 0SN	456455	368873
Creswell	S80 4HA	452401	374257
Gainsborough (Trinity House)	DN21 1JD	481693	389456
Gringley	DN10 4GU	473430	390703
Harworth (Primary Care Centre / Oakleaf Surgery)	DN11 8JT	462449	391503
Langold (Lakeside Surgery)	S81 9NW	458520	386845
Langwith	NG20 9HD	453140	370866
Meden Vale	NG20 9QN	458084	369755
Misterton	DN10 4DL	477676	394289
New Ollerton (Middleton)	NG22 9XJ	466438	368168
North Leverton	DN22 0AB	478569	382343
Retford (Crown House)	DN22 7XF	469768	381552
Retford (Kingfisher)	DN22 7XF	469768	381552
Retford (Riverside)	DN22 6AA	470470	381351
Saxilby (Glebe / Trent Valley)	LN1 2NU	488670	375834
Sutton-on-Trent (Hounsfield)	NG23 6PX	479473	365805
Tickhill	DN11 9NA	459172	393266
Torksey	LN1 2EE	483712	378905
Tuxford Medical Centre	NG22 0HT	474081	371072
Warsop	NG20 0BP	456694	368093
Whitwell	S80 4QR	453010	376662
Worksop (Larwood and Villages)	S81 0HH	459732	380608
Worksop (Newgate)	S80 1HP	458520	378599
Worksop (Westwood Surgery)	S80 2TR	459363	378106

Post Offices	Postcode	X	Y
Bawtry	DN10 6PT	465292	393209
Beckingham	DN10 4NL	478102	389928
Bircotes	DN11 8AD	462884	391534
Blyth	S81 8EP	462511	386993
Carlton in Lindrick	S81 9DZ	459102	384421
Carlton in Lindrick (Beckett Avenue)	S81 9LG	458547	385138
Church Warsop	NG20 0TE	456083	369057
Clarborough	DN22 9LN	473059	383730
Creswell	S80 4HD	452488	374313
Dunham on Trent	NG22 0TY	481348	374517

Post Offices	Postcode	X	Y
East Markham	NG22 0SS	474296	373205
Elkesley	DN22 8AJ	468768	375607
Gainsborough	DN21 2EA	481560	389826
Harworth	DN11 8LE	461535	391576
Holbeck (Woodhouse)	S80 3NQ	454878	373052
Langold	S81 9QH	458730	387116
Langwith	NG20 9BH	452893	370302
Lound	DN22 8RX	469240	385846
Mattersey	DN10 5DT	468970	389320
Meden Vale	NG20 9PZ	457881	369563
Misterton	DN10 4BU	476714	394709
North Leverton	DN22 0AW	478473	382156
Ordsall	DN22 7TH	470162	379634
Rampton	DN22 0HR	480029	378441
Ranskill	DN22 8LE	465850	387804
Retford	DN22 6EA	470641	380996
Retford (Hallcroft Road)	DN22 7LQ	470046	381919
Rhodesia	S80 3HL	456423	380039
Saxilby	LN1 2HG	489184	375657
Shireoaks	S81 8PS	455667	381352
South Wheatley	DN22 9DH	476365	385551
Sturton le Steeple	DN22 9HL	478621	384044
Sutton cum Lound	DN22 8PP	468124	384700
Sutton-on-Trent	NG23 6QH	479343	366150
Tickhill	DN11 9HT	459244	393318
Tuxford	NG22 0LA	473597	371004
Walesby	NG22 9BP	468209	370847
Walkeringham	DN10 4JE	478102	389928
Whaley Thorns	NG20 9HD	453222	370866
Woodsetts	S81 8SE	455572	383431
Worksop (Radford Street)	S80 2NH	459648	378441
Worksop (Newcastle Avenue)	S80 1EY	458399	378928
Worksop (Gateford Road)	S81 7DB	457964	380408
Worksop (Prospect Hill)	S81 0RS	459333	380720
Worksop (Longfellow Drive)	S81 0DW	459857	379633

Primary Schools	Postcode	X	Y
All Saints Harworth C of E Primary	DN11 8JT	473962	373442
Bawtry Mayflower Primary School	DN10 6PU	465412	393471
Beckingham Primary	DN10 4QN	468129	384635
Bracken Lane Primary and Nursery	DN22 7EU	461999	391603
Carr Hill Primary	DN22 6SW	470944	382158
Church Vale Primary School	NG20 0TE	456268	369023
Clarborough Primary	DN22 9JZ	462849	386868
Creswell C of E Infants School	S80 4HY	452343	374352
Creswell Junior School	S80	452340	374242
Cuckney C of E Primary	NG20 9NB	468170	370928
Dunham C of E Primary	NG22 0UN	473336	390631
East Markham Primary	NG22 0RG	473962	373442
Elkesley Primary and Nursery	DN22 9AQ	470888	376088
Everton Primary School	DN10 5BJ	473336	390631
Gamston C of E Primary	DN22 0PE	465089	381093
Gateford Park Primary School	S81 7RG	457929	381597
Haggonfields Primary and Nursery	S80 3HP	456026	371003
Hallcroft Infant and Nursery	DN22 7QH	469492	382078
Hodthorpe Primary School	S80 4UP	454139	376501
Holy Family Catholic Primary and Nursery	S80 2SF	480368	374409
Kingston Park Primary	S81 9AR	458050	387334
Langold Dyscarr Primary	S81 9PX	480368	374409
Mattersey Primary	DN10 5EE	478904	383887
Misson Primary	DN10 6EB	468129	384635
Misterton Primary and Nursery	DN10 4EF	470888	376088
Norbridge Academy	S81 7HX	458250	380055
North Leverton C of E Primary	DN22 0AD	473710	370867
North Wheatley C of E Primary	DN22 9DH	476898	393806
Ordsall Primary	DN22 7SL	469908	379955
Prospect Hill Junior School	S81 0LR	459019	381055
Rampton Primary	DN22 0JB	479031	369277
Ramsden Primary	S81 9EB	478856	378080
Ranby C of E Primary	DN22 8HZ	465089	381093
Ranskill Primary	DN22 8LH	456366	379947
Redlands Primary School	S80 1TH	458043	379617
Sir Edmund Hillary Primary School	S81 0BT	459135	379777
Sparken Hill Academy	S80 1AW	458642	377726
St Anne's C of E Primary School	S80 1NQ	457972	378733
St Augustine's School	S81 0DW	459792	379640
St John's C of E Primary School	S81 7LU	458260	381306
St Joseph's Catholic Primary (Retford)	DN22 7BP	468994	391228
St Luke's C of E Primary	S81 8PW	465089	381093
St Matthew's C of E Primary	NG23 6RW	462967	391997



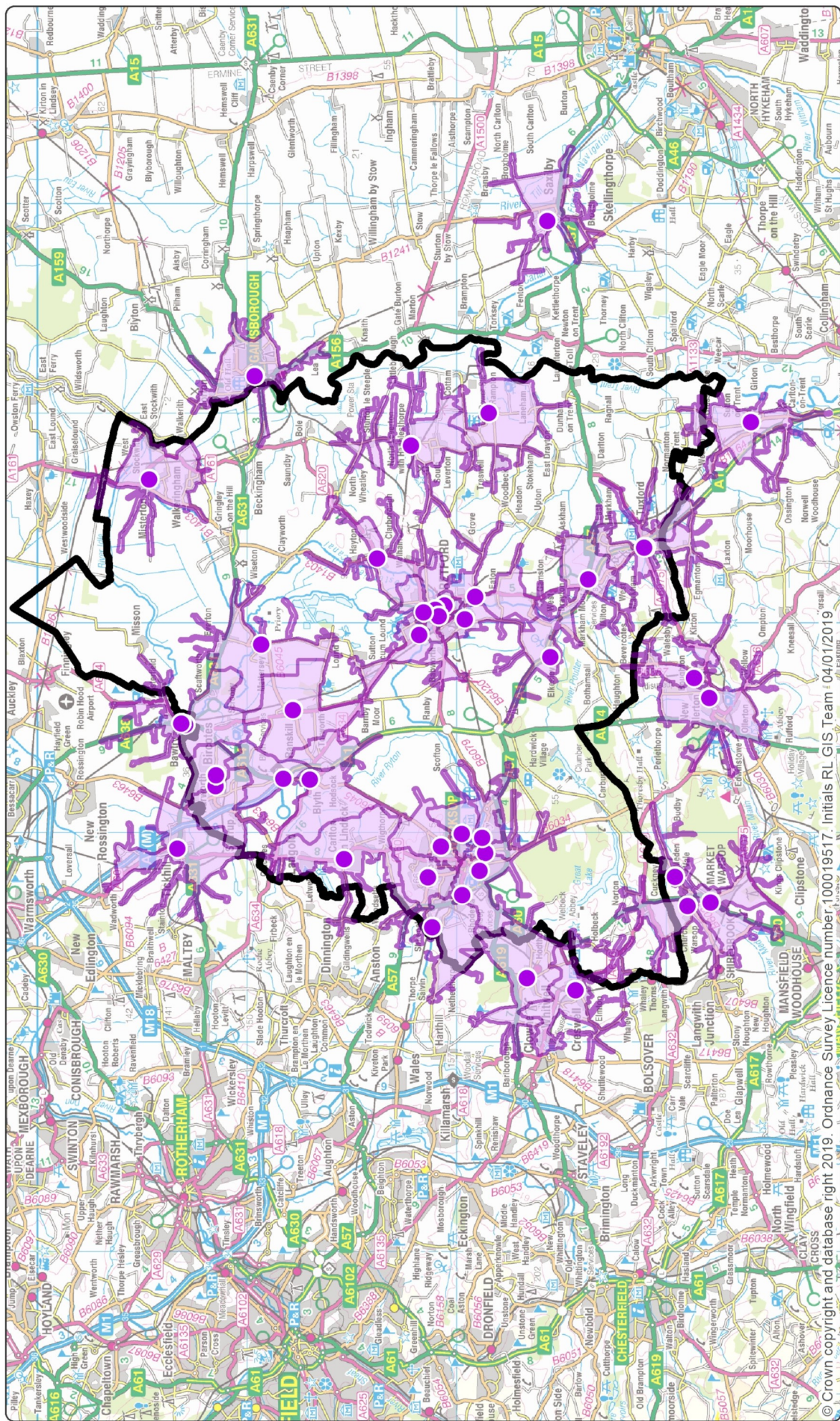
School	Postcode	X	Y
St Patrick's Catholic Primary (Harworth)	DN11 8EF	455704	381468
St Peter's C of E Primary (Gringley)	DN10 4QT	478589	382172
St Swithun's C of E Primary and Nursery	DN22 6LD	461999	391603
Sturton C of E Primary	DN22 9HQ	468129	384635
Sutton-cum-Lound C of E Primary	DN22 8PP	478856	378080
The Primary School of St Mary and St Martin Blyth	S81 8ER	476872	392705
Tickhill Estfeld Primary School	DN11 9JA	459310	393802
Tickhill St Mary's C of E Primary School	DN11 9LZ	459153	393266
Thrumpton Primary School	DN22 7AQ	470764	379946
Tuxford Primary and Nursery		473010	383576
Walesby C of E Primary	NG22 9PB	476898	393806
Walkeringham Primary	DN10 4JE	478856	378080
Whaley Thorns Primary School	NG20 9HB	453320	371172
Worksop Priory C of E Primary	S80 2LJ	458895	378506
Benjamin Adlard (Gainsborough)	DN21 1DB	481961	388793

# **Appendix 2: Rural Service Assessment – Convenience Retail (Map)**



## Bassetlaw District Council

4KM Travel Distance from Convenience Retail



Key

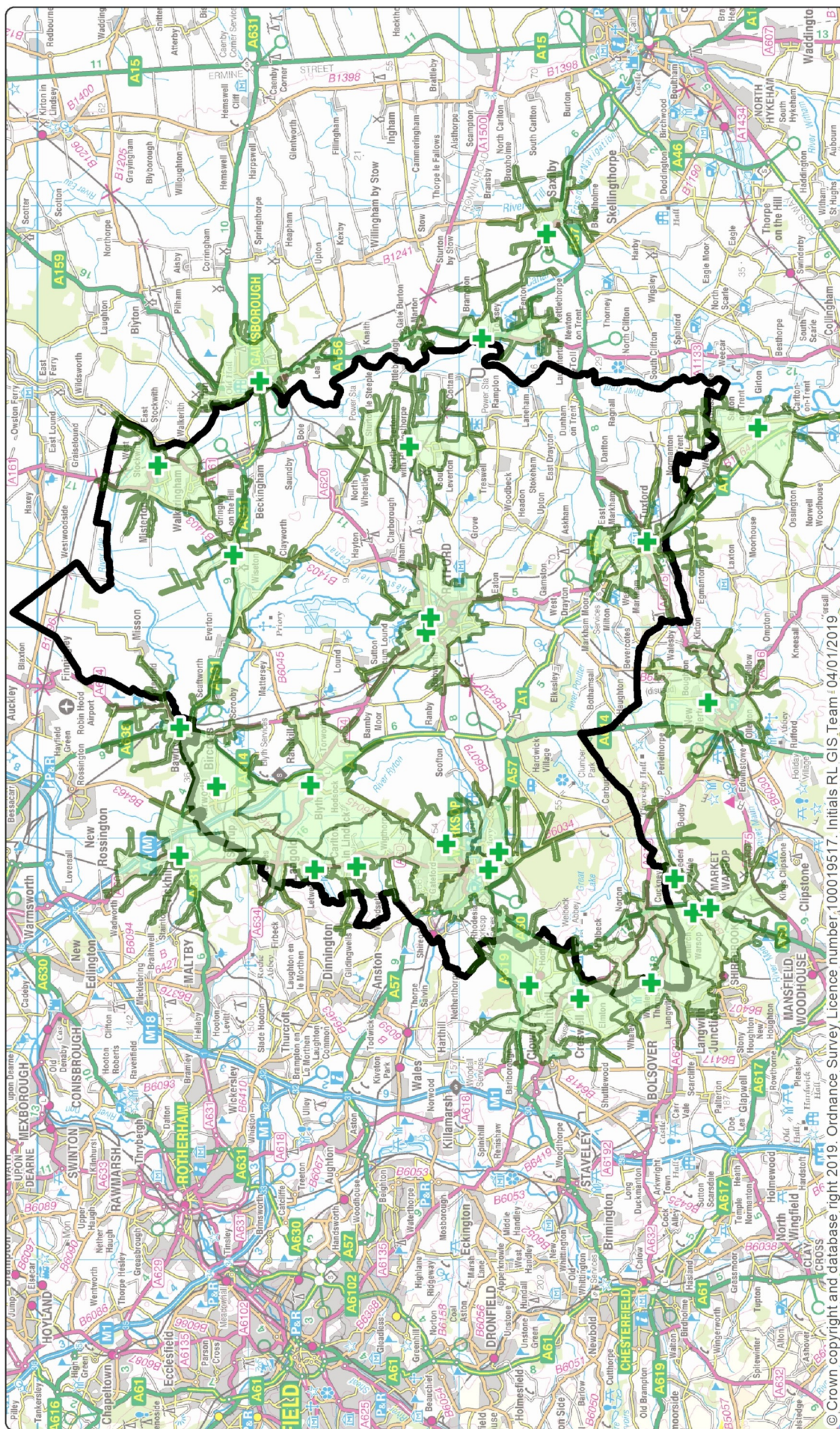
- Convenience Retail
- 4km Travel from Convenience Retail
- Bassetlaw Boundary

# **Appendix 3: Rural Service Assessment – GP Surgeries (Map)**



## Bassetlaw District Council

4KM Travel Distance from Doctors



Key

+ Doctors

4km Travel from Doctors

Bassetlaw Boundary

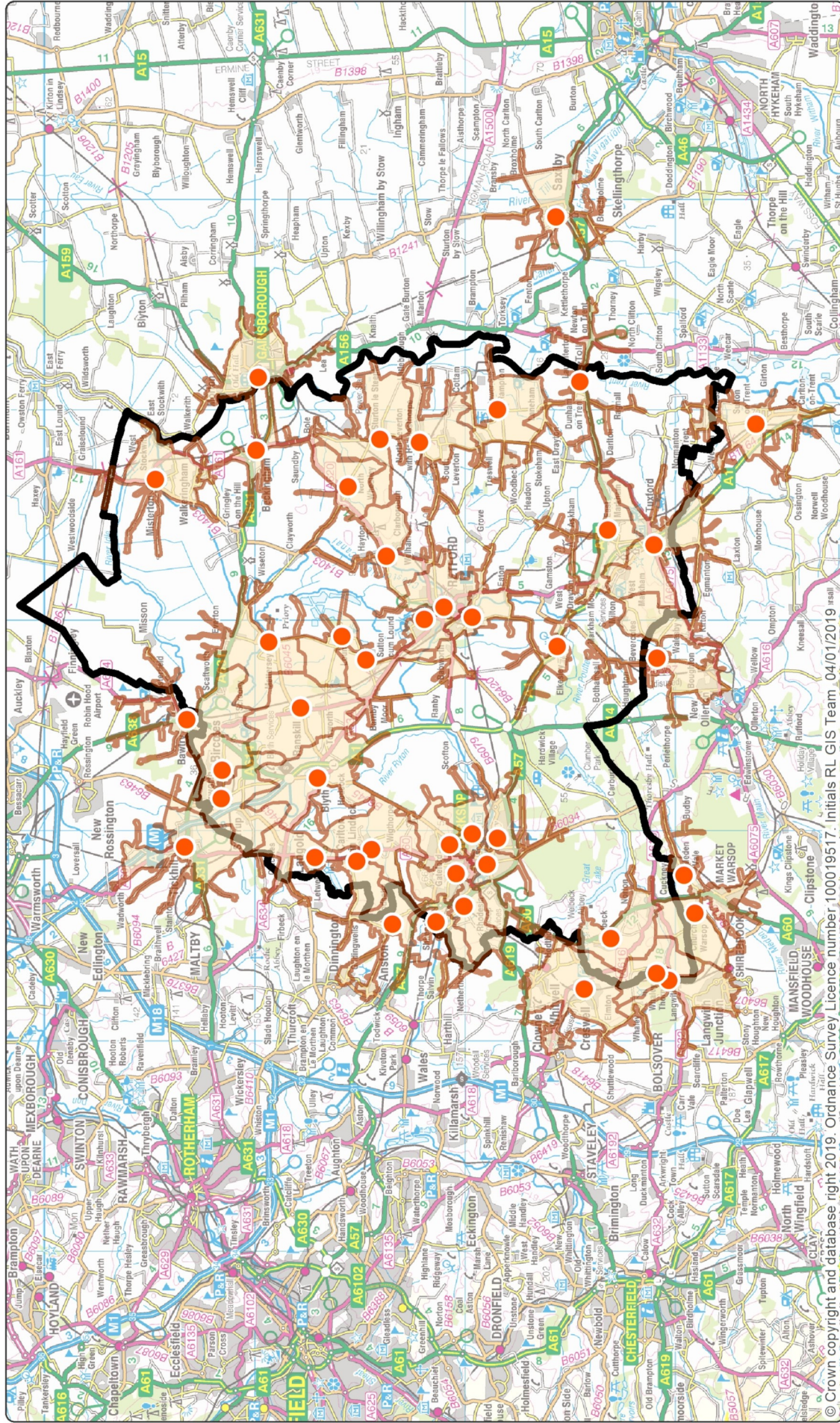


# **Appendix 4: Rural Service Assessment – Post Offices (Map)**



## Bassetlaw District Council

4KM Travel Distance from Post Offices



Key

● Post Offices

4km Travel from Post Offices

Bassetlaw Boundary



0 1000 2000 Meters



Bassetlaw  
DISTRICT COUNCIL  
North Nottinghamshire

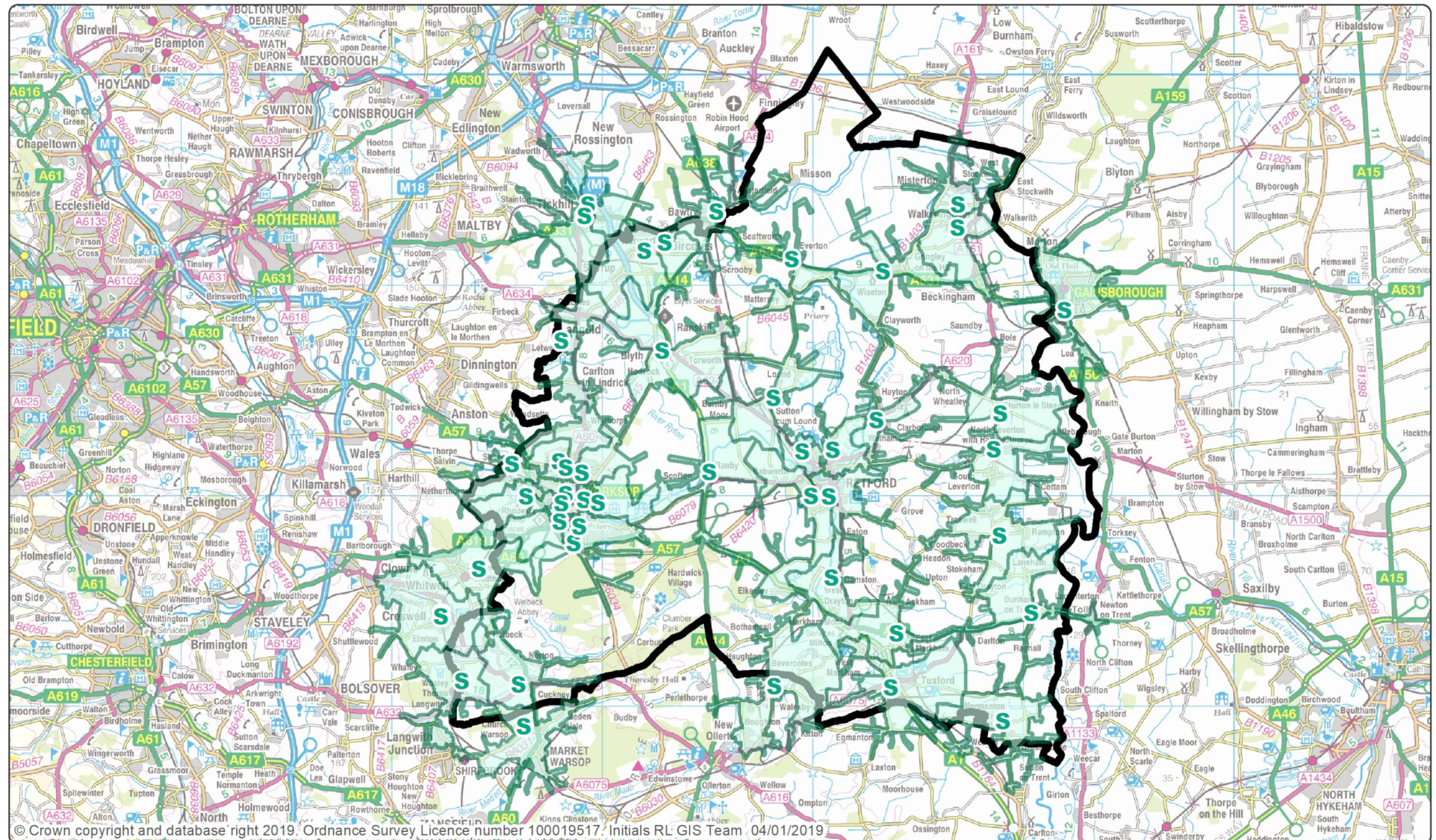
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# **Appendix 5: Rural Service Assessment – Primary Schools (Map)**

# Bassetlaw District Council

4KM Travel Distance from Primary Schools



## Key

- S Primary Schools
- 4km Travel from Primary Schools
- Bassetlaw Boundary

0 1,650 3,300 6,600





# Appendix 6: Dwelling Figures per Designated Neighbourhood Area / Parish and Settlement

**NB:** This information was deemed correct as of 13<sup>th</sup> August 2018

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
Askham	No	75	8 (Indicative)			69	14
				Askham	Included	69	14
Babworth and Ranby	No	255	26 (Indicative)			88	18
				Babworth	Excluded	N/A	N/A
				Little Morton	Excluded	N/A	N/A
				Morton	Excluded	N/A	N/A
				Ranby	Included	88	18
				Upper Morton	Excluded	N/A	N/A
Barnby Moor	No	116	12 (Indicative)			91	18
				Barnby Moor	Included	91	18
				Bilby	Excluded	N/A	N/A
Beckingham cum Saundby	Yes	578	58			528	106
		544		Beckingham	Included	504	101
		34		Saundby	Included	24	5
Blyth	Yes	553	55			530	106
				Blyth	Included	449	90
				Blyth North	Included	64	13
				Nornay	Included	17	3

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
Bothamsall	No	114	11 (Indicative)			74	15
				Bothamsall	Included	74	15
Carburton	No	34	3 (Indicative)			N/A	N/A
				Carburton	Excluded	N/A	N/A
Carlton-in-Lindrick	Yes	2575	258			2531	506
				Carlton-in-Lindrick (and Costhorpe)	Included	2520	504
				Wigthorpe	Included	11	2
Clarborough and Welham	Yes	495	50			466	93
				Clarborough	Included	403	81
				Welham	Included	63	13
Clayworth	No	142	14 (Indicative)			139	28
				Clayworth	Included	139	28
Clumber and Hardwick	No	43	4 (Indicative)			26	5
				Hardwick	Included	26	5

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Cuckney, Norton, Holbeck and Welbeck (CNHW)</b>	<b>Yes</b>	<b>280</b>	<b>28</b>			<b>191</b>	<b>38</b>
		162		Cuckney	Included	91	18
		100		Holbeck	Included	51	10
		(see Cuckney)		Norton	Included	49	10
		18		Welbeck	Excluded	Ex	N/A

<b>Dunham-on-Trent with Ragnall, Fledborough, and Darlton</b>	<b>No</b>	<b>287</b>	<b>29 (Indicative)</b>			<b>256</b>	<b>51</b>
		42		Darlton	Included	40	8
		184		Dunham-on-Trent	Included	184	37
		21		Fledborough	Excluded	N/A	N/A
		40		Ragnall	Included	32	6
		(see Darlton)		Whimpton Moor	Excluded	N/A	N/A
		(see Fledborough)		Woodcoates	Excluded	N/A	N/A

<b>East Drayton</b>	<b>No</b>	<b>105</b>	<b>11 (Indicative)</b>			<b>97</b>	<b>19</b>
				East Drayton	Included	97	19

<b>East Markham</b>	<b>Yes</b>	<b>524</b>	<b>52</b>			<b>498</b>	<b>100</b>
				East Markham	Included	481	96
				Sibthorpe	Included	17	3

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Elkesley</b>	<b>Yes</b>	<b>358</b>	<b>36</b>			<b>328</b>	<b>66</b>
				Elkesley	Included	328	66
<b>Everton</b>	<b>Yes</b>	<b>371</b>	<b>37</b>			<b>338</b>	<b>68</b>
				Everton	Included	300	60
				Drakeholes (part)	Excluded	N/A	N/A
				Harwell	Included	38	8
<b>Gamston with West Drayton and Eaton</b>	<b>No</b>	<b>249</b>	<b>25 (Indicative)</b>			<b>217</b>	<b>43</b>
		48		Eaton	Included	42	8
		110		Gamston	Included	104	21
		(see West Drayton)		Rockley	Included	38	8
		91		West Drayton	Included	33	7
<b>Gringley-on-the-Hill</b>	<b>No</b>	<b>369</b>	<b>37 (Indicative)</b>			<b>334</b>	<b>67</b>
				Gringley-on-the-Hill	Included	334	67
<b>Harworth and Bircotes</b>	<b>Yes</b>	<b>N/A</b>	<b>N/A</b>			<b>N/A</b>	<b>N/A</b>
				Harworth and Bircotes	TBC	N/A	N/A



*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Haughton</b>	<b>No</b>	<b>16</b>	<b>2 (Indicative)</b>			<b>N/A</b>	<b>N/A</b>
				Haughton	Excluded	N/A	N/A
<b>Hayton</b>	<b>Yes</b>	<b>160</b>	<b>16</b>			<b>149</b>	<b>30</b>
				Hayton	Included	149	30
				Tiln	Excluded	N/A	N/A
<b>Headon-cum-Upton, Grove, and Stokeham (HUGS)</b>	<b>Yes</b>	<b>155</b>	<b>16</b>			<b>136</b>	<b>27</b>
		55		Grove	Included	52	10
		83		Headon	Included	30	6
		(see Headon)		Nether Headon	Excluded	N/A	N/A
		17		Stokeham	Included	17	3
		(see Headon)		Upton	Included	37	7
<b>Hodsock (Langold)</b>	<b>Yes</b>	<b>1177</b>	<b>118</b>			<b>1134</b>	<b>227</b>
				Hodsock	Excluded	N/A	N/A
				Langold	Included	1134	227
<b>Laneham</b>	<b>No</b>	<b>169</b>	<b>17 (Indicative)</b>			<b>121</b>	<b>24</b>
				Church Laneham	Included	16	3
				Laneham	Included	105	21

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Lound</b>	<b>Yes</b>	<b>208</b>	<b>21</b>			<b>182</b>	<b>36</b>
				Lound	Included	182	36
<b>Markham Clinton</b>	<b>No</b>	<b>70</b>	<b>7 (Indicative)</b>			<b>58</b>	<b>12</b>
		5		Bevercotes	Excluded	N/A	N/A
		(see West Markham)		Milton	Included	37	7
		65		West Markham	Included	21	4
<b>Mattersey and Mattersey Thorpe</b>	<b>Yes</b>	<b>321</b>	<b>32</b>			<b>301</b>	<b>60</b>
				Mattersey	Included	159	32
				Mattersey Thorpe	Included	142	28
<b>Misson</b>	<b>Yes</b>	<b>295</b>	<b>30</b>			<b>246</b>	<b>49</b>
				Misson	Included	246	49
				Newington	Excluded	N/A	N/A
<b>Misterton</b>	<b>Yes</b>	<b>972</b>	<b>97</b>			<b>1036</b>	<b>207</b>
				Misterton	Included	1036	207
<b>Nether Langwith</b>	<b>No</b>	<b>210</b>	<b>21 (Indicative)</b>			<b>198</b>	<b>40</b>
				Nether Langwith	Included	198	40

*UPRN DATA CURRENT AS OF 13-08-18	PARISH / DESIGNATED NP LEVEL			SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Normanton-on-Trent with Marnham</b>	<b>No</b>	<b>230</b>	<b>23 (Indicative)</b>			<b>204</b>	<b>41</b>
		71		High Marnham	Included	40	8
		(see High Marnham)		Low Marnham	Included	18	4
		159		Normanton-on-Trent	Included	146	29
		(see High Marnham)		Skegby	Excluded	N/A	N/A
<b>Rampton and Woodbeck</b>	<b>Yes</b>	<b>385</b>	<b>39</b>			<b>373</b>	<b>75</b>
				Rampton	Included	258	52
				Woodbeck	Included	115	23
<b>Ranskill</b>	<b>Yes</b>	<b>607</b>	<b>61</b>			<b>595</b>	<b>119</b>
				Ranskill	Included	595	119
<b>Retford</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>			<b>N/A</b>	<b>N/A</b>
				Little Gringley	Excluded	N/A	N/A
<b>Rhodesia</b>	<b>Yes</b>	<b>415</b>	<b>42</b>			<b>411</b>	<b>82</b>
				Rhodesia	Included	411	82
<b>Scaftworth</b>	<b>No</b>	<b>23</b>	<b>2 (Indicative)</b>			<b>17</b>	<b>3</b>
				Scaftworth	Included	17	3

*UPRN DATA CURRENT AS OF 13-08-18		PARISH / DESIGNATED NP LEVEL		SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
Scrooby	Yes	147	15			127	25
				Scrooby	Included	127	25
Shireoaks	Yes	645	65			636	127
				Shireoaks	Included	636	127
South Leverton	Yes	212	21			194	39
				South Leverton	Included	194	39
Sturton Ward	Yes	1013	101			937	187
		61		Bole	Included	55	11
		(see North Leverton)		Coates	Excluded	N/A	N/A
		(see Sturton-le-Steeple)		Fenton	Excluded	N/A	N/A
		(see Sturton-le-Steeple)		Littleborough	Excluded	N/A	N/A
		264		North and South Wheatley	Included	245	49
		465		North Leverton with Hablesthorpe	Included	459	92
		213		Sturton-le-Steeple	Included	178	36
		10		West Burton	Excluded	N/A	N/A

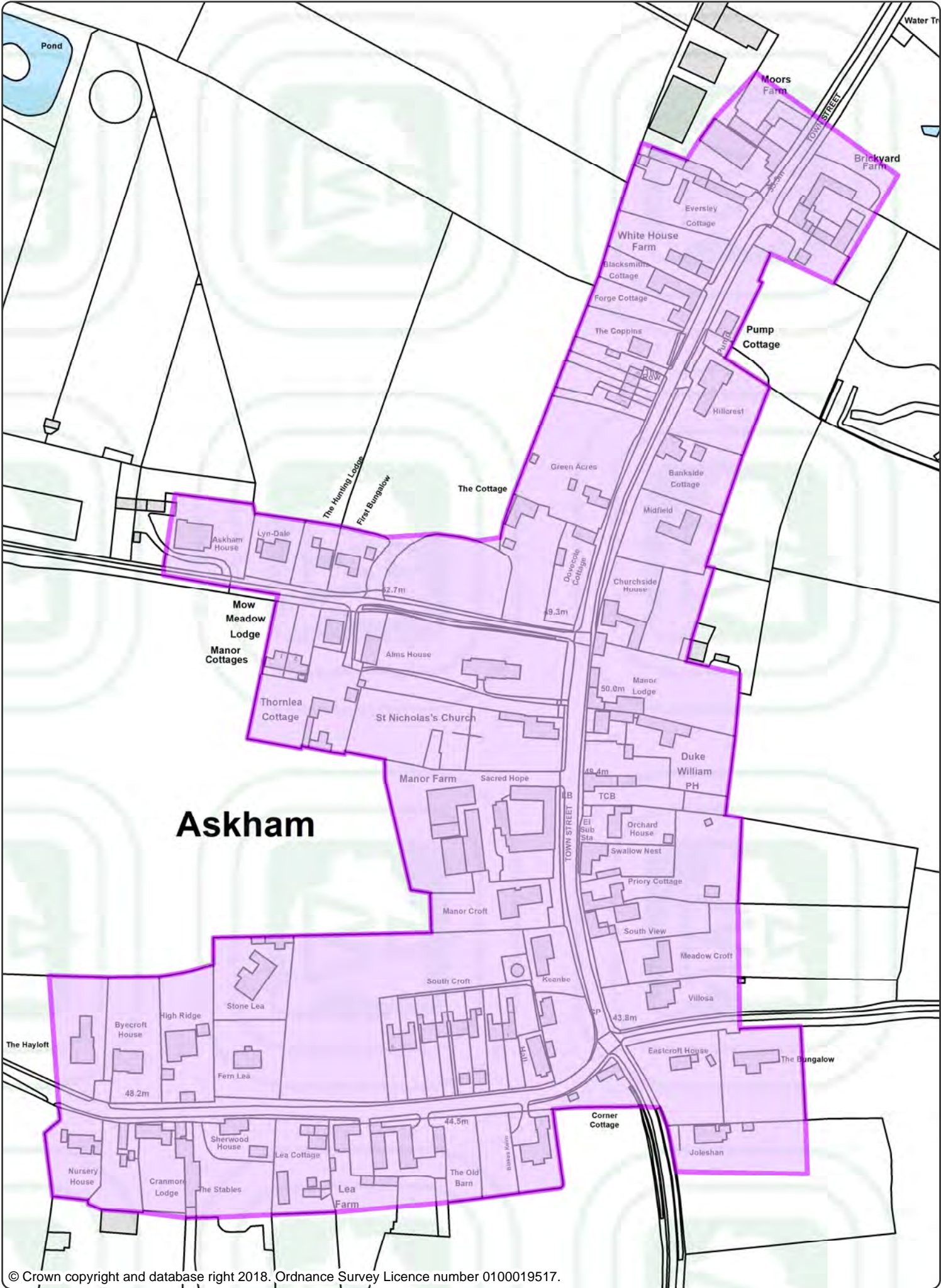
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PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
<b>Styrrup with Oldcotes</b>	<b>No</b>	<b>298</b>	<b>30 (Indicative)</b>			<b>283</b>	<b>57</b>
				Oldcotes	Included	152	30
				Serlby (part)	Excluded	N/A	N/A
				Styrrup	Included	131	26
<b>Sutton-cum-Lound</b>	<b>Yes</b>	<b>324</b>	<b>32</b>			<b>306</b>	<b>61</b>
				Sutton-cum-Lound	Included	306	61
<b>Torworth</b>	<b>No</b>	<b>114</b>	<b>11 (Indicative)</b>			<b>99</b>	<b>20</b>
				Torworth	Included	99	20
<b>Treswell with Cottam</b>	<b>Yes</b>	<b>99</b>	<b>10</b>			<b>124</b>	<b>25</b>
				Cottam	Included	39	8
				Treswell	Included	85	17
<b>Tuxford</b>	<b>Yes</b>	<b>1252</b>	<b>125</b>			<b>1205</b>	<b>241</b>
				Tuxford	Included	1205	241
<b>Walkeringham</b>	<b>Yes</b>	<b>477</b>	<b>48</b>			<b>351</b>	<b>70</b>
				Fountain Hill	Excluded	N/A	N/A
				Walkeringham	Included	351	70
<b>Wallingwells</b>	<b>No</b>	<b>13</b>	<b>1 (Indicative)</b>			<b>N/A</b>	<b>N/A</b>
				Wallingwells	Excluded	N/A	N/A

*UPRN DATA CURRENT AS OF 13-08-18		PARISH / DESIGNATED NP LEVEL		SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
West Stockwith	No	149	0 (Indicative – Adjusted)			143	29
				Heckdyke	Excluded	N/A	N/A
				West Stockwith	Included	143	29
Wiseton	No	46	5			38	8
				Drakeholes (part)	Excluded	N/A	N/A
				Wiseton	Included	38	8
Worksop	No	19140	1914			N/A	N/A
				Darfoulds	Excluded	N/A	N/A
				Osberton	Excluded	N/A	N/A
				Scofton	Excluded	N/A	N/A

# Appendix 7:

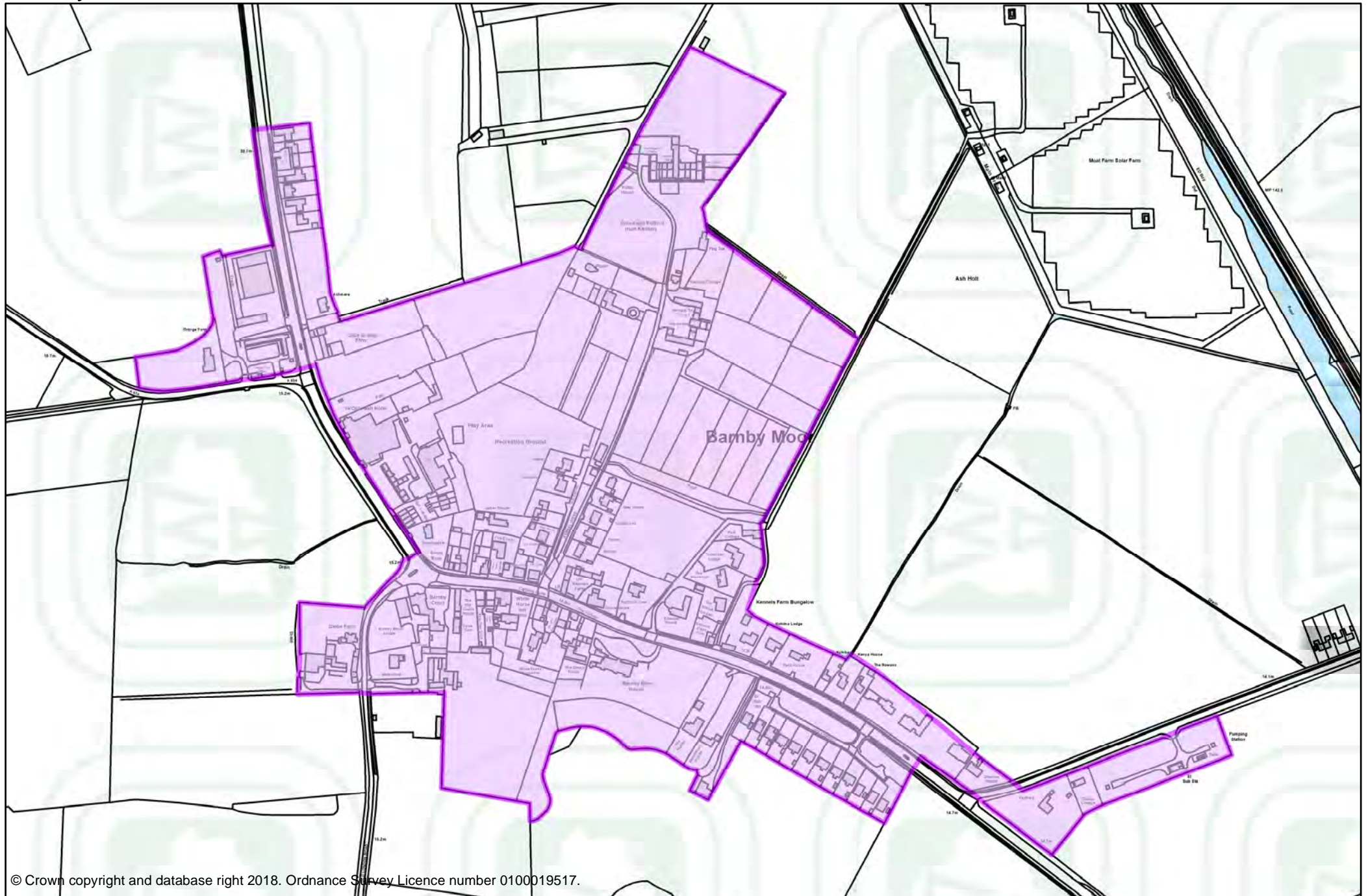
# Settlement Area Maps

**NB:** These maps were produced solely for the purpose of counting dwellings to inform the proposed spatial strategy for Bassetlaw. They do not replace or augment existing settlement development boundaries, as defined in the 2011 Bassetlaw Core Strategy.





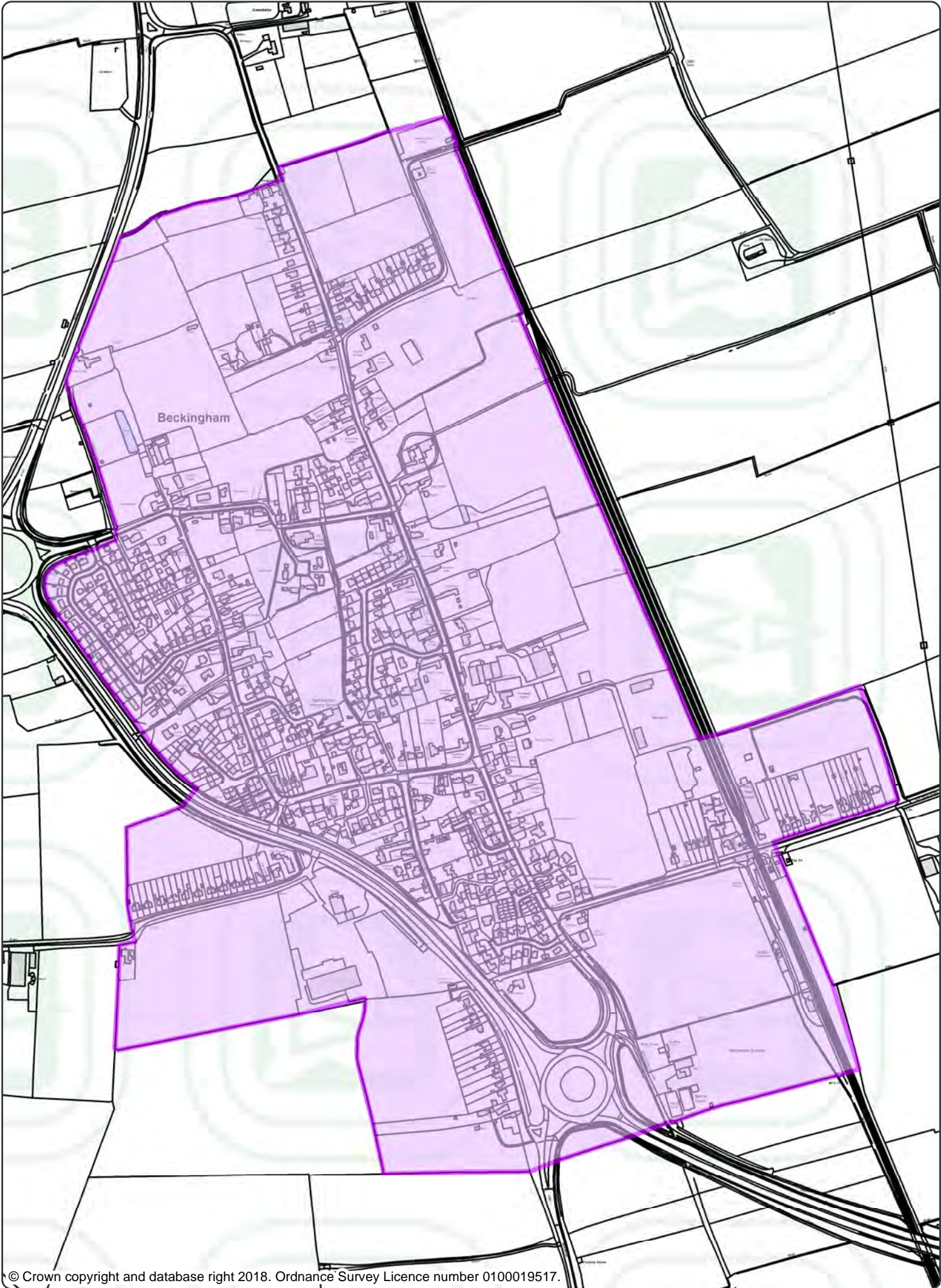
# Barnby Moor



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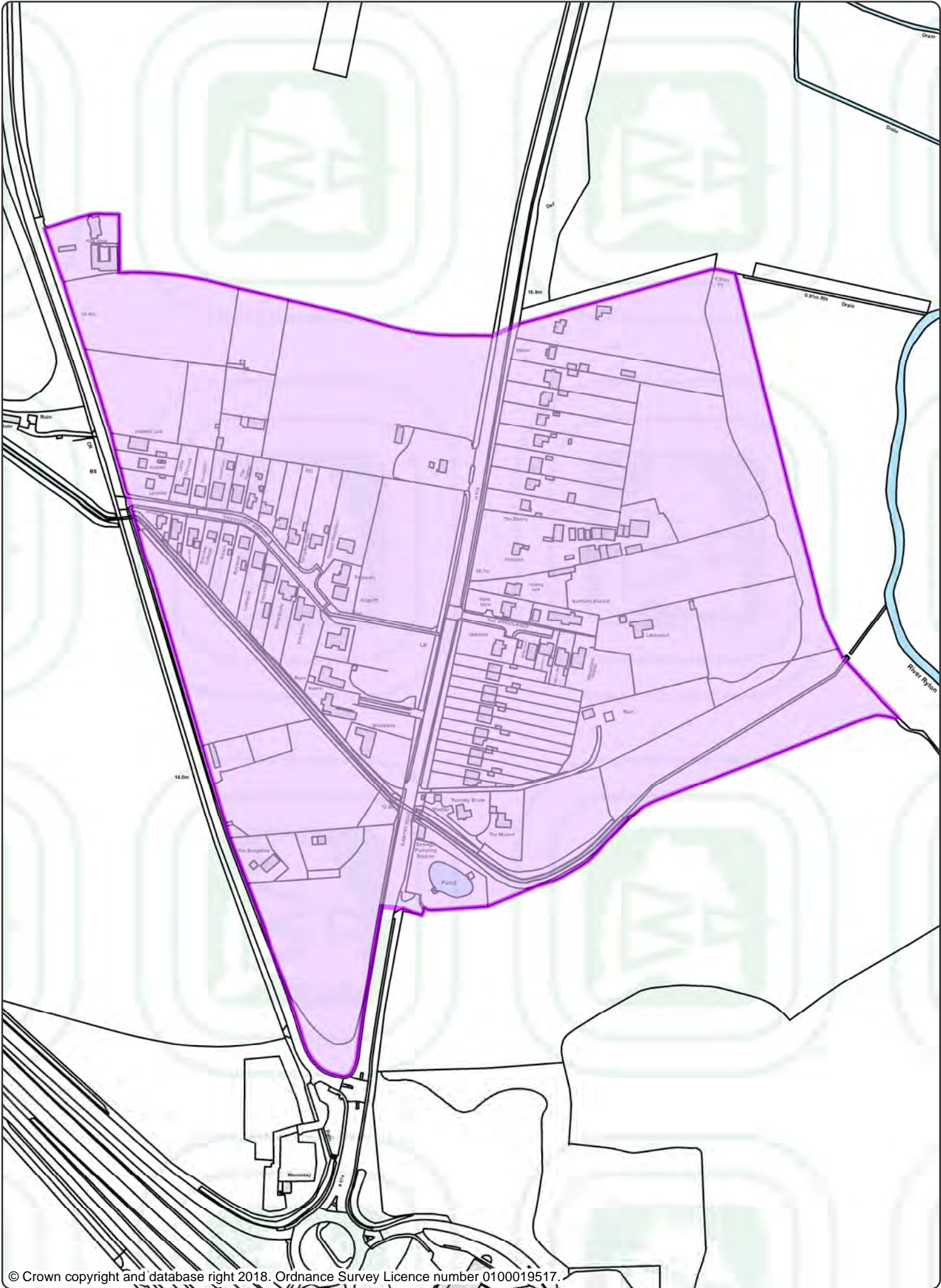


Beckingham



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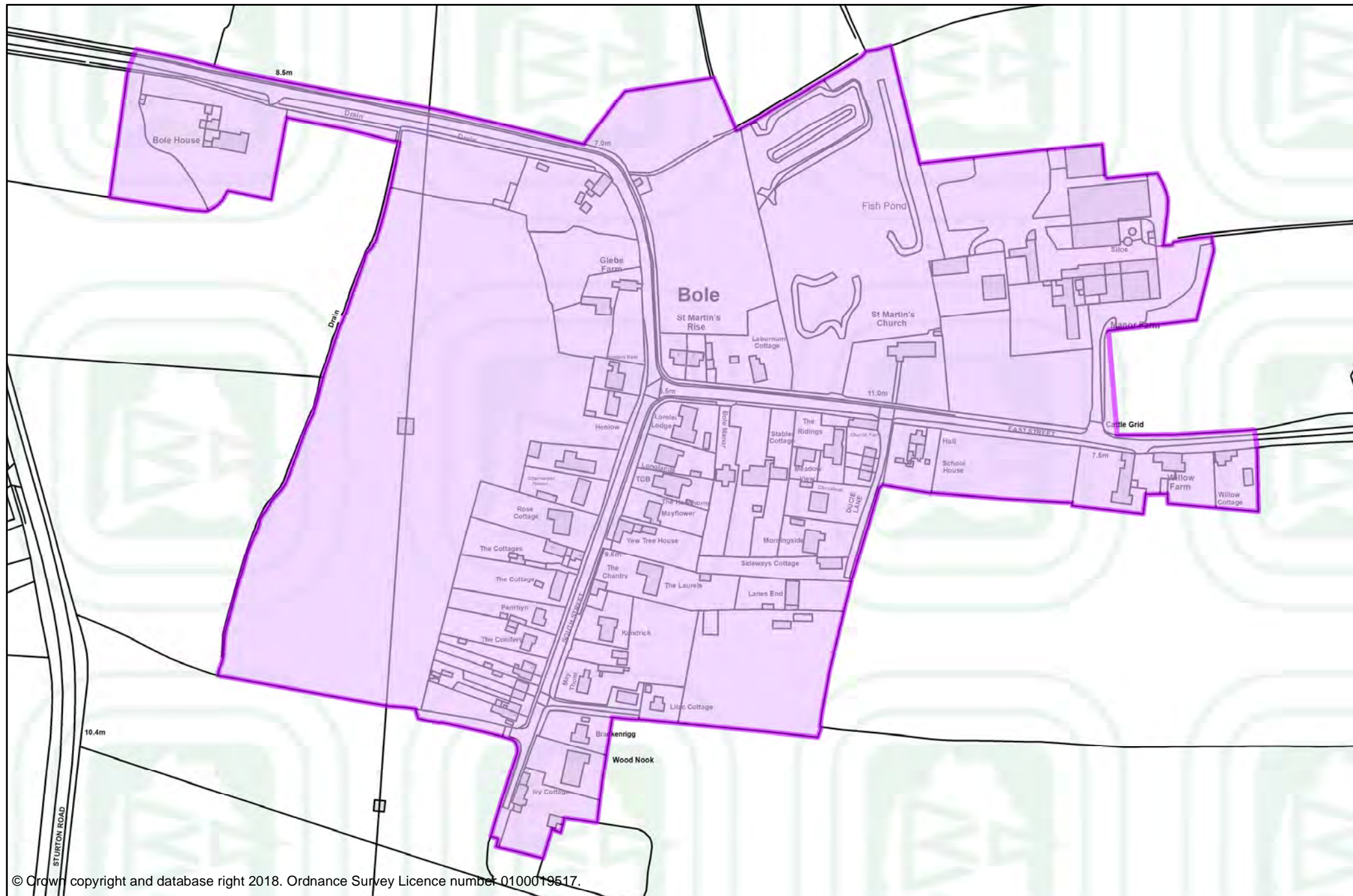








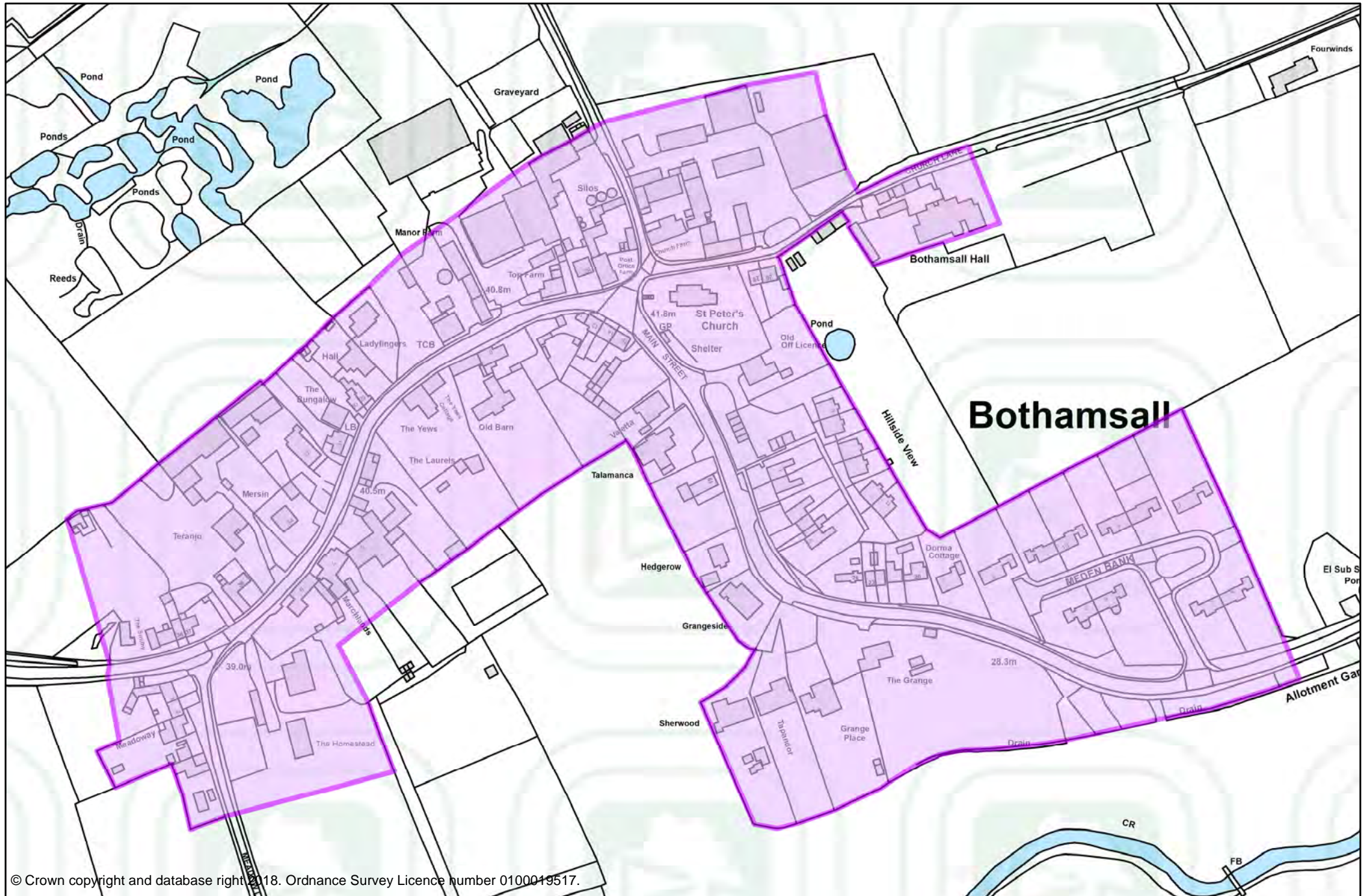
# Bole



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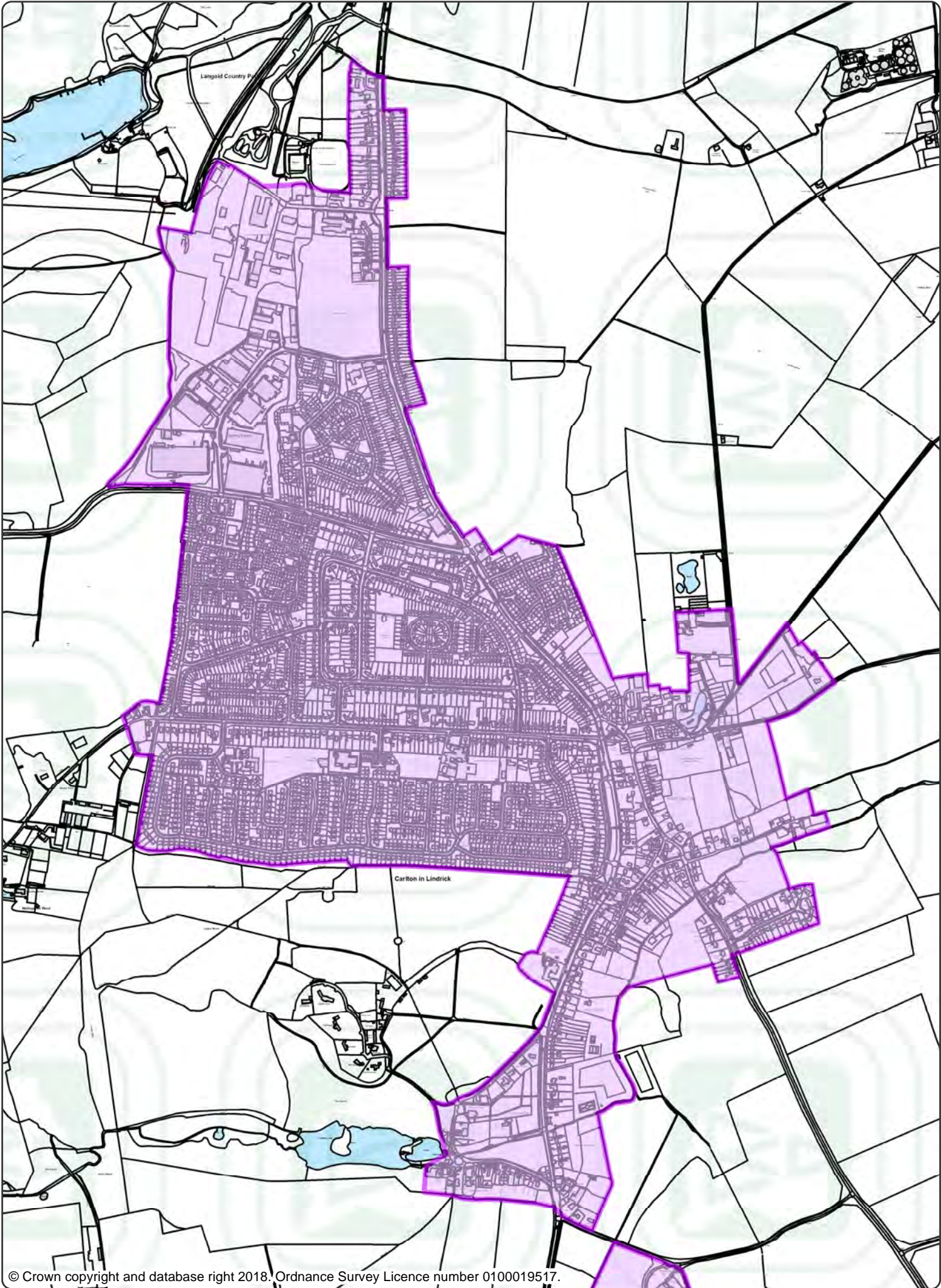
# Bothamsall



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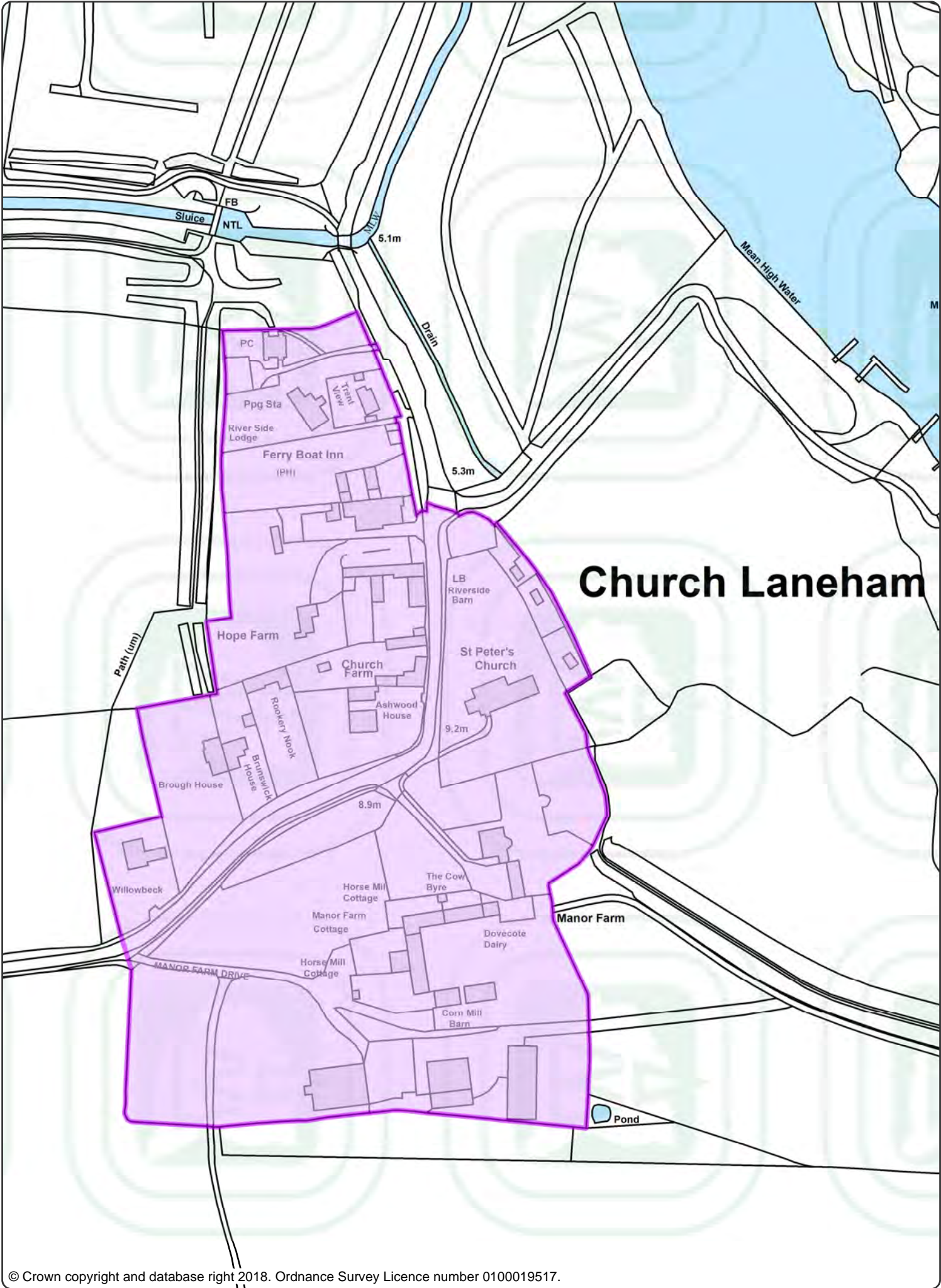


Carlton in Lindrick



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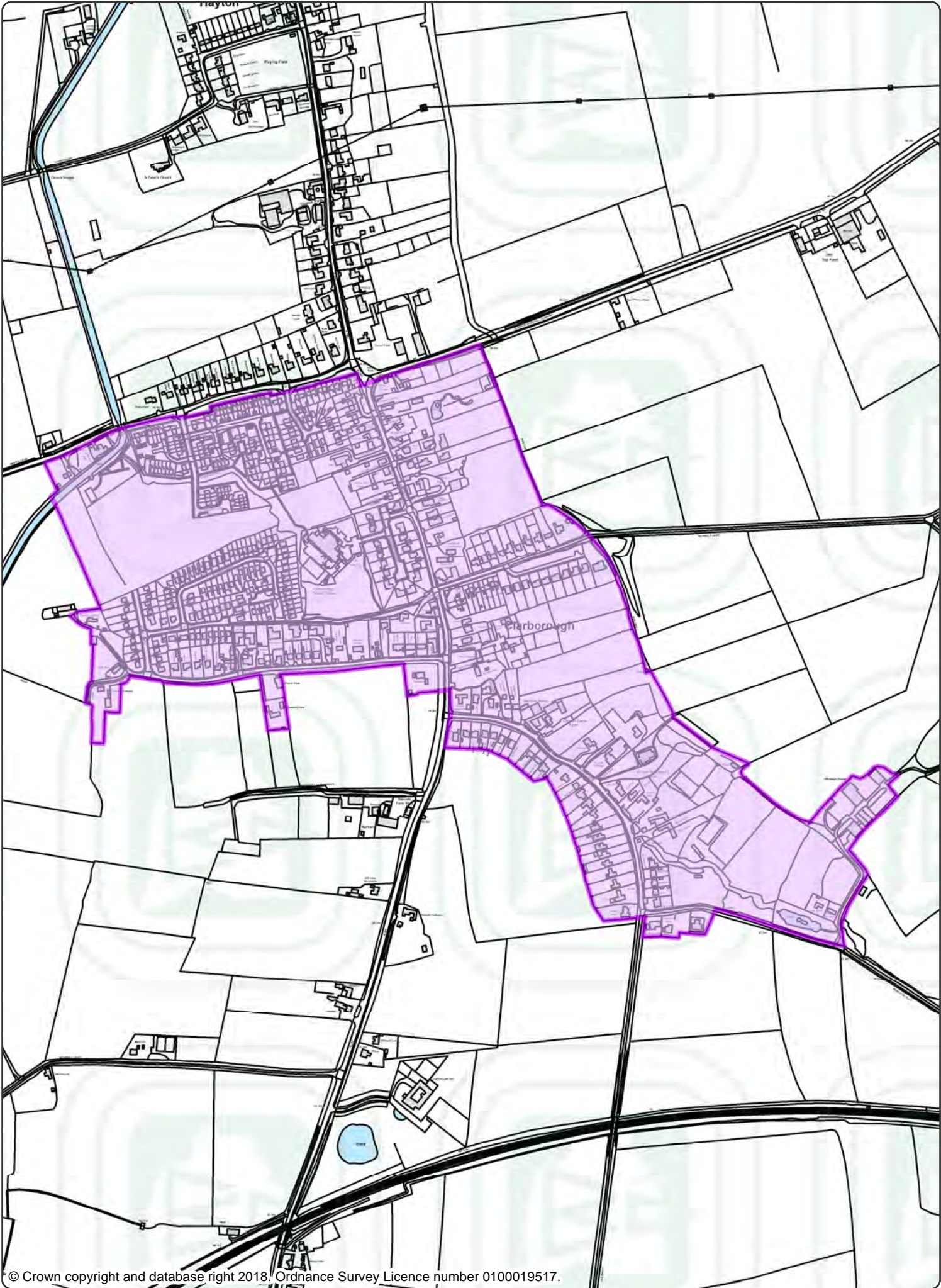




# Church Laneham

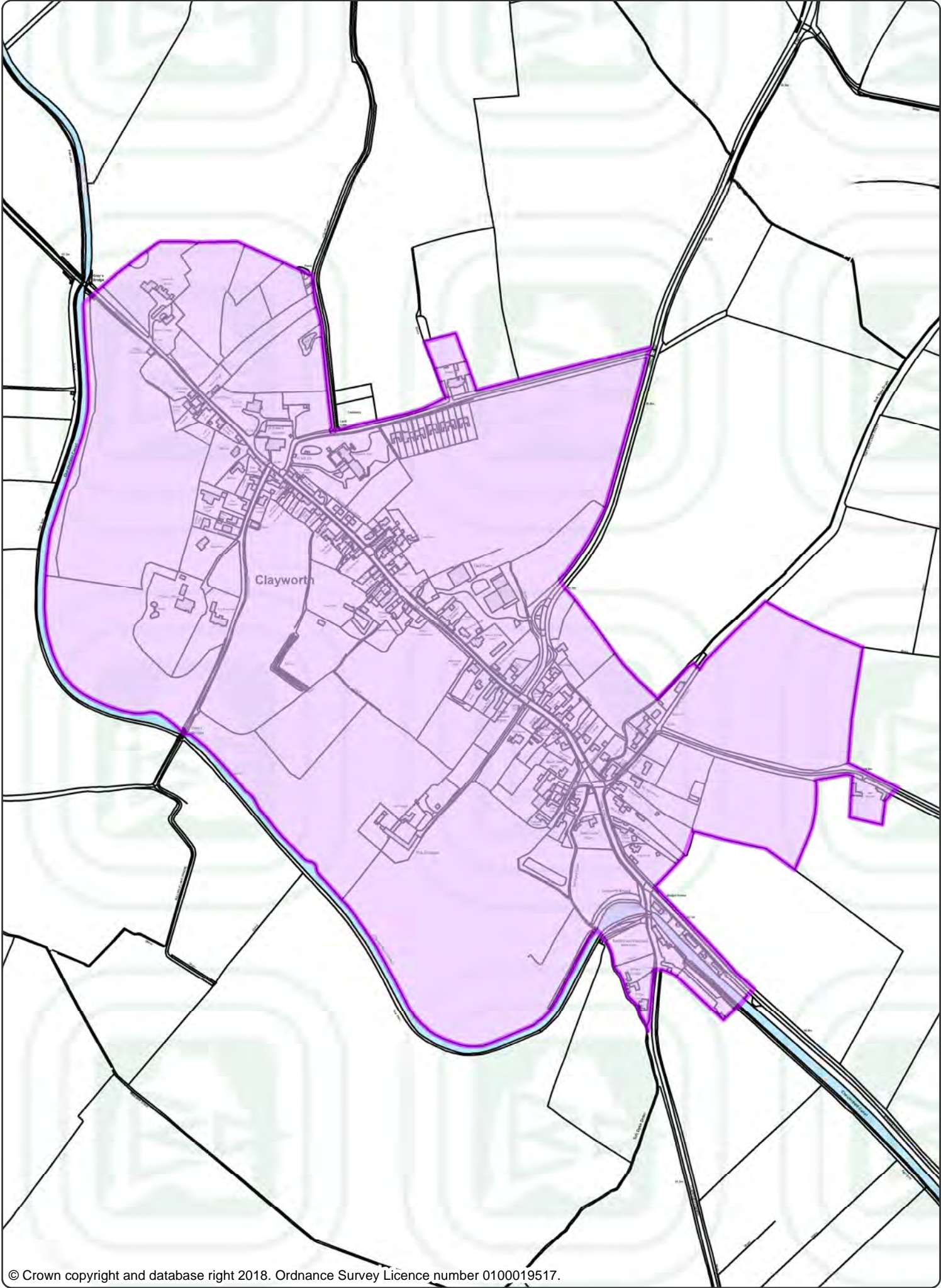


Clarborough





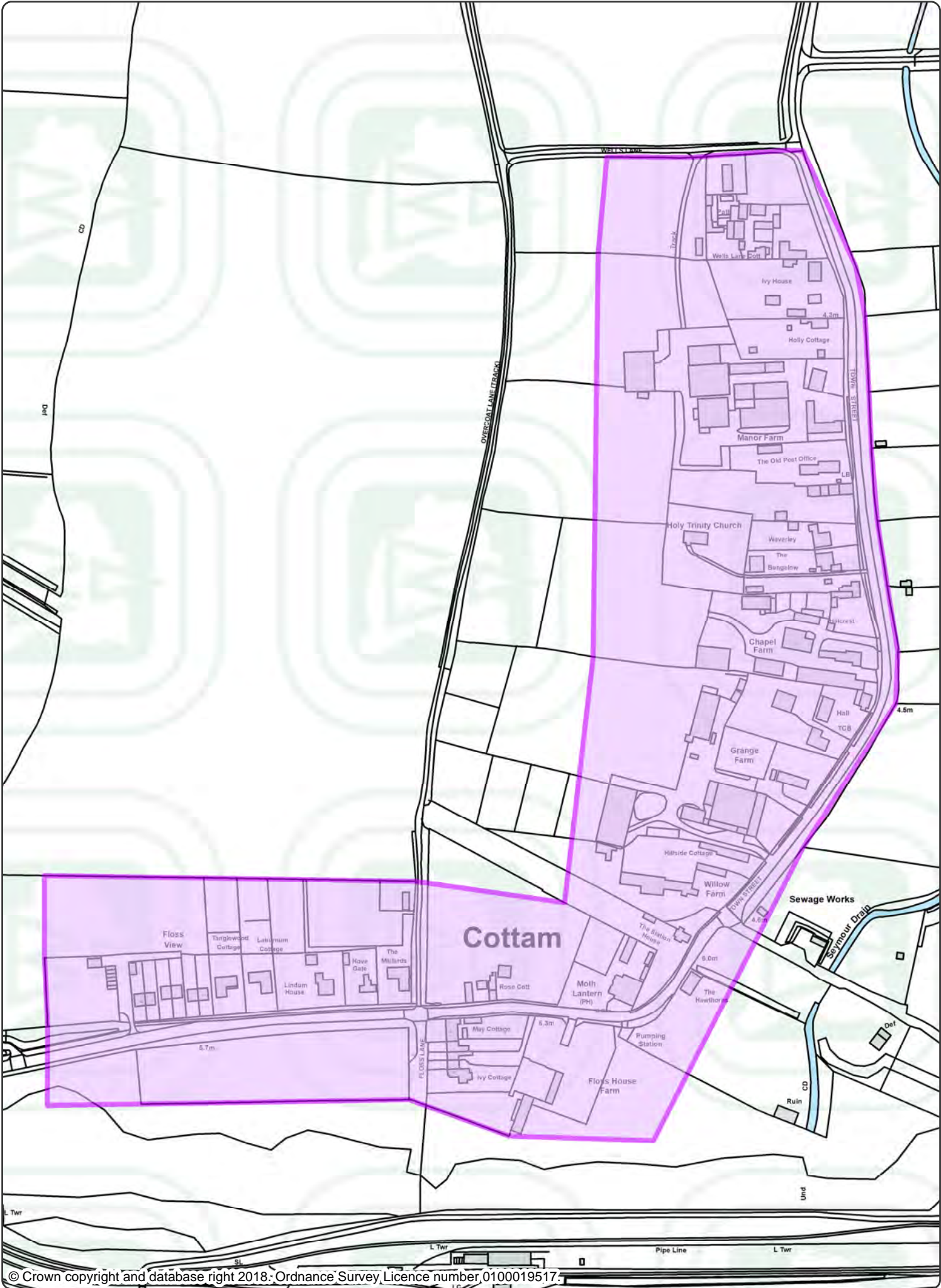
Clayworth



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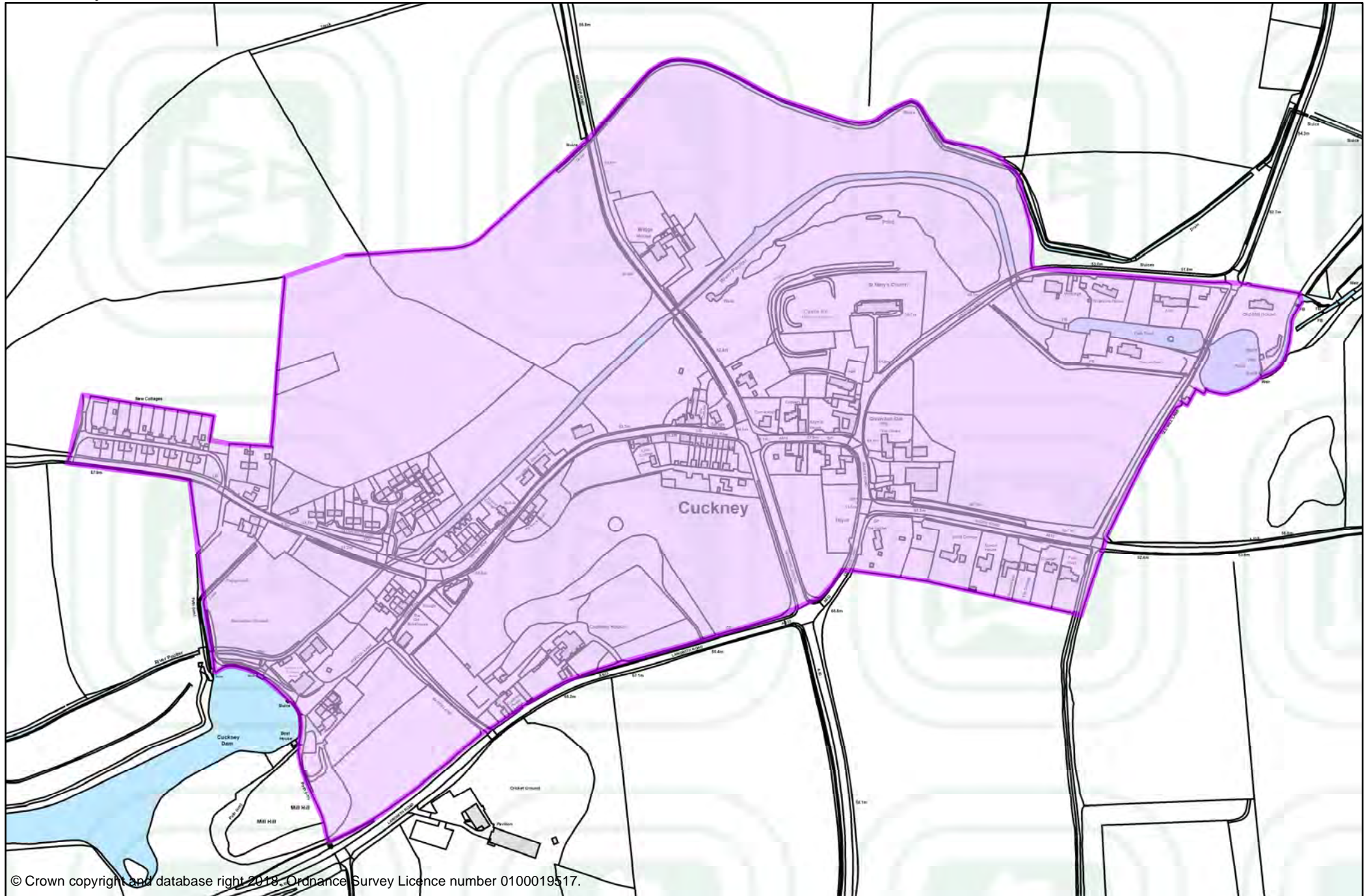


Cottam



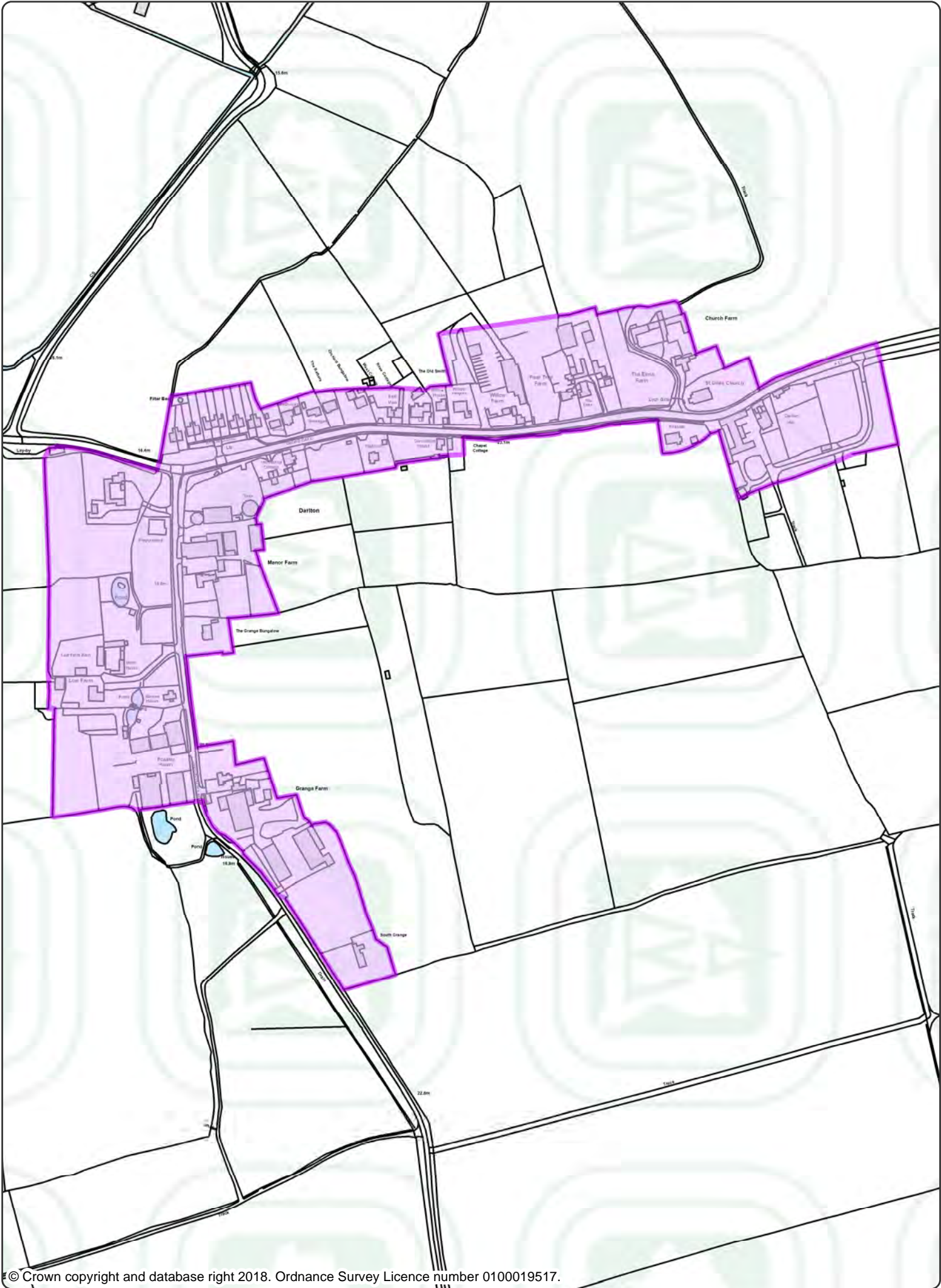


# Cuckney



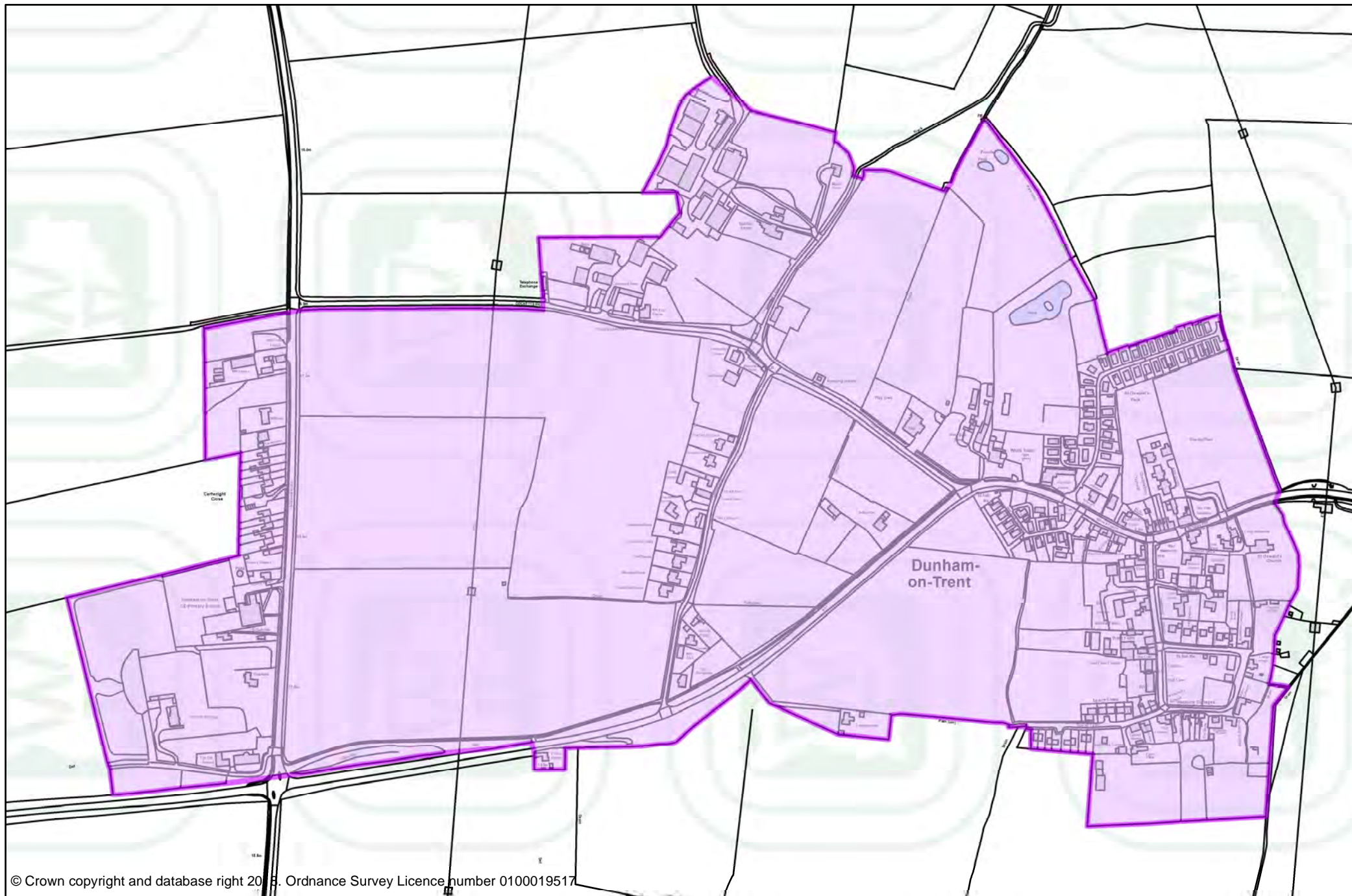
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# Dunham on Trent



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The map shows the village of East Drayton, Kent, with a large area highlighted in pink. The highlighted area includes residential streets, a church (St. Peter's Church), a school (St. Peter's C of E School), and a large industrial or commercial area (Manor Works Farm). The map also shows surrounding roads, including the A20 and A249, and other nearby locations like West Drayton and Drayton.

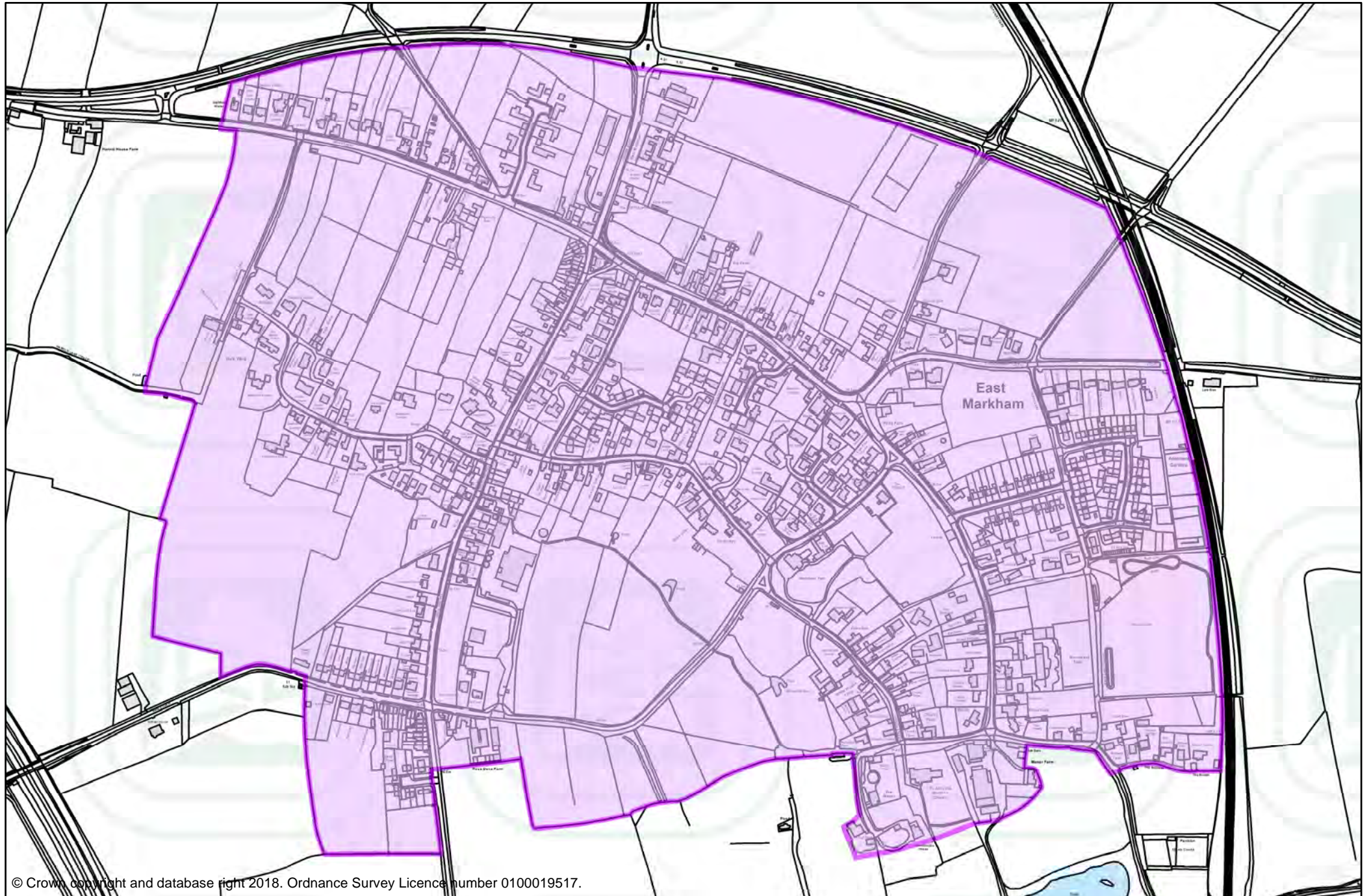
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**Bassetlaw**  
 DISTRICT COUNCIL  
 North Nottinghamshire





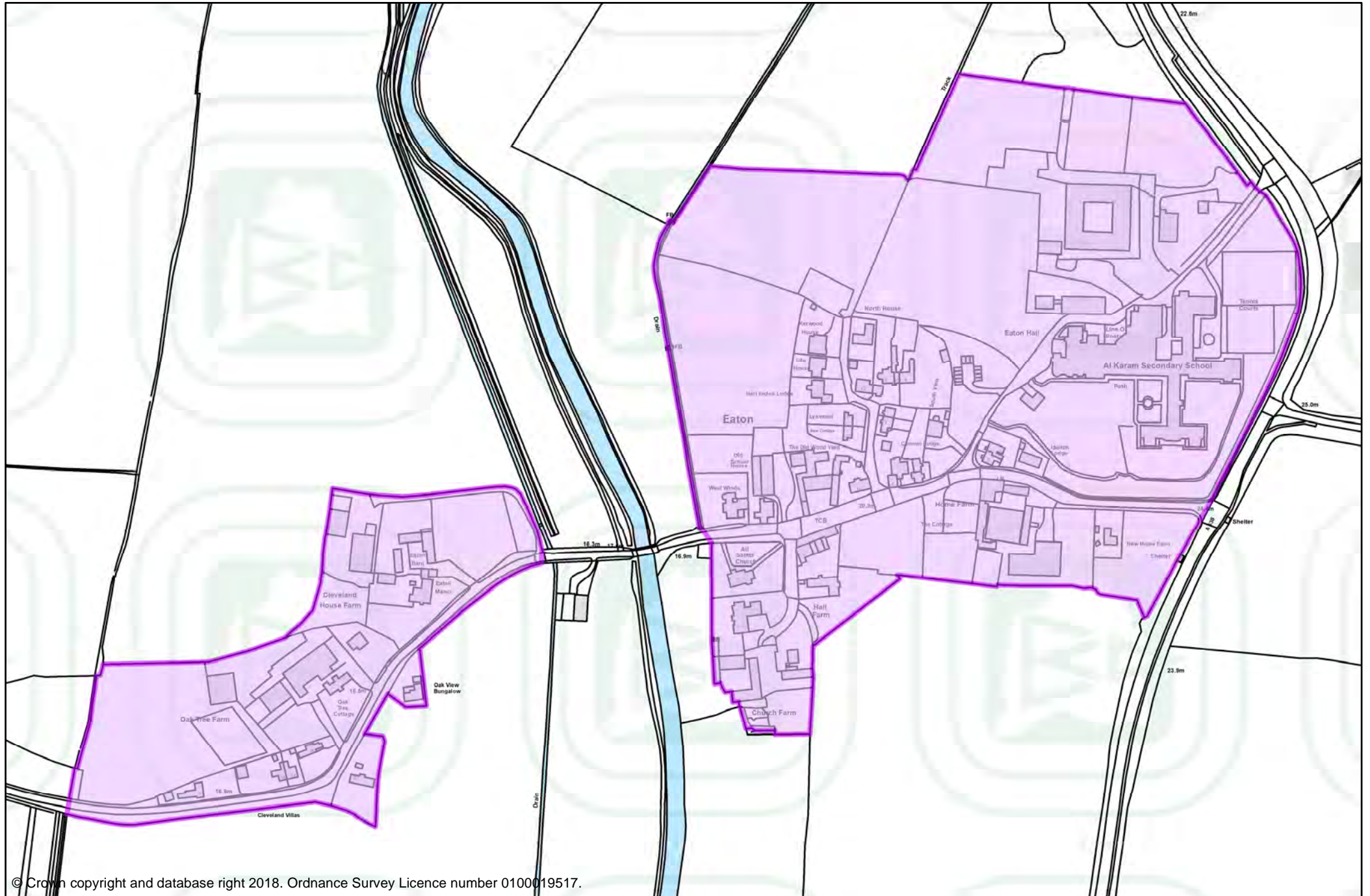
# East Markham



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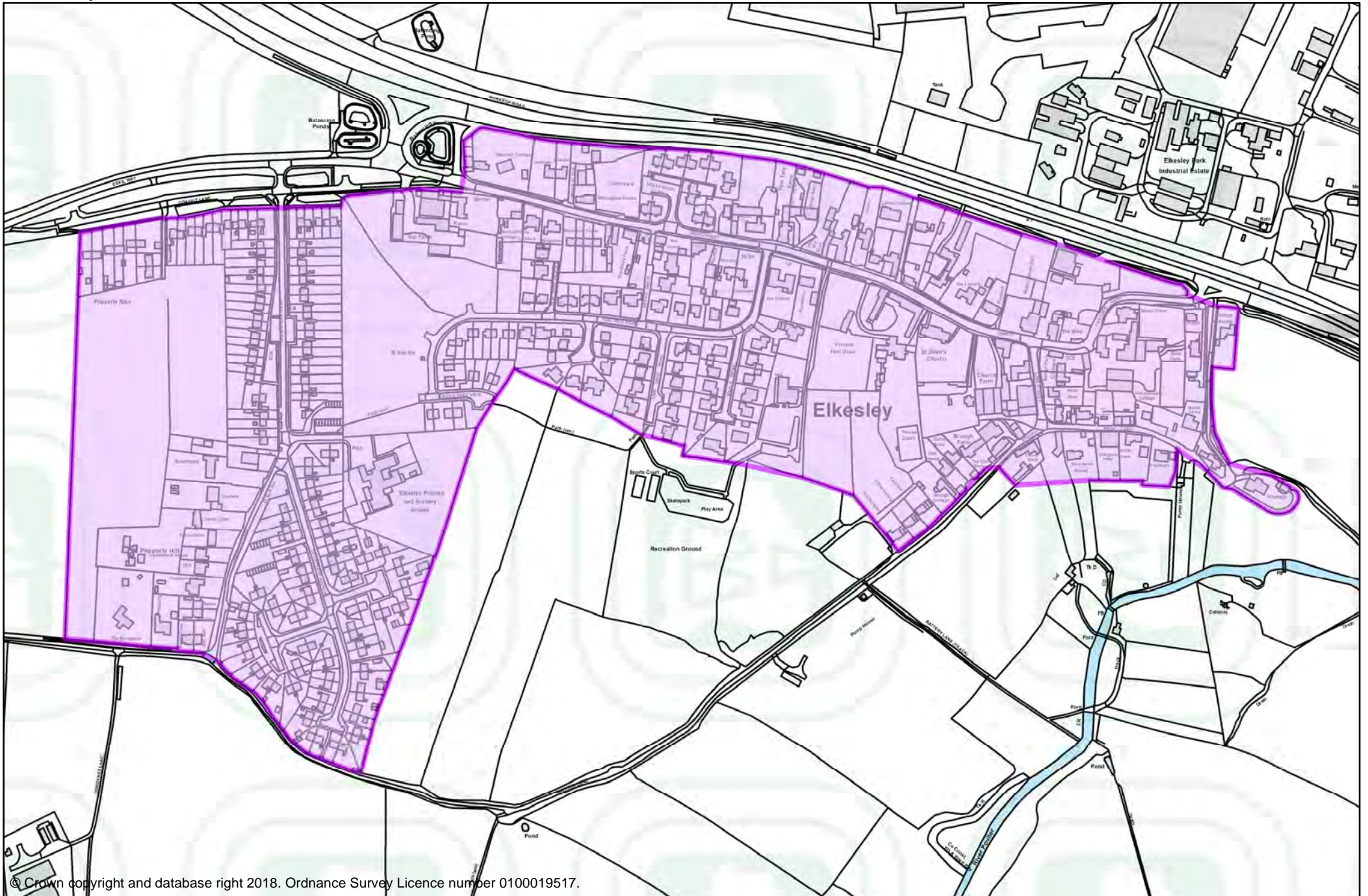
# Eaton



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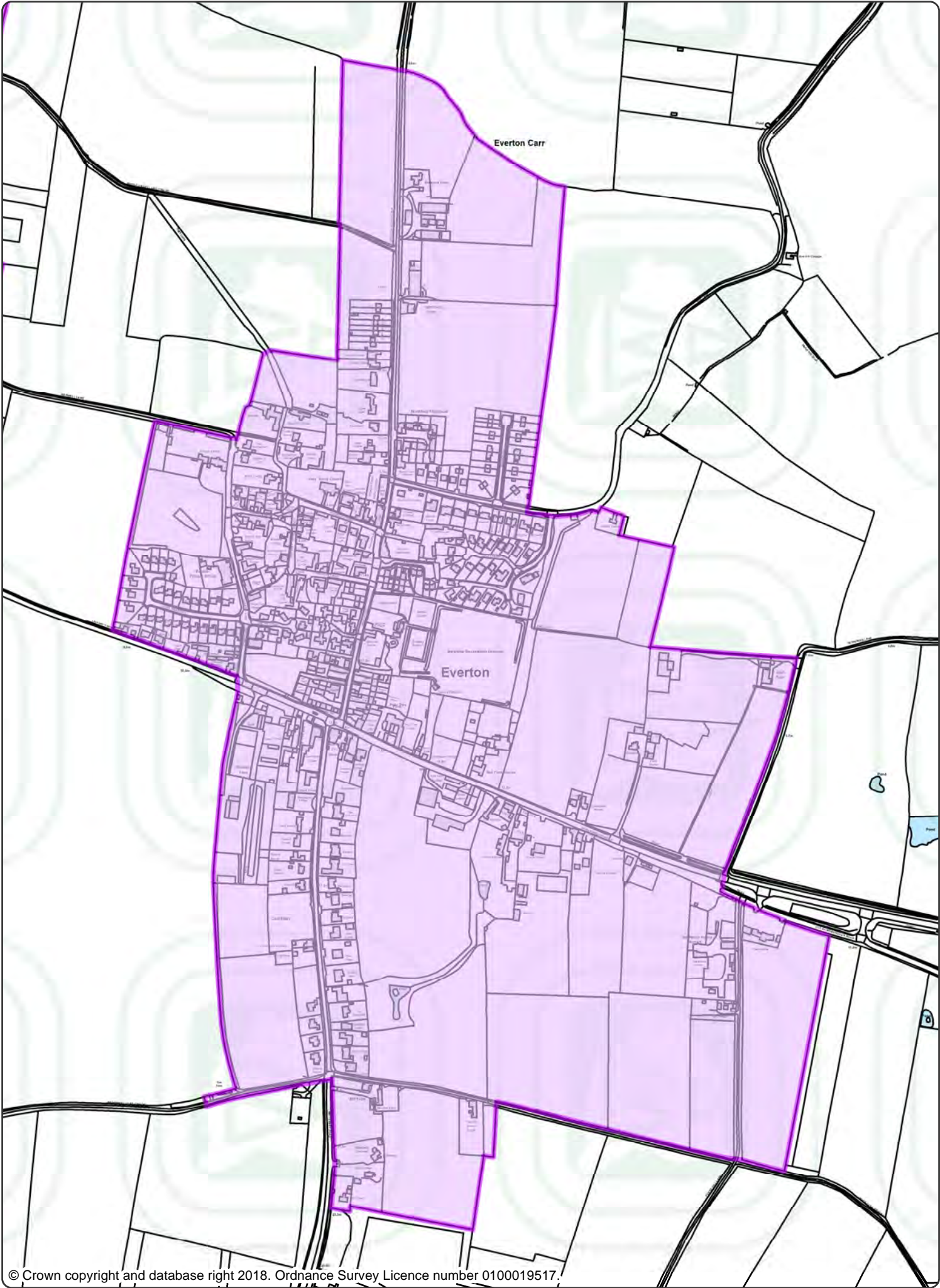
# Elkesley



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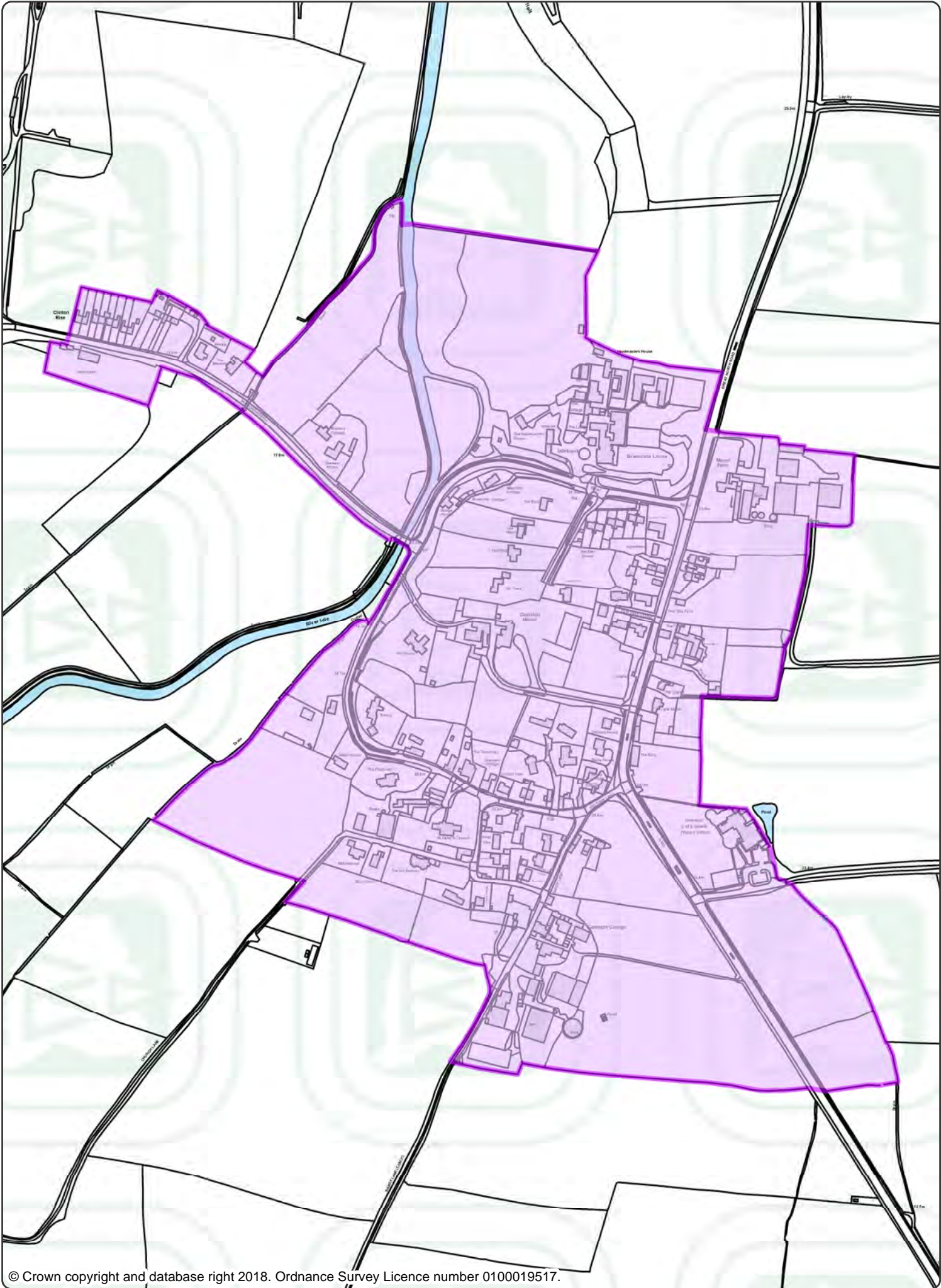
Everton



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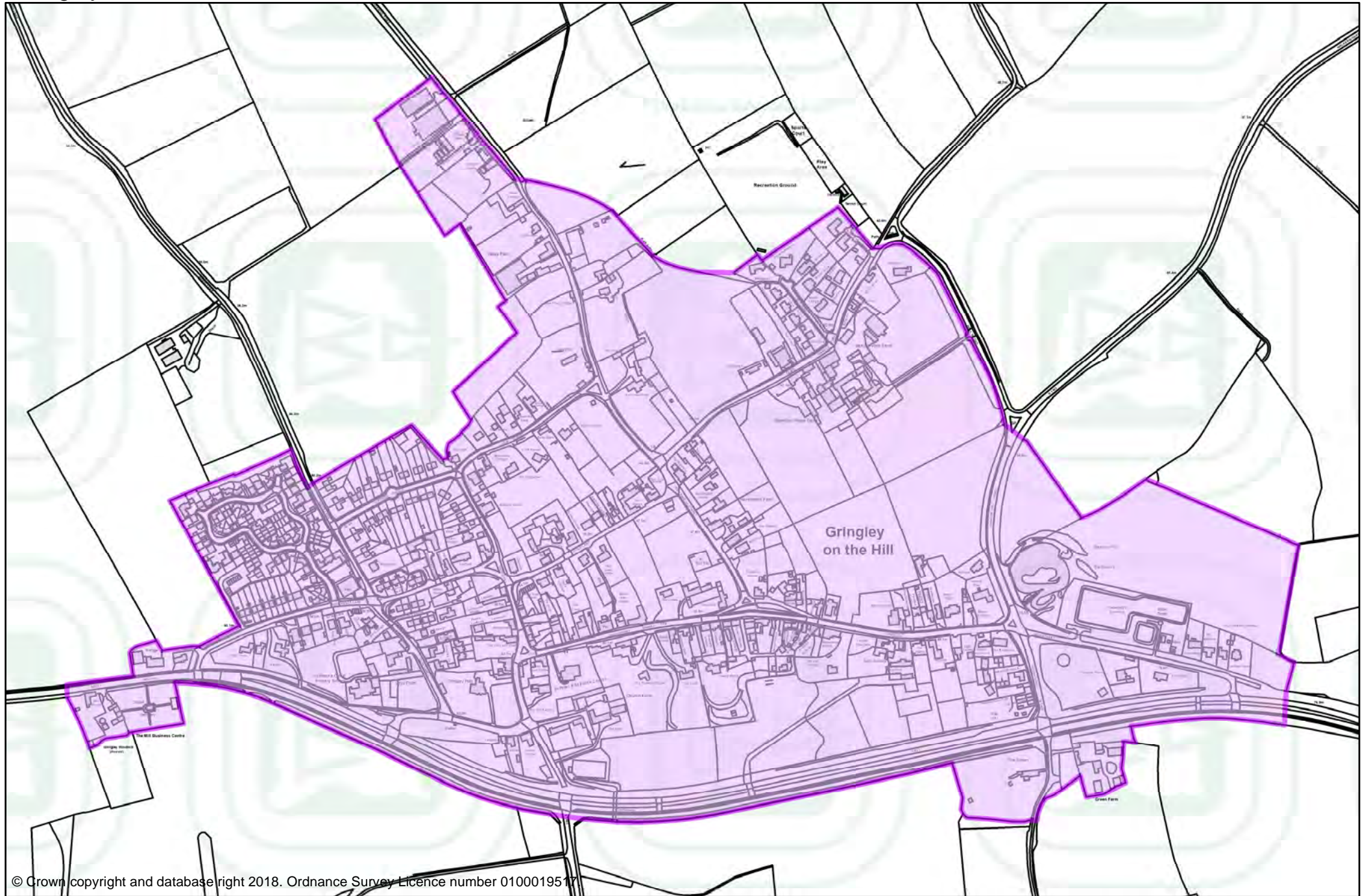
Gamston



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# Gringley on the Hill



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This map shows a rural area in Dorset, England, with a large area highlighted in pink. The highlighted area includes several farms, a church, and various buildings. Key locations labeled include Bodway Poultry Farm, Home Farm, Grove, St Helen's Church, and Grove Grange Farm. The map also shows roads, a railway line, and a river. A scale bar indicates 79.4m.

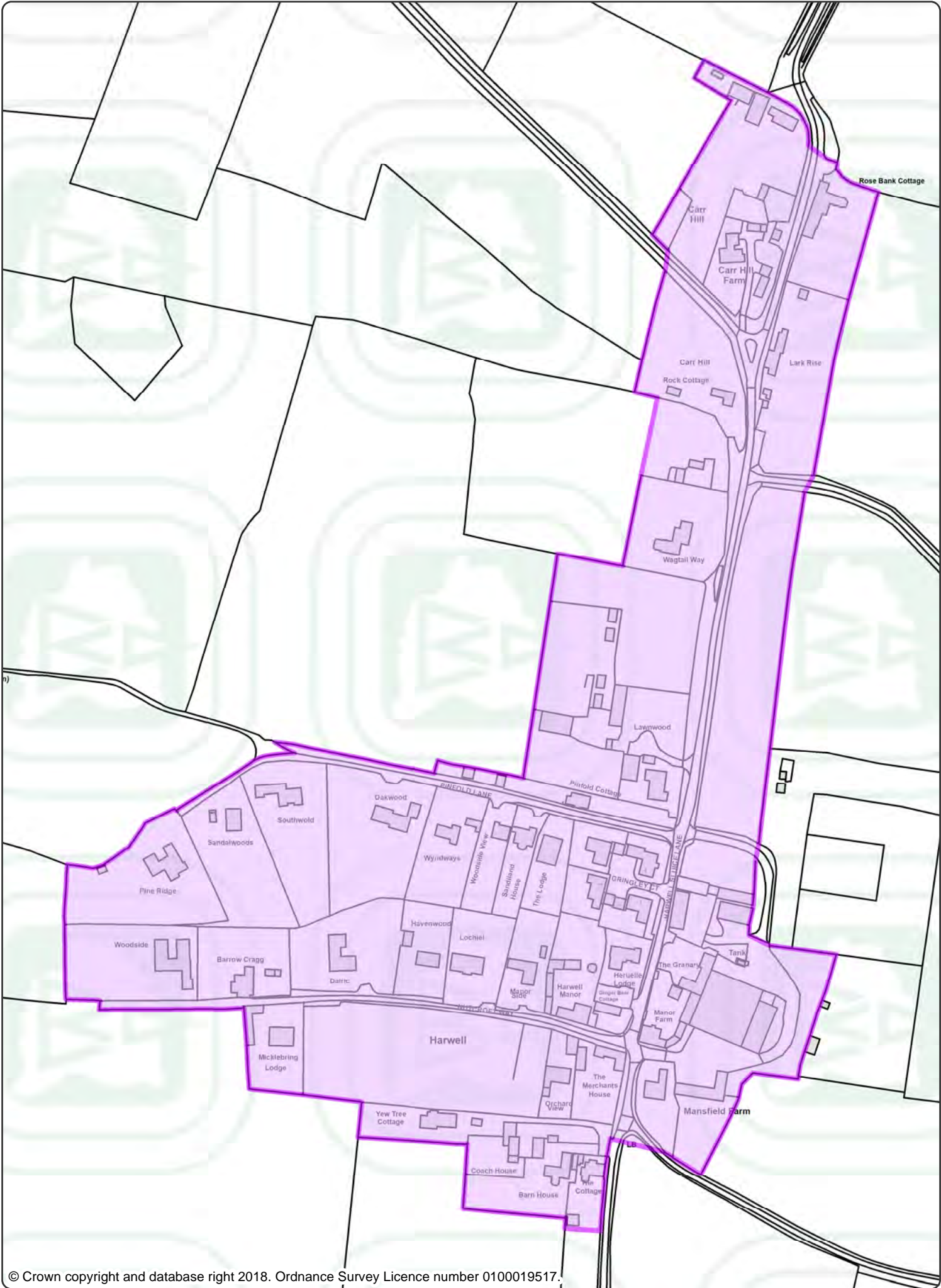
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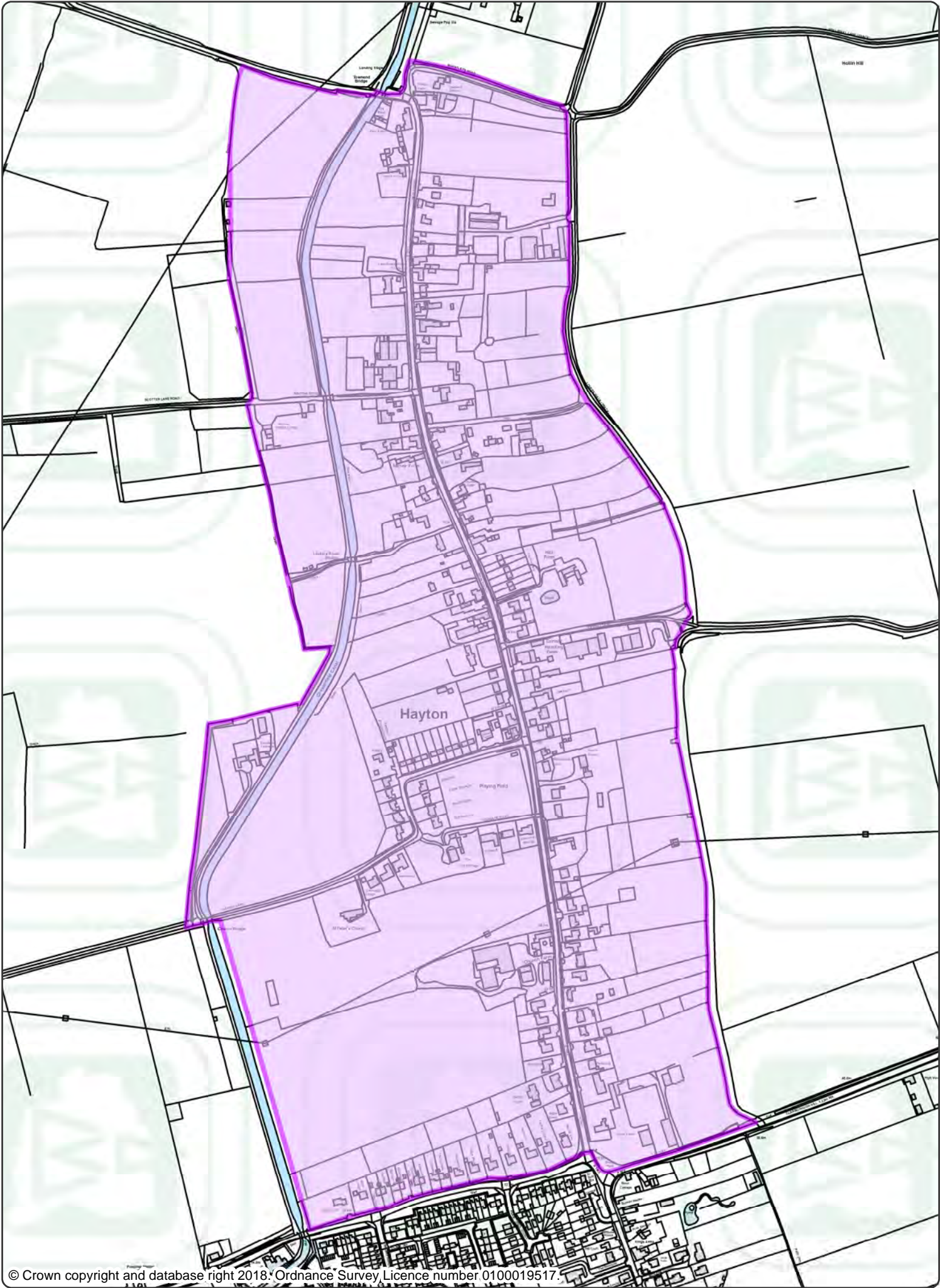
Harwell



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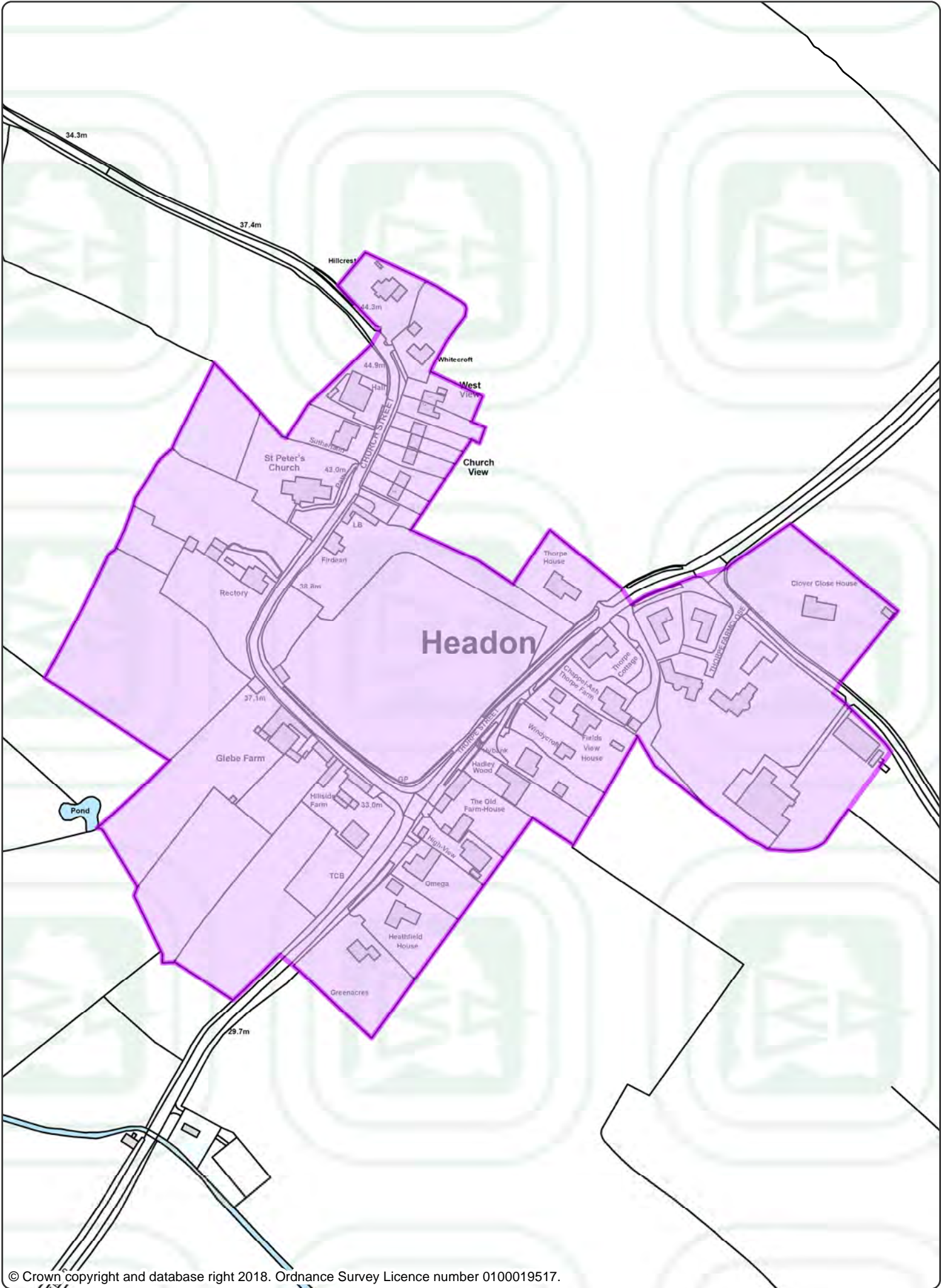
Hayton



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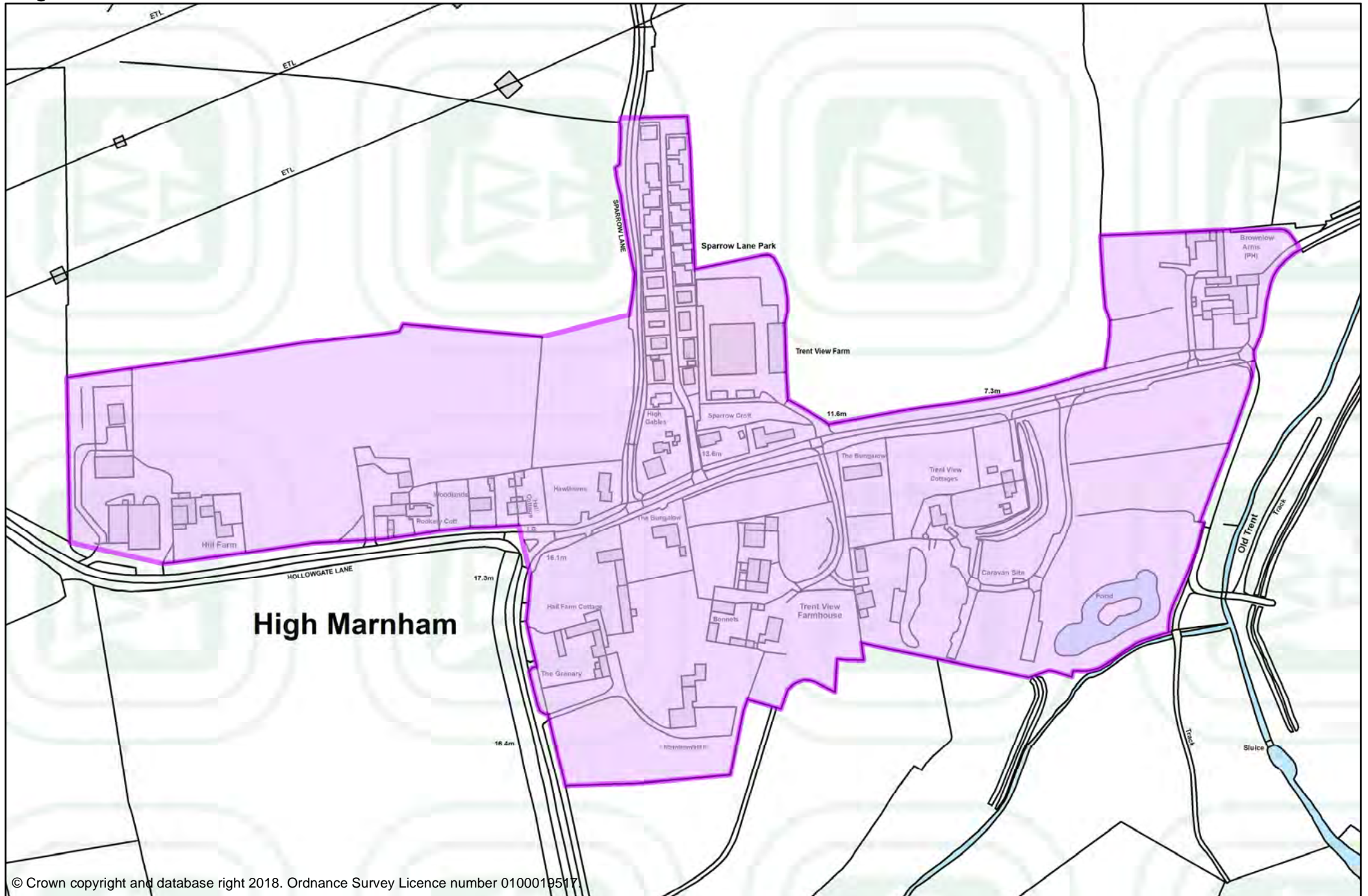


Headon



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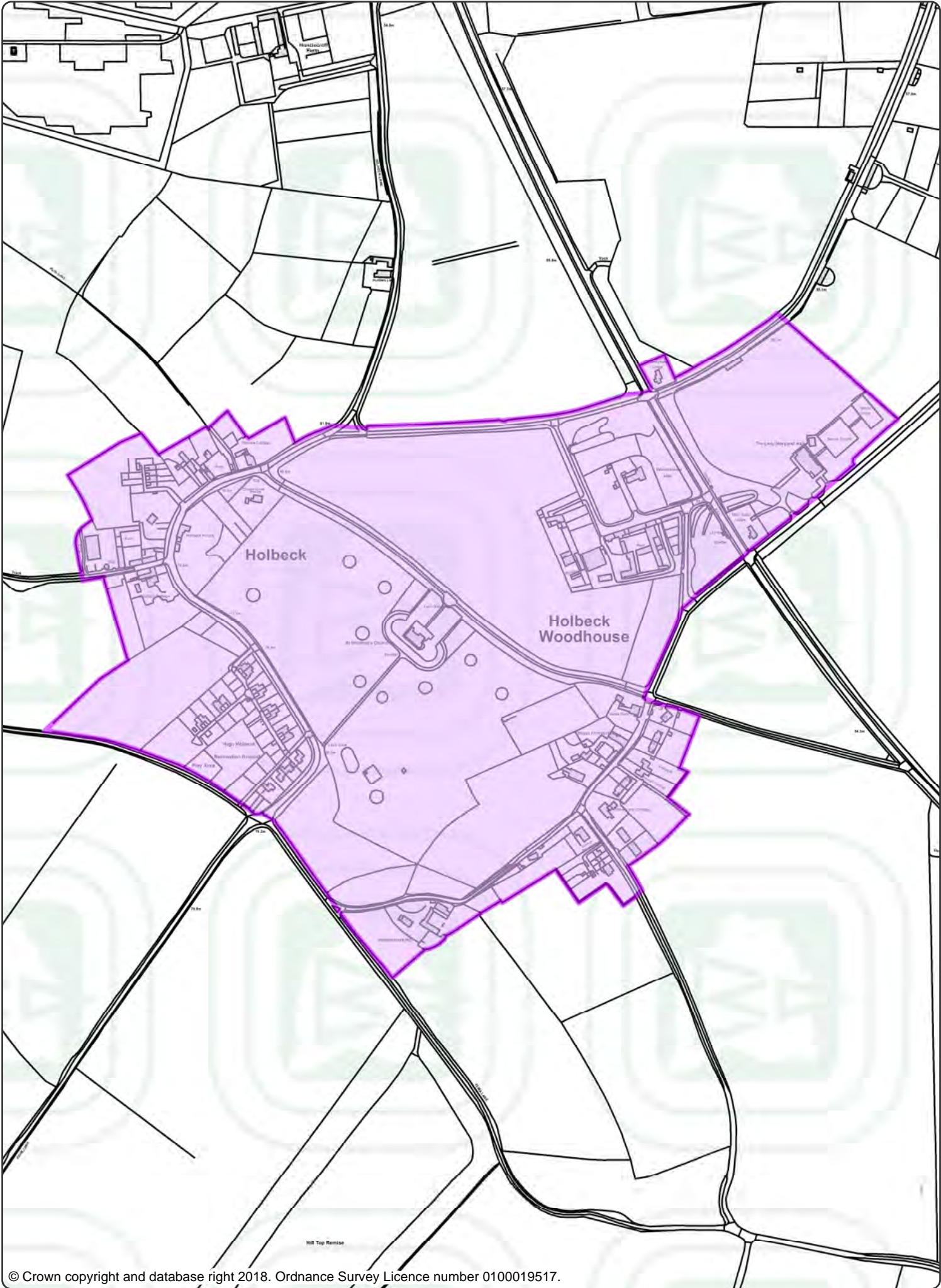
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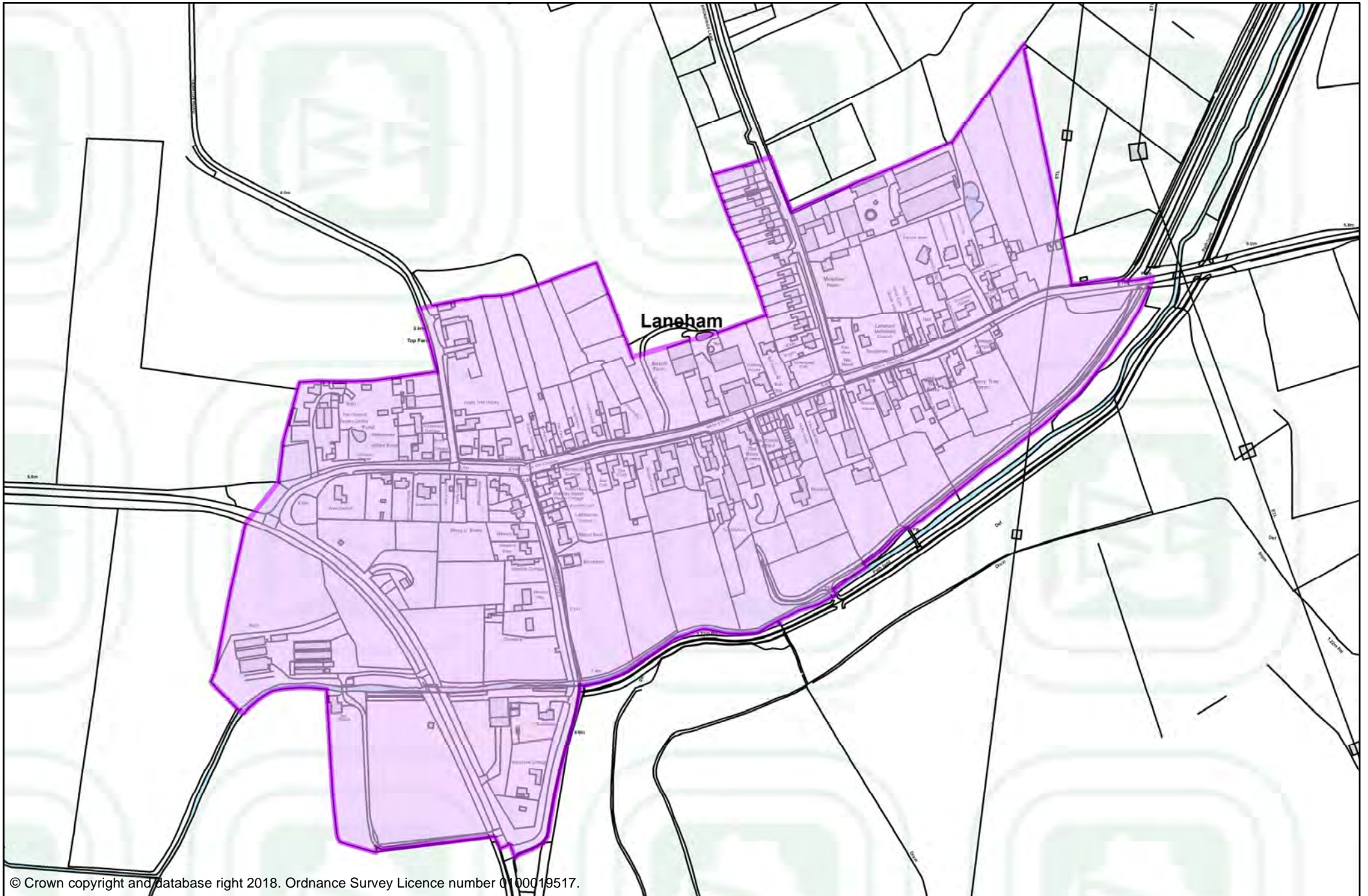
Holbeck



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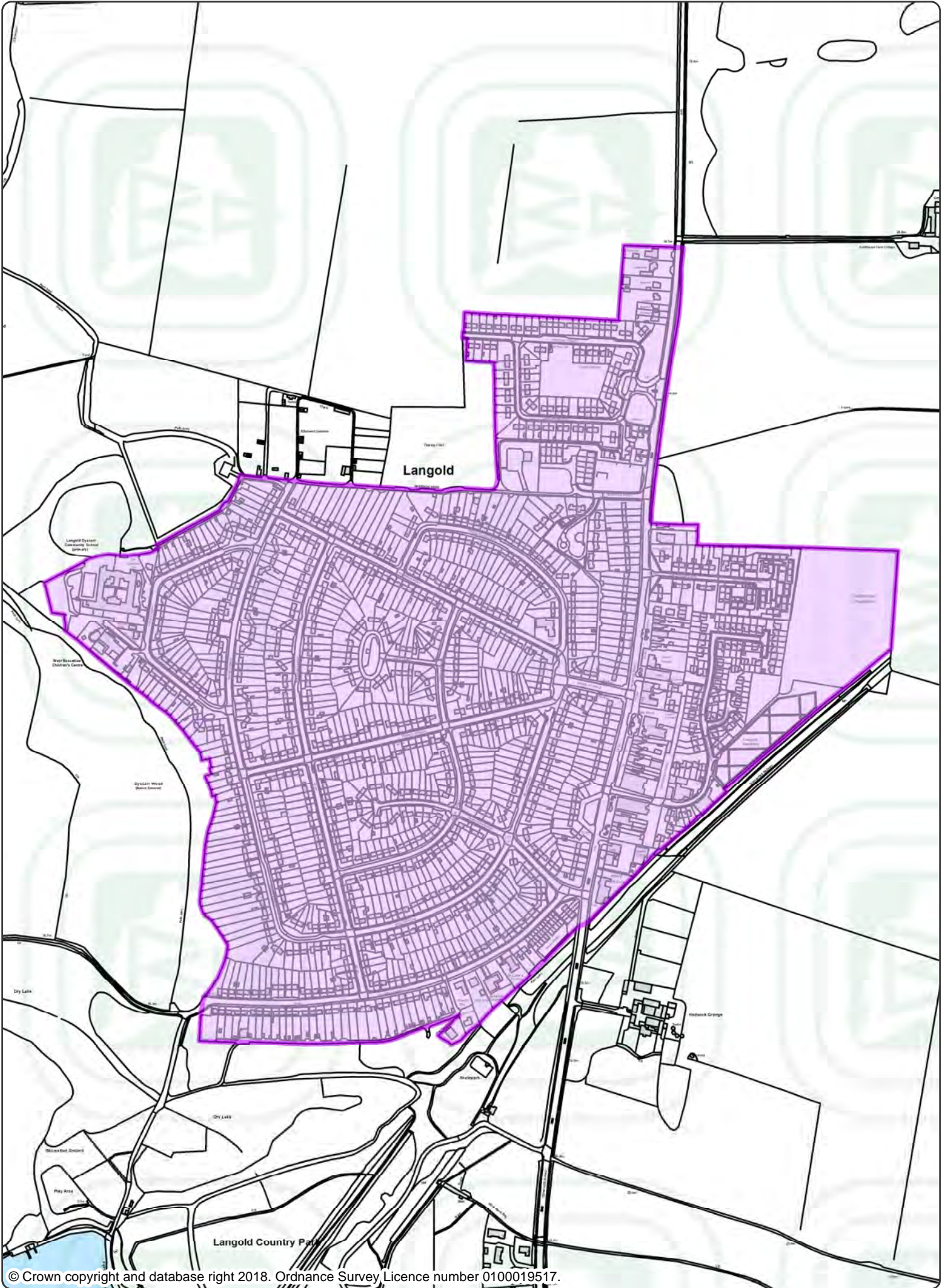
# Laneham



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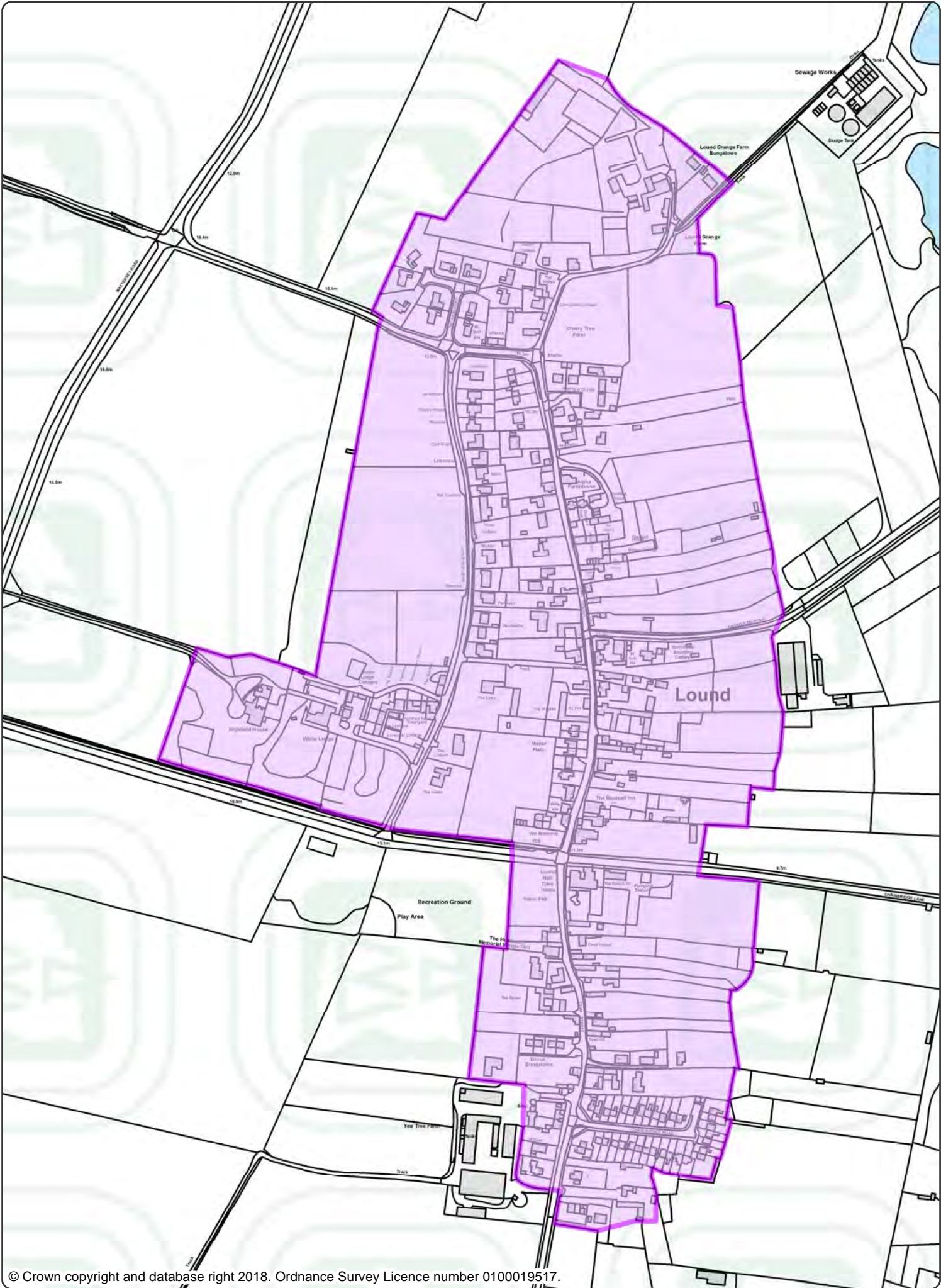
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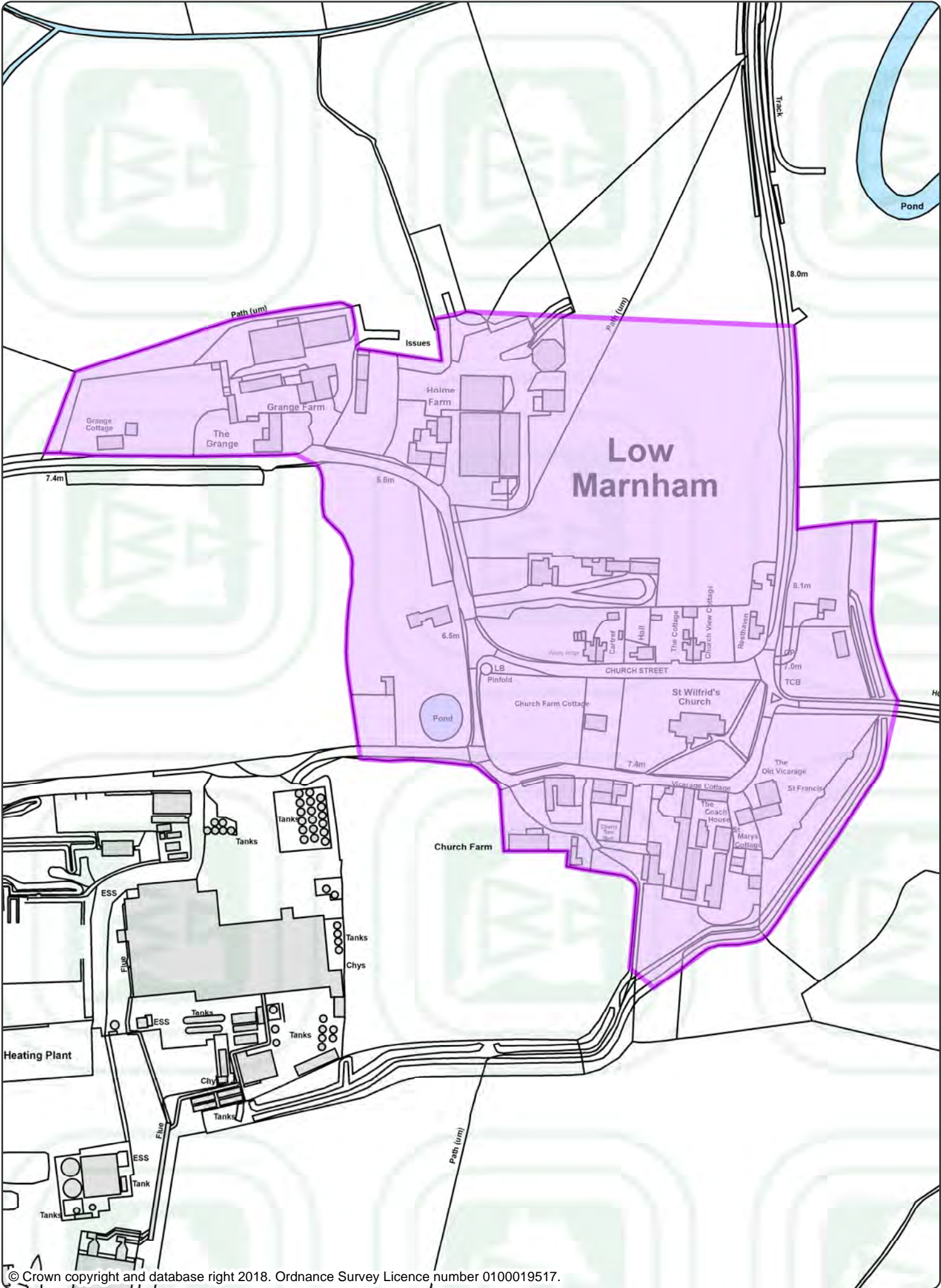
Lound



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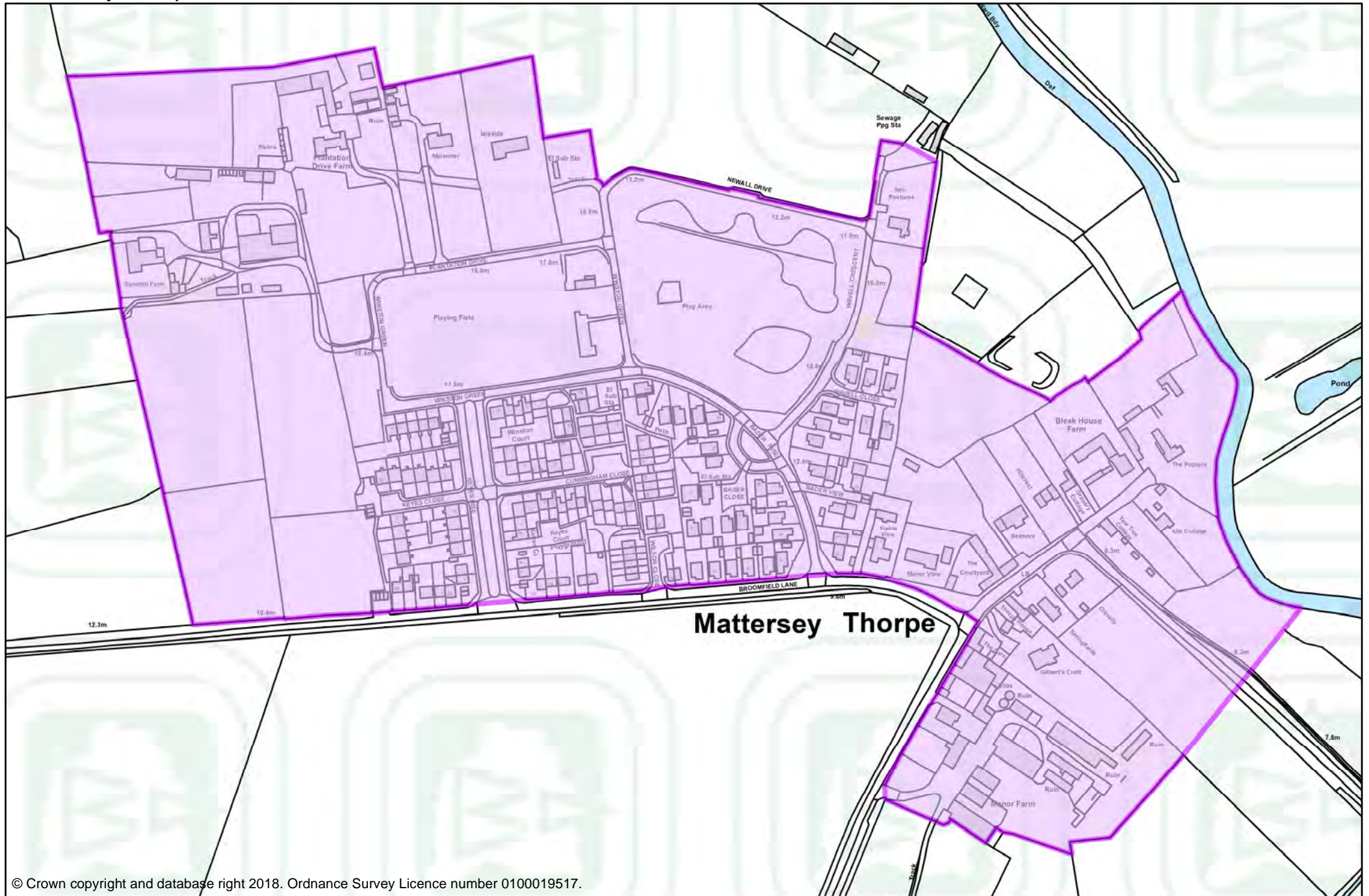
Low Marnham



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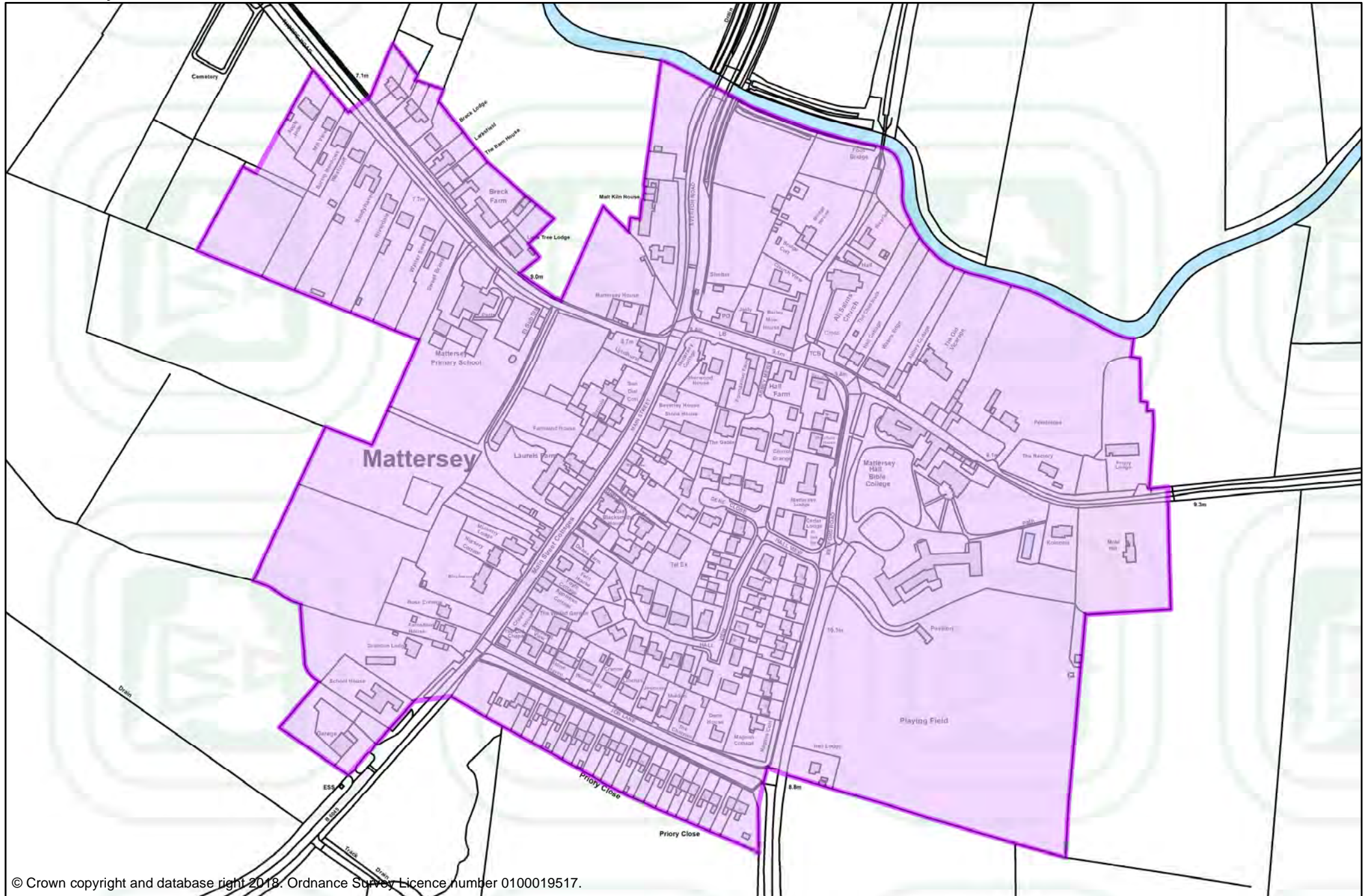
# Mattersey Thorpe



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# Mattersey



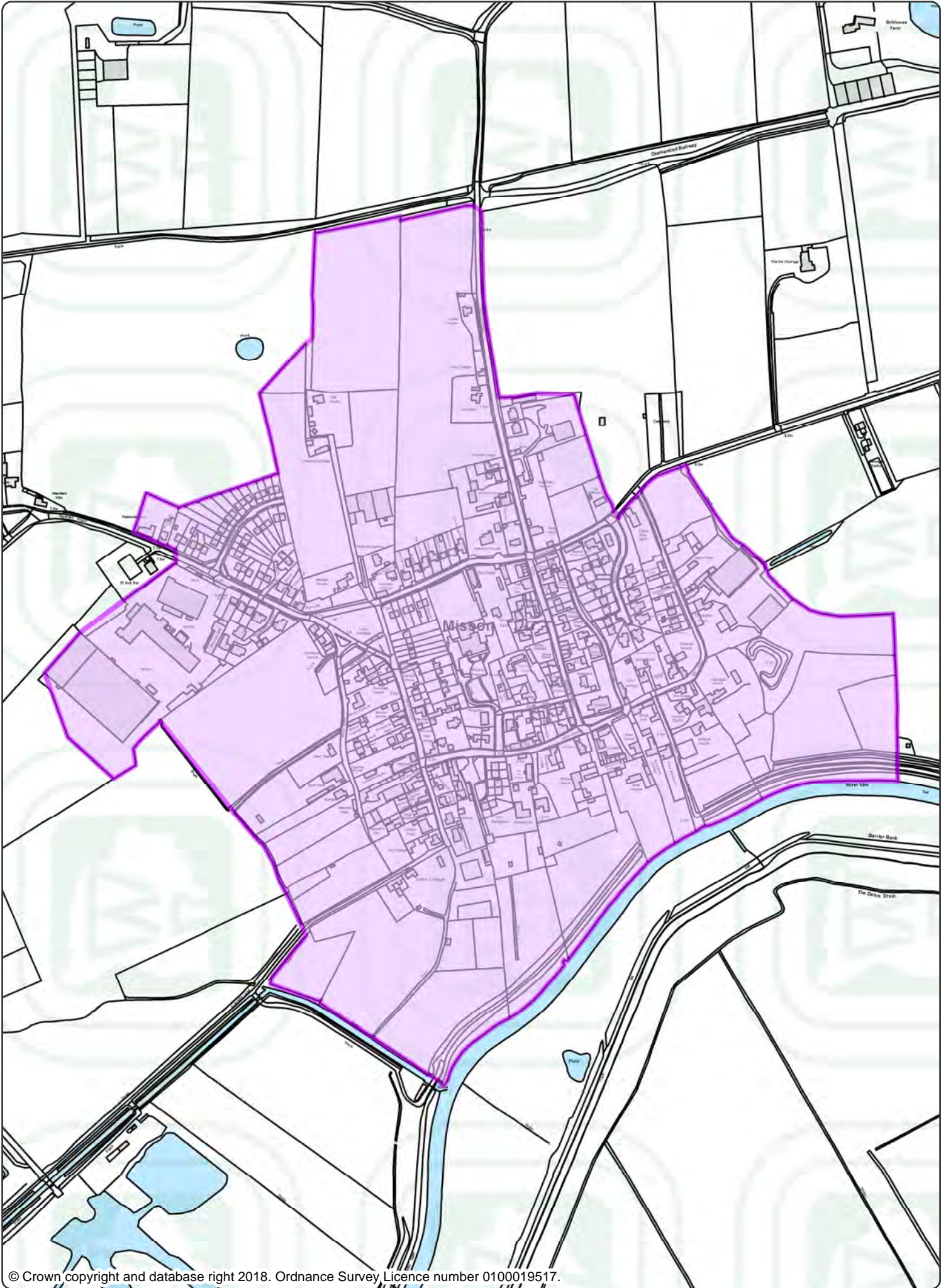
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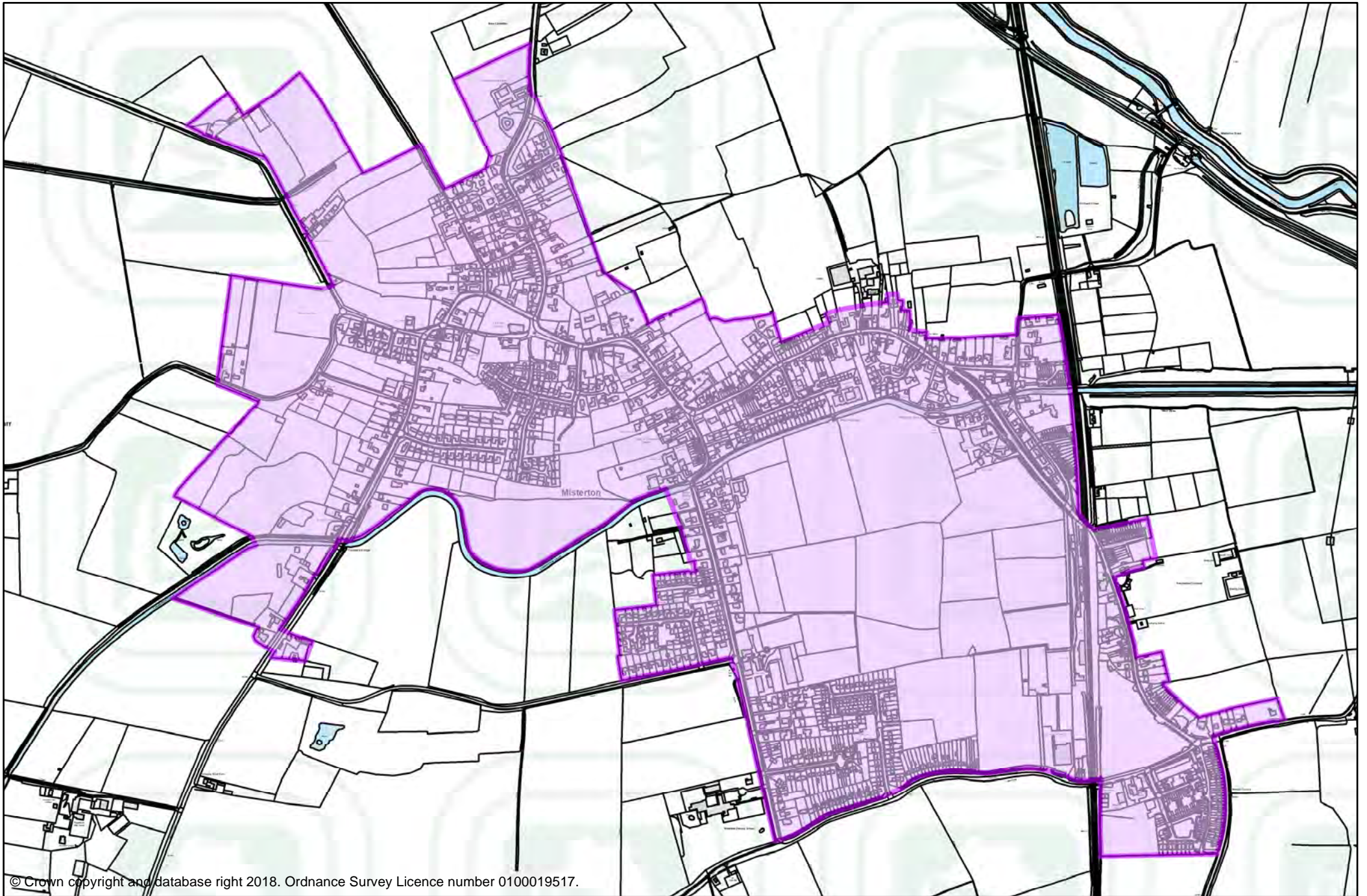
Misson



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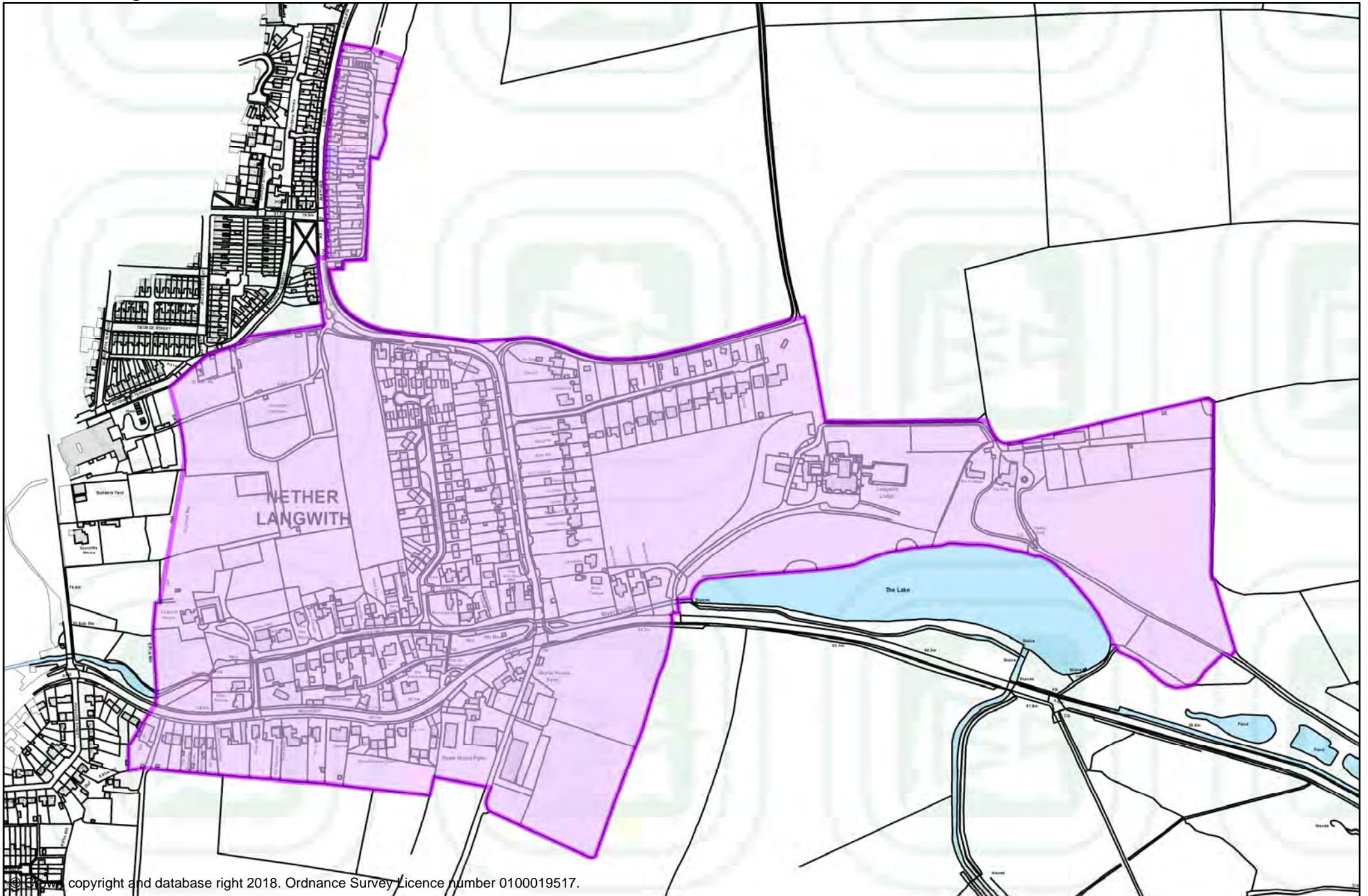
# Misterton



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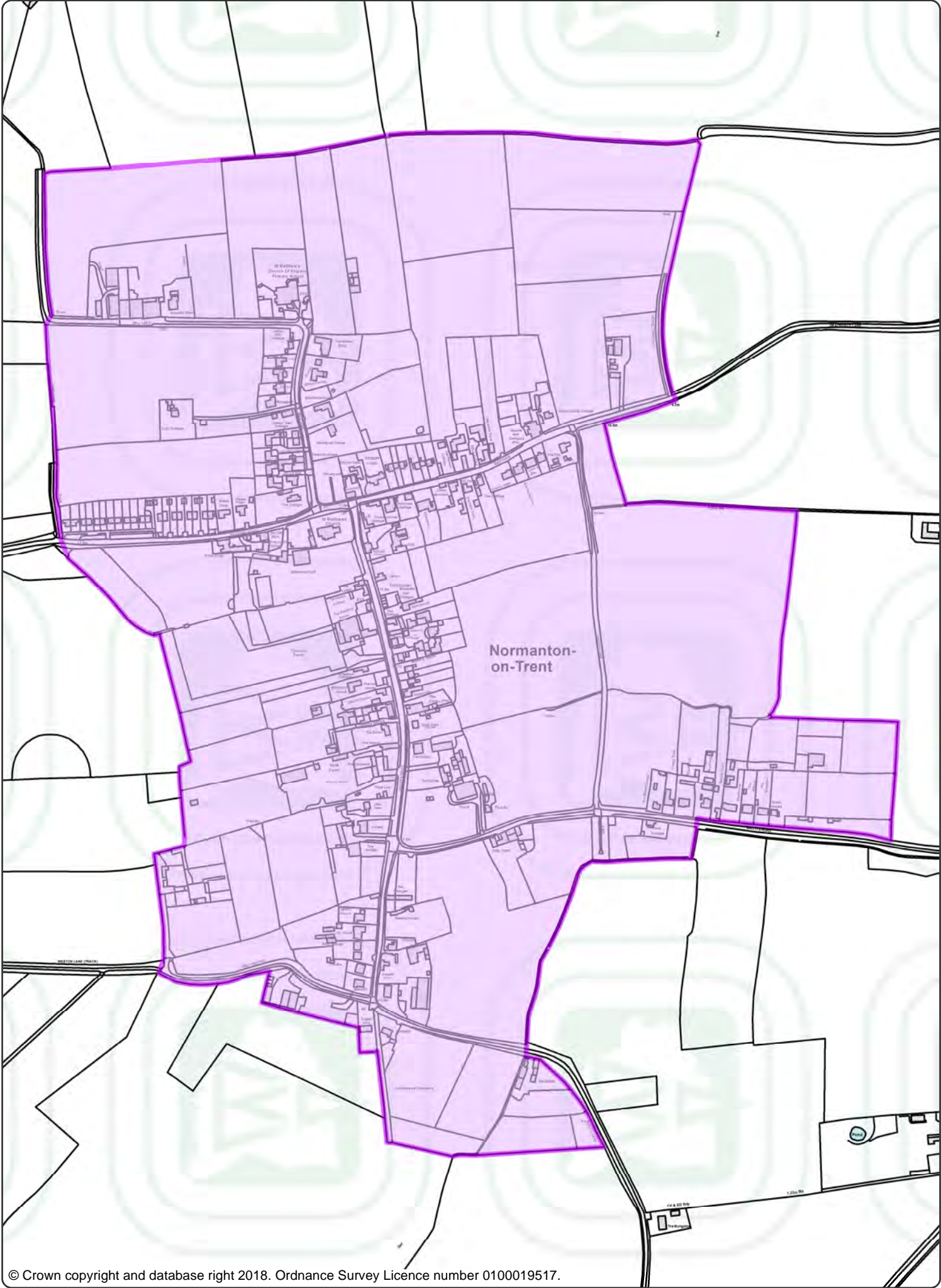
# Nether Langwith



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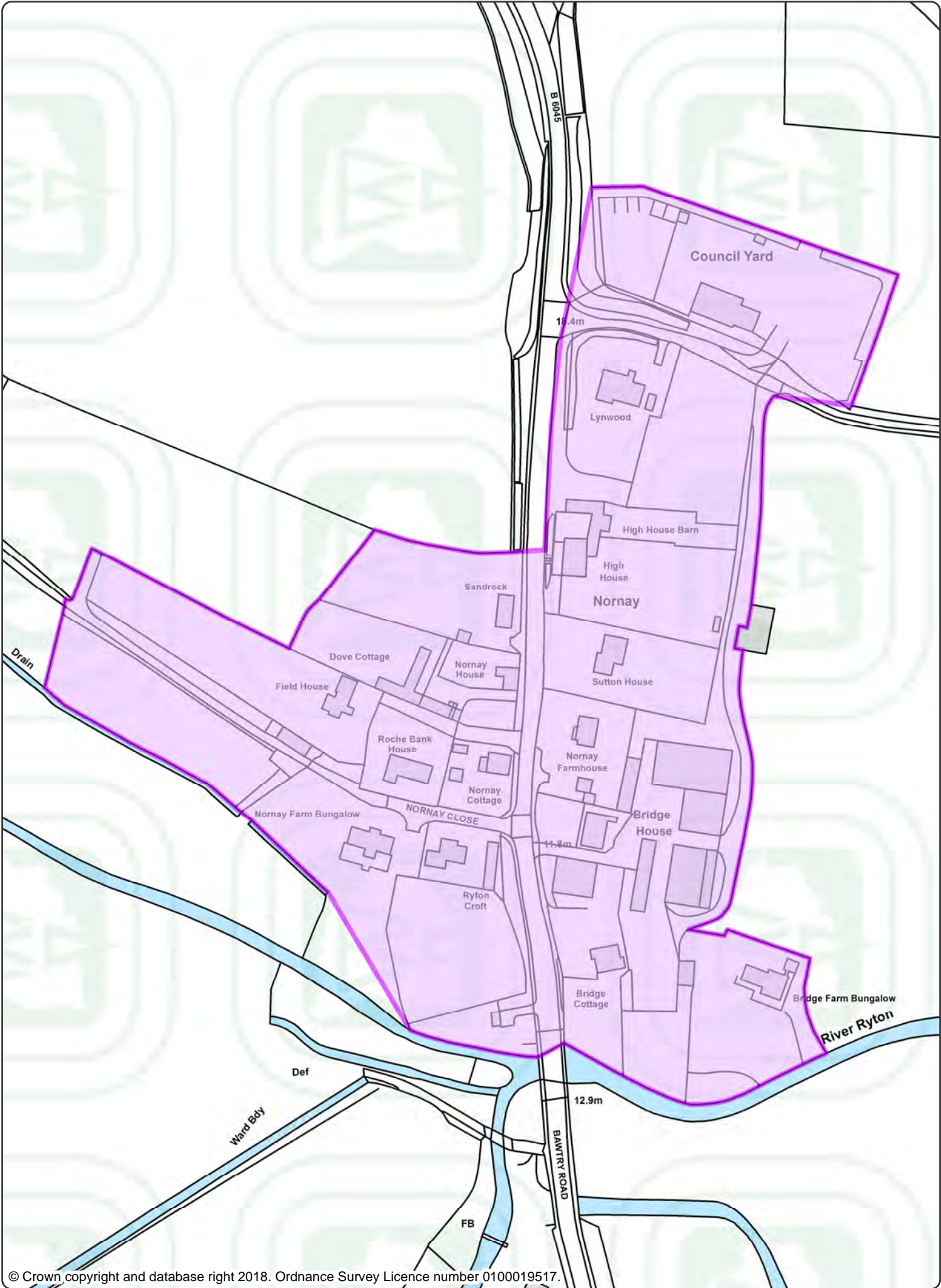
Normanton on Trent



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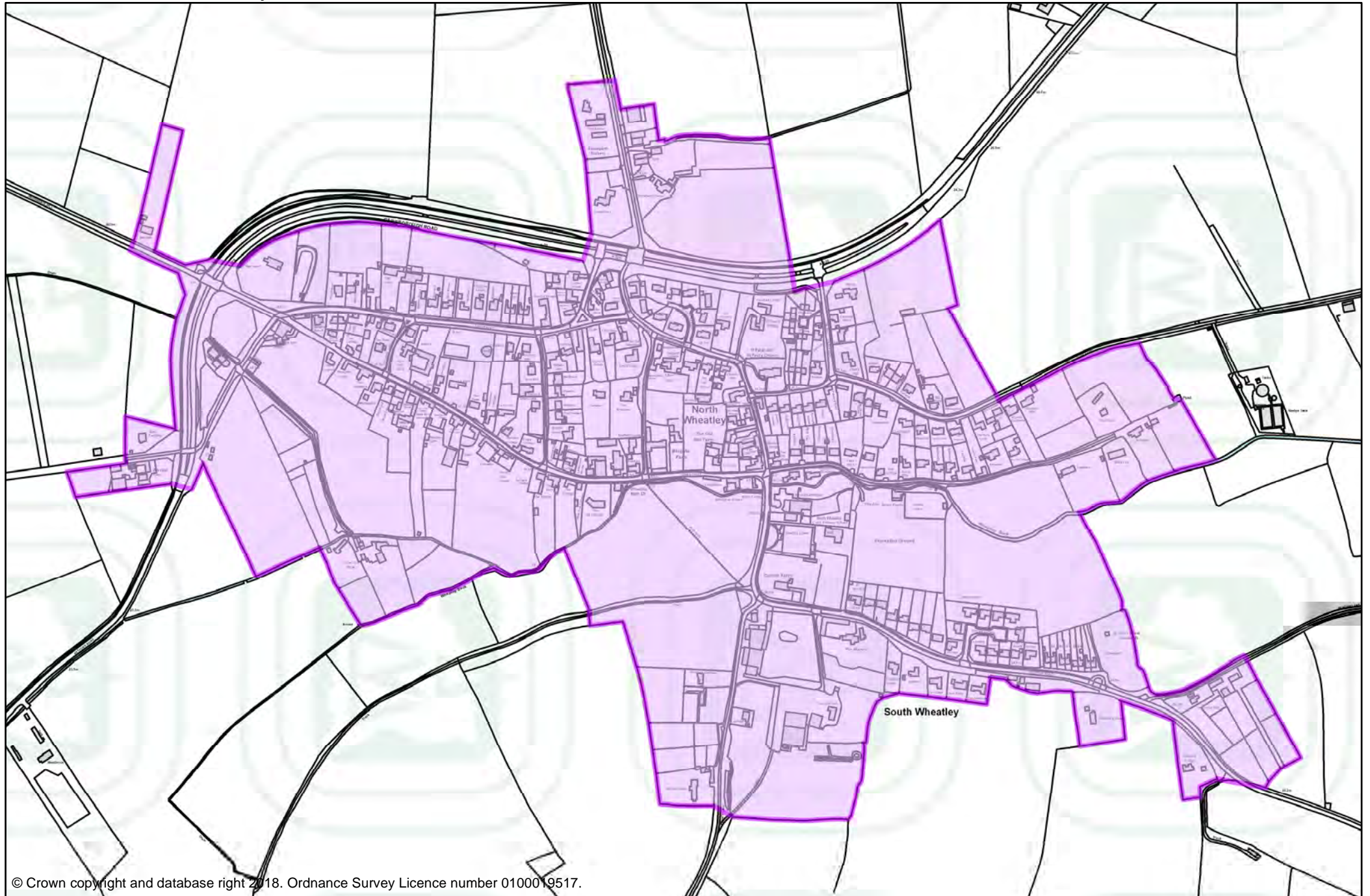
Nornay



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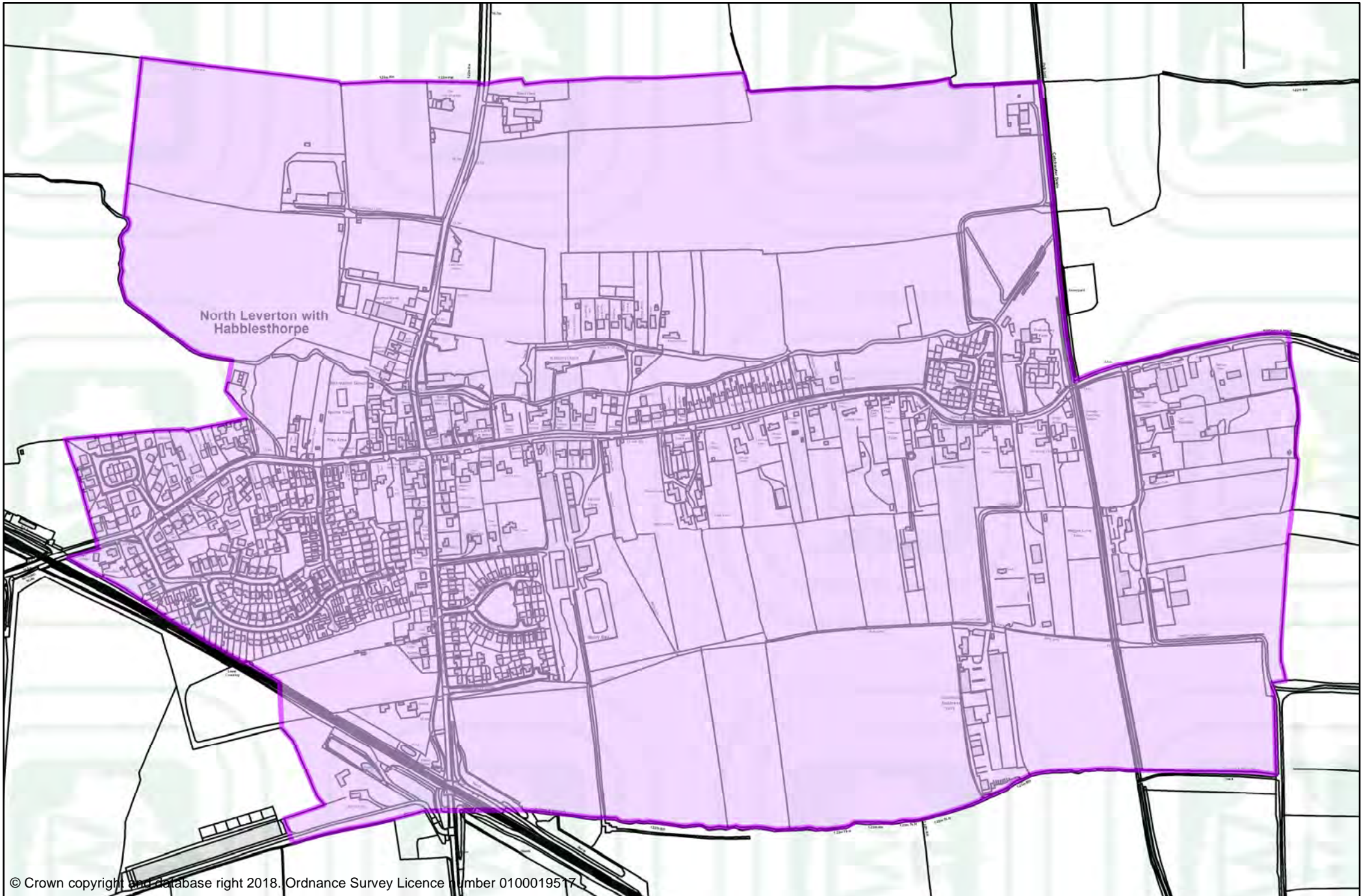
# North & South Wheatley



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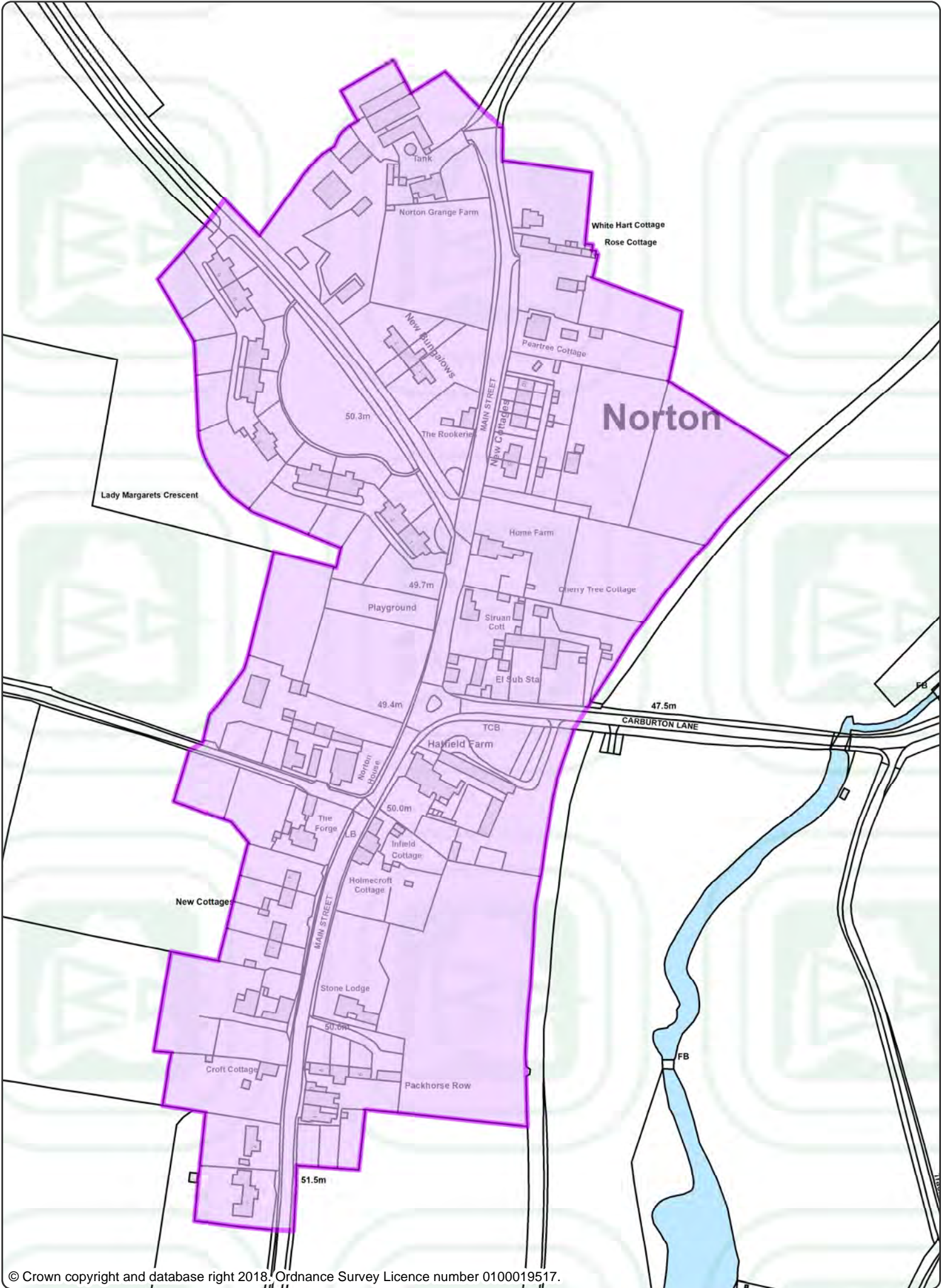
# North Leverton



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Norton



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[illegible]

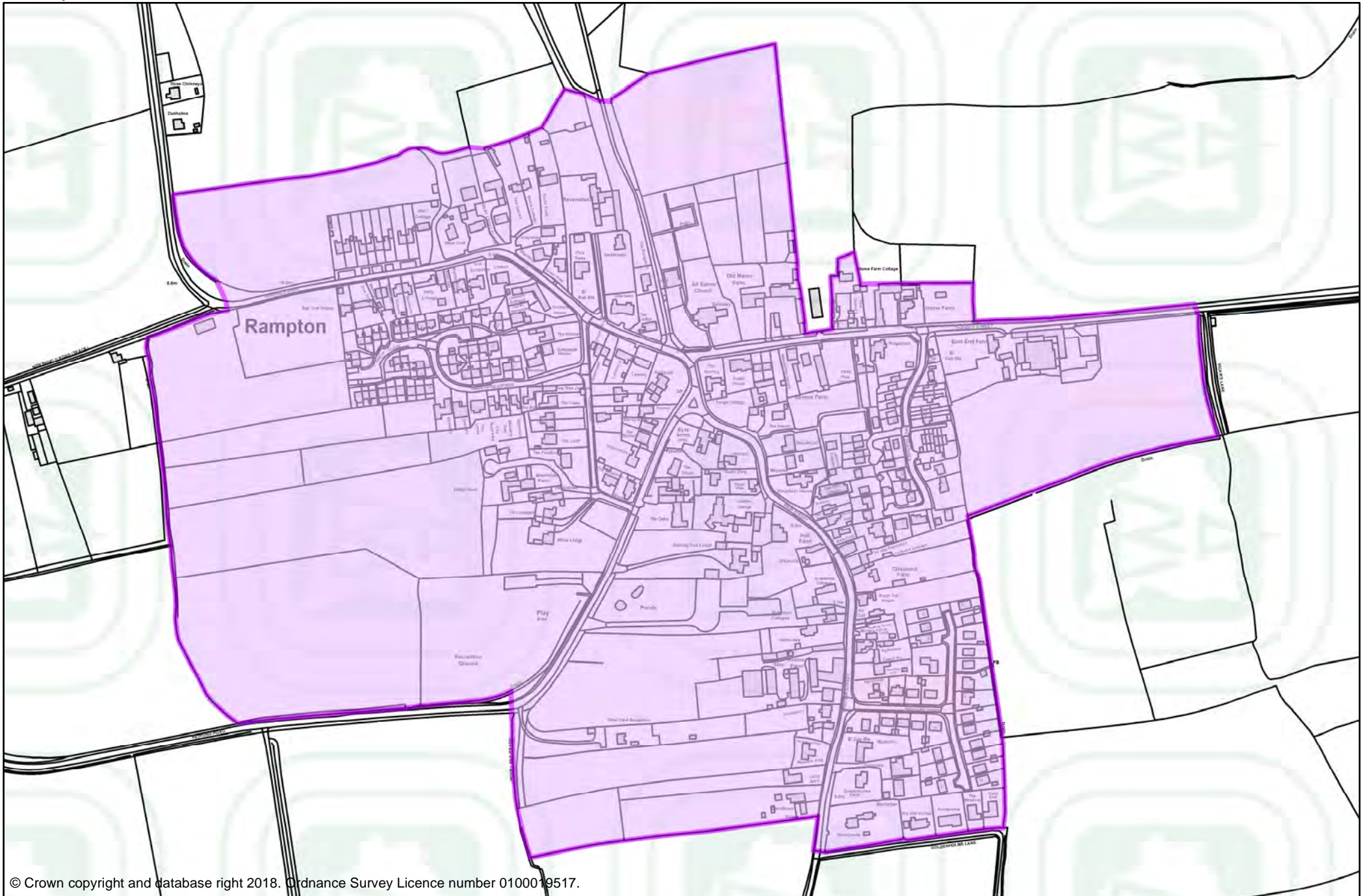
**Bassetlaw**  
DISTRICT COUNCIL  
North Nottinghamshire



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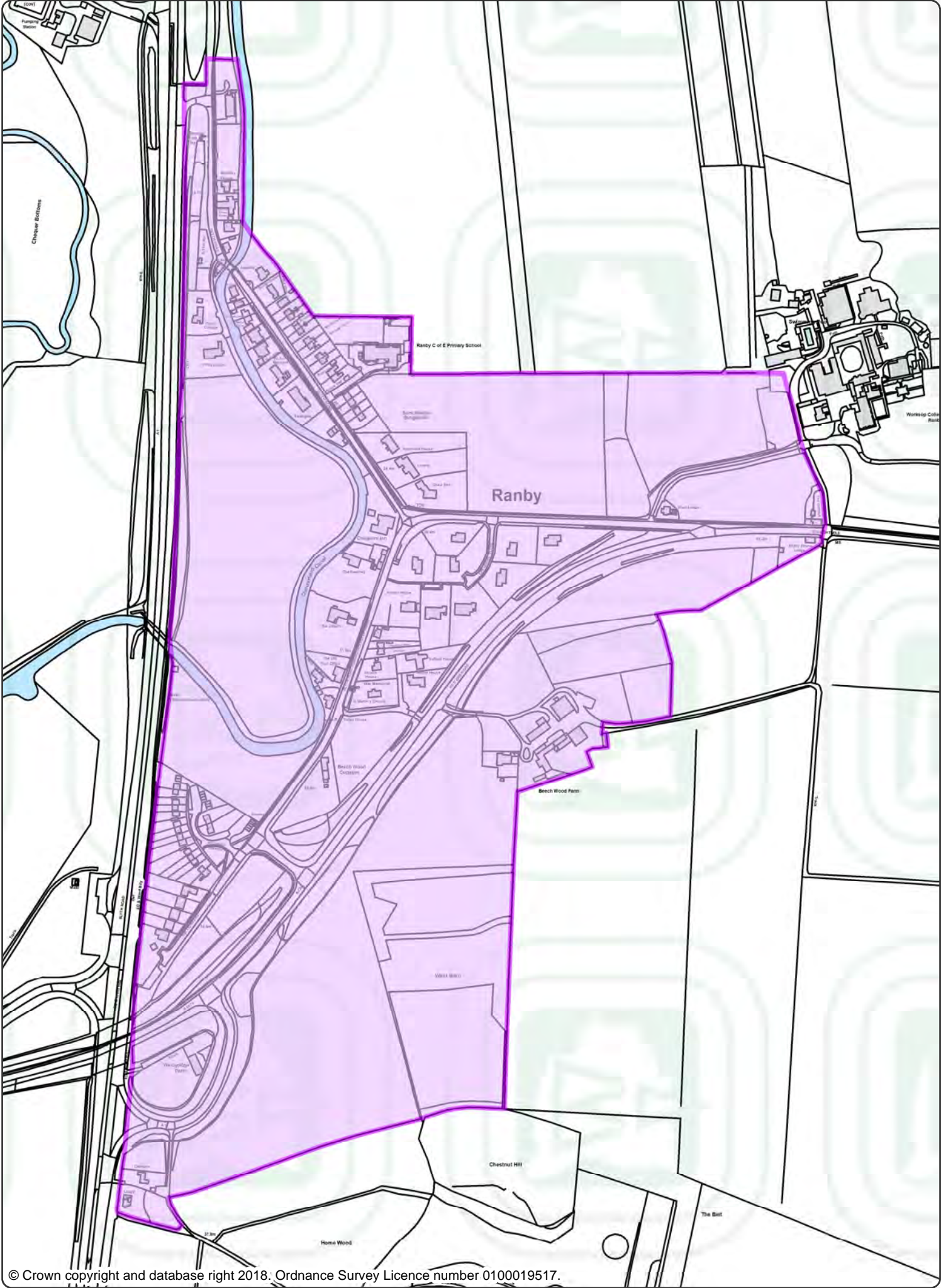
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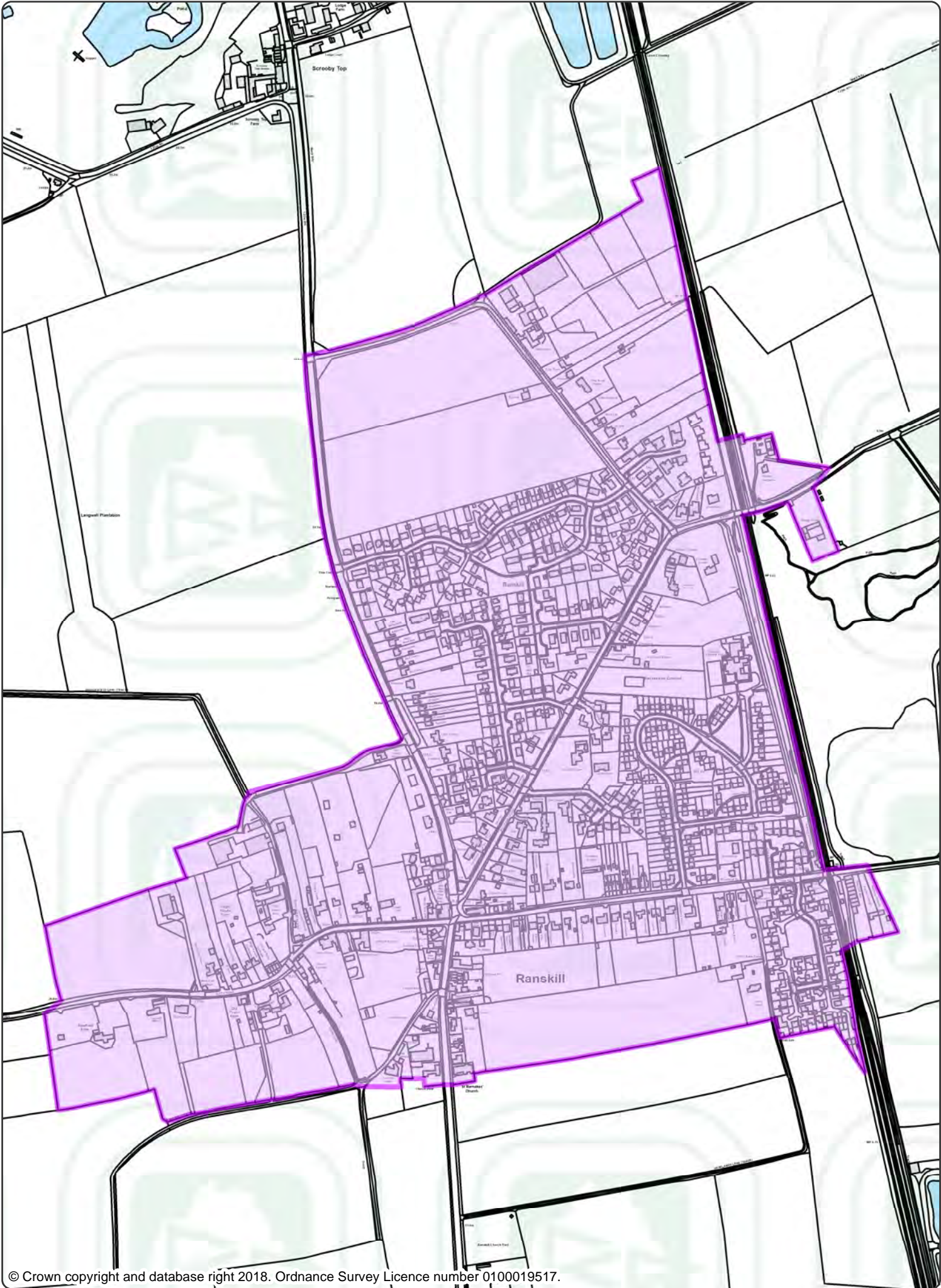
Ranby



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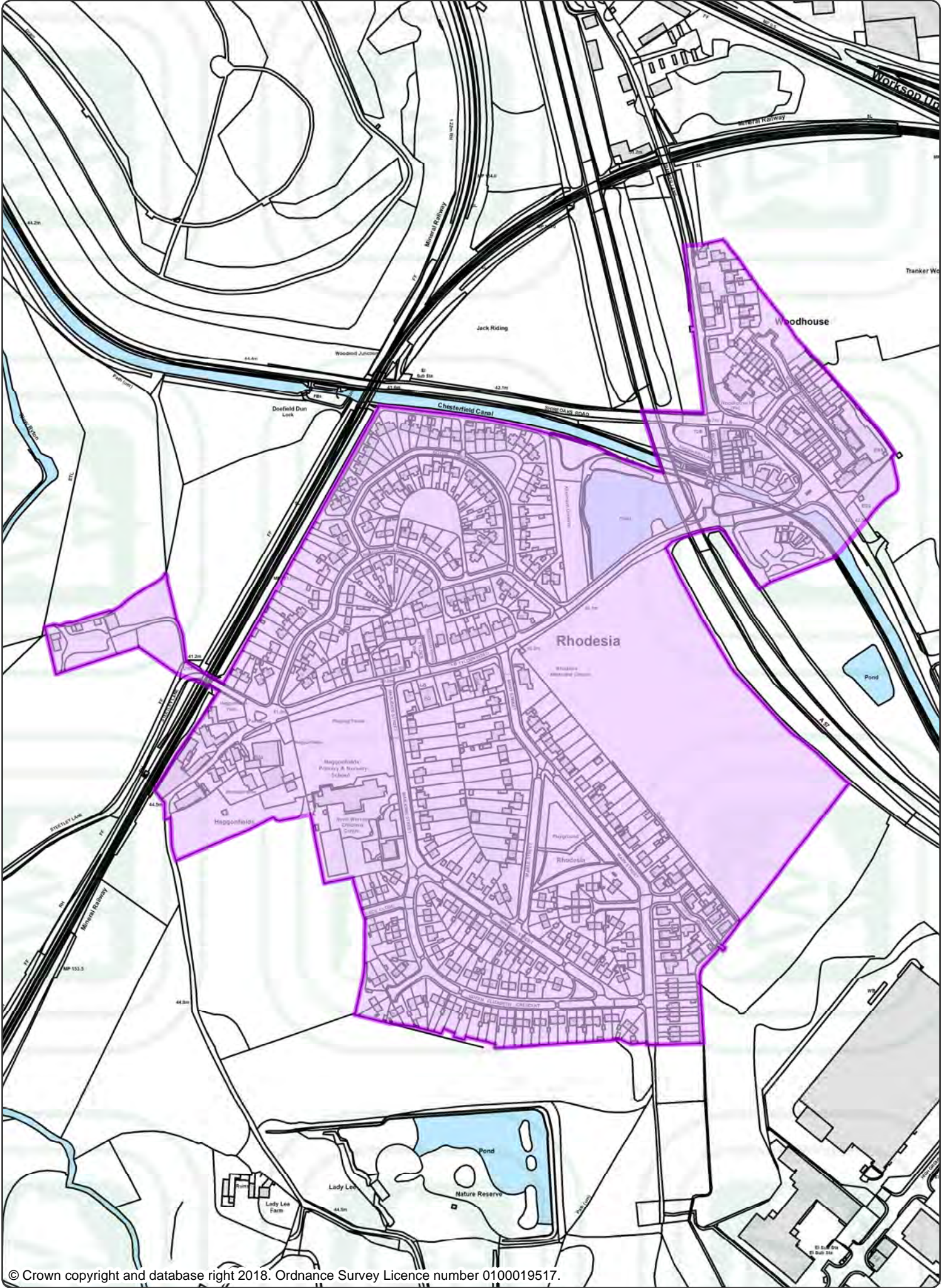
Ranskill



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Rhodesia



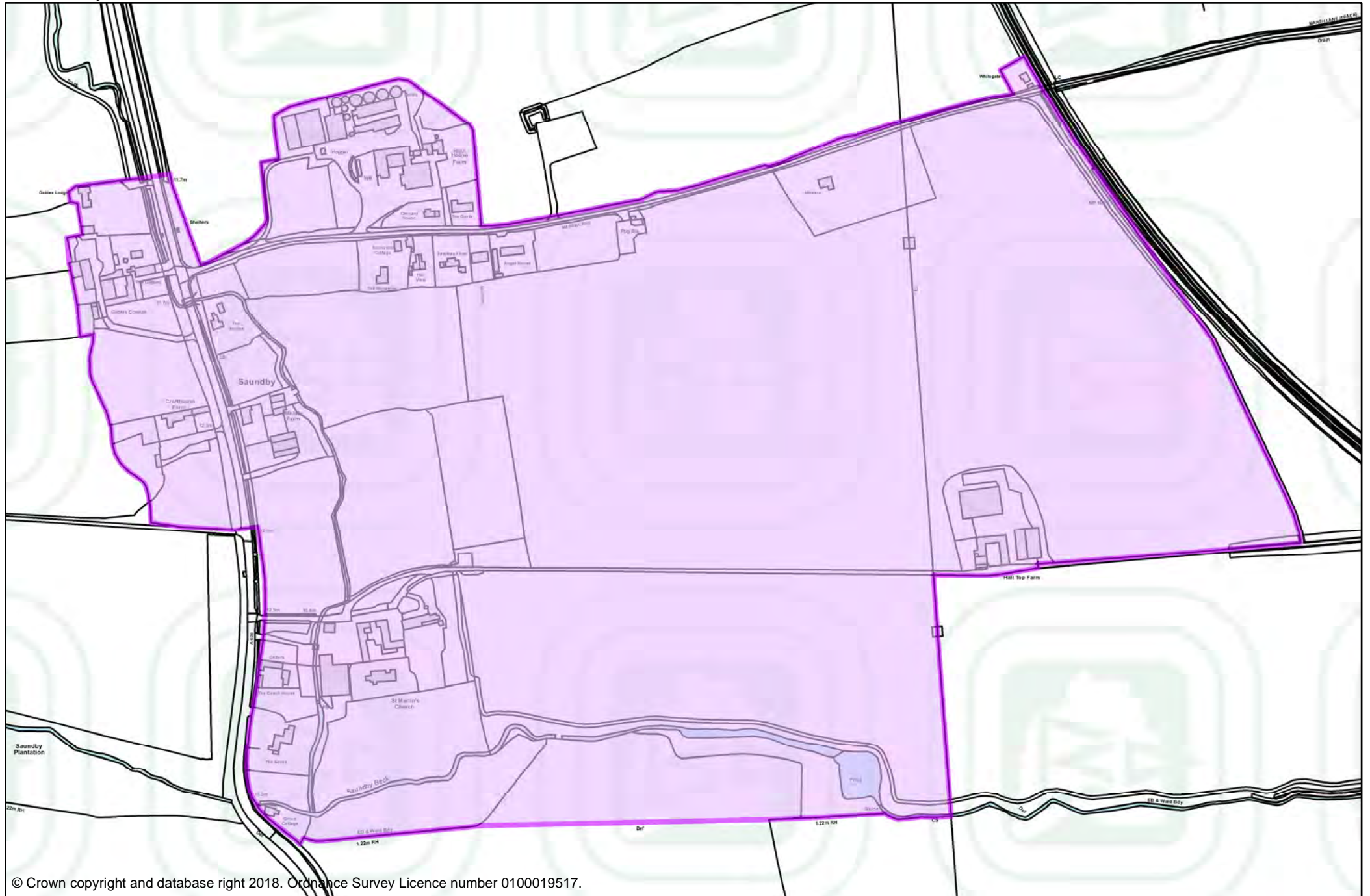
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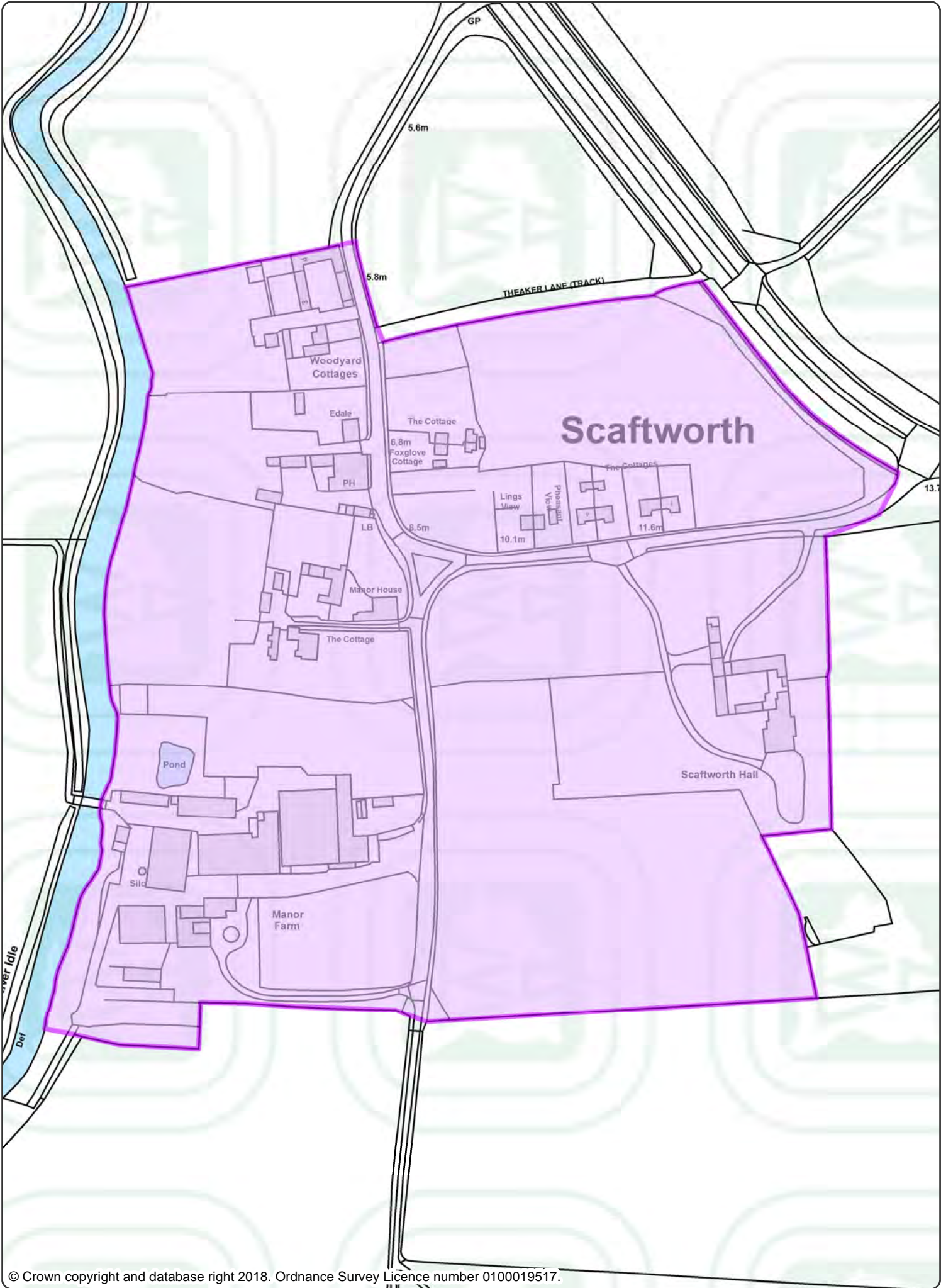
# Saundby



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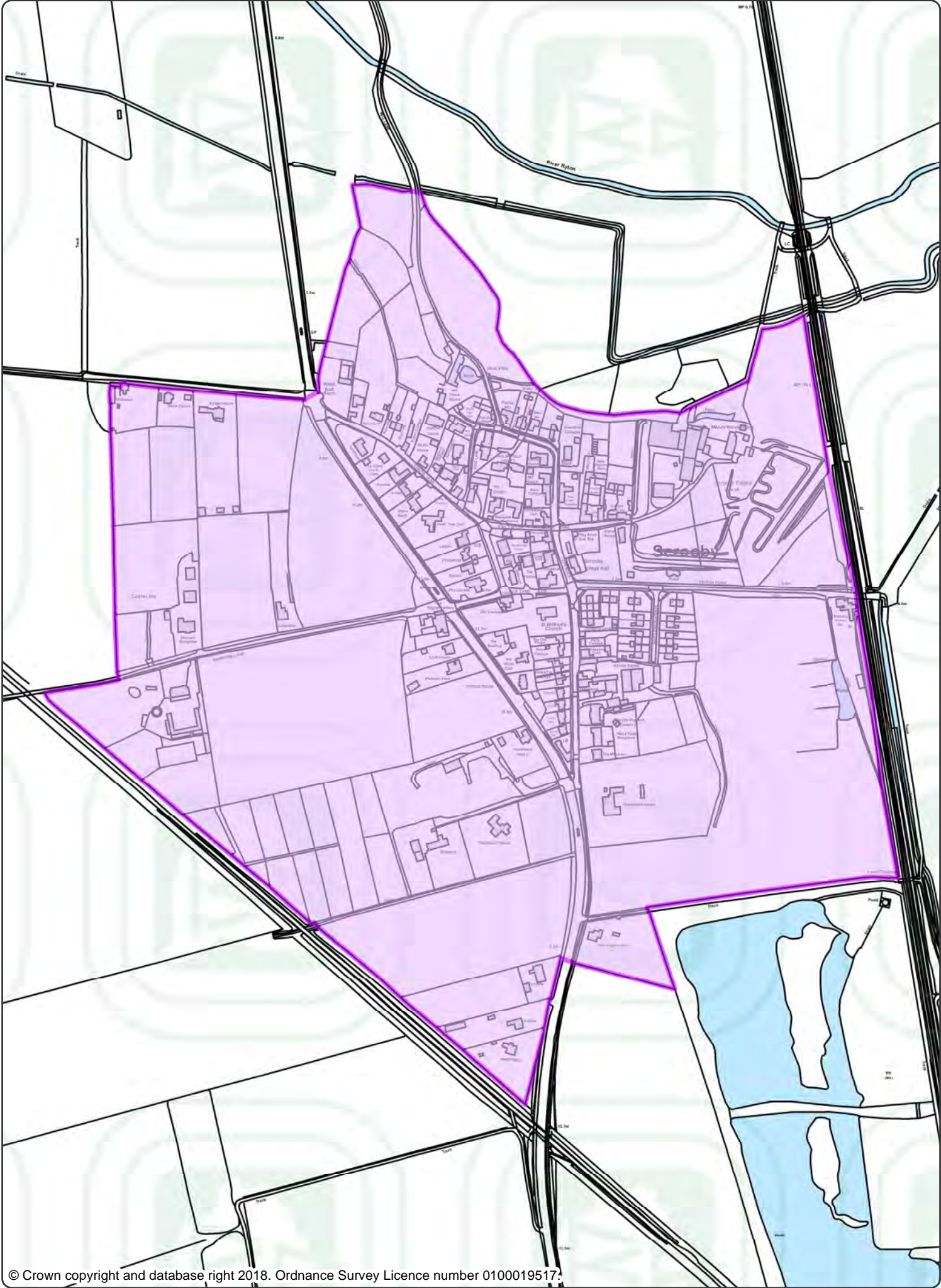
Scaftworth



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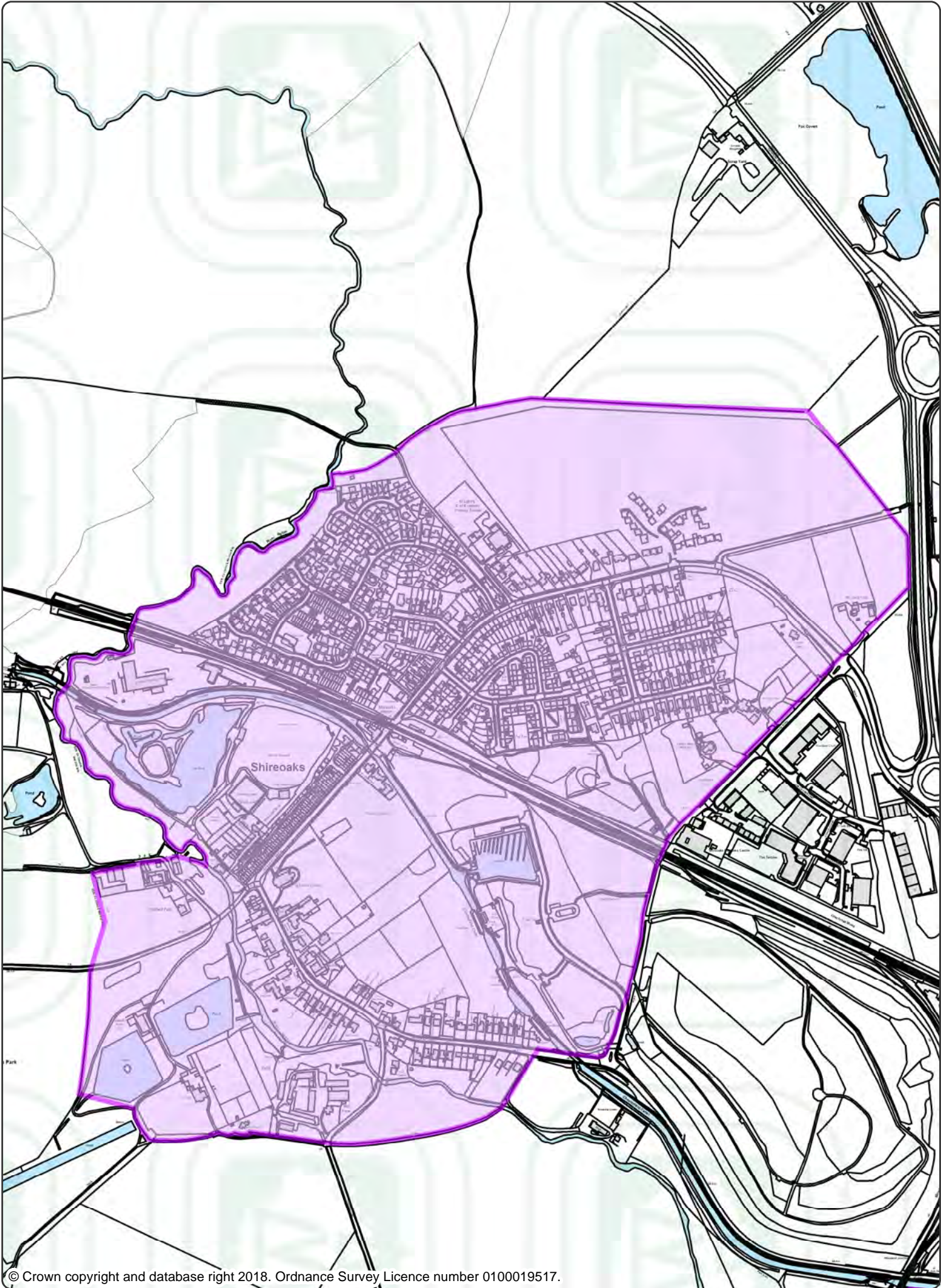
Scrooby



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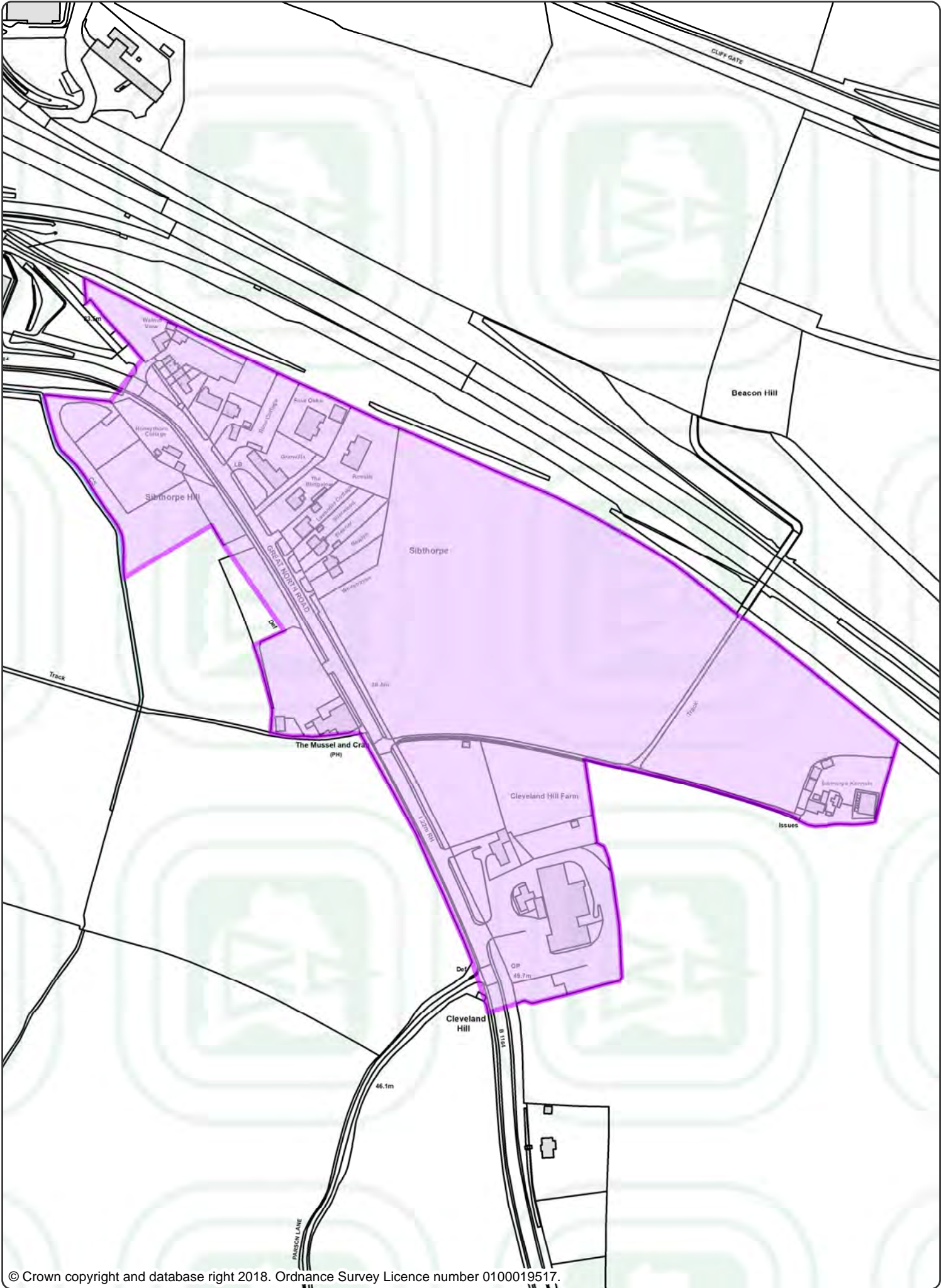
Shireoaks



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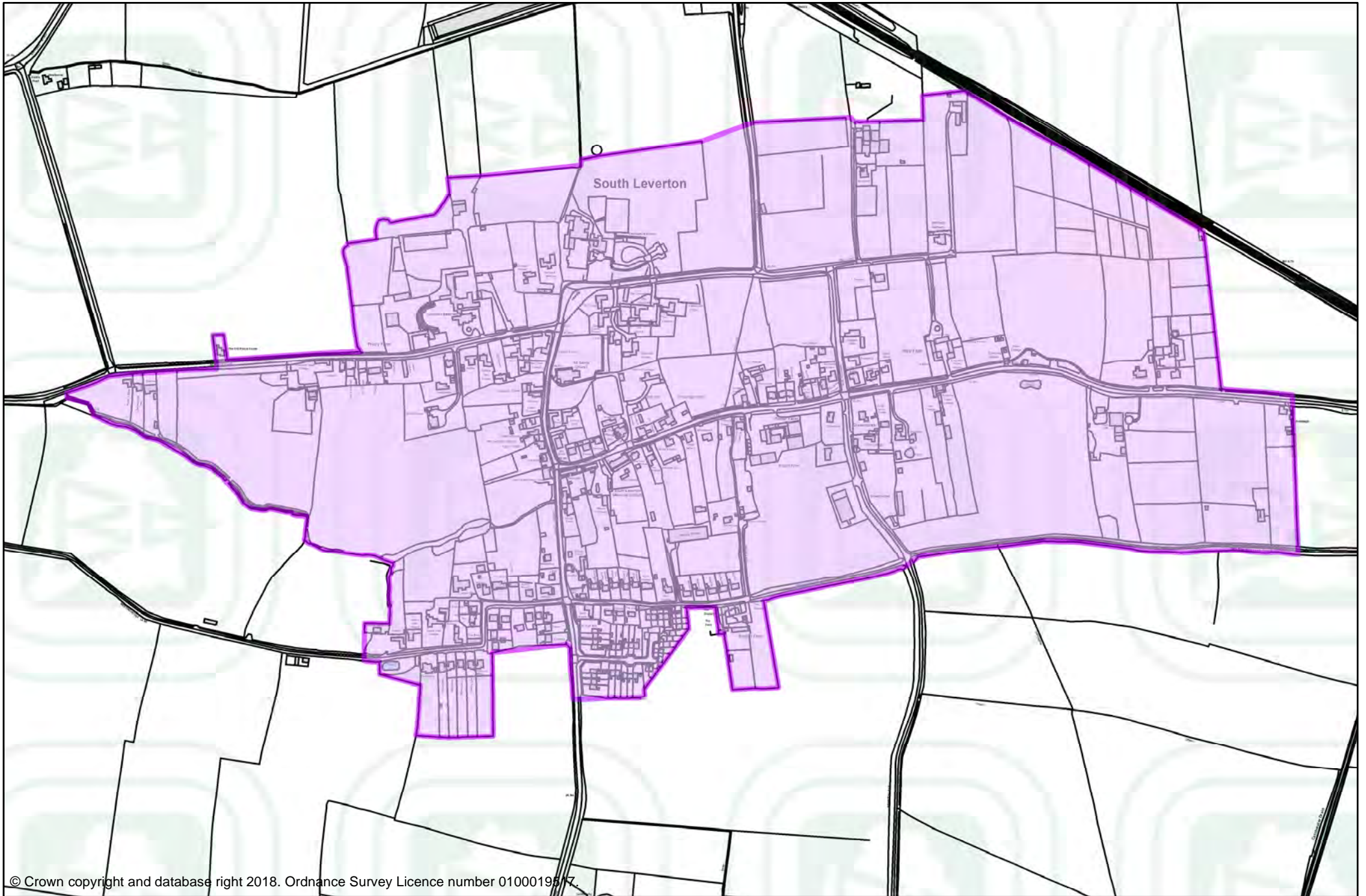
Sibthorpe



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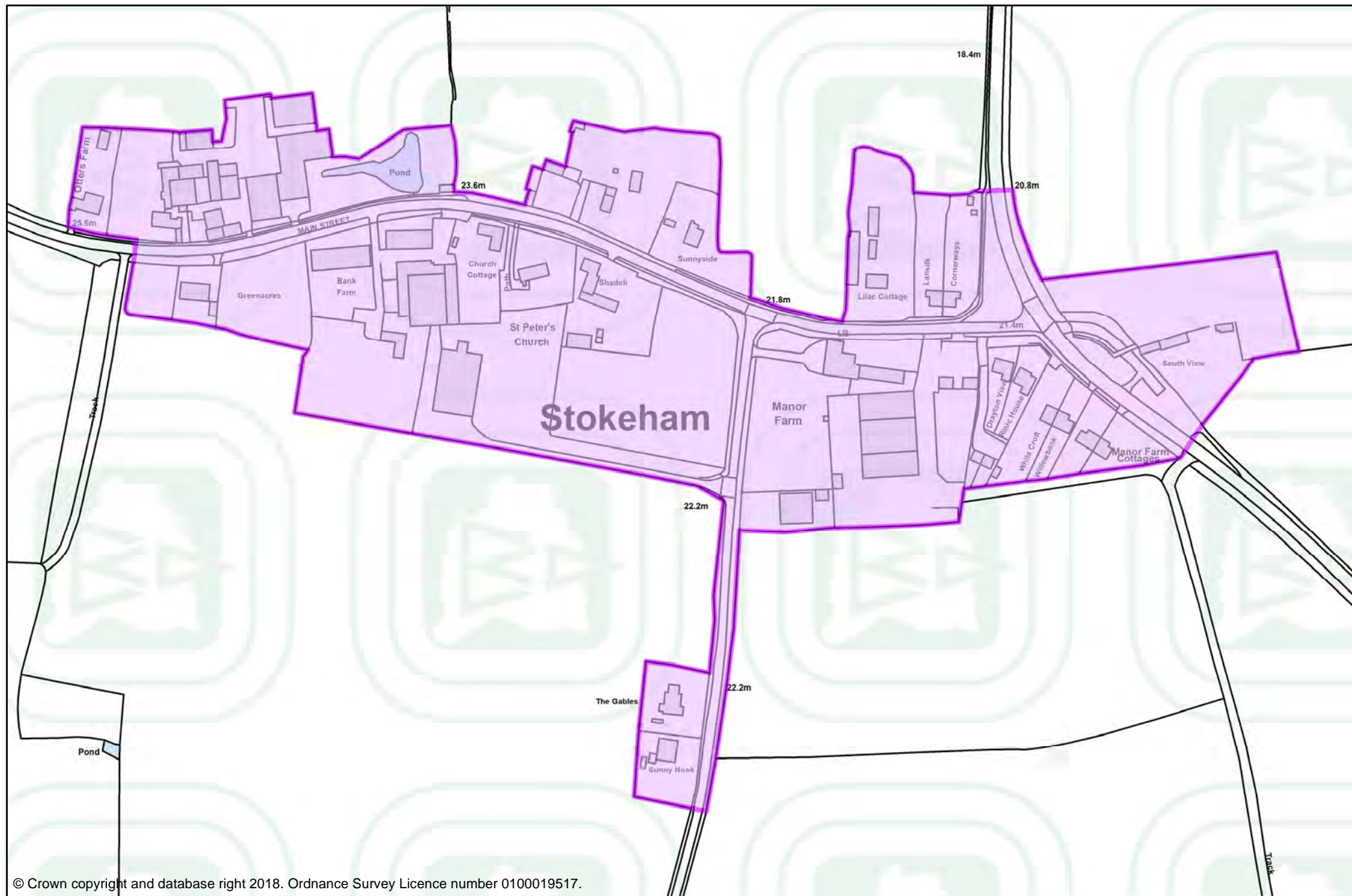


# South Leverton



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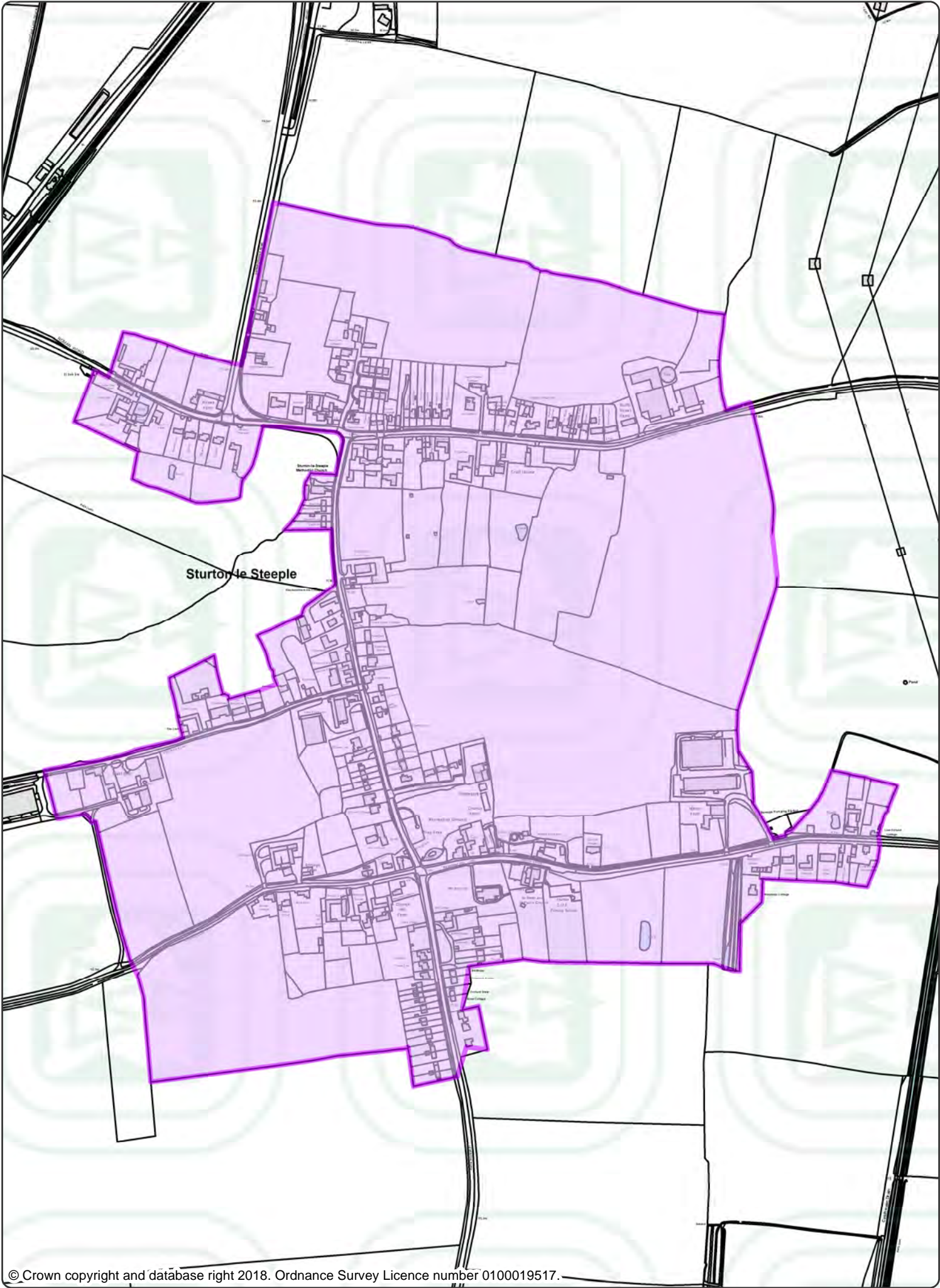
# Stokeham



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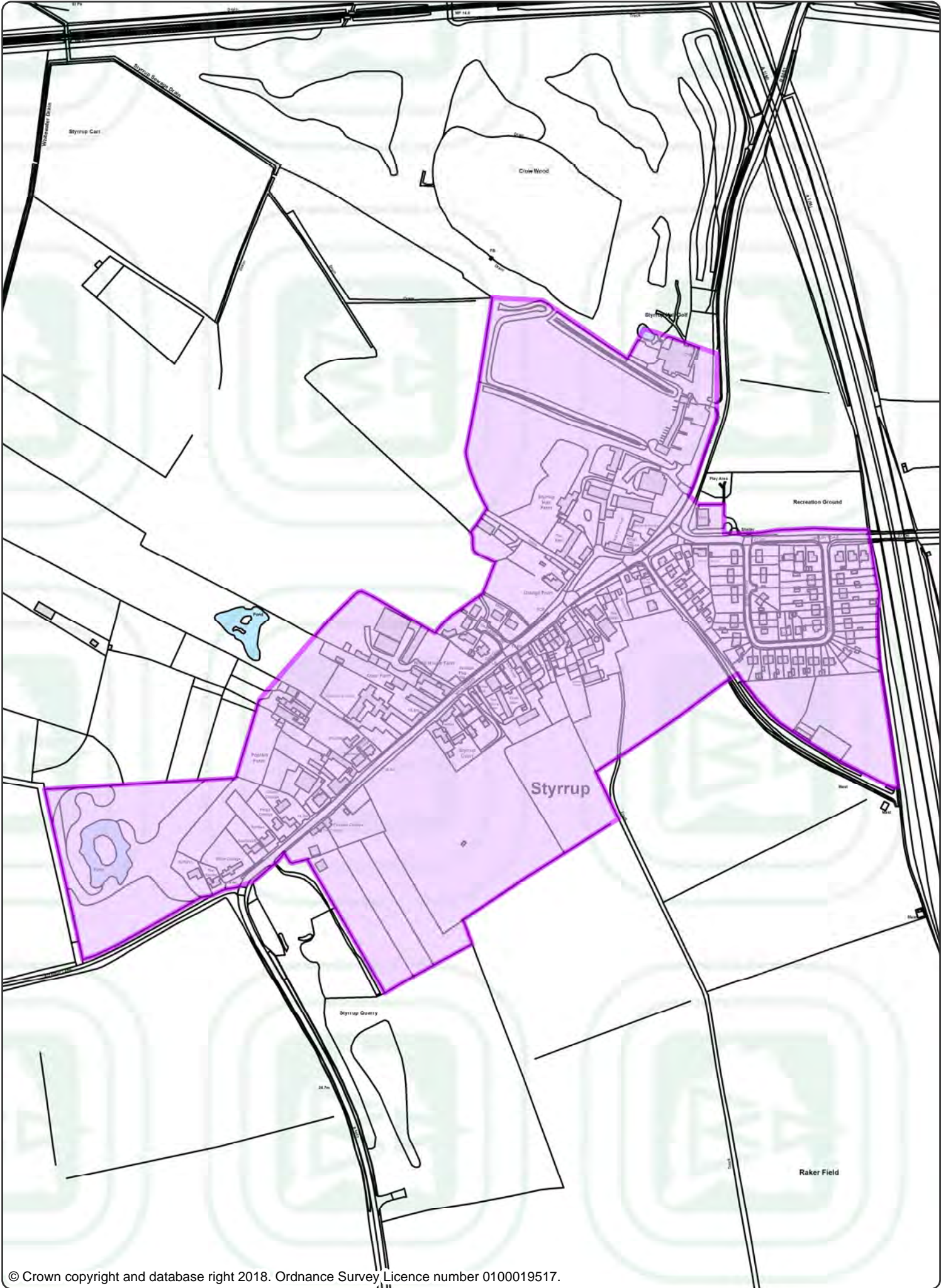
Sturton le Steeple



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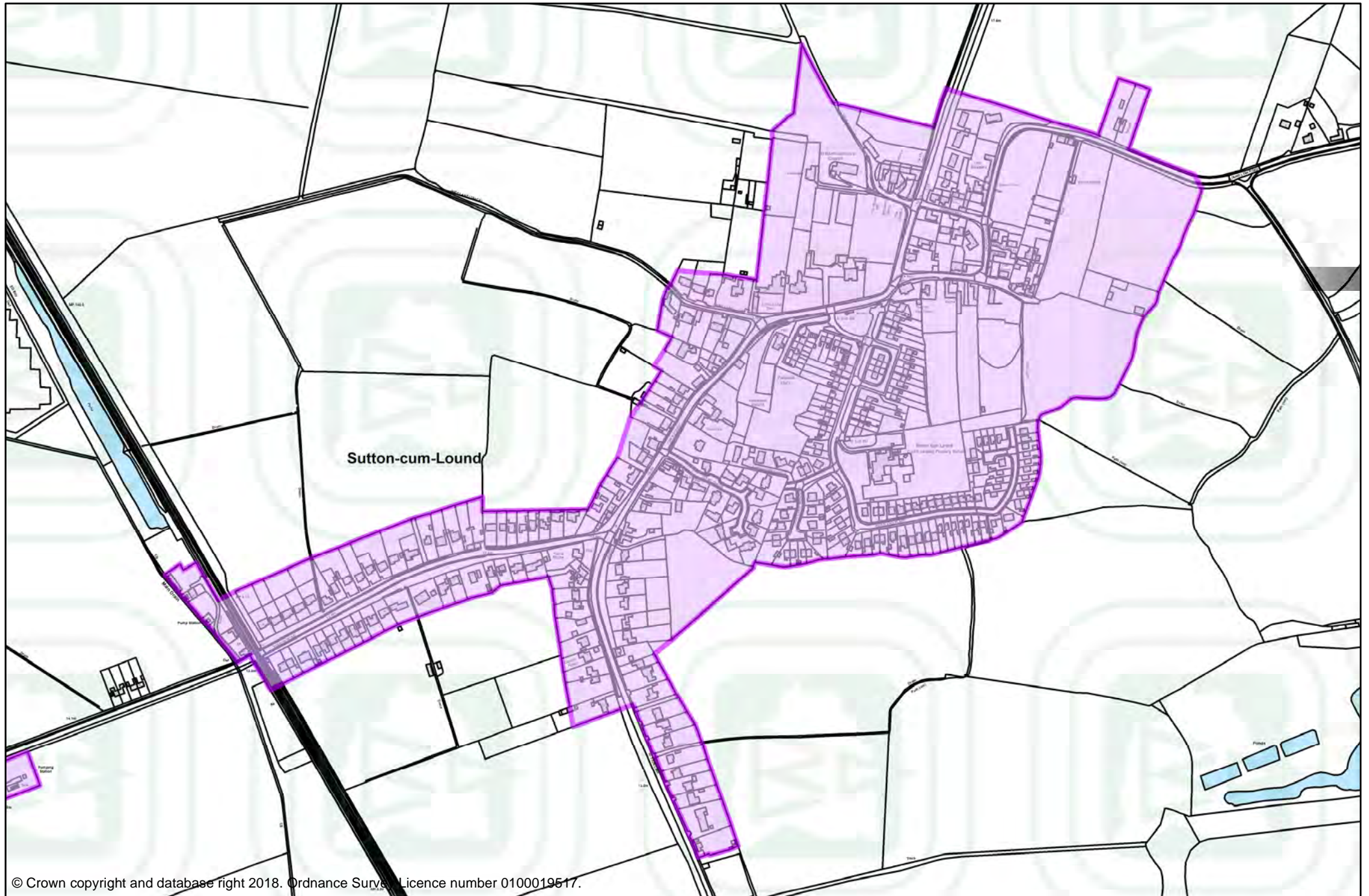
Styrrup



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# Sutton cum Lound



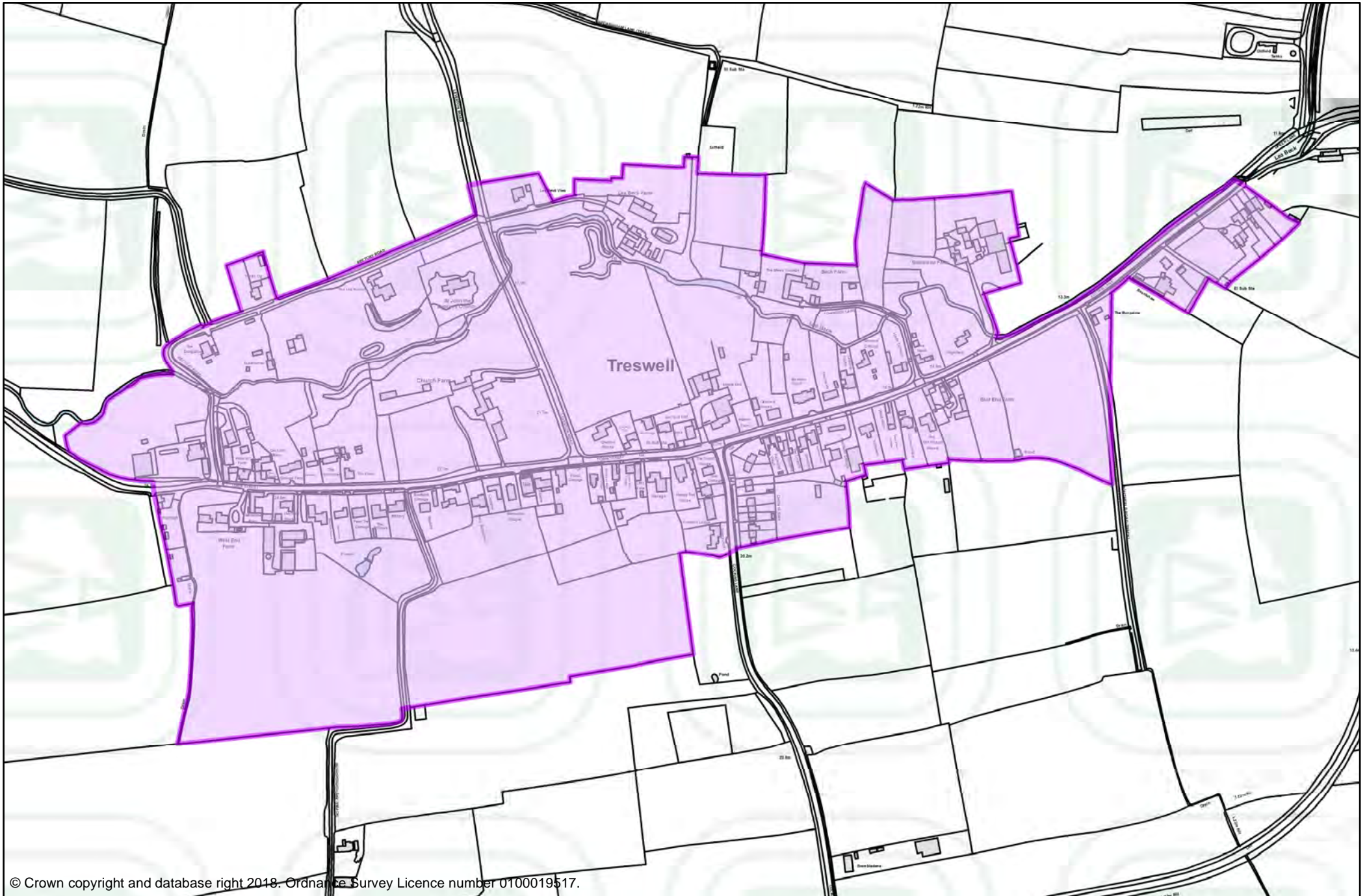
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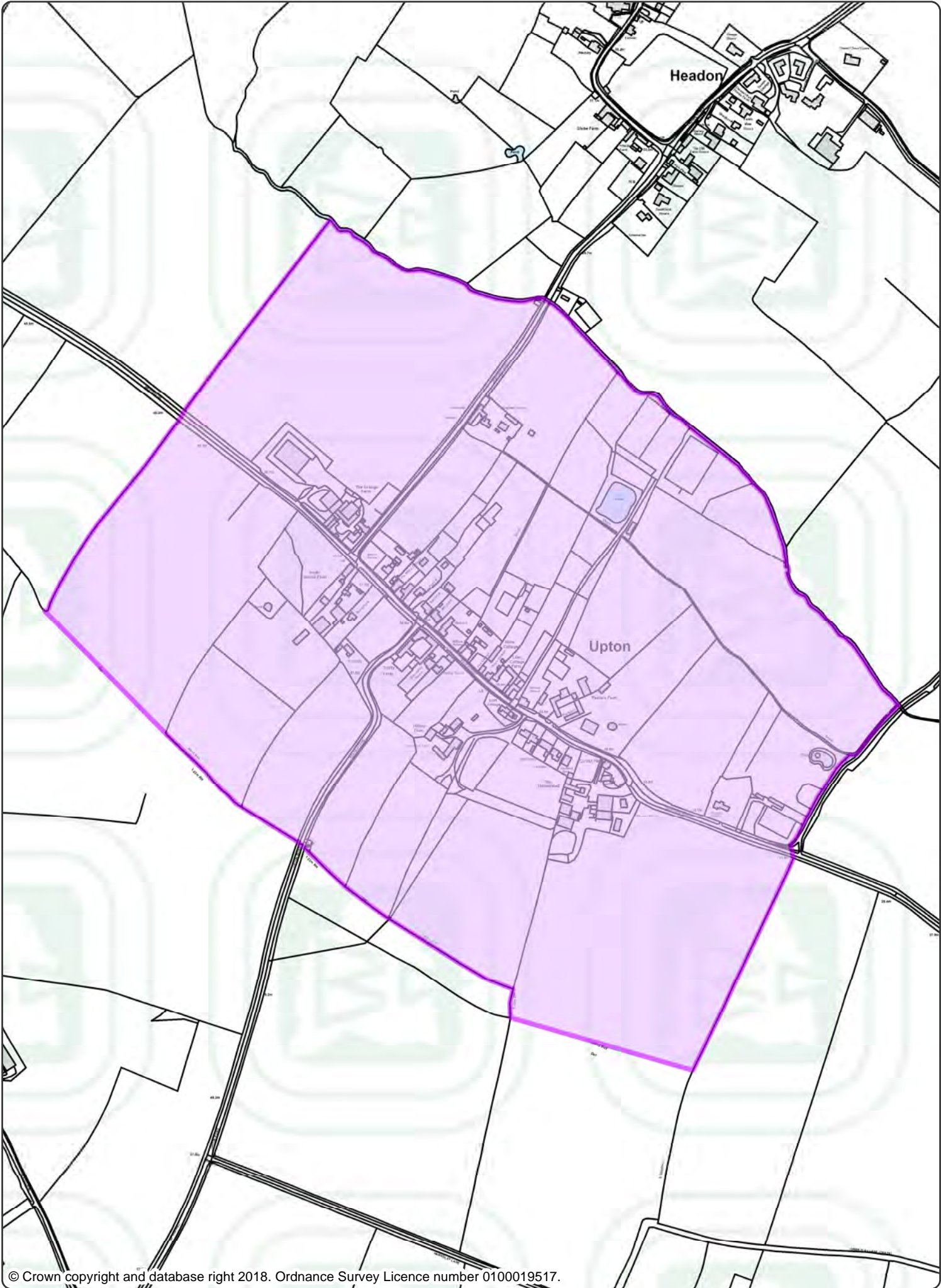


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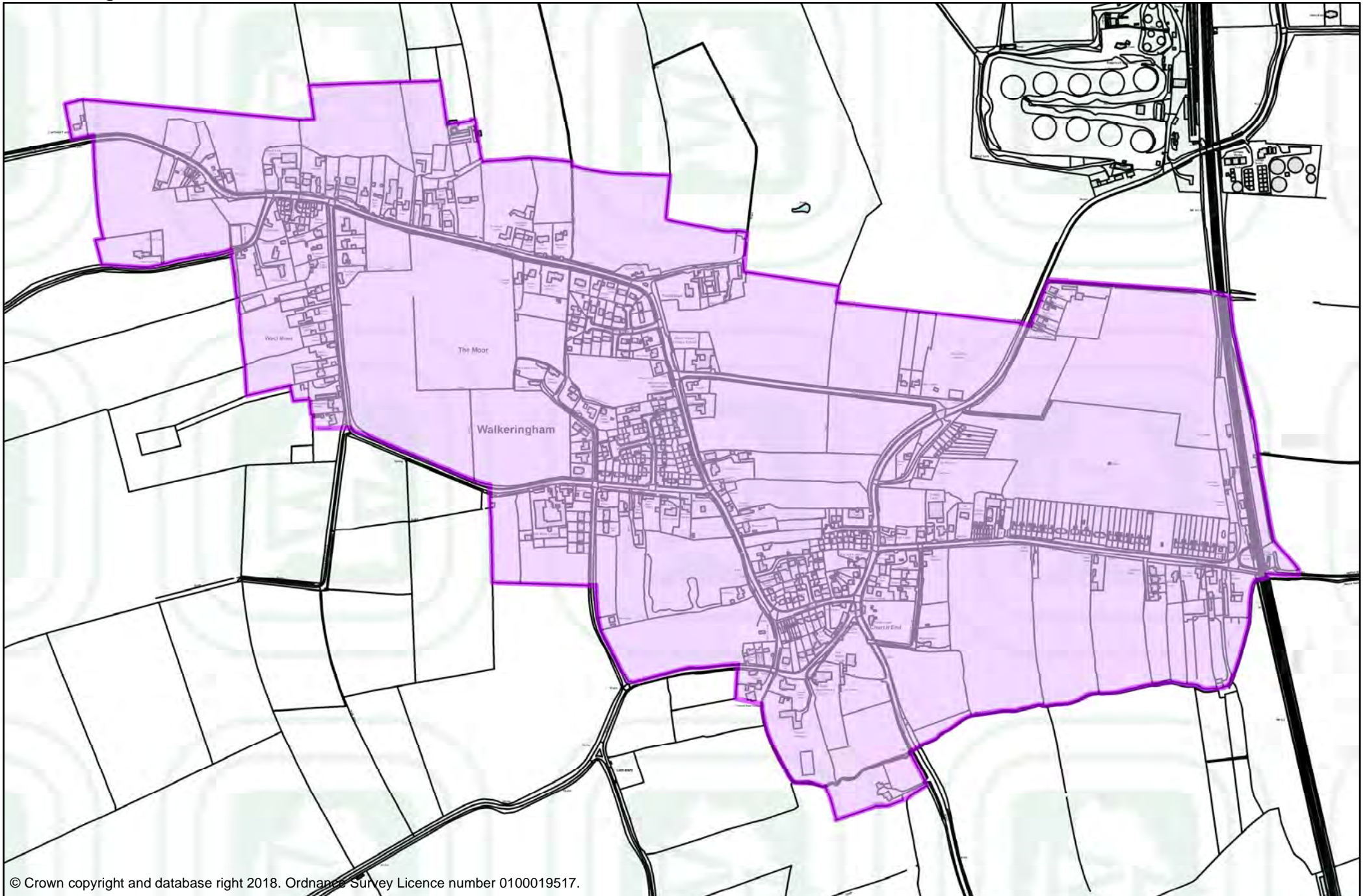
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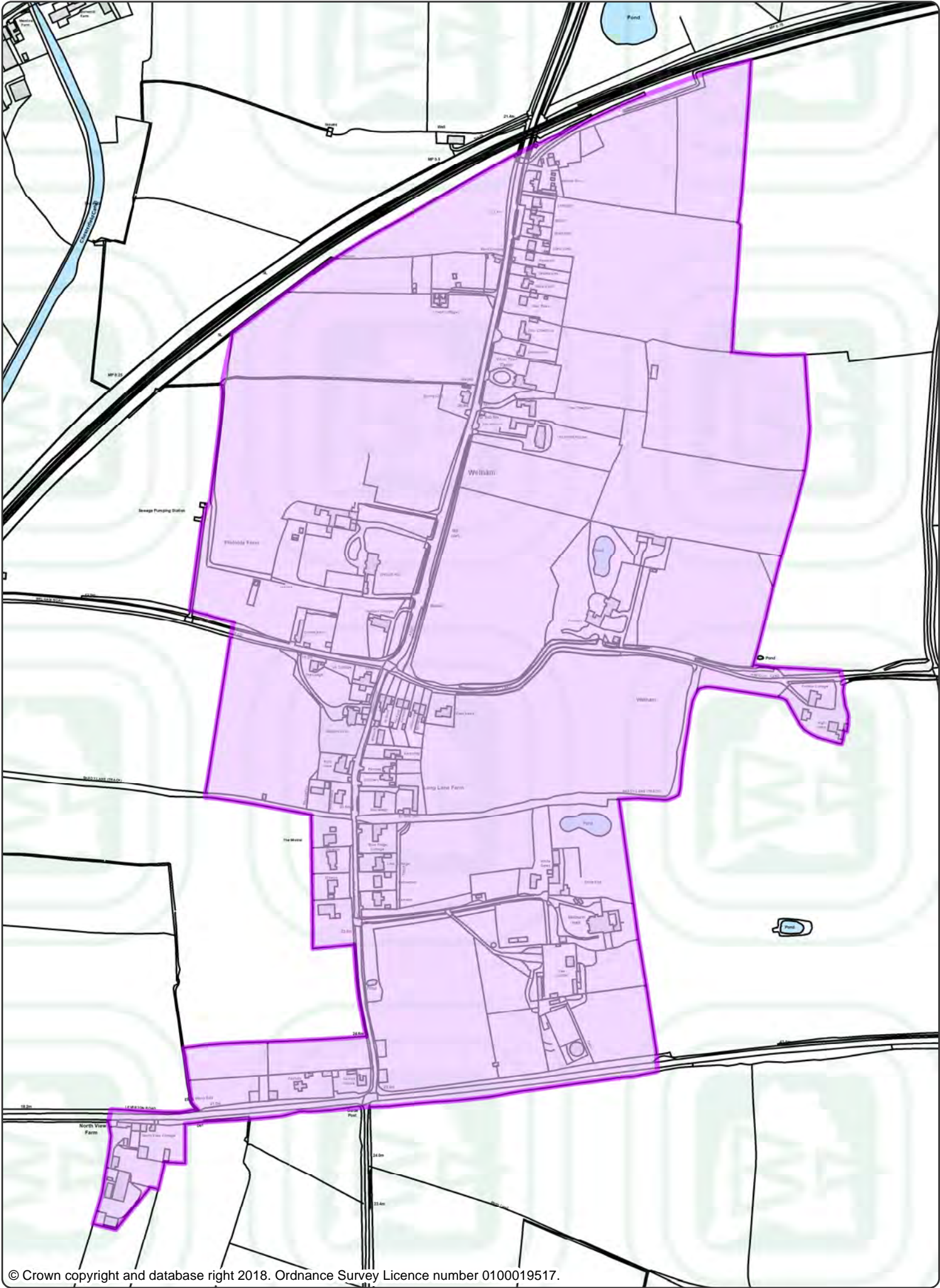
# Walkeringham



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Welham



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This is a detailed map of the West Drayton area in London. The central part of the map, including the village of West Drayton, is highlighted with a purple outline. Key features include:

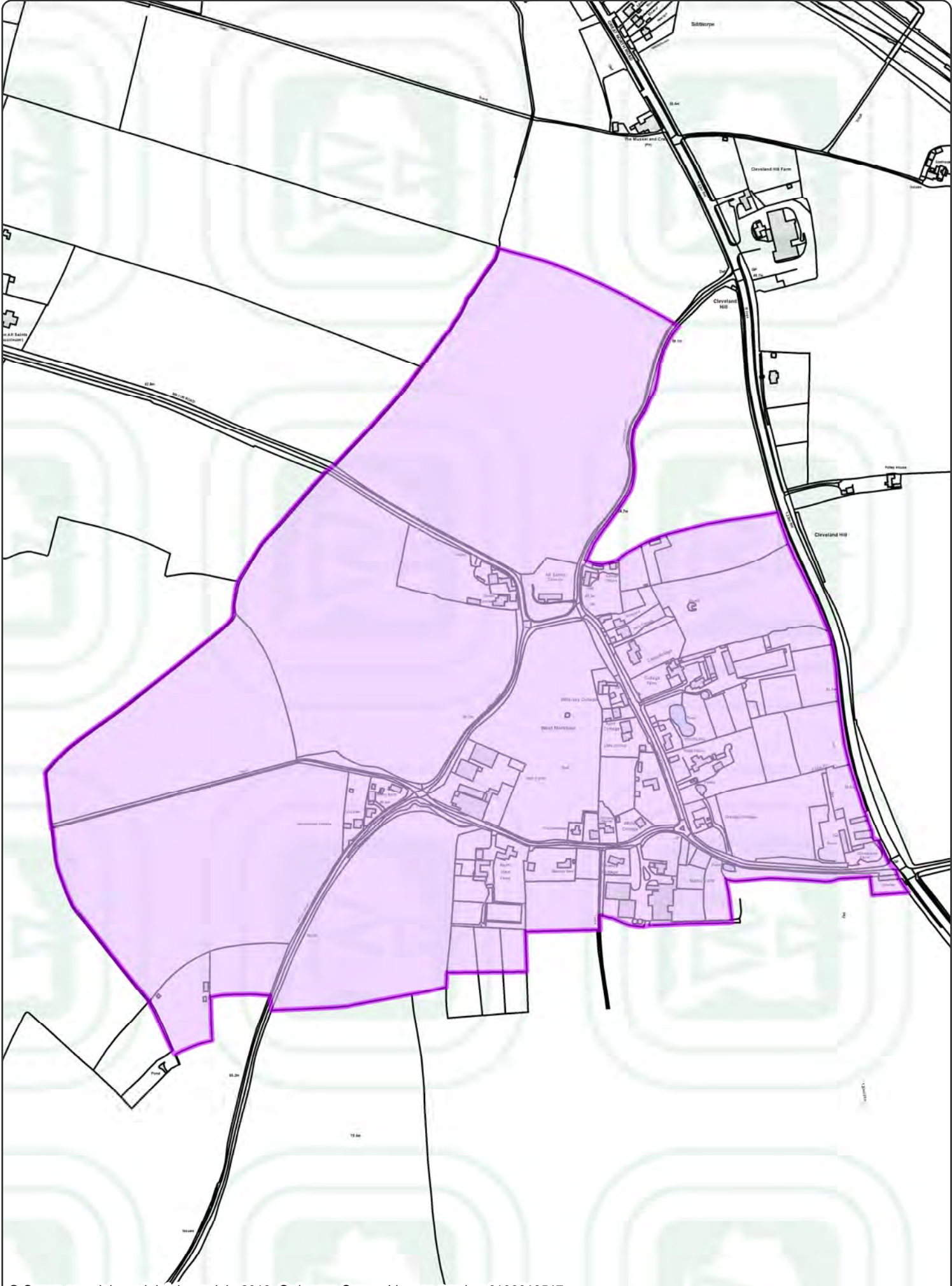
- West Drayton**: The central village area, containing several residential streets and a large open area.
- St Paul's Church**: A prominent church building located in the upper right quadrant of the purple-outlined area.
- Church Farm**: Located adjacent to St Paul's Church.
- The Shires**: A residential area located to the north of the main village.
- Featherings Residential House**: A large residential building located to the west of the main village.
- Murre House Farm**: A farm located to the west of the main village.
- Lewson Close**: A residential street located to the south of the main village.
- River Main**: A river flowing along the eastern boundary of the purple-outlined area.
- Jacket Mill (disused)**: A mill located on the River Main, to the east of the purple-outlined area.
- Old London Road**: A road running diagonally from the top left towards the bottom right.
- Fox Covert**: An area located to the southwest of the main village.
- Gravel Pit Lane (Track)**: A track located to the southwest of the main village.
- Pond**: A small pond located in the upper left quadrant of the purple-outlined area.
- Drain**: A drain located to the east of the main village.

The map also shows various roads, a pond, and a drain. The area is bounded by the River Main to the east and Old London Road to the west.

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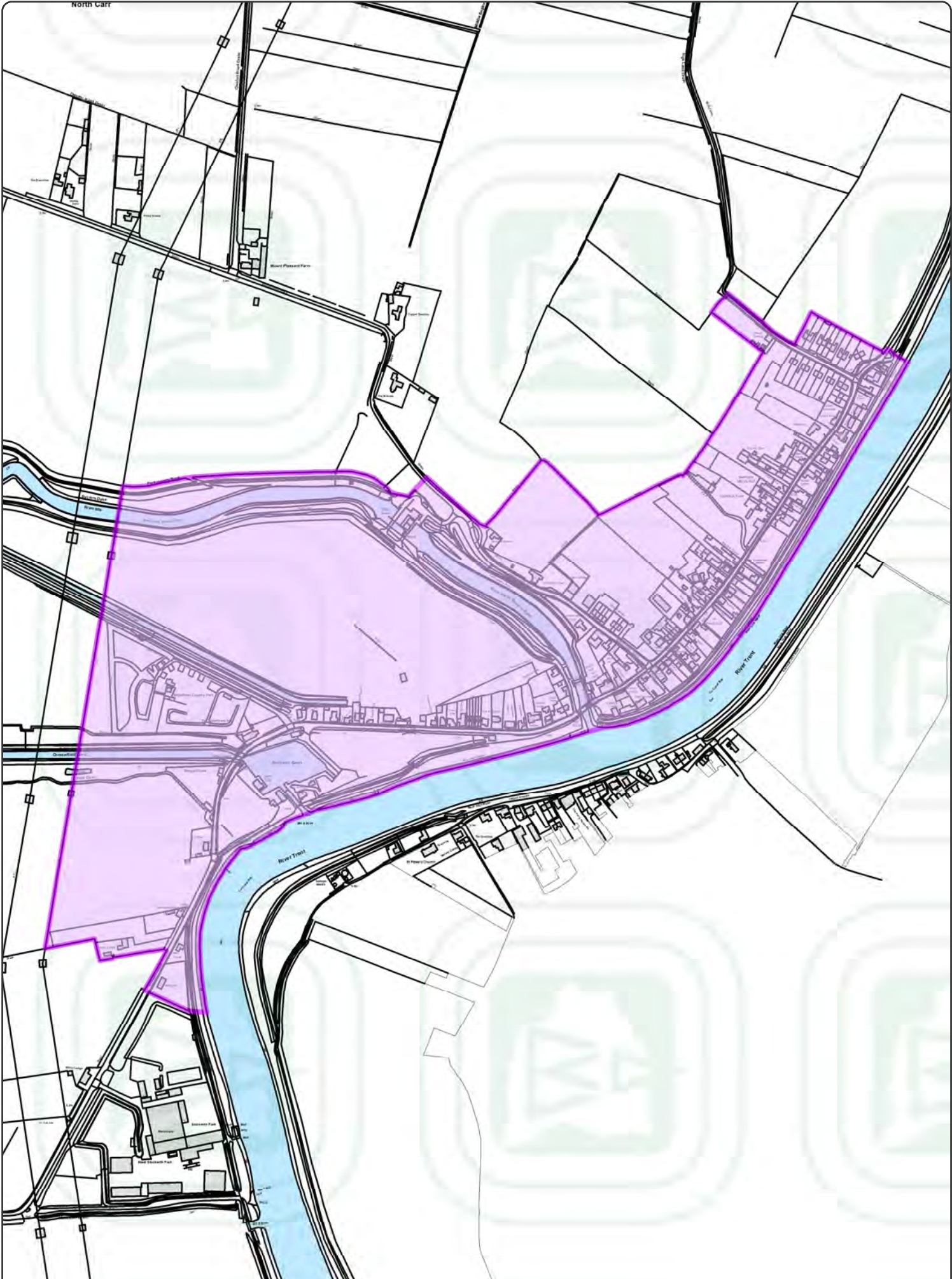
West Markham



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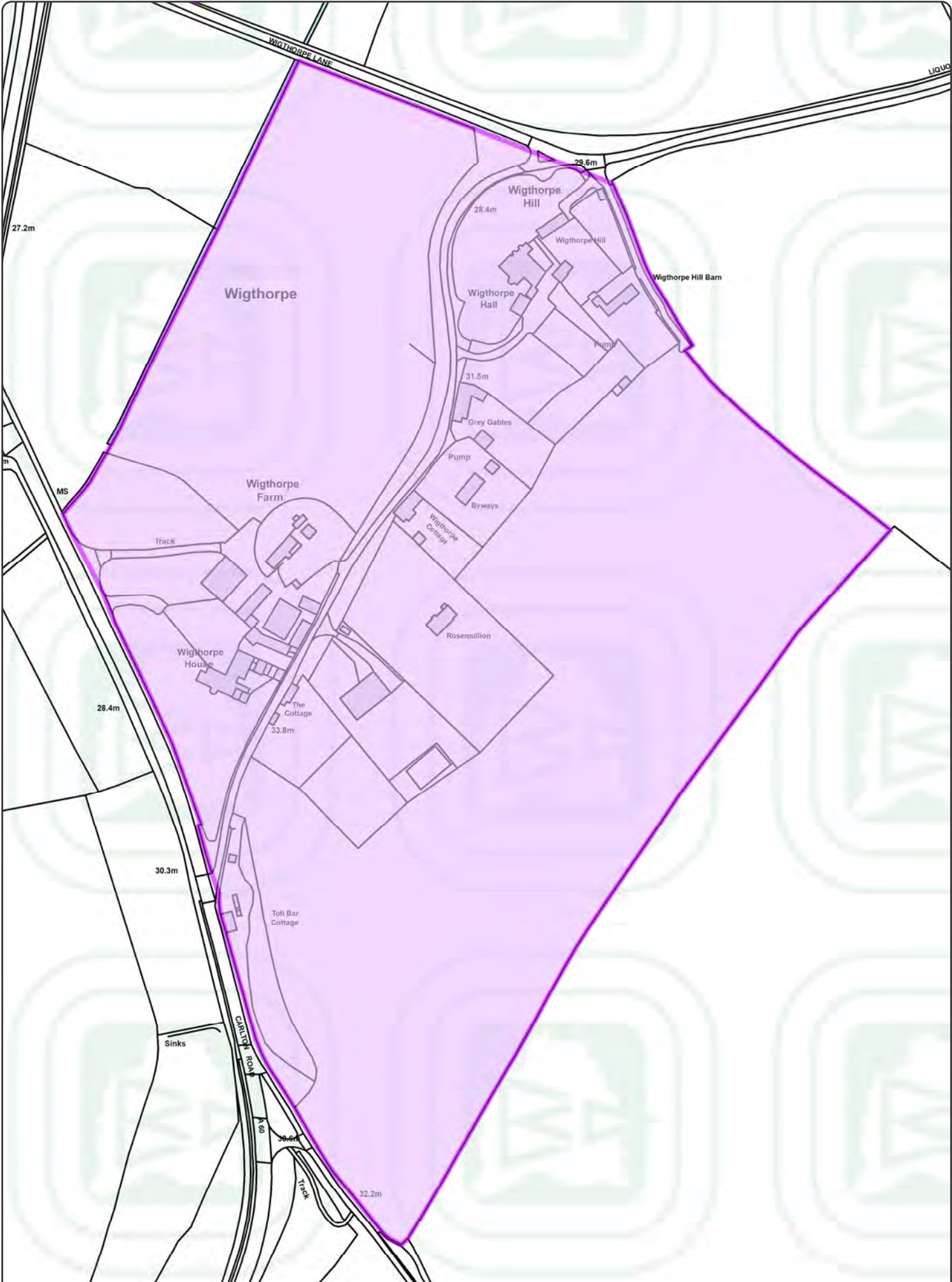
West Stockwith



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Wigthorpe



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The map shows the Wiseton Drainage Scheme area highlighted in pink. Key features include:

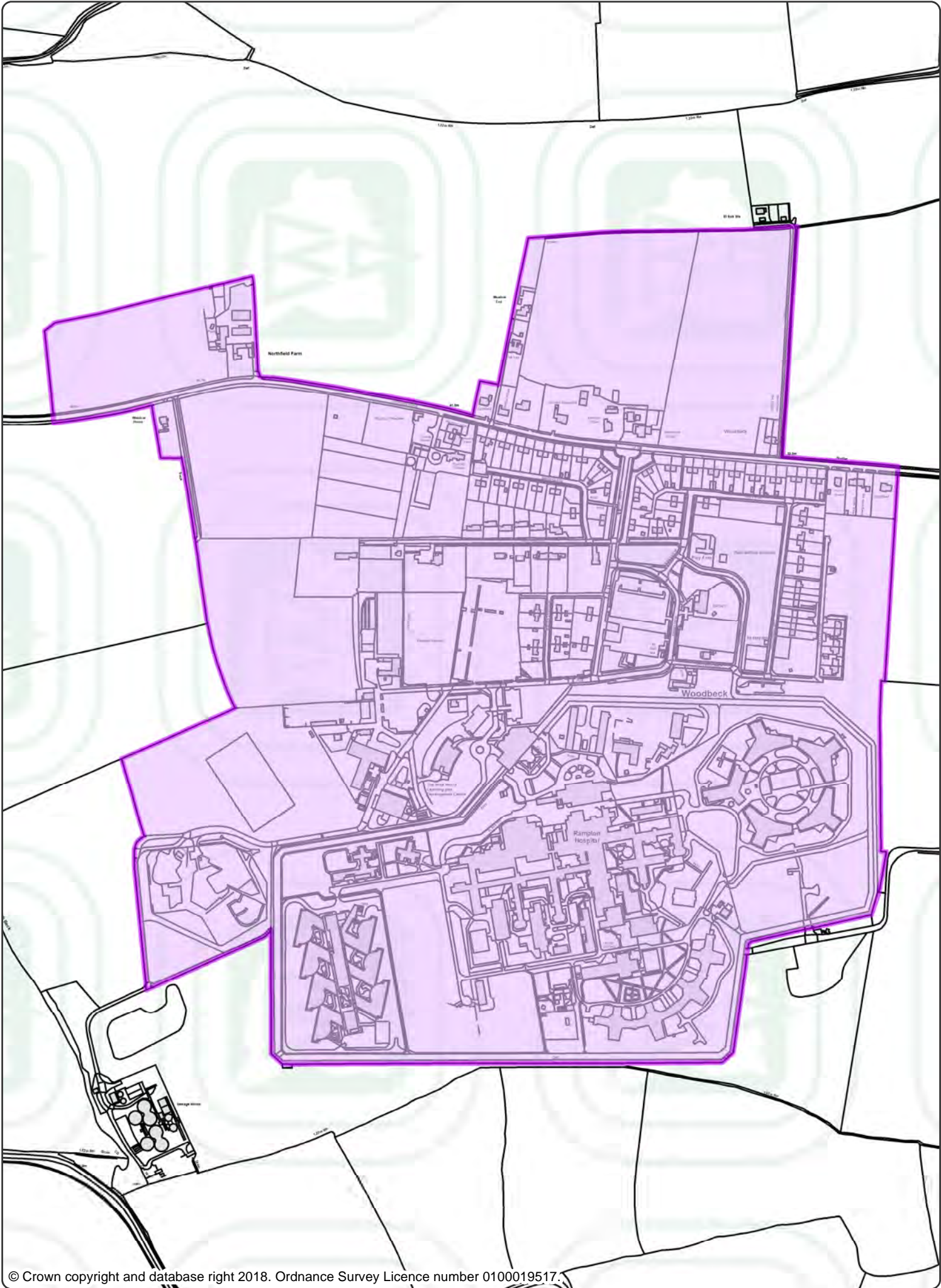
- Wiseton Hall**: A large building complex in the center of the scheme.
- Wiseton Park**: A large area of land to the west of the hall.
- Wiseton Top Bridge**: A bridge crossing the River Great Ouse to the south of the hall.
- Wiseton Bottom Bridge**: A bridge crossing the River Great Ouse to the north of the hall.
- Wiseton Drainage Scheme**: The area highlighted in pink, which includes the hall, park, and bridges.
- Wiseton Drainage Scheme**: The area highlighted in pink, which includes the hall, park, and bridges.
- Wiseton Drainage Scheme**: The area highlighted in pink, which includes the hall, park, and bridges.

The map also shows the River Great Ouse, the Wiseton Drainage Scheme, and the Wiseton Drainage Scheme. The map is a topographic map with contour lines and labels for various features.

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Woodbeck



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**Planning Policy, Research, and Implementation**

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Queen's Buildings

Potter Street

Worksop

S80 2AH

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