

Walkeringham

Character Study and Design Guide

Final Report

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Introduction

01

1. Introduction

1.1. About this Report

Through the Department of Communities and Local Government’s Neighbourhood Planning Programme, AECOM has been commissioned to provide urban design support to Walkeringham Parish Council.

During the inception meeting with Walkeringham Neighbourhood Plan Group (WNGP), a number of key issues were identified and it was agreed that these should be the focus of the current study:

- The village has a certain character that should be protected and enhanced;
- There are issues relating to flooding, partly due to surface run-off from the surrounding area and the impact topography has on those flows, but there are also issues with foul drainage infrastructure in certain parts of the village;
- Traffic through the village, especially along the A161 passing through the eastern part of the village, is a cause for concern because of perceived safety issues;
- There are a number of potential housing sites that have been identified by the local authority, or which have been promoted by landowners/developers, which WNGP believes to be unsuitable for development;
- WNGP is not, however, against development and has undertaken consultation with the wider village to agree where and how development might come forward, and
- The current study is intended to provide direction and guidance in respect of the character of the village and the location and form of suitable development.

1.2. Location

Walkeringham is a village in North Nottinghamshire, located within Bassetlaw District. It lies in the north eastern part of the District, about 0.6 miles (1 km) south of Misterton and 1.20 miles (2 km) north of Beckingham. The parish abuts Gringley-on-the-Hill Parish, to the west, and to the east lies the River Trent, which forms a natural boundary between Bassetlaw District and West Lindsey District, in Lincolnshire..

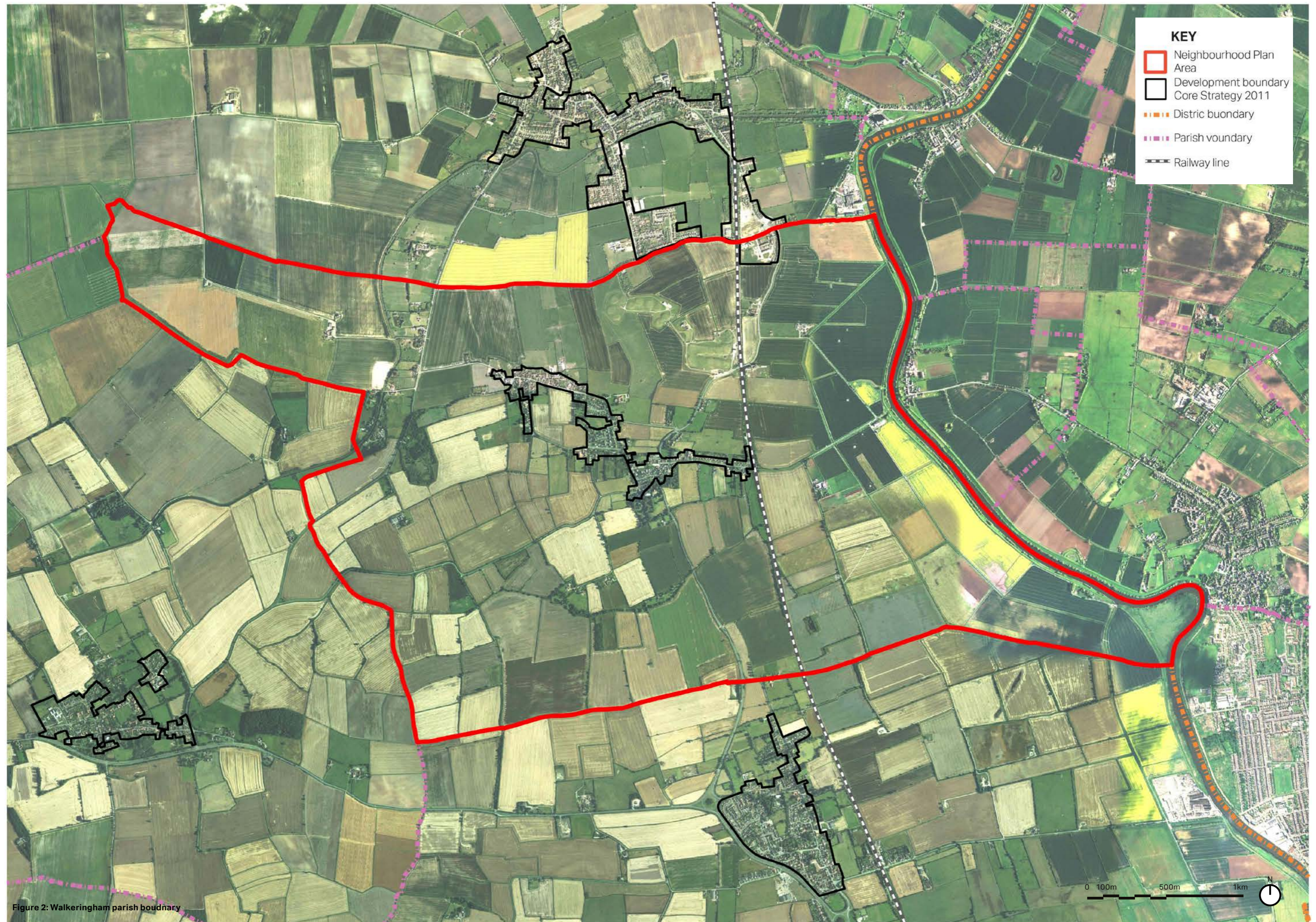
The study area covered by this report coincides with the Walkeringham Parish boundary covering an area of approximately 12.2 km². In the 2011 census, Walkeringham Parish had 478 dwellings and a population of 1,022 inhabitants. The closest major urban centre is the town of Gainsborough, in West Lindsey, which is approximately 5km from Walkeringham.

This report is mainly focused on the area within the Bassetlaw District Core Strategy (2011) development boundary which is a line that is drawn around the settlement to identify the extent of the built up area, beyond which it is no desirable to expand.



Figure 1: Wider context

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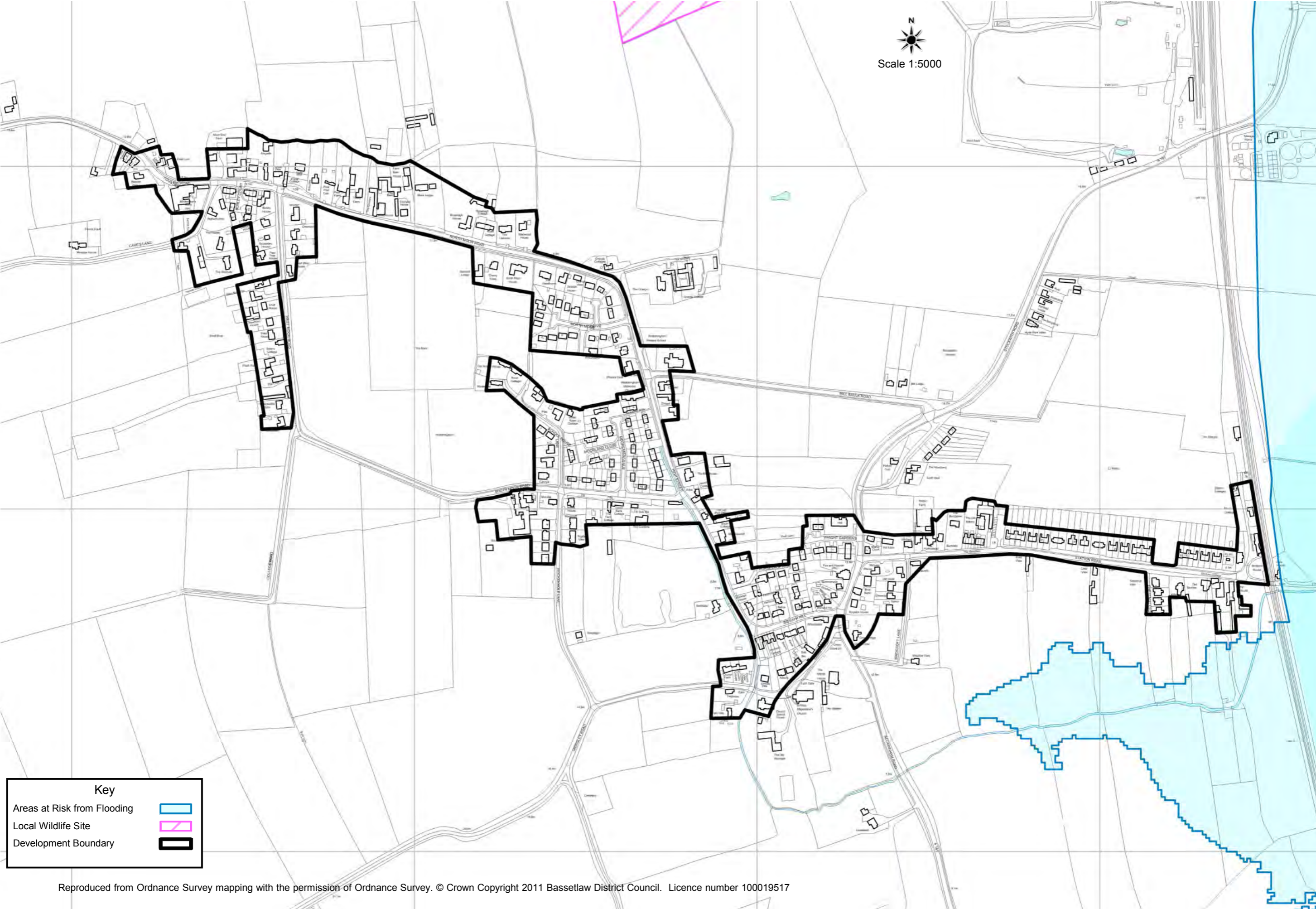


Figure 3: Adopted Core Strategy, December 2011: Walkeringham Proposal Map





Policy Review

02

2. Policy review

2.1. Bassetlaw District. Core Strategy & Development Managment Policies DPD 2011

POLICY CS1 Settlement Hierarchy

Policy CS1 classifies Walkeringham has as a rural service centre able to offer a range of services and facilities, and the access to public transport, that makes it a suitable location for limited rural growth.

Housing target within Bassetlaw District has been distributed in line with the settlement hierarchy, with growth focused on the higher tier settlements and an allowance made for rural parts of the District. Having Walkeringham being classified as Rural Service Centre, the plan has allocated for this area a split of housing growth of 10% over the planning period 2010-2028.

POLICY CS8 Rural Service Centres

According to Policy CS8, any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of the settlement and limited to that which will sustain local employment, community services and facilities.

Up to 10% of the District’s housing requirements will be delivered in the Rural Service Centre through existing permissions and allocations in the Site Allocation DPD, for the planning period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.

POLICY DM12 Flood risk, sewerage and drainage

Flood Risk

Proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District. Reference should be made to the Council’s Strategic Flood Risk Assessment when making assessments about likely suitability. Site specific Flood Risk Assessments will be required for all developments in flood risk areas, even where flood defences exist, as defined on the Proposals Map.

Where suitable redevelopment opportunities arise, the Council will require, in liaison with the Environment Agency, the opening up of culverts in order to reduce the blocking of flood flow routes.

Sewerage and Drainage

Proposals for new development (other than minor extensions) in Walkeringham will only be supported where it is demonstrated to the Council’s satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.

All new development (other than minor extensions) will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible. Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the District.

2.2. Initial Draft Bassetlaw Plan (2017)

Strategic Proposal 1: Bassetlaw’s Spatial Hierarchy

Walkeringham has been classified as Rural Settlements within the Functional Cluster named North Eastern Cluster. Functional Clusters represent localised rural networks of mutually supportive settlements that share services and a strong functional geography. The Clusters of settlements are constructed at a local scale, focused on day-to-day needs served by facilities and services provided collectively between settlements within reasonable travel distance of one another.

The Defined Rural Settlements within the Functional Clusters have a combined population of around 32,000 people, representing a substantial proportion of Bassetlaw’s population. These clustered settlements play an important wider social and economic role in the District having strong functional links to the District’s towns and other towns outside of Bassetlaw’s boundary. Walkeringham has been identified to have such higher level of functional relationship with Gainsborough, which is part of West Lindsey, Lincolnshire. This settlement provides a higher level of service provision and supports residents’ access to various services.

Strategic Proposal 5: Rural Bassetlaw's Functional Clusters - Sustainable Rural Settlements

The number of new houses to be built in each Defined Rural Settlement over the plan period will be capped at 20% of the existing number of dwellings in that settlement when the plan is adopted.

In order to support appropriate organic housing growth in Defined Rural Settlements with the aim of enhancing rural sustainability, the plan will:

- work alongside Neighbourhood Plans to support the delivery of their site allocations;
- support opportunities for the creation of new community infrastructure, facilities and services;
- remove existing development boundaries and replace with a range of comprehensive policy criteria, allowing for a more refined qualitative approach to decision making.

Rural Buildings & Residential Development in Wider Rural Bassetlaw

More than 95% of Bassetlaw is defined as being rural in character. The general approach of the Bassetlaw Plan will be to limit opportunities for residential development in the dispersed settlements and open countryside of Wider Rural Bassetlaw.

It is recognised that Neighbourhood Plans operating in Wider Rural Bassetlaw may want to plan for more aspirational levels of residential development than proposed in the Bassetlaw Plan. Where this is the case there will be an expectation that any Neighbourhood Plans in Wider Rural Bassetlaw that want to boost residential development, in addition to the policy approach above, will need to identify how local growth is appropriate and will enhance the sustainability of any relevant settlements.



Figure 4: Initial Draft Bassetlaw Plan: Proposed Key Diagram

2.3. Emerging Local Plan for Bassetlaw

The emerging Bassetlaw Local Plan is underway and will replace the existing Core Strategy once adopted in 2021. The emerging Local Plan will be produced and consulted in two parts:

1. The Strategic Plan – which will include the strategic policies, vision and objectives;
2. The Local Plan – which will include site allocations and more detailed policies on design and layout.

It is expected that these sections of the Plan will be out for consultation in November 2018 and June 2019 respectively. Following this, it is expected that the plan will be submitted to the Government for its examination in November 2020 and adopted in February 2021. The table below details the progression of the plan and its following stages.

Table 1: Local Plan Development Stage

Local Plan Development Stage	Timetable
Evidence Base Work	November 2015 to May 2020
Initial Draft consultation	Completed October to December 2016
Draft Plan consultation Part 1: Strategic Plan	November 2018 to December 2018
Draft Plan consultation Part 2: Local Plan	June 2019 to July 2019
Publication Draft consultation	January 2020 to February 2020
Submission of the Local Plan	June 2020
Public Examination	November 2020 to December 2020
Formal adoption	February 2021
Total plan preparation	September 2015 to February 2021

2.4. Current Planning Applications (August 2018)

There have been numerous planning applications in the area over recent years. Those of particular relevance to the area are summarised below.

Table 2: Planning applications

Case No.	Description of Development	Decision
15/01266/FUL	Residential development to provide six detached residential properties	Granted
15/01611/RSB	Outline planning application for residential development up to 32 dwellings	Granted
16/01082/FUL	Erection of two three bedroom detached bungalows	Granted
17/00654/FUL	Planning application to demolish an existing dwelling and construct a replacement dwelling	Granted
17/01432/OUT	Outline planning application for the erection of up to 46 dwellings together with associated service infrastructure and change of use of land to education use	Awaiting
17/01520/RSB	Planning permission for residential development on a portion of land on the edge of the village	Granted

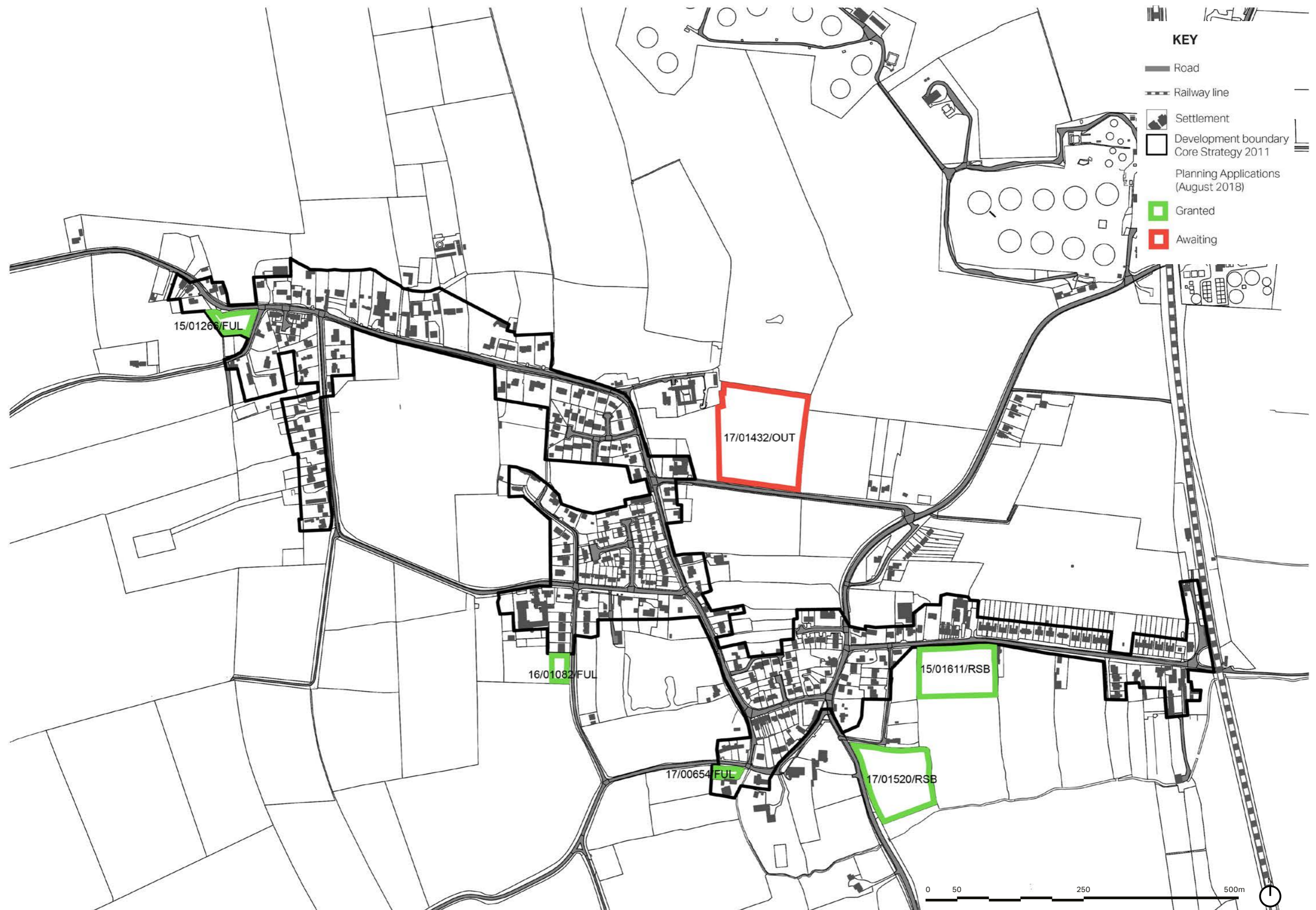


Figure 5: Current planning applications (August 2018)



Contextual Analysis

03

3. Contextual Analysis

3.1. Context Analysis

The village of Walkeringham is located at the centre of its parish boundary between two main roads, the A161 and B1403. Main access to the village is provided by A161 which runs north-south and connects Walkeringham with Misterton to the north and with Beckingham to the south. To the west, access to the village is given by the B1403 which connects Walkeringham with Misterton to the north and with Gringley on the Hill to the south.

The Doncaster-Lincoln railway line runs to the east of the village without stopping at Walkeringham Railway Station, which has closed in 1959. The Village is served by five bus lines 97, 98, 197 (one per weekday in either direction), 398 and 597 (school bus) which connects Walkeringham with Gainsborough, Retford, Doncaster, Gringley on the Hill, Clayworth, Retford, Belton, and Haxey

Walkeringham is located near the River Trent valley, less than a mile away from the river, which runs from south to north. Chesterfield Canal is one of the principal watercourses flowing North West to the village. Part of the canal is regarded as very important for biodiversity and is designated as a site of special scientific interest (SSSI)

The village is situated within the wider flood plain of the River Trent, and the surrounding area is marked by drainage features that provide evidence to the reclamation of much of the surrounding agricultural landscape in this part of Nottinghamshire. The geology of the parish consists of sedimentary Triassic marls dipping down to the east. The area has layers of red clay, grey clay and thin band of gypsum overlaid with rich alluvium in the Trent Valley and Idle Vale. According to the landscape character areas (Initial Draft Bassetlaw Plan, 2017), large part of the parish area, including the entire Walkeringham built area, lies within the Mid Nottinghamshire Farmlands. The northern area instead is part of Idle Lowlands while the eastern part is classified as Trent Washlands. From a land use point of view, Walkeringham village is classified as suburban while the majority of the parish area is classified as grassland and arable.

Walkeringham has a very particular high quality landscape which is well integrated with the built environment of the village. There are few local wildlife sites in the parish and small woodland areas

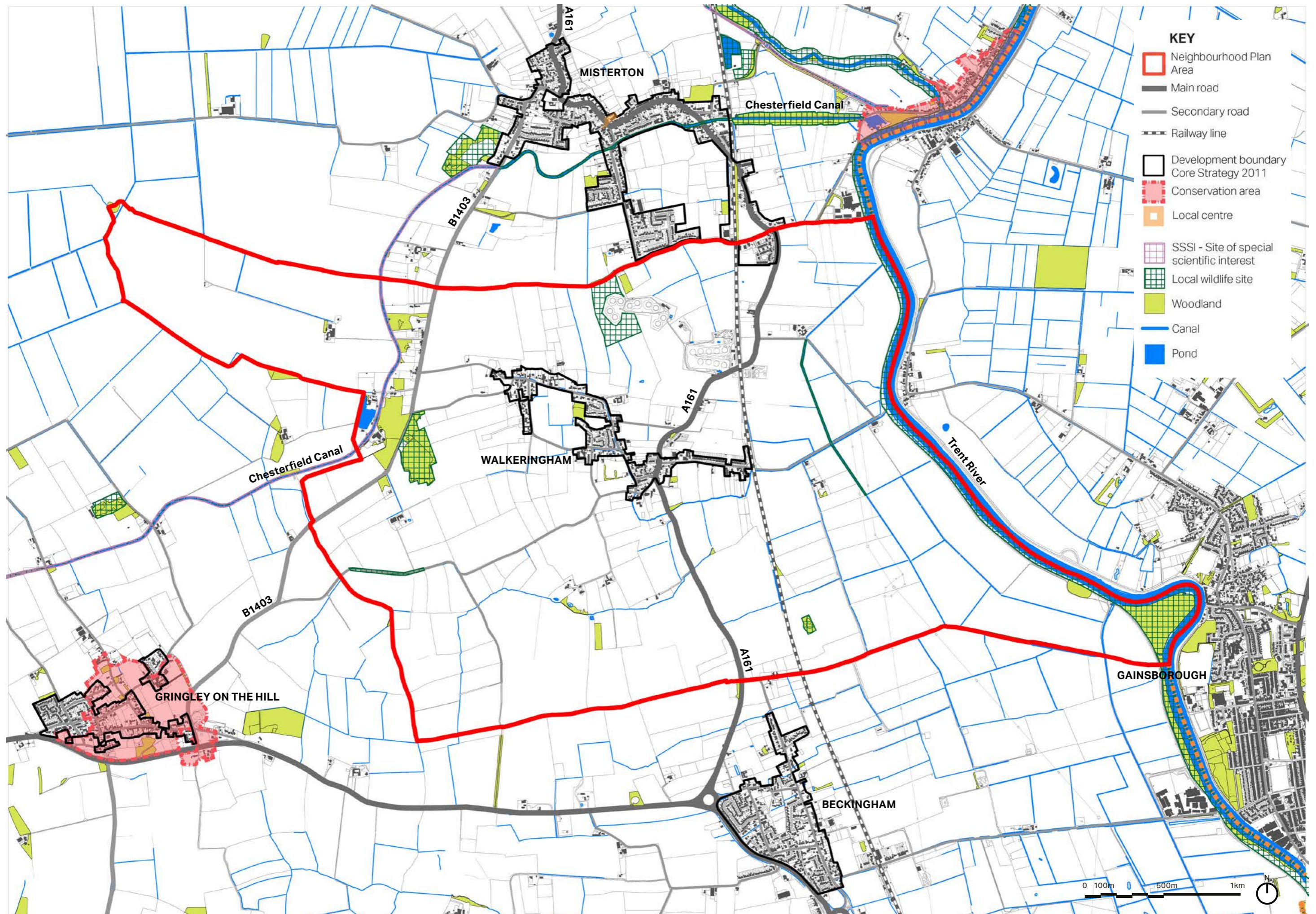
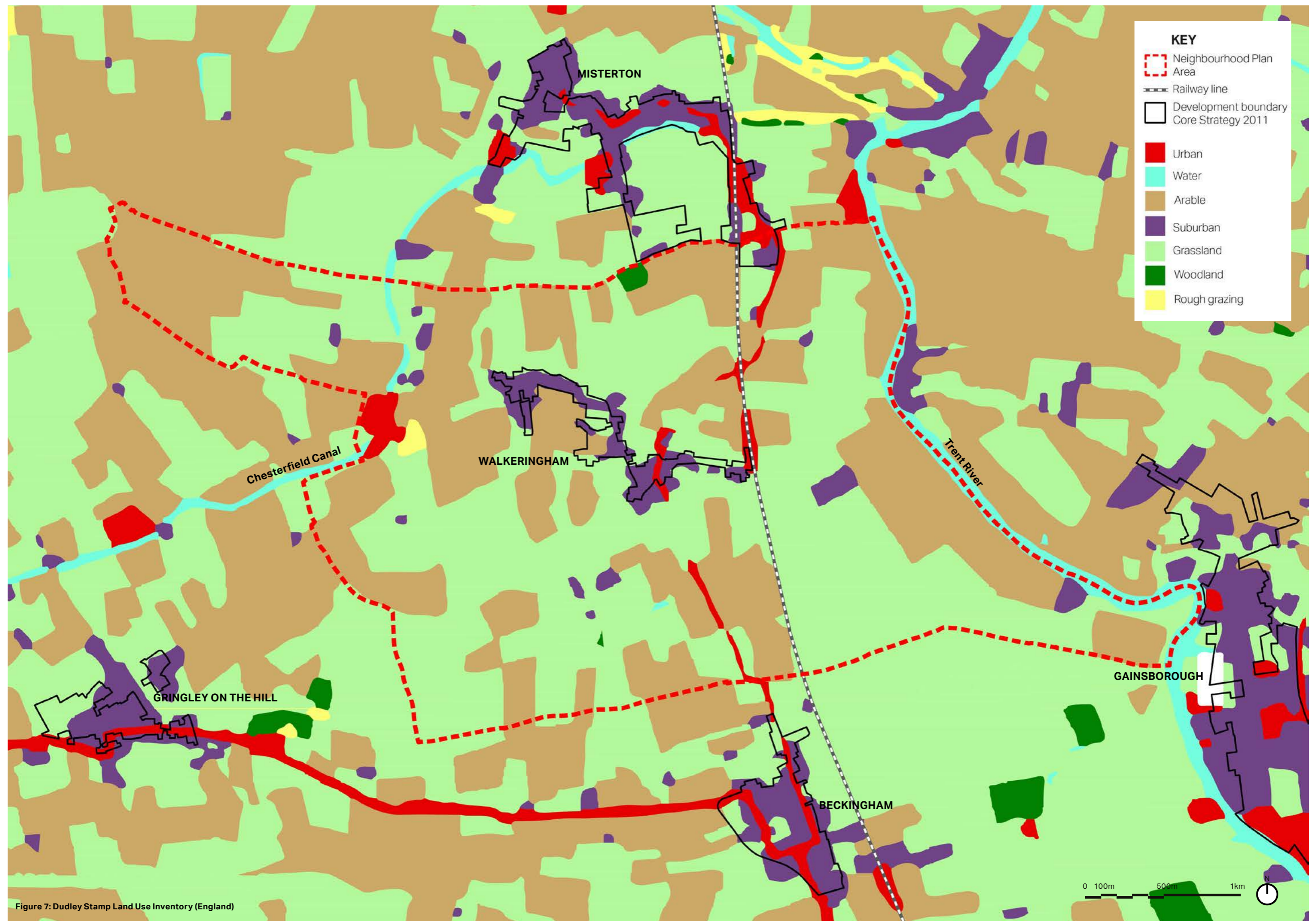


Figure 6: Site analysis
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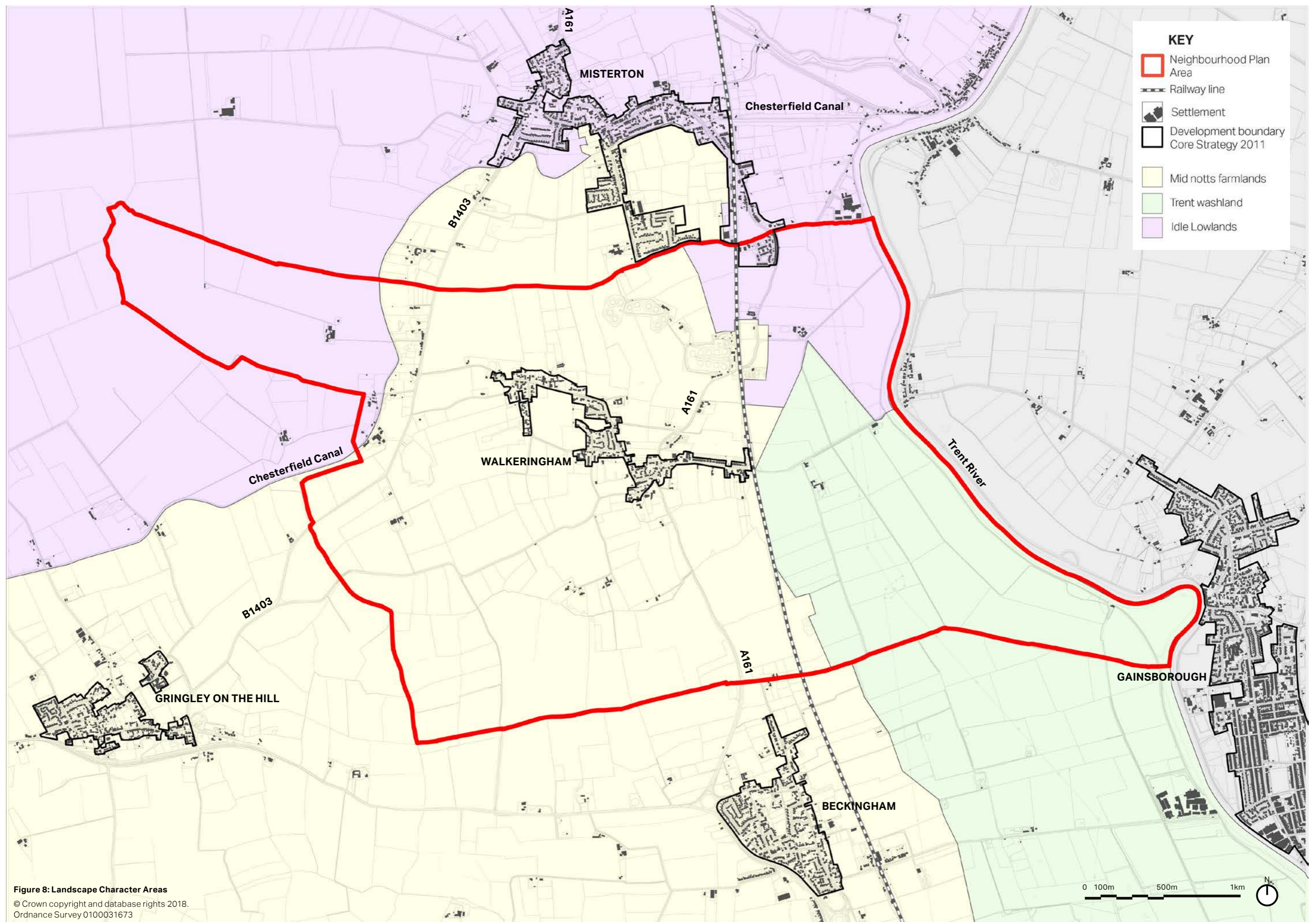


Figure 8: Landscape Character Areas
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3.2. Site Analysis

Walkeringham village is a dispersed settlement organised around four main areas: Moor End, the High Street, Church End and Station Road. These clusters of buildings are mostly made up of separate houses once used as farmsteads. Dwellings are mainly small size single houses and cottages aligned to main roads or in fewer cases perpendicular to it.

The historic cores of the settlement are located around Church End, and in proximity of the junction of West Moor and North Moor. Church End, an elevated dry site positioned to the south east of the village, also contains the majority of listed buildings such as the Old Vicarage, the Church of St Mary Magdalene, the Manor House and the Village Cross. The area also has some non-designated heritage and a scheduled monument.

Buildings and undeveloped fields within the village have a strong relationship with the surrounding landscape which constitutes an integral part of the settlement and helps to reinforce the openness and the rural character of the entire village.

The village lies in the middle of a basin surrounded by a hilly landscape where Church End represents the highest point and the High Street the lowest. The geographical centre of the village is occupied by a contained area of open fields called The Moor - a reclaimed polder enclosed by ditches dug along all four of its sides - partially surrounded by developments and partly by other open fields.

Due to the peculiar topography of the area – a basin surrounded by hills – water represents a strong feature of the village. The drainage system runs along Walkeringham main routes and tends to follow the field boundaries around the parish. Most of the drainage system discharges into the Moor Drain which flows directly into the Trent River a few kilometres to the east.

The village has limited primary and secondary service provision. These include a Primary School, a Village Hall, and one public house along the A161. Misterton PSD Fuel storage facility is located along the A161 to the north east of the village. This site is clearly visible from the village and contains highly inflammable, toxic and dangerous substances which could be hazardous to the village and its surrounding environment.

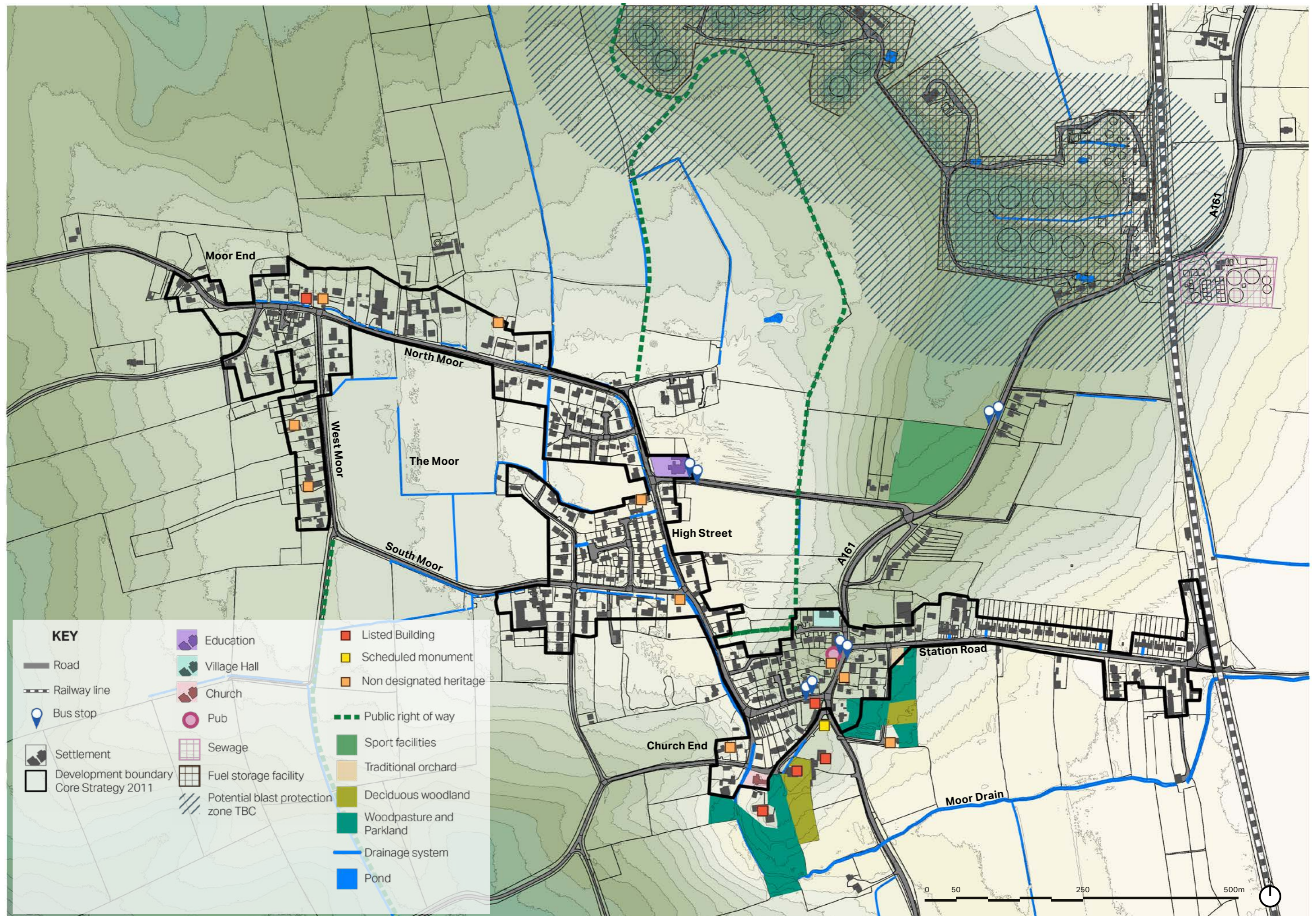


Figure 9: Walkeringham Site analysis

3.3. Key Issues

This paragraph reviews the available evidence and reports in respect to flood risk and drainage, based on a review of the evidence base documents

The following documents have been reviewed to inform this assessment:

- Environment Agency (EA) website Flood Maps (<https://flood-map-for-planning.service.gov.uk/>) August 2018;
- Bassetlaw District Council Core Strategy (December 2011).

3.3.1. Flood risk

The River Trent runs from South to North east of Walkeringham creating a natural boundary between Bassetlaw District and Lincolnshire County. The river has been the major source of flooding events in the past.

The EA Flood Zone Maps from 2108 show the urban settlement of Walkeringham located in Flood Zone 1 - Low probability having less than 1 in 1,000 annual probability river flooding. However, large area to the east of A161 are in Flood Zone 2 – Medium probability 1 in 100 and 1 in 1,000 annual probability of river flooding and Flood Zone 3 – High probability 1 in 100 or greater annual probability of river flooding.

3.3.2. Flood risk from surface water

Due to the peculiar topography of the area where Walkeringham urban area sits – a basin surrounded by hills – the site results highly affected surface water flooding.

The EA maps show the majority of the urban area as high risk (chance of flooding of greater than 3.3% each year) with vast areas of medium risk (chance of flooding of between 1% and 3.3% each year) and low risk (chance of flooding of between 0.1% and 1% each year) of flooding.

3.3.3. Flood alleviation scheme and new developments

The village has recently suffered from severe floods in 2007 and again in 2012. Since then a flood alleviation scheme, costing almost £1M, has been put in place to protect the village from future flooding. The newly built bypass-dyke connects – passing through the middle of the Moor partly open-air and partly culverted – the ditch running along the northern edge of the Moor with the Moor Drain south east to the village which discharge into the River Trent 2km east of Walkeringham.

However, as stated by the Core Strategy (2011) Policy DM12: Flood risk, sewerage and drainage, any proposal for new development in Walkeringham will only be supported by the Council if it demonstrates that the proposed development will not exacerbate existing land drainage and sewerage problems in the area. This implies that all new development will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management.

The Council will seek a commitment , via conditions applied to any planning permissions, that flood risk issues will be mitigated or designed bt development proposals. The Council will expect any flood risk mitigation measures proposed as part of a planning application to be delivered in detail by developers.

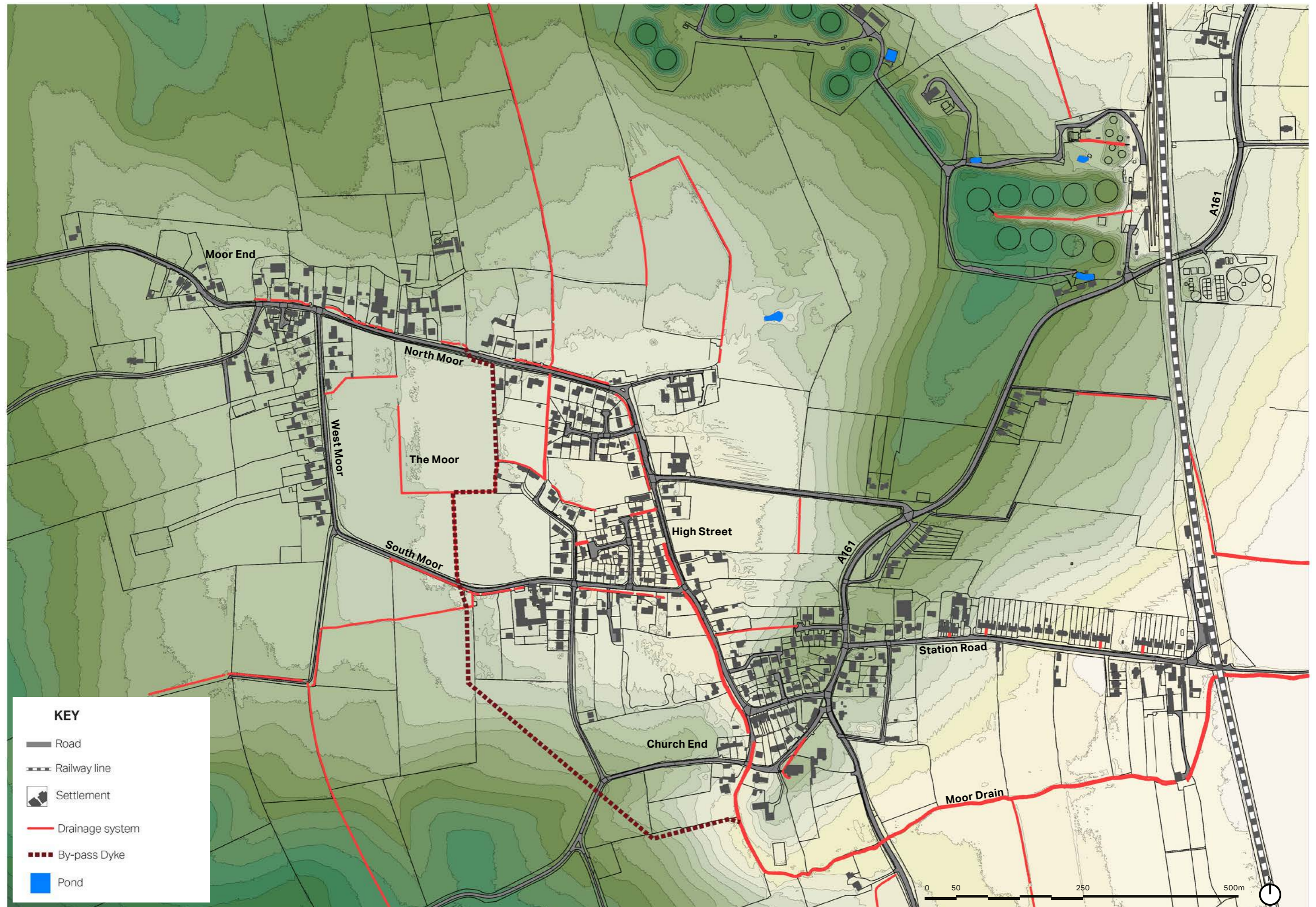


Figure 10: Water drainage network

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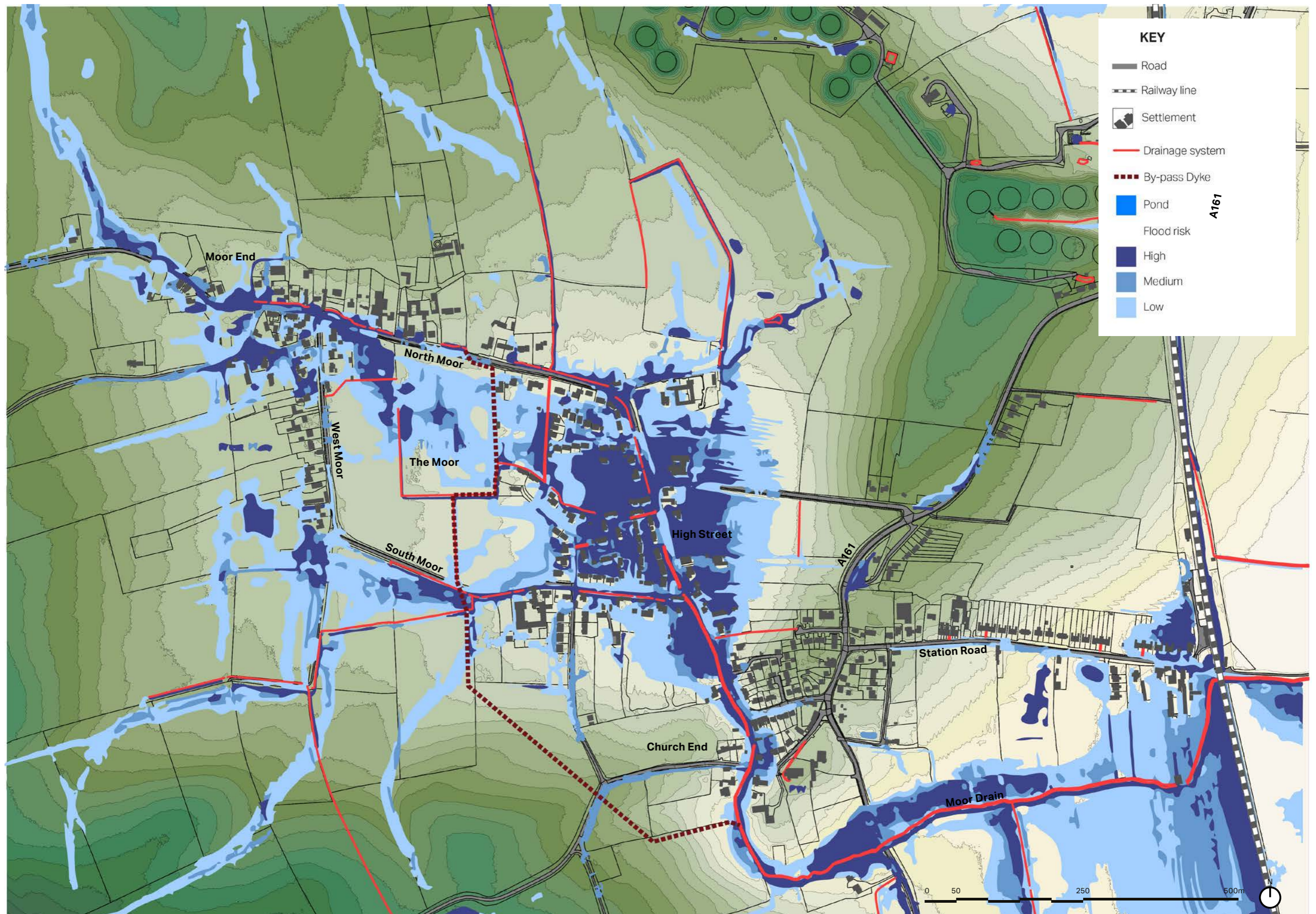


Figure 12: Flood risk from surface water



Character Analysis

04

4. Character Analysis

4.1. Historic evolution

The sequence of plans set out below, on this page and the page opposite, give some indication of how Walkeringham developed.

Clearly, Walkeringham is an old settlement given the fact that it was recorded in the Domesday Book (as *Wacheringeham* or *Wacheringham*) and has a substantial church (St Mary Magdalene) dating back to the 13th century. Indeed the name of the village is evidence of its Anglo-Saxon roots, although there is little historical reporting that addresses the pre-Norman period.

The layout of the village is testament to its origins. There would appear to be two centres: Church End, in the south east, and the area around the junction of West Moor and North Moor. The form and structure of the two central places is suggestive of the antiquity of Walkeringham, especially Church End, with a road network and the spatial relationship between the principal buildings (the church and manor house) and the rest of the settlement is typical of many English villages with medieval origins.

The relationship between the built form and the wider landscape is obvious from the sequence of historic plans. It is also clear that the village has changed slowly over long periods of time, with occasional burst of activity bringing more radial change, although these would seem to be relatively few and a product of more recent times.

KEY

Neighbourhood Plan Area

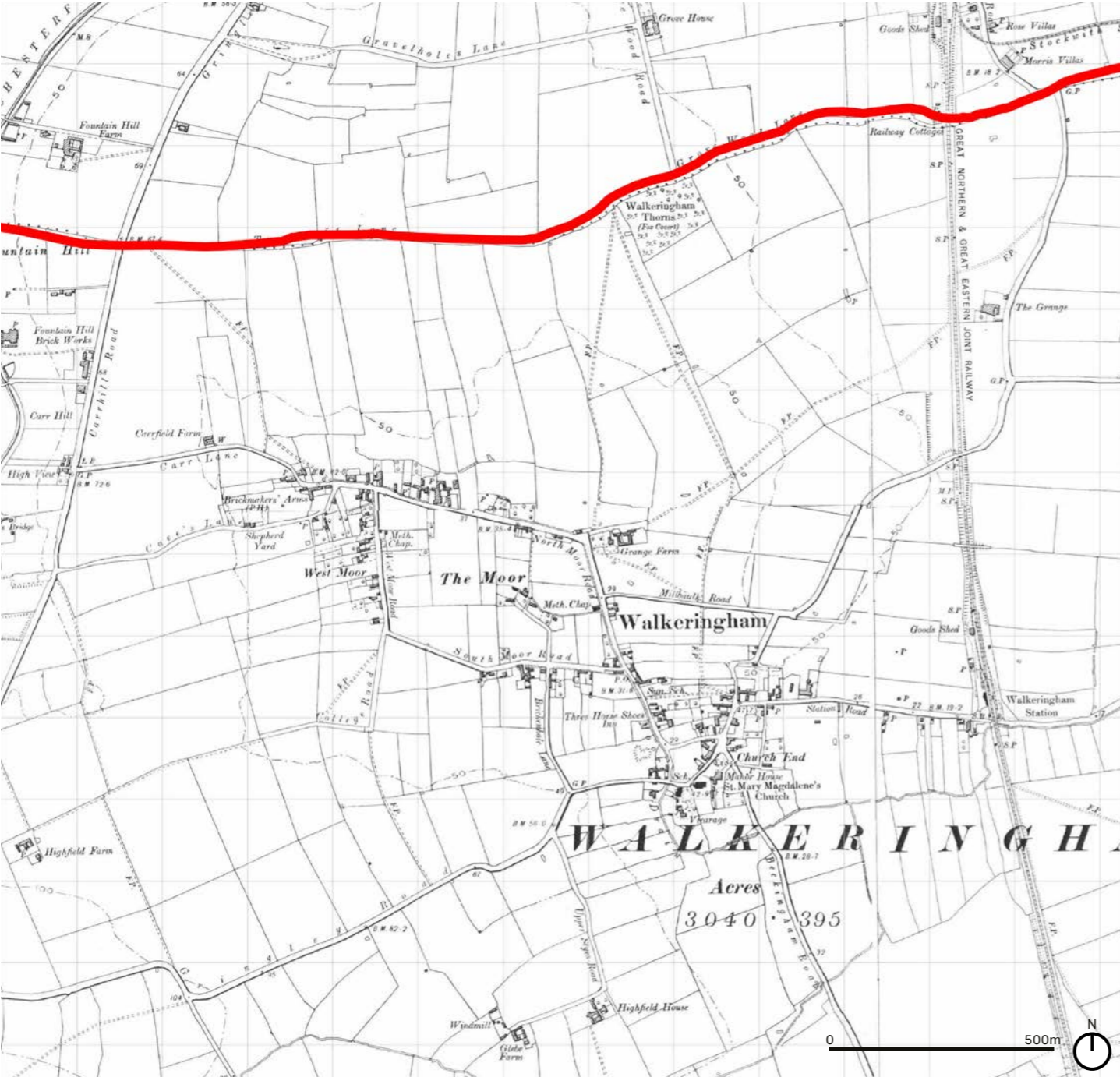


Figure 13: County Series 1898-1901

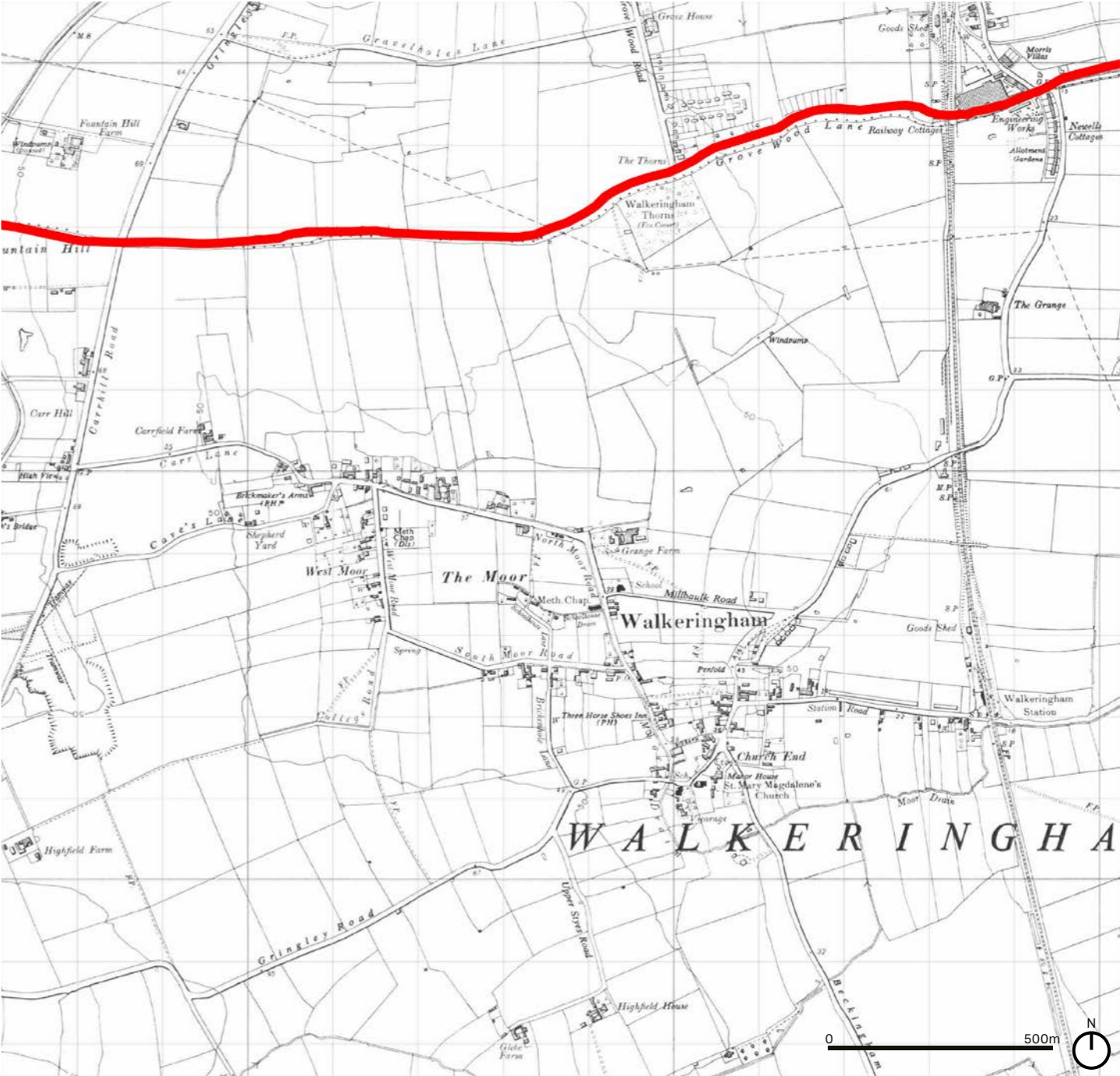


Figure 14: Provisional 1951

The OS map of 1898-1901, for example, clearly identifies the two centres and the ribbon development along a series of key routes which was, and still remains, one of the key characteristics of the village. By 1951, the OS map shows little material change to the village plan, with the exception of the new housing extending along Station Road, towards the railway line and station, and the primary school located at the junction of Mill Baulk Road and High Street.

The 1981 OS map shows two relatively large parcels of development - at North Moor Drive and Moorland Avenue/School House Lane. These developments, which demonstrate a range of qualities that marks them as being late 20th century, are the most recent and most substantial changes to the urban area of Walkeringham.

The only other major change on the plans is the addition, in the 1981 OS mapping of the fuel facility located to the north east of the village. Given that the 1951 OS probably draws on earlier survey work and the issues relating to wartime security, it is not a surprise that this facility is missing from the 1951 plan.

Overall, the key thing to be drawn from the historic map sequence is that the structure and form of Walkeringham was laid down a very long time ago and, a few notable interventions aside, it has remained fairly intact up to the present. The character of that historic form is considered in the sections that follow.

KEY
 Neighbourhood Plan Area

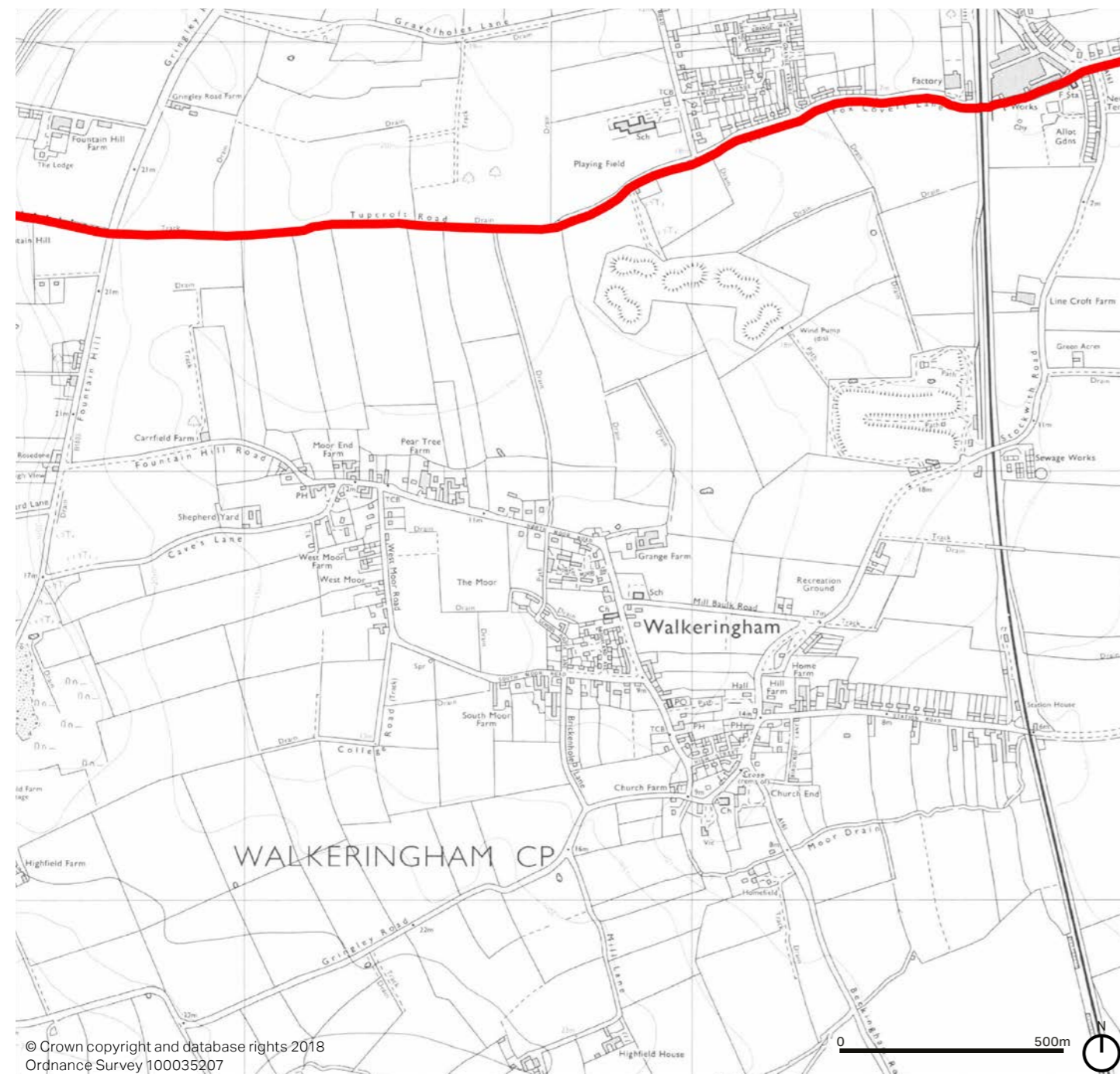


Figure 15: National Grid 1981

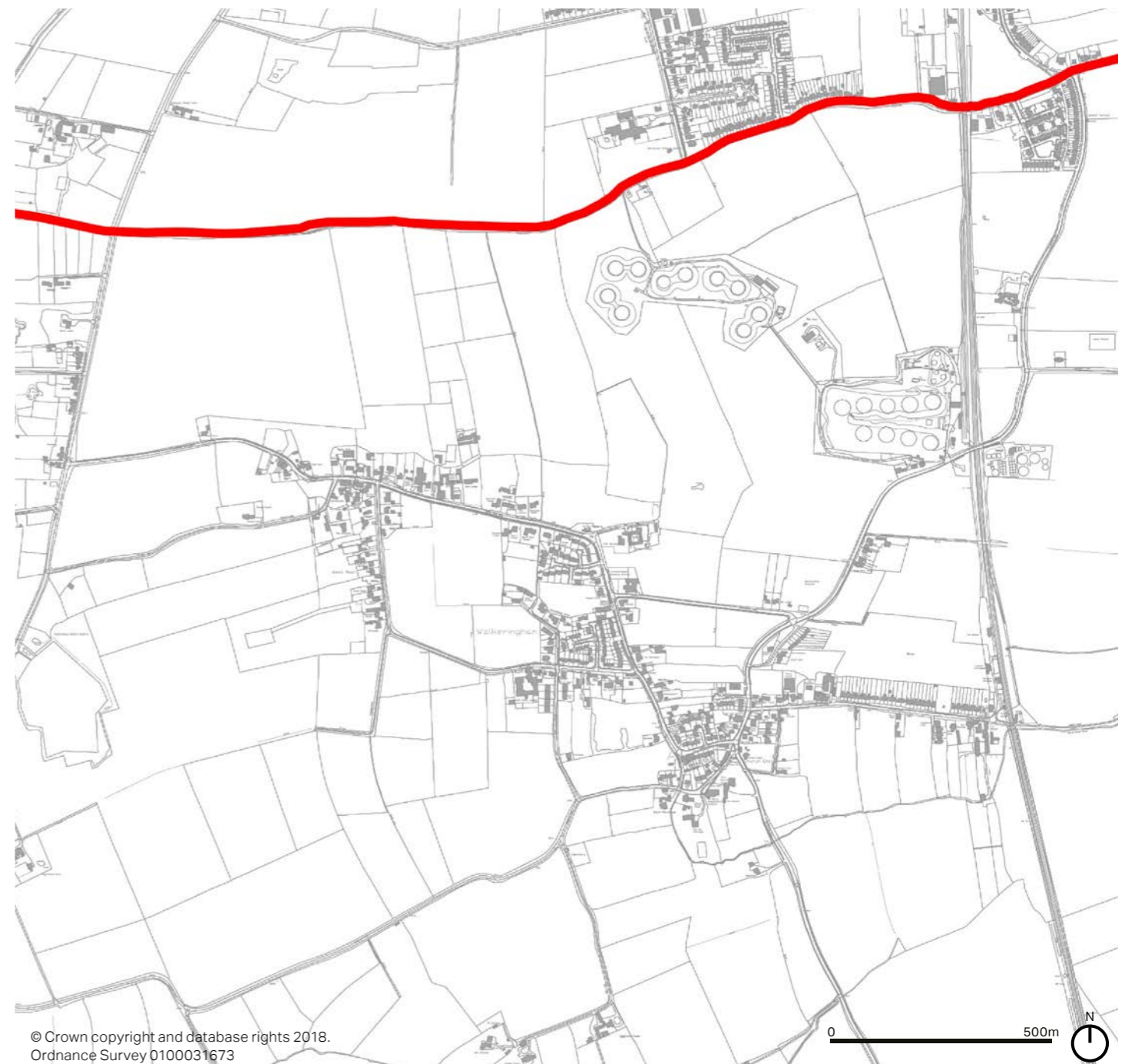


Figure 16: OS Mastermap 2018

4.2. Photographic Survey

As part of the site visit and inception meeting held with WNPG, the AECOM team compiled a photographic record of the village. A selection of the images are included in this section, the aim being to demonstrate some of the principal components that exemplify Walkeringham. The key components relate to the spatial planning of the village (e.g., the relationship between built development and wider landscape) and also the architectural form and detail that is apparent on individual buildings.

4.2.1. North Moor

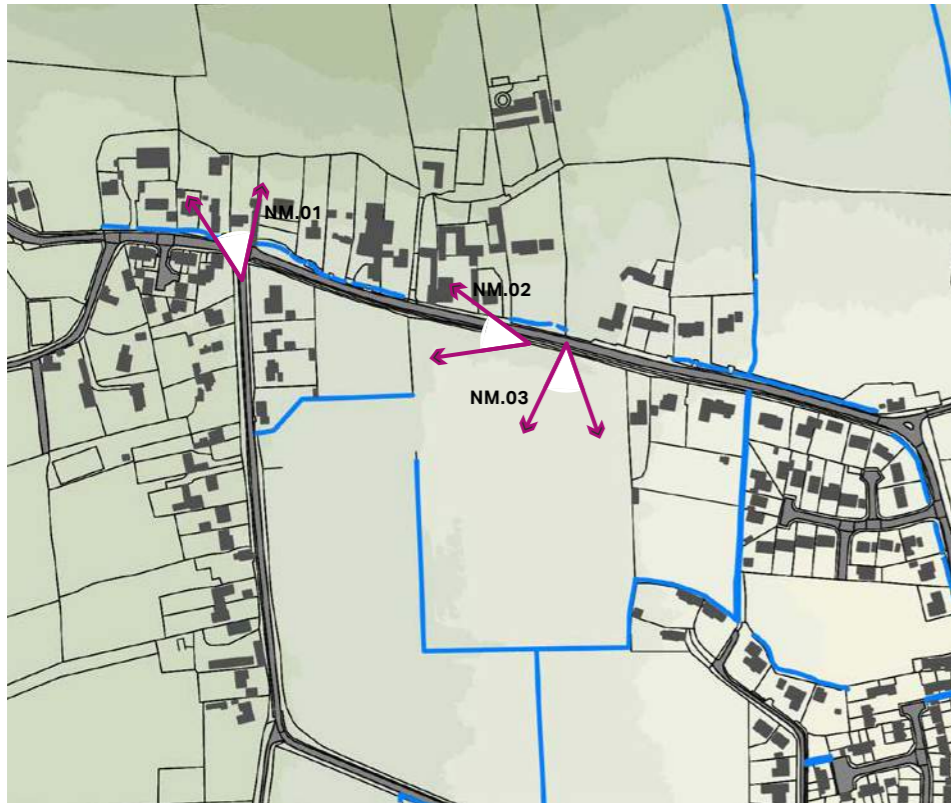
North Moor is one of the principal east-west routes linking the two centres. With built development, one plot deep, along its northern edge and open countryside (The Moor) to the south it displays many of the aspects that are characteristic of Walkeringham.



Figure 17: NM.01 - This older property is aligned perpendicular to the main highway, a common arrangement in Walkeringham. The red pantile roof and rendered walls are also a common feature among older residential properties. There are a number of older properties that have had more modern renovations which, to varying degrees, can mask the provenance and age of the building.



Figure 18: NM.02 - This view, east along North Moor Road, shows how many properties sit behind quite substantial, albeit soft, green boundary treatments. Note also that there is a footpath only on the southern side of the road, with a narrow verge which, in this instance, is not planted. The road itself is not lined and parking is relatively ad hoc and informal.



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Figure 19: NM.03 - Looking south, across The Moor, one can clearly see the relationship between linear, mostly two storey development and the wider landscape. The overall impression is that long vistas, big skies and layered horizons (with intervening tree lines and hedges) are typical of Walkeringham. Note the varied roofscape, with a range of roof types and different orientation of buildings to the highway.

4.2.2. West Moor

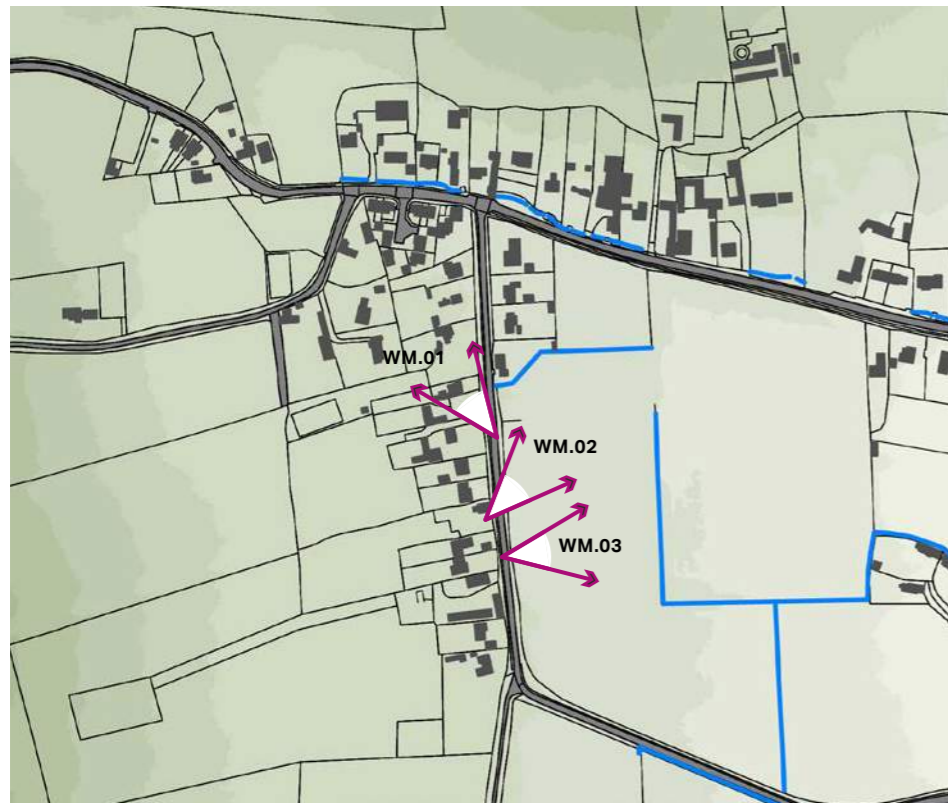
West Moor forms the western boundary to The Moor. It is bounded on the west by development (mostly residential) which is one parcel deep, and to the east (along most of its length) by a hedgerow that forms the western boundary of The Moor. At its northern end, development sits to both sides of the road and this area is part of the more concentrated block of development that is the second, more western historic core of Walkeringham.



Figure 20: WM.01 - Single sided development is common in Walkeringham, with residential properties, in the main, having views onto open landscape. The western boundary of The Moor is mainly made up of farms, barns and cottages converted into residential buildings.



Figure 21: WM.02 - Some of these views are relatively contained, such as the one shown here out onto The Moor, while others are much longer and offer a broader vista.



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Figure 22: WM.03 - The Moor is a group of relatively large, open fields that are typically given over to arable farming. There are few interruptions to middle and long-distance views, although the presence of development to the north, east and west provides some containment and connection with the village, as well as a sense that this space, despite its size and the agricultural usage, is part of the open space assets of the village.

4.2.3. South Moor

South Moor is, effectively, the southern boundary to Walkeringham in that part of the village clustered around The Moor. At its eastern end, however, it is the main route that provides access to the late 20th century clusters of development at School House Lane and Moorland Avenue. To the east, there is greater containment and enclosure, even though many of the buildings are single storey, while at its western end there is a greater sense of openness and a more rural sense of place.



Figure 23: SM.01 - Development at the eastern end of South Moor is more mixed with older plots and newer development sitting side by side. This character of the village is less well defined here than it is in other parts of the settlement as the later development, located primarily on the northern side of the road, is less likely to use local, historic patterns of development (such as building orientation within the parcel or boundary treatments).



Figure 24: SM.02 - Developments at the eastern edge of South Moor have different setbacks from the main road and often face open fields on the northern side. The line of development along the southern side is older and displays more of the historic features, both at the plot and the building level, that characterise much of Walkeringham.



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Figure 25: SM.03 - There is a greater sense of openness on the western end of South Moor, with views out over the undulating landscape balanced by occasional tree lines and hedgerows. The southern section of The Moor feels more connected to the wider landscape than it does to the village.

4.2.4. High Street

High Street runs north-south along the eastern edge of The Moor. At its northern and southern ends, modern development on the west side contrasts with development on the eastern side that is, typically, older and more eclectic in terms of the plot arrangements and architectural detailing.



Figure 26: HS.01 - The Wesleyan Chapel, built in the 19th century and funded in large part by donations from prominent parishioners, is one of the more substantial civic buildings in the village. The building is Gothic Revival, constructed from local brick (both red and white).



Figure 27: HS.02 - Again, middle and long-distance views open up from the road side, this relationship between the village and the wider landscape being a principal characteristic of Walkeringham.



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Figure 29: HS.03 - St Mary Magdalene Church sits on one of the highest points in the village and is visible in many middle and long-distance views.



Figure 28: HS.04 - Historic buildings sitting within their plots in a different orientation to the more modern house next door. Many of the historic plots tend to be long and, often, proportionally narrower than modern plots (with buildings consequently arranged perpendicular to the road).

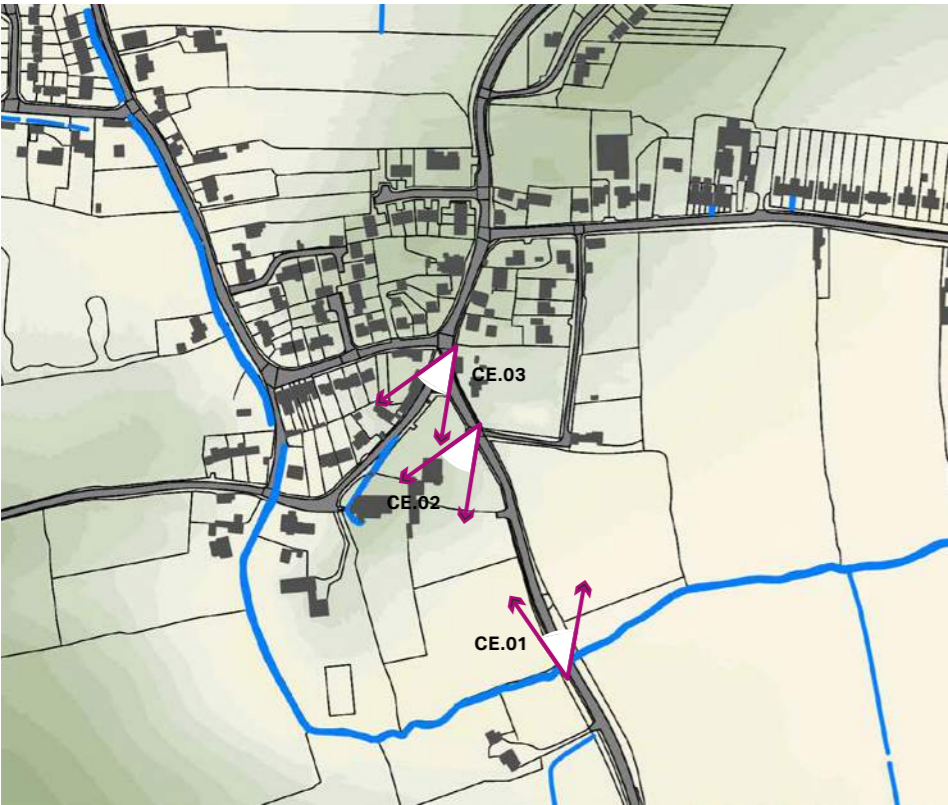
4.2.5. Church End

Church End is the historic core of the village, and is, in all likelihood, the area referred to in the Domesday Book and other historical documents. It has a greater number of historic buildings, many of which are older than they perhaps appear having been renovated at different points in time. The Church and Manor House, around both of which Church End is clustered, sit on the highest point, locally, in terms of topography. It is likely that the surrounding landscape was still unimproved when the original settlement came into being, or at least only partially improved to the extent that local, periodic flooding made settlement of the wider surrounding area more difficult.

The general arrangement of buildings relative to the roads upon which they lie, and, indeed the network of roads itself, are characteristic of an older pattern of rural settlement and village development.



Figure 30: CE.01 - The A161 represents the southern approach to Walkeringham and is surrounded by open fields and bordered by tick hedgerows on both sides. The view toward the village is characterised by lines of mature trees and red brick cottages along Birdcroft Lane facing south across the open fields.



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Figure 31: CE.02 The Manor House with the Church on the background are the highest point in the village. The Manor House is a Grade II listed building built of small bricks with large windows with stone mullions.



Figure 32: CE.03 - Medieval stone buttercross base with a shaft of an old cross that was moved in the early 19th century from the crossroads at the end of Birdcroft Lane to its present site at the junction between Gringley Road and Beckingham Road. The line of developments along these roads present more of the historic features both at plot and building level.



Figure 33: CE.04 - Four terrace houses along Gringley Road with front doors straight on to the pavement and no setback from the road. The dark red brick, which is a characteristic material in Walkeringham, has been painted.



Figure 34: CE.05 - St Mary Magdalene Church dates back to the 13th century and is a Grade I listed building. It represents the original nucleus of the medieval village and sits on the highest point in Walkeringham surrounded by a network of roads and buildings that follows the characteristic pattern of a rural settlement.



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Figure 35: CE.06 - The drainage system runs through the settlement following the village main routes and discharge in the Moor Drain (in the picture) which flows directly into the Trent River a few kilometres east of Walkeringham.



Figure 36: CE.07 - Walkeringham High Street and the Moor Drain which runs parallel to the main road. The presence of water within the settlement is another strong characteristic of the village. The built environment in Walkeringham is mainly made up of two storey residential buildings sitting in their plots with a perpendicular or parallel alignment to the main road.

4.2.6. Station Road

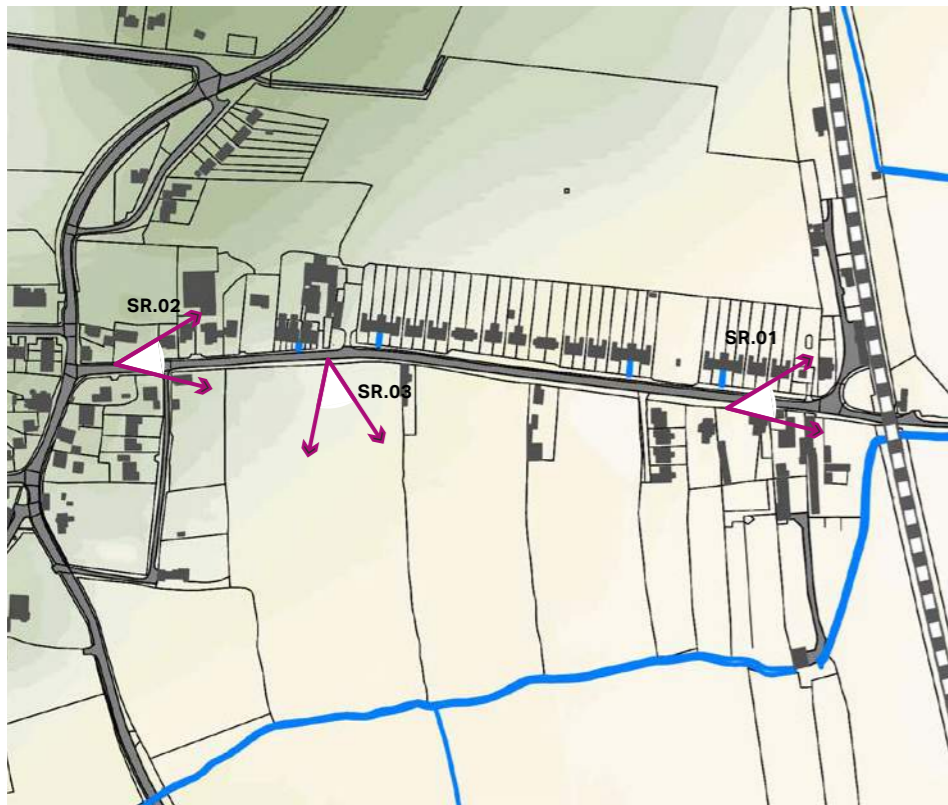
Station Road forms the eastern branch of Walkeringham village. The station at the end of the road closed in 1959 along with level crossing. Nowadays Station Road is a no-through road with the majority of the developments along its northern edge and open countryside to the south. There are few farmsteads left along its southern edge aligned perpendicular to the main highway, a common arrangement in Walkeringham.



Figure 37: SR.01 - The station closed in 1959 and the level crossing closed to the traffic about the same time, so station road is now truncated as a no-through road. On the left, in cream bricks with double courses of horizontal dark red bricks, is the old GNR station which is today been converted into residential.



Figure 38: SR.02 - The western end of Station Road is bordered on both sides with two storey residential buildings with a decent setback and façades aligned to the main road.



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Figure 39: SR.03 - The majority of the developments in Station road are located along its northern edge while the southern is predominantly open with long-distance view into the countryside. There are a few farmsteads left along its southern edge aligned perpendicular to the main highway, a common arrangement in Walkeringham.

4.2.7. Mill Baulk Road

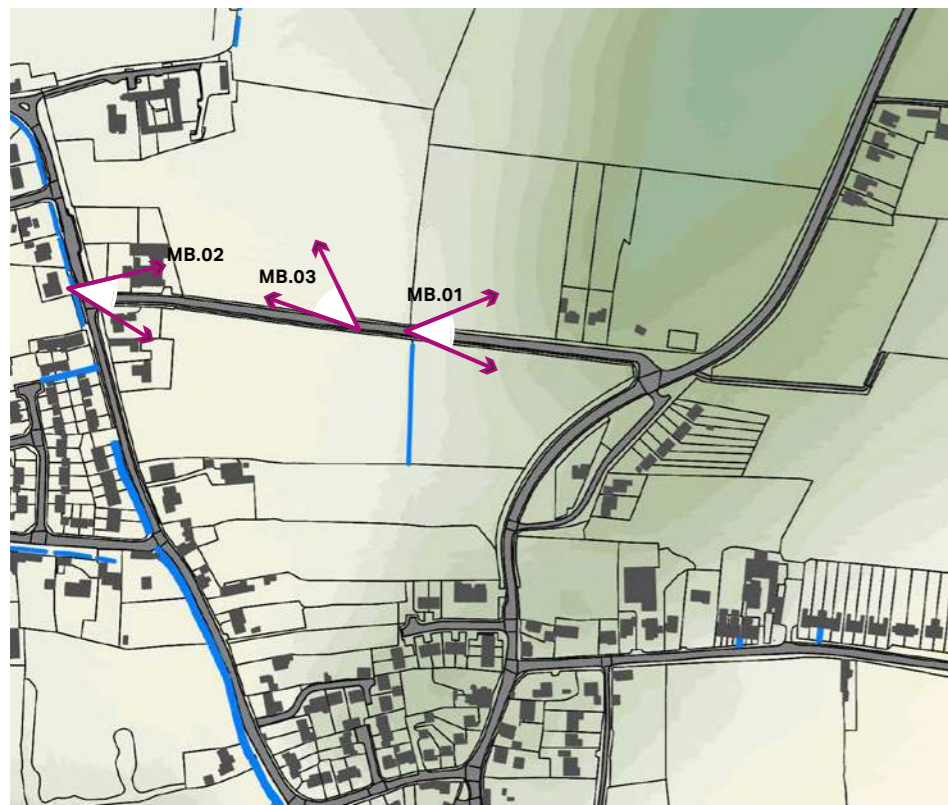
Mill Baulk Road connects the High Street to the west with the A161 to the East. There are only few developments along this road, in particular the Primary School at its western edge and few residential buildings at its eastern one. The road is bounded by small hedgerows along its length and it is surrounded by undeveloped open fields that give to this road a great sense of openness and rural sense of place.



Figure 40: MB.01 - Two dark red brick residential buildings on the eastern end of Mill Baulk Road completely surrounded by open fields.



Figure 41: MB.02 - Walkeringham Primary School is located at the junction between Mill Baulk Road and High Street. The original building, in dark red bricks, was built in 1913 while the wooden cladding extension has been added in 2011. The school is surrounded by undeveloped open fields and sits in the lowest place in the village which is often flooded.



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Figure 42: MB.03 - Mill Baulk Road is bounded by small hedgerows along its length and it is surrounded by undeveloped open fields that allow long-distance view into the countryside to the north and into the village to the south. This characteristic gives to this road a great sense of openness and a rural sense of place.

4.2.8. Stockwith Road

Stockwith Road/A161 is the main access to Walkeringham. It connects the village with Misterton to the north and with Beckingham to the south. On its northern section – which represent Walkeringham northern gate - Stockwith Road has only few residential developments on one side of the road, while the other side is left completely undeveloped. Closer to Church End, the road has development on both sides and some of the local services such as the open house and the village hall.



Figure 43: SW.01 - Buildings in Walkeringham are usually linear single plot deep developments that allow open rural views to the rear of the property.



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Figure 45: SW.02 - The Walkeringham white brick is one of the characteristic building material in the village and is still visible in many buildings throughout the village. These distinct bricks were made by brick makers in Walkeringham & nearby Gringley along with the standard red clay bricks & tiles.



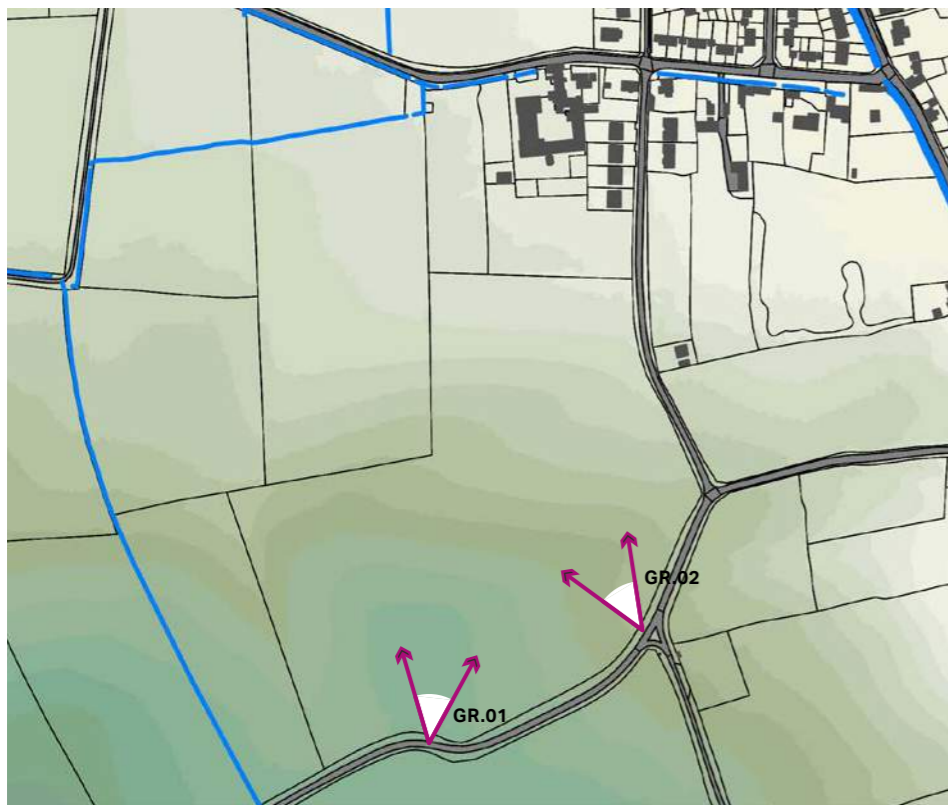
Figure 44: SW.03 - Fox and Hounds along Stockwith Road is the only Public House in Walkeringham. The building is made up by the characteristic red brick which is widely used throughout Walkeringham.

4.2.9. Gringley Road

Gringley Road is a rural road connecting Walkeringham with its south-west area. The road runs between undeveloped open fields bounded by tick hedgerows on both sides. Only in few points along Gringley Road is possible to have long-distance views towards Walkeringham which restate the strong relationship between the village and the wider landscape.



Figure 46: GR.01 - Looking north across the open fields along Gringley Road. Long vistas, big skies and layered horizons (with the intervening tree lines and hedges) are a typical feature of Walkeringham.



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Figure 47: GR.02 - Looking north across the open fields along Gringley Road. Note that the red brick material gives the village a homogenous colour which is clearly a feature of Walkeringham village.

4.3. Landscape Context

As noted, above, one of the key characteristics of Walkeringham is the interaction between the built environment and the wider countryside. The discrete parcels of development, which have both a spatial and an historic component to their form and character, have a shared relationship with the landscape, both locally at an intimate scale and on a much wider, comprehensive scale.

This key characteristic of Walkeringham is, in part, borne of the landscape, topography and flood risk issues that impact upon the village. The historic development at Church End, for example, is a clear response to a particular set of environmental conditions that dictated development should, wherever possible, sit on higher ground to avoid (or mitigate) the effects of flood risk.

Similarly, the prevalence of ribbon development within the village, where development tends to run along the main routes to a depth of a single plot, allows for a very immediate relationship between the ‘urban’ and the ‘rural’. There are a variety of reasons for this pattern of development being so widespread within the village and, once again, a combination of environmental factors and local landscape issues have played a part in constraining or directing development decisions at different points in time throughout Walkeringham’s history.

The plan, opposite (Figure 51), shows how the landscape flows around the discrete parcels of development. The broad sweep of the landscape around and through the village creates identifiable clusters of development, each having its own form and character. These clusters can be characterised, in part, by the age of development that predominates with older buildings often displaying a different mix of building materials and a very specific relationship of building to plot and, also, to the highway (older buildings sitting side-on to the road is a common feature in Walkeringham).

At the same time, there are a number of instances (see Figures 49 and 50), where the interplay between landscape, topography and built form combines to create a much more intimate sense of place and character. This smaller scale relationship between landscape and buildings is also a part of the character of Walkeringham and should be recognised when considering where any new development might be located and how it might be design and built.



Figure 48: - View towards Parcel 2 (as shown in Figure 51), with the relative scale of the village and the surrounding landscape clearly evident.



Figure 49: - The relationship between built form and landscape is not always at the large scale; there are many instances where the succession of hedgerows and tree lines, with buildings nestled between, makes for a more intimate character.



Figure 50: - The established landscape at Church End combines with topography and a number of older, more substantial buildings to create a very specific character and sense of place.



Figure 51: Settlement characteristics
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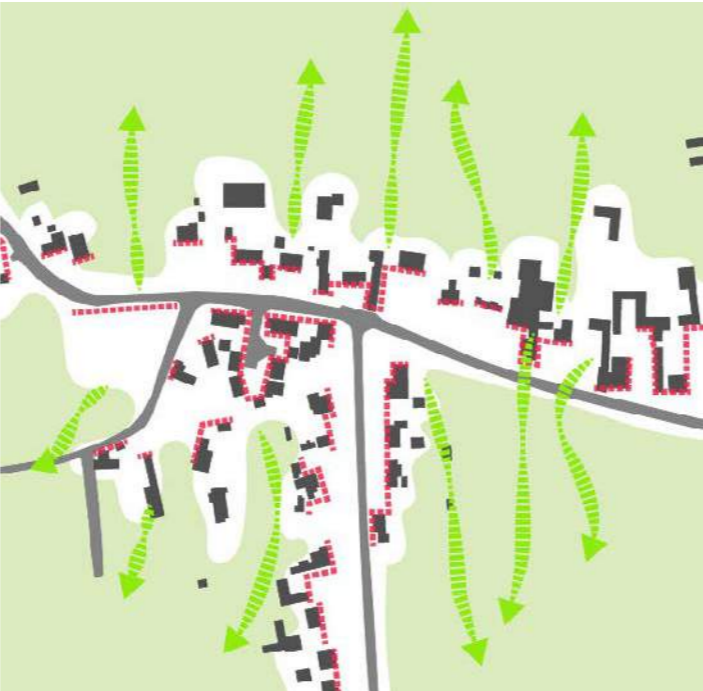


Moor End

Located toward the eastern end of the village, Moor End has one small parcel of concentrated development with ribbon development stretching off to the east, west and south.

The area mostly comprises two storey detached housing at a lower density with predominantly 2 storey residential properties often aligned perpendicular to the main road.

Buildings within the area often have the same height but differing setbacks; some properties border directly onto the main road while others are often screened by well vegetated front gardens and hedgerows.



Moor End



High Street

This area, located in the central section of the village, mainly comprises one and two storey residential properties. At its northern and southern ends, modern development on the west side contrasts with development on the eastern side that is, typically, older and more eclectic in terms of the plot arrangements and architectural detailing. The area is relatively low density, with some pockets of newer development being higher density. There are a number of historic buildings sitting perpendicular to the road, while newer residential developments tend to be aligned parallel to the highway.

There is a greater mass of built development in this part of the village, with some points within the parcels having less immediate visual and physical access to surrounding countryside than other parts of Walkeringham. However, this



South Moor Road

sense of distance from the countryside is relative - nowhere in Walkeringham is particularly far from open space.

There are a number of locations where development is one plot deep, with open space beyond, although in places there is a greater sense of enclosure. Buildings have differing setbacks throughout the area, some bordering directly with the main road while others have sometimes quite deep front gardens.

The general flow of the landscape has more of an east west flow.



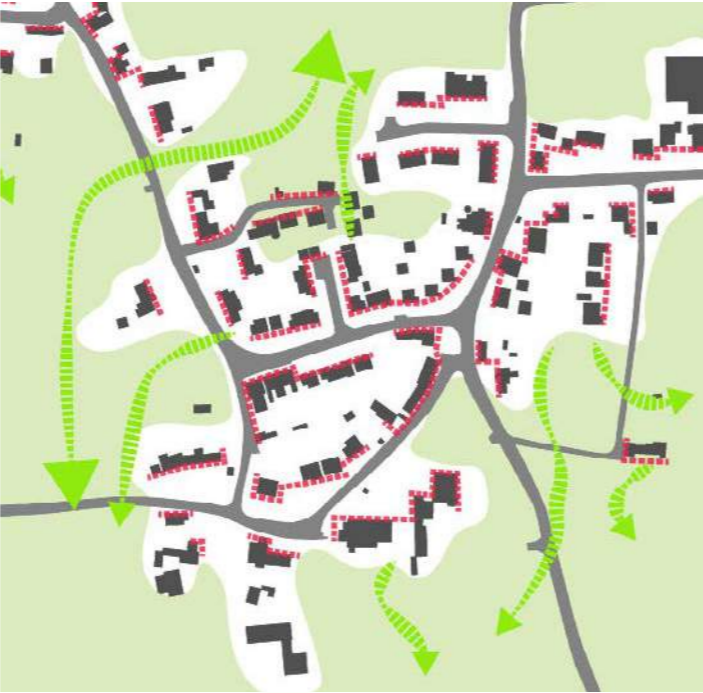


Church End

This is the oldest of the development clusters that make up Walkeringham and it feels the most coherent and developed, albeit on a relatively small scale. As with other parts of the village, the landscape flows around the built form, with a number of irregular landscape 'bites' taken out of the development parcels.

The combination of topography, a much tighter urban form and established tree planting makes for a very particular character in this part of the village. The density of development is higher in Church End than other parts of Walkeringham.

The area is mainly made up of two storey houses and this residential development is often aligned perpendicular to the main road. The general arrangement of buildings varies greatly relative to the roads upon which the buildings sit, creating a varied and eclectic townscape.



Church End

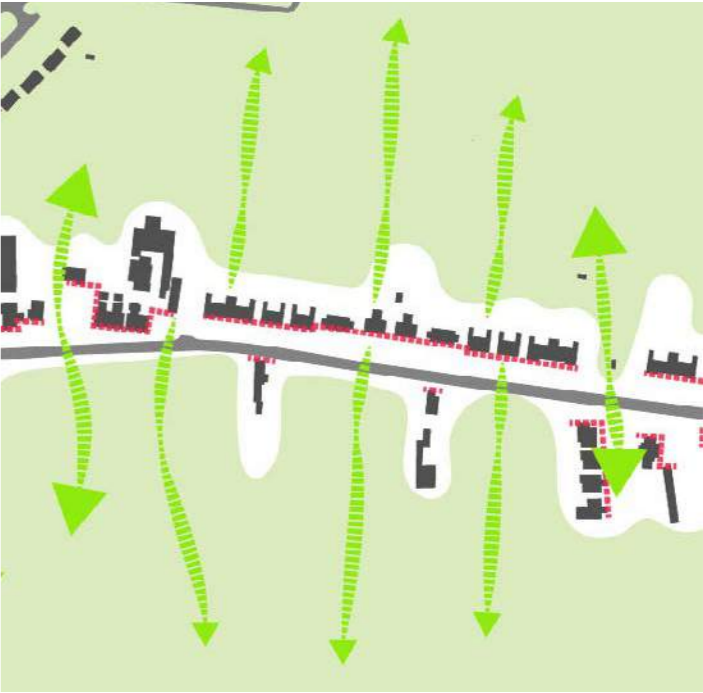


Station Road

Station Road forms the eastern part of Walkeringham village. This part of the village is very much characterised by ribbon development, one plot deep, located to either side of the road connection to the former railway station.

The area mostly comprises two storey detached houses and is lower in density than other parts of the village with residential developments mainly aligned parallel to the road. Buildings within the area typically are two storeys in height with generous setbacks from the road and large front gardens.

The southern side of Station Road has only a few development plots along its edge and still contains few open fields aligned perpendicular to the main highway, a common arrangement in Walkeringham.

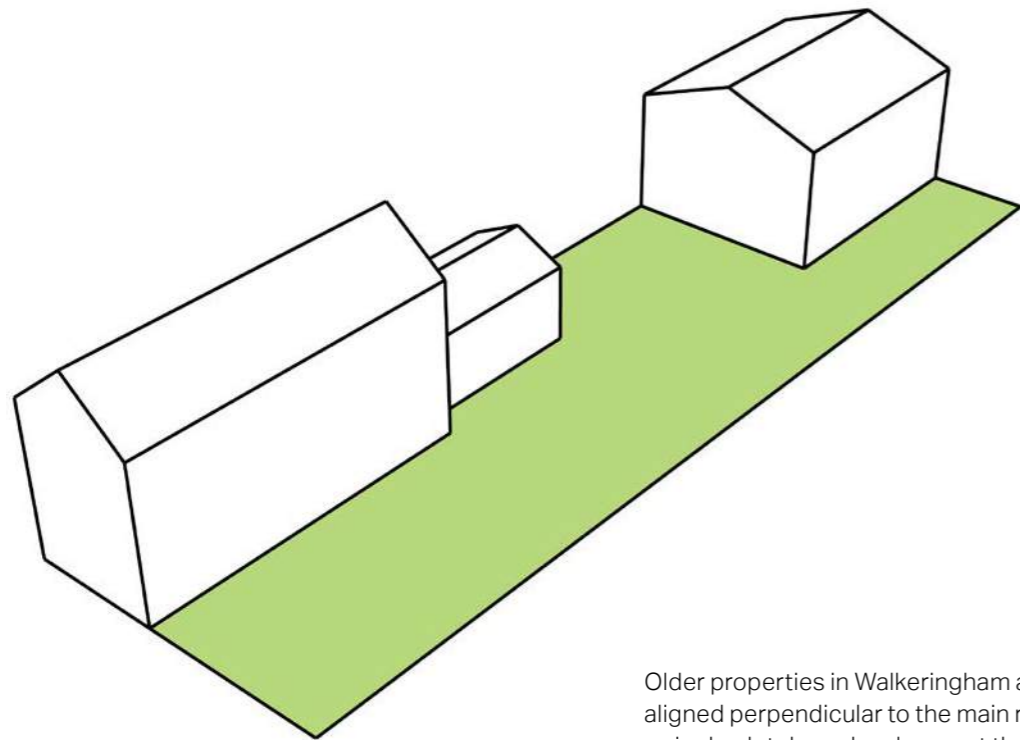


Station Road

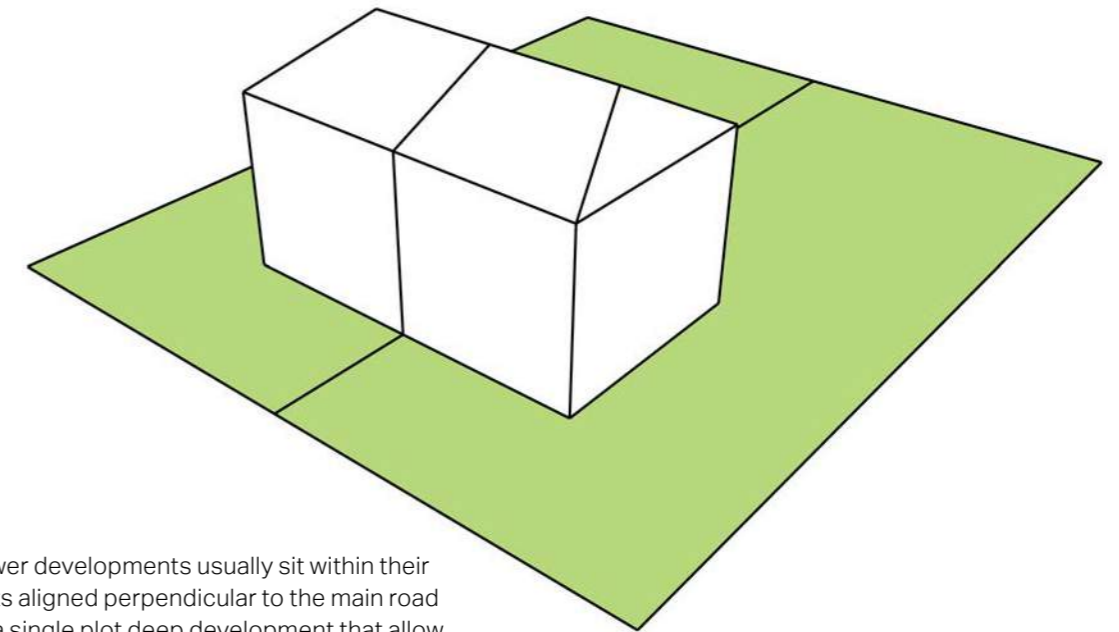
There are a number of long distance and panoramic views into the countryside. The openness and the connection with the wider landscape is very similar to Moor End, with landscape corridors aligned north and south connecting the open countryside located to either side of Station Road.



Building typology



Older properties in Walkeringham are often aligned perpendicular to the main road on a single plot deep development that allow open rural views to the rear of the properties.



Newer developments usually sit within their plots aligned perpendicular to the main road on a single plot deep development that allow open rural views to the rear of the properties.

Red Brick



Walkeringham 'white' brick



Rendered surface



Painted bricks



Facade materials

Roof materials

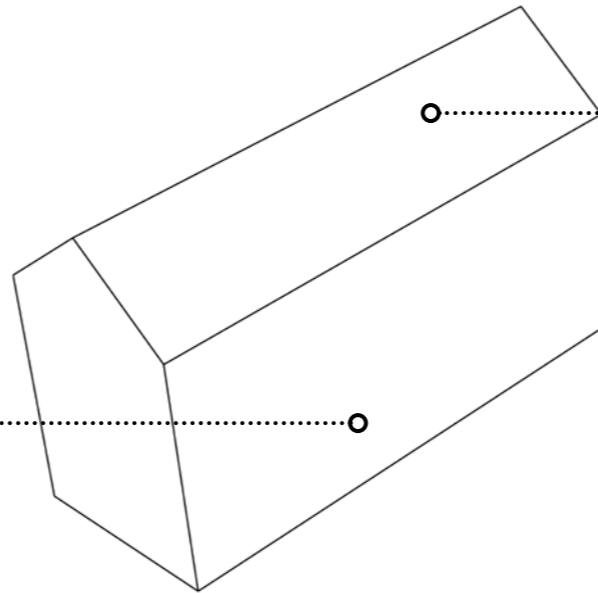
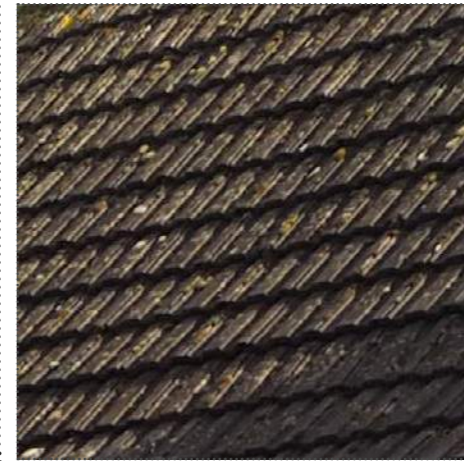
Clay pantiles



Tiles



Slates





Baseline summary

05

5. Baseline Summary

5.1. Introduction

The previous chapters, set out the baseline context for the consideration potential development of the area. It is an high level review of the available information and is not a detailed assessment of all the various technical or spatial planning considerations relating to any new residential development in Walkeringham. The baseline review does, however, provide a useful snapshot of some of the key issues and their potential impact on development.

5.2. Key Components

There are a number of key components that need to be included in any assessment of development potential in Walkeringham.

Location and current land use

- Walkeringham is a village in North Nottinghamshire, located within Bassetlaw District. It lies in the north eastern part of the District, about 0.6 miles (1 km) south of Misterton and 1.20 miles (2 km) north of Beckingham.
- The majority of the village is residential with only one commercial activity and one primary school.
- The lack of a wider range of amenities is an issue for existing residents and any increases in the population, generally, but especially in respect of primary school age children, will require careful consideration of current and future levels of service provision, including school places.

Employment

- There are not many source of employment within the village with the majority of the working population within the parish commuting daily to nearby towns.

Transport and access

- Main access to the village is provided by the A161 which runs north-south and connects Walkeringham with Misterton to the north and with Beckingham to the south. To the west, access to the village is given by the B1403 which connects Walkeringham with Misterton to the north and with Gringley on the hill to the south.
- The passage of traffic along the A161 through the eastern part of the village is a source of concern for residents in terms of pedestrian safety; there is the potential for a review of current road safety provision, vehicle speeds etc., as a consequence of an increased residential population to the east of the A161 generating more pedestrian traffic to the primary school.
- The village is served by five bus lines 97, 98, 197, 398 and 597 which connects Walkeringham with the surrounding centres.

Geo-environmental

- The village is situated within the wider flood plain of the River Trent and is made up of layers of red clay, grey clay and thin band of gypsum overlaid with rich alluvium in the Trent Valley and Idle Vale.

Utilities

- The village has recently suffered from severe floods in 2007 and again in 2012. Since then a flood alleviation scheme has been put in place to protect the village from future flooding.
- Flooding (or persistently high ground water) have caused regular problems in terms effluent discharge from foul water systems in lower lying parts of the village

Flooding

- Although the village is in the Environment Agency’s flood zone 1 (lowest risk) in terms of fluvial flooding, there is a high risk of surface water flooding throughout many parts of Walkeringham.

Heritage and Archaeology

- Walkeringham is an old medieval settlement with several listed buildings and scheduled monuments.
- The road network and the spatial relationship between the principal buildings and the rest of the settlement is typical of many English villages with medieval origins.

Landscape Character

- Walkeringham is very much characterised by the relationship between built development and surrounding countryside.
- In many locations, development is only one plot deep on one or both sides of a road with open views to the landscape beyond in middle and long-distance vistas.
- The Landscape seems to flow around and, in some locations, into the village, creating a very immediate and sometimes intimate relationship between open space and built form.
- Given the rural nature of Walkeringham, the landscape setting and the visual access to that setting from within the village, is one of its most important characteristics

Urban Form

- Walkeringham comprises a number of development nodes, some of which are very old and constitute the historic core of the village, interlinked by sections of ribbon development along a number of connecting roads.
- There is a considerable variety of development of different ages and types within Walkeringham, and this mix is another of the key components that characterises the village.

- Typically, plots are detached or semi detached, with only the older parts of the village having short runs of terraces, however, the mix of form means that any new development has a range of precedents to draw upon so that it is better able to fit with the prevailing village character
- Most development is the equivalent of two domestic storeys in height, the main exception being the St Mary Magdalene’s Church, although there are distinct groupings of more recent development where bungalows are more prevalent.

Materials

- As with many villages in this part of England, brick is the dominant building material although there is a range of types and colours evident, including a local brick, the Walkeringham White, which is used in may locations as a detail and sometimes as the main facade material
- Painted brickwork and render is also used, especially on older buildings, so there is scope for new development to display a variety of finishes that would be in keeping with the village aesthetic.
- Roofing materials are, again, typical of this part of England with pantiles being very common (in a variety of styles and colours). Slate is not commonly used and would seem, for the most part, only to be used on more modern buildings.

5.3. Implications for New Development

Key issues when considering where new residential development might be located within the village are:

- Urban form, landscape and visual character;
- Surface water flood risk, and
- Utilities connections.

Urban Form, Landscape and Visual Character

The prevailing pattern of development at Walkeringham, with discrete parcels of residential development connected by lower-tier roads with ribbon development on one or both sides, is very much central to the character of the place. This form of development allows for a very immediate connection between built form and surrounding landscape and, in a number of locations, the landscape flows through the village. There is a quite a grand scale to this relationship with a number of middle and long-distance views gained from the village to the landscape beyond.

At the same time, the interplay of topography, built form and landscape elements such as hedgerows and tree lines can often make for pockets of development where the relationship with the landscape is much more intimate, for example, in and around Church End.

There is variety in the interaction between built development and landscape, but the relationship between the man-made and the natural environments is a fundamental component of the character of Walkeringham. Any future development proposals, both in terms of the siting and location, as well as their design and detailing, should respect the current pattern of development and the relationship between built form and landscape.

Surface Water Flood Risk

The prevalence of surface flood water risk across the village requires a considered approach to the planning and design of any new housing in Walkeringham.

Wherever possible, new development should avoid those locations where flood risk is highest. However, this might not always be possible and, where this is the case, mitigations measures need to be included in the design proposals and delivered in advance of any development to ensure that:

- a) they are fit for purpose, and
- b) they are actually delivered and are working before any development activity progresses on the site in question.

It may be advisable to consider developing a more strategic flood risk management plan for the entire village, one which would provide guidance and direction for potential developers and which would also allow for the strategic management of the cumulative effects of different development proposals on the hydrological systems in Walkeringham.

Utilities Connections

The addition of significant numbers of homes in Walkeringham will undoubtedly cause residents to question the capacity of existing utilities infrastructure in the village.

Again, it may be that the preparation of a village wide, strategic utilities plan, would provide guidance and direction for developers intending to build in Walkeringham. A general rule of thumb might be that wherever development does occur there should be an overall betterment (upgrade in capacity, replacement of outdated infrastructure, etc.) at the strategic, village-wide level, in addition to whatever is required to serve the new development itself. To allow this to happen there will need to be some sort of strategic document (a plan, audit, review) that identifies where the issues are and what the potential interventions might be to resolve them.

As with surface water flood risk, development should only proceed once mitigation works have been carried out, to avoid any potentially adverse impacts on existing residents.



Development Opportunities

06

6. Development Opportunity

6.1. The Opportunity

There are currently (at the time of writing, August 2018) eight sites in Walkeringham where an application for planning permission (both full and outline) has been submitted. Some of these sites have already been granted permission, while others await a decision. Taken together, these ight sites have the potential to deliver 160 new homes.

In addition, WNPG has identified, by means of an extensive public consultation exercise carried out in early 2018, additional sites with potential to deliver somewhere in the region of 1,090 new homes. The actual number of new homes that might be delivered is a product of the densities applied to each of the sites. For the purposes of this current exercise, a density of 25 dwellings per hectare (25dph) has been adopted as a guide, as this is, typically, a density found in some parts of the village.

Clearly, the NP sites have the potential to deliver considerably more than 70 homes (the maximum number identified by Bassetlaw District as being required to be delivered in Walkeringham in the current plan period, i.e., to 2034). As a consequence, regardless of any considerations of character, there is a need to review the longer list of NP sites to identify the preferred locations for development to occur. This was the focus of the WNPG consultation exercise in early 2018. Residents were asked to identify their preferred sites (in terms of residential development potential) and, if possible, their reasons for selecting specific sites.

Table 4, opposite, lists those sites which were considered by residents and Figure 54 shows where they are located. Note that a number of sites are not included on the plan, as they are located outside the Village Boundary (as set out in the 2011 Core Strategy).

Application	Area [sqm]	Area [ha]	Density [dph]	units	Comments	Status
15/01266/FUL	2,554	0.26	25	6	Granted planning permission for residential development to provide six detached residential properties.	Granted
15/01611/RSB	11,119	1.11	25	28	"Granted planning permission for residential development up to 32 dwellings"	Granted
16/01082/FUL	1,682	0.17	25	4	Granted planning permission for the erection of two three bedroom detached bungalows	Granted
17/00654/FUL	1,017	0.10	25	3	Granted planning application to demolish an existing dwelling and construct a replacement dwelling	Granted
17/01432/OUT	23,008	2.30	25	58	"Awaiting outline planning application for the erection of up to 46 dwellings together with associated service infrastructure and change of use of land to education use. Westerns side of the area is highly affected by flood risk from surface water."	Awaiting
17/01520/RSB	12,338	1.23	25	31	Planning permission for residential development up to 25 dwellings on a portion of land on the edge of the village	Granted
TOTAL	63,832	6.38	25.00	160		

Table 3: Sites with Planning Applications (and current status as of January 2019)

Plot	Area [sqm]	Area [ha]	Density [dph]	Dwellings	Comments
NP01	4,626	0.46	25	12	Out of Core Strategy 2011 Development Boundary
NP02	3,426	0.34	25	9	
NP03	1,460	0.15	25	4	Out of Core Strategy 2011 Development Boundary
NP04	16,974	1.70	25	42	Part of the site is slightly affected by flood risk from surface water
NP05	4,403	0.44	25	11	
NP06	13,785	1.38	25	34	
NP07	1,701	0.17	25	4	The site is highly affected by flood risk from surface water
NP08	1,604	0.16	25	4	The site is highly affected by flood risk from surface water
NP09	1,259	0.13	25	3	
NP10	746	0.07	25	2	
NP11	1,857	0.19	25	5	Out of Core Strategy 2011 Development Boundary
NP12	8,581	0.86	25	21	Out of Core Strategy 2011 Development Boundary
NP13a	2,531	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP13b	2,018	0.20	25	5	Part of the site is slightly affected by flood risk from surface water
NP14	10,779	1.08	25	27	Part of the site is within the potential blast protection zone
NP15	75,127	7.51	25	188	Out of Core Strategy 2011 Development Boundary
NP16	2,541	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP17	14,559	1.46	25	36	Part of the site is within the potential blast protection zone
NP18	1,285	0.13	25	3	
NP19	25,561	2.56	25	64	Part of the site is affected by flood risk from surface water
NP20	2,554	0.26	25	6	Part of the site is slightly affected by flood risk from surface water
NP21	12,487	1.25	25	31	
NP22	13,963	1.40	25	35	Part of the site is highly affected by flood risk from surface water
NP23	3,869	0.39	25	10	
NP24	16,699	1.67	25	42	Part of the site is slightly affected by flood risk from surface water
NP25	21,029	2.10	25	53	Part of the site is slightly affected by flood risk from surface water
NP26	12,214	1.22	25	31	"Awaiting planning application for the erection of three dwellings on the western side. Granted planning permission for the erection of two three bedroom detached bungalows on the eastern side."
NP27	76,230	7.62	25	191	
NP28	30,646	3.06	25	77	Part of the site is highly affected by flood risk from surface water
NP29	23,121	2.31	25	58	
NP30	13,750	1.38	25	34	The site is affected by flood risk from surface water
NP31	5,220	0.52	25	13	
NP32	8,453	0.85	25	21	
NP33	998	0.10	25	2	
TOTAL	436,056	43.61	25	1,090	

Table 4: Long List of Sites Considered to Have Development Potential by Local Community (Neighbourhood Consultation, March 2018)

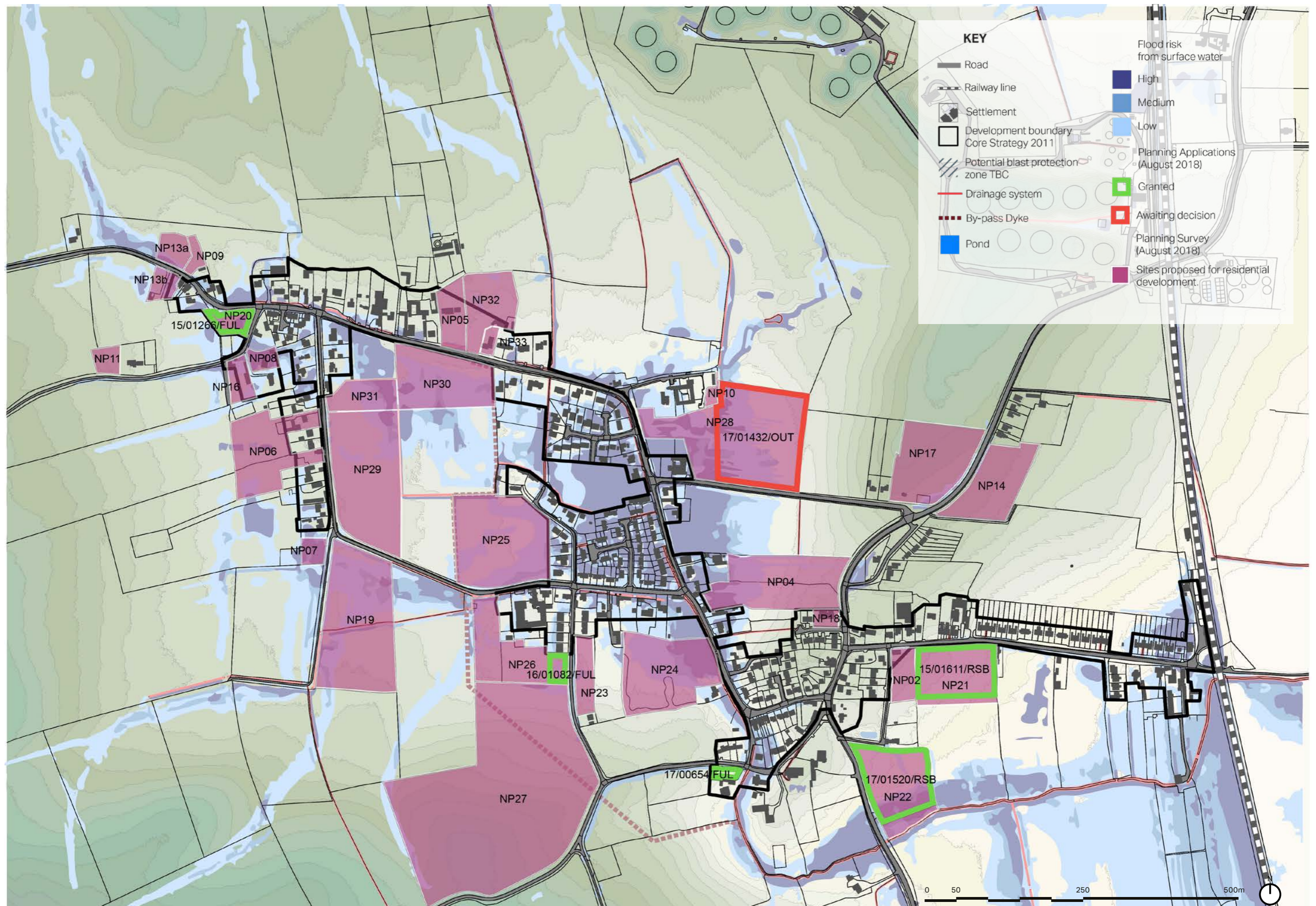


Figure 52: Potential Development Sites in Walkeringham

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6.2. Long List of Sites

A number sites located quite far outside the settlement boundary were removed from consideration, as their development would not materially affect the character of the village. However, sites located immediately adjacent or close to the settlement boundary have been retained for consideration. The sites removed from consideration are:

- NP01
- NP12
- NP15

The remaining long list of Neighbourhood Plan consultation sites was then considered in terms of each site’s ability to deliver housing in such a way that new development would not negatively impact on the character of Walkeringham. In particular, the sites were assessed in terms of the potential for development to impact on the landscape-built form component of village character described in Section 4, above.

The intention is that where development does proceed, during the current plan period, it should not undermine the key components of character and sense of place that help define Walkeringham.

6.3. Sites Removed from Long List

To that end, the following sites are recommended for removal from the NP short list of sites (these are highlighted in red on Table 5, opposite):

- NP05: Together with NP32 and NP33, these three sites are located at a crucial point, at the junction between two parcels of development framing the Moor. If development were to proceed on these sites, the flow of landscape into and through the village (as described in Section 4) is lost. It may be that a more detailed design exercise might be able to demonstrate how development might occur in these locations, but it would probably need to consider a smaller area for development and would certainly need to show how it maintained the sense of connection with the landscape to the north.
- NP06: Development on this scale, in this location would no be in keeping with the prevailing character along West Moor, which is typically residential development one plot deep to the west of the road.
- NP19: Development in this location would extend the settlement significantly beyond its current extents and create a new cluster of development outside of the current urban area. It would also introduce development into middle and long distance views from the north and south, thus changing the relationship between built form and the wider landscape.
- NP22: Development in this location would extend the existing urban area significantly beyond its current extents and would also introduce development into an area with a high risk of flooding. This is also a potentially visually sensitive location, close to the historic core of Walkeringham and any development on this parcel would seem to be out of keeping with the tight urban form clustered around the junctions to the north. It is possible that there may also be road safety issues arising from the creation of an access off the A161.
- NP25: While a cluster of new development in this location would, in effect, be rounding out the existing urban area at High Street and South Moor, it would intrude quite significantly into the open landscape of the Moor. IN doing so, it would create a sense of enclosure that would be out of keeping with the character of this part of Walkeringham.

Plot	Area [sqm]	Area [ha]	Density [dph]	Dwellings	Comments
NP02	3,426	0.34	25	9	
NP04	16,974	1.70	25	42	Part of the site is slightly affected by flood risk from surface water
NP05	4,403	0.44	25	11	
NP06	13,785	1.38	25	34	
NP07	1,701	0.17	25	4	The site is highly affected by flood risk from surface water
NP08	1,604	0.16	25	4	The site is highly affected by flood risk from surface water
NP09	1,259	0.13	25	3	
NP10	746	0.07	25	2	
NP11	1,857	0.19	25	5	Out of Core Strategy 2011 Development Boundary
NP13a	2,531	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP13b	2,018	0.20	25	5	Part of the site is slightly affected by flood risk from surface water
NP14	10,779	1.08	25	27	Part of the site is within the potential blast protection zone
NP16	2,541	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP17	14,559	1.46	25	36	Part of the site is within the potential blast protection zone
NP18	1,285	0.13	25	3	
NP19	25,561	2.56	25	64	Part of the site is affected by flood risk from surface water
NP20	2,554	0.26	25	6	Part of the site is slightly affected by flood risk from surface water
NP21	12,487	1.25	25	31	
NP22	13,963	1.40	25	35	Part of the site is highly affected by flood risk from surface water
NP23	3,869	0.39	25	10	
NP24	16,699	1.67	25	42	Part of the site is slightly affected by flood risk from surface water
NP25	21,029	2.10	25	53	Part of the site is slightly affected by flood risk from surface water
NP26	12,214	1.22	25	31	"Awaiting planning application for the erection of three dwellings on the western side. Granted planning permission for the erection of two three bedroom detached bungalows on the eastern side."
NP27	76,230	7.62	25	191	
NP28	30,646	3.06	25	77	Part of the site is highly affected by flood risk from surface water
NP29	23,121	2.31	25	58	
NP30	13,750	1.38	25	34	The site is affected by flood risk from surface water
NP31	5,220	0.52	25	13	
NP32	8,453	0.85	25	21	
NP33	998	0.10	25	2	
TOTAL	347,722	34.77	25	869	

Table 5: Amended Long List of Sites Considered to Have Development Potential by Local Community (Neighbourhood Consultation, March 2018)

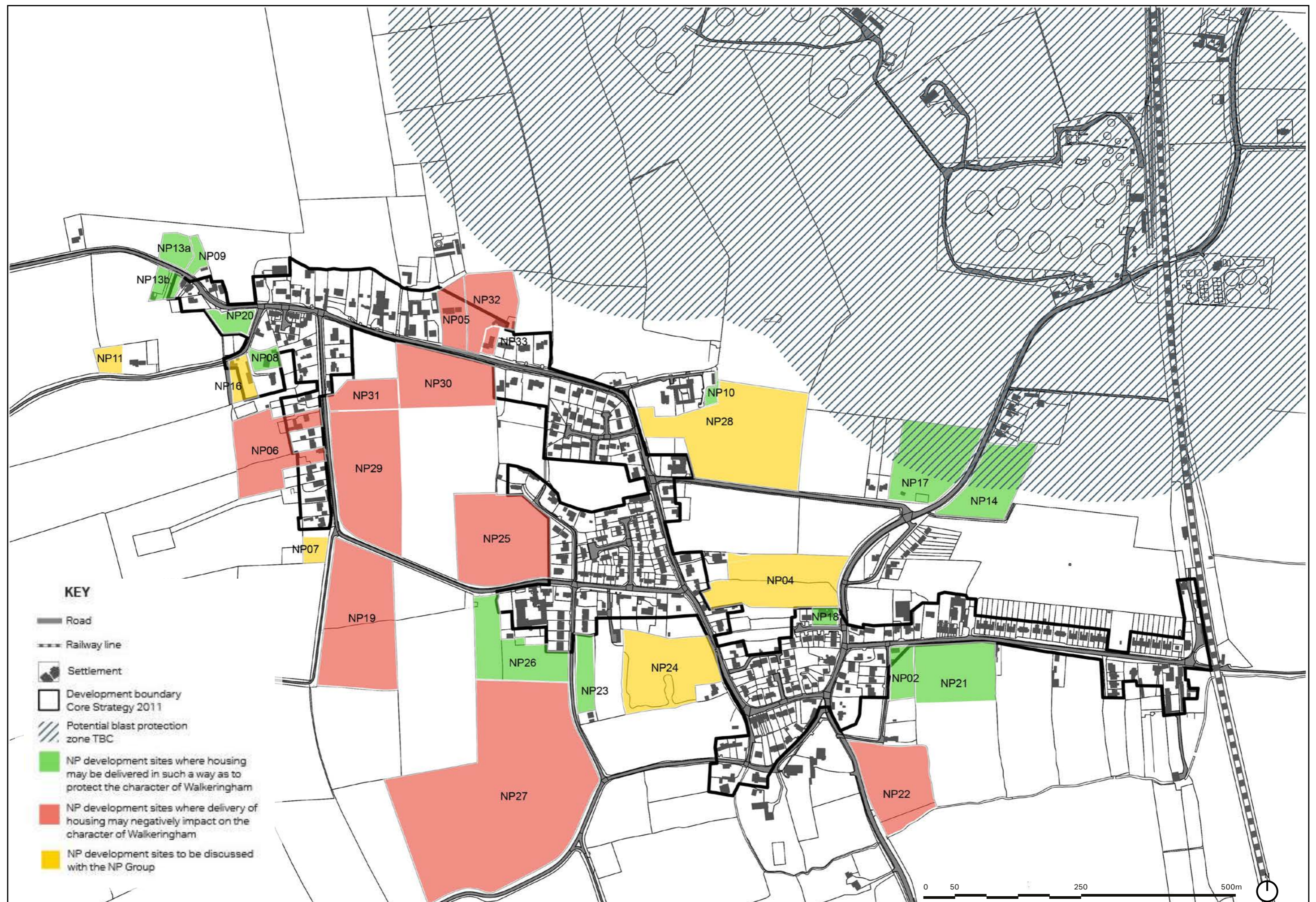


Figure 53: Proposed Development Sites in Walkeringham

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- NP27: Development in this location and at the scale proposed is not in keeping with the prevailing character of Walkeringham. It would extend the current urban area of the settlement out into the open countryside and would introduce built development into middle and long distance views from the south.
- NP29: Development of this parcel, together with parcels NP30 and NP31 would significantly impact on the current character of openness provided by the Moor. Development in these locations would also bring about the coalescence of existing clusters of development at High Street and Moor End, further damaging the existing character and sense of place at Walkeringham.
- NP30: see comment on NP29, above
- NP31: see comment on NP29, above
- NP32: see comment on NP05, above
- NP33: see comment on NP05, above.

6.4. Potential Development Sites

The remaining sites set out in Table 6, opposite, constitute a short list of potential development sites which, if they were all developed, would deliver over 300 dwellings. Clearly, this is far in excess of the 70 new homes that the Council’s policy requires to be delivered in Walkeringham during the current plan period.

While the parcels identified in Table 6 are identified as having potential for development, there are still issues that need to be addressed.

NP02: The connection with the landscape to the south, especially in the context of development coming forward on the larger parcel immediately to the east, needs to be given careful consideration.

NP08: Densification of smaller plots, particularly when there are neighbouring properties relatively close, needs careful and sympathetic design and planning. There are also significant surface water flood risk issues that will need to be addressed.

NP09, NP13a, NP13b: This is a gateway location, on the very edge of the village (indeed it is outside the village boundary, but functionally and visually it is part of the village). Consequently, the siting and design of any buildings on these plots needs to be undertaken with great care and sensitivity as it will be the first experience for anyone entering the village from the west. The use of locally appropriate form, massing and material shod be considered to help the new development complement the existing. As with NP08, there are surface water flood risk issues that will need to be addressed.

NP14 and NP17: These two sites also form a gateway and have the potential to continue the pattern of discrete parcels of development connected with ribbon development along interconnecting movement routes. Development in this location might also be viewed as an opportunity to look again at the design and road safety issues along the A161. In conjunction with the new development to the south of Station Road, and the fact that the primary school is located to the west of the A161, the increase in population to the east would seem to be a reasonable basis for considering whether a more comprehensive set of measures are now appropriate. Certainly, further study of this issue is proposed. Also, development of the sports field requires consideration as to the provision of a replacement facility.

NP18: Development of the Village Hall site is feasible, but it is proposed that there should be a replacement facility provided somewhere in the village, potentially as part of or in conjunction with one of the new development sites coming forward.

Plot	Area [sqm]	Area [ha]	Density [dph]	Dwellings	Comments
NP02	3,426	0.34	25	9	
NP04	16,974	1.70	25	42	Part of the site is slightly affected by flood risk from surface water
NP07	1,701	0.17	25	4	The site is highly affected by flood risk from surface water
NP08	1,604	0.16	25	4	The site is highly affected by flood risk from surface water
NP09	1,259	0.13	25	3	
NP10	746	0.07	25	2	
NP11	1,857	0.19	25	5	Out of Core Strategy 2011 Development Boundary
NP13a	2,531	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP13b	2,018	0.20	25	5	Part of the site is slightly affected by flood risk from surface water
NP14	10,779	1.08	25	27	Part of the site is within the potential blast protection zone
NP16	2,541	0.25	25	6	Part of the site is slightly affected by flood risk from surface water
NP17	14,559	1.46	25	36	Part of the site is within the potential blast protection zone
NP18	1,285	0.13	25	3	
NP20	2,554	0.26	25	6	Part of the site is slightly affected by flood risk from surface water
NP21	12,487	1.25	25	31	
NP23	3,869	0.39	25	10	
NP24	21,029	2.10	25	42	Part of the site is slightly affected by flood risk from surface water
NP26	12,214	1.22	25	31	"Awaiting planning application for the erection of three dwellings on the western side. Granted planning permission for the erection of two three bedroom detached bungalows on the eastern side."
NP28	30,646	3.06	25	77	Part of the site is highly affected by flood risk from surface water
TOTAL	139,749	13.97	25	349	

Table 6: Short List of Sites Considered to Have Development Potential by Local Community (Neighbourhood Consultation, March 2018)

NP23 and NP 26: Development in this location would round off the discrete parcel focused around the southern end of High Street and South Moor Road. Great care will need to be given to the detail of siting, massing, design and materials choice to manage the impact of this extension of built form into views of the village from the south. There is also some minor surface flood water risk to be addressed.

There are also a number of sites where further discussion will be required to identify how and to what extent new housing may be delivered:

NP04: Development of this entire parcel would not be in keeping with the current urban form or character of Church End. However, limited development to a depth of one parcel along the A161, or in the form of a smaller cluster of housing occupying the eastern section of the parcel, might be appropriate.

NP07: While development in this location extend the urban area to the south of West Moor and South Moor, a carefully considered design, with potentially fewer units, might be acceptable.

NP11: This site is out side of the urban area of the village but development in this location, in a form that replicates the ‘one plot deep’ pattern of development elsewhere in Moor End would not be inappropriate.

NP16: A smaller number of homes, developed in a manner that is in keeping with the surrounding scale and pattern of residential development might be appropriate, although a carefully considered design exercise might deliver a greater number of dwellings.

NP24: New housing in this location would close up the open gap between existing built areas at Church End and High Street, fundamentally weakening the prevailing character where the landscape weaves between clusters of development.

NP28: Development of this site in full would not be appropriate given the current openness and the relationship between existing development and the wider landscape. There may, however, be scope for a scheme that focuses on development in the western and southern parts of the site, potentially in such a way as to secure future expansion land for the primary school. Consideration might also be given to the provision of some element of public open space, including the re-provision of the current playing field, should NP17 be developed in whole or in part.



Next steps

07

7. Next steps

7.1. Next Steps

The recommended next steps for how to use the outcomes of this Character Study are to:

- Embed the study and its findings in the Draft Neighbourhood Plan;
- Engage with the District Council to develop policies supporting the guidelines; and
- Engage with potential developers/applicants and to seek support for ensuring the implementation of the guidelines in upcoming applications.

7.1.1. Embed the masterplan and guidelines in the Draft Neighbourhood Plan

The objective of this report is to identify a series of design and panning objectives for future development opportunities in Walkeringham, derived from the existing townscape and landscape character of the village. In particular, the aim of this study is to identify where development might be located to meet Bassettlaw’s objective of approximately 70 new homes being delivered in Walkeringham in the plan period to 2034 (the number to be determined, in detail, based on the Local Plan requirement for new homes delivered within the plan period equating to 20% of the existing number of homes in the settlement - currently estimated at approximately 360). The neighbourhood plan can only include land use policies that guide applications that constitute ‘development’. Where public realm improvements require planning permission the neighbourhood plan can include criteria-based policy and principles that guide future change within the neighbourhood area. The design guidelines can form part of such criteria.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of this report has primarily been on important local character assets and how these might influence the location and siting of development proposals. These suggestions should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of development/ land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions² (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

Specific proposals could include:

Urban design guidelines - The neighbourhood plan can include urban design policy where specific local circumstances demand a neighbourhood approach propounded

in the masterplan. The plan could transpose many of the urban design guidelines within this document into statutory land use planning policy where the Local Plan or National Planning Policy Framework does not provide a similar or sufficiently detailed steer on design matters.

Land uses – The plan could specify what uses would be preferred in particular locations or set out design-based policies such as a general residential design guidelines, which could provide a hook to a more detailed residential design guide that sits within the plan as an appendix. The appendix could detail the basic principles and criteria that would be expected within the neighbourhood area.

Community use buildings - The neighbourhood plan could potentially use site allocations (or a separate Neighbourhood Development Order) to de-risk and incentivise the delivery of new social infrastructure. The plan may also detail what use classes would be acceptable and the most conducive to local needs locally e.g. community café, sports facilities, meeting/leisure spaces etc. Flexibility and a mixed use approach is likely to be required but this will need to be considered in the context of complementary Local Plan policies that address strategic matters such as the retail hierarchy and treatment of existing commercial floorspace.

Open spaces/local green space designations policy– The neighbourhood plan can provide an indication of where landscaping and open space would be appropriate. Existing green space should also be considered for the Local Green Space Designation where they are locally valued and can be incorporated into future redevelopment of the area; ensuring sufficient green infrastructure is delivered.

7.1.2. Engage with the Council to develop policies supporting the proposals

The inputs from the District Council’s policy and development management specialists would be invaluable in advance of formal consultation and submission. WNPG should consider how the recommendations set out in this study can be transposed into policy through discussions with the District Council and use the best practice guidance from Locality to prepare daft policies for consultation. Locality’s ‘Writing Planning Policies’³ guidance sets of how different planning policies are designed to achieve different things. The guide describes the three most common as:

Generic – a simple policy which applies universally to development across the entire neighbourhood area;

Criteria based – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points, and

Site specific – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying

what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries.

Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design. WNPG should request a Strategic Environmental Assessment (SEA) screening opinion from the District Council as soon as the objectives and nature of the plan are firmed up. SEA is a process for evaluating, at the earliest appropriate stage, the environmental effects of a plan before it is made. Masterplanning and allocating sites will typically trigger a requirement for SEA. An SEA will provide objective information for local residents and businesses on the positive and negative environmental effects of your plan and wider policy proposals.

In addition, WNPG should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the neighbourhood plan (see Section 5).

7.1.3. Engage with developers to seek support for the proposals

In order for the neighbourhood plan to be effective, the policies put forward in support of the masterplan will require close liaison and cooperation with the Local Authority, landowners, and developers. Related to Section 1, the co-operation of these bodies can be used initially to ensure the proposed policies and strategy are robust and future proofed. At a later date these discussions will to help refine proposals leading to future planning applications.

Consulting with these key stakeholders in advance of formal consultation will help to establish buy-in to the broad objectives.

Footnotes.

1. Section 55 of the Town and Country Planning Act 1990
2. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306 Revision date: 06 03 2014). Accessed at: <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>.
3. Writing planning policies: A guide to writing planning policies which will address the issues that matter to your neighbourhood plan (Locality, 2014) Accessed at: <http://mycommunity.org.uk/resources/writing-planning-policies>.



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