

# Pre - Submission Draft

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## Walkeringham Neighbourhood Plan

### 2019-2035

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*Produced by Walkeringham Neighbourhood Plan Steering Group on behalf of  
Walkeringham Parish Council and residents*

15/02/2019

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## 2

All policies should be read in conjunction with policies in Bassetlaw District Council's adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

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### Common Abbreviations

AP – Aspirational Policy
BDC – Bassetlaw District Council
BfL 12 – Building for Life 12
NCC – Nottinghamshire County Council
NPP – Neighbourhood Plan Policy
NPPF – National Planning Policy Framework (reference is always to the revised NPPF)
NPSG – Neighbourhood Plan Steering Group
SHMA – Strategic Housing Market Assessment
SHLAA – Strategic Housing Land Availability Assessment
SPD – Supplementary Planning Document
WNP – Walkeringham Neighbourhood Plan

## 1 Foreword

The 2011 Localism Act introduced Neighbourhood Planning, giving communities the right to input into their future development.

The Walkeringham Neighbourhood Plan has been produced by a Neighbourhood Plan Steering Group which includes Parish Council member alongside Community volunteers.

The Plan has been the subject of considerable community consultation and reflects the community priorities and aspirations. It includes policies for deciding where development should take place and the nature of that development.

Thanks to all who have engaged with this process and thanks for the excellent support we have received from both our consultants and the officers of Bassetlaw District Council

**Chris Howard Chair of Neighbourhood Plan Steering Group and Chairman of Walkeringham Parish Council**

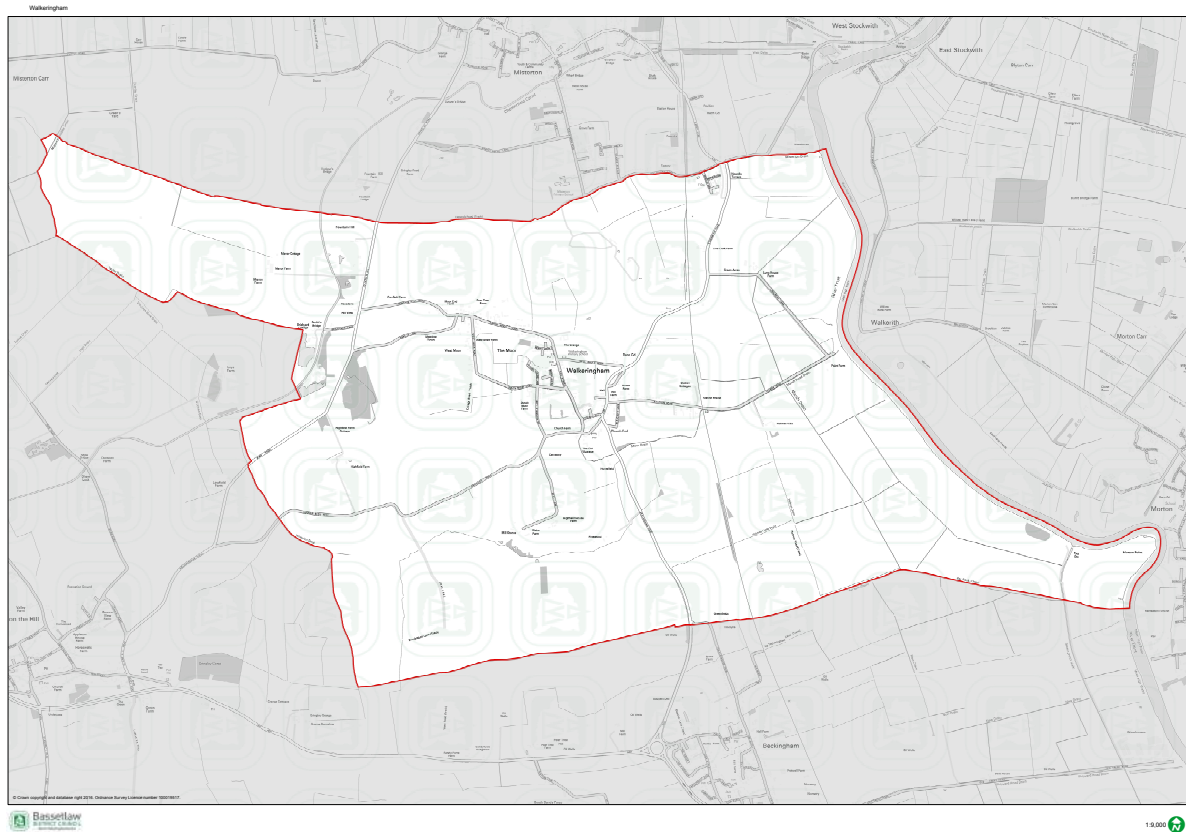


## 2 The Walkeringham Neighbourhood Plan

- 1 The Walkeringham Neighbourhood Plan (WNP) is a document produced in accordance with the Localism Act 2011. Once it has been ‘made’ by Bassetlaw District Council it will form part of the Development Plan for Walkeringham which also includes the National Planning Policy Framework (2018) and the district policies in the adopted Local Plan. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Walkeringham Neighbourhood Plan will be used by
  - a) Planners at Bassetlaw District Council (the planning authority) in assessing future planning applications; and
  - b) Developers as they prepare planning applications for submission to Bassetlaw District Council.
- 2 The Plan area includes the whole of Walkeringham Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was submitted for designation by Bassetlaw District Council in Summer 2016.
- 3 Planning policy is formulated and delivered by Bassetlaw District Council and this body will continue to have the legal duty to provide this.
- 4 This Neighbourhood Plan is required to be in general conformity with District policy which is the Bassetlaw Core Strategy 2011 – 2028. The Neighbourhood Plan is also supported by the evidence base for the emerging Draft Bassetlaw Plan – which is currently at public consultation stage. The time frame for the Walkeringham Neighbourhood Plan is aligned to the Plan period of the emerging Local Plan (which is expected to cover the period up to 2035).
- 5 A number of District- wide, that support the preparation of the emerging Local Plan have been used to support the preparation of the WNP. These are:
  - a) Housing Land Availability Assessment 2017
  - b) SHMA OAN Update 2013
  - c) Residential Design Successful Places: Supplementary Planning Document 2013
- 6 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Steering Group) these are:
  - d) Site Assessment Reports 2018
  - e) Sustainability Appraisal for the Sites 2018
  - f) Housing Needs Assessment 2016
  - g) Rural Area Profile 2016
  - h) Walkeringham Character and Design Guide 2018
  - i) Household Survey 2016

- 7 Documents a-c are on BDCs web site; e to i are on the Walkeringham Neighbourhood Plan tab of the parish council web site.

### Map 1 Walkeringham Neighbourhood Plan Area



### 3 The need for a Neighbourhood Plan

- 8 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with Bassetlaw District Council to help shape how Walkeringham will grow up to 2035.
- 9 In 2011 there were 507 dwellings in the parish<sup>1</sup> In recent years there has been significant developer pressure which, if they were all approved, would result in a 28% increase on the growth of the village. The table below (data take from the Walkeringham Character and Design Guide 2018) and map 2 show the status of these recent planning applications.

<sup>1</sup> Census 2011 see Rural Place Profile at <http://www.walkeringhamparishcouncil.org.uk> for more census stats

**6** All policies should be read in conjunction with policies in Bassetlaw District Council's adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

**Table 1: Planning applications (and current status August 2018)**

Application	Area	Units Proposed	Comment	Status
15/01266/FUL	0.26	6	Granted planning permission for residential development to provide six detached residential properties.	Granted and included in the calculation to meet the housing requirement figure
15/01611/RSB	1.11	32	Granted planning permission for residential development up to 32 dwellings	Granted but time lapsed
16/01082/FUL	0.17	2	Granted planning permission for the erection of two three-bedroom detached bungalows	Granted
17/00353/OUT	0.98	14	Outline planning permission with conditions for the residential development of 14 dwellings. The area is highly affected by flood risk from surface water	Allowed with conditions
17/00654/FUL	0.10	1	Granted planning application to demolish an existing dwelling and construct a replacement dwelling	Granted
17/01090/FUL	0.23	3	Awaiting planning application for residential development of 3 dwellings	Refused
17/01432/OUT	2.30	46	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. Western side of the area is highly affected by flood risk from surface water	Awaiting
17/01520/RSB	1.23	25	Planning permission for residential development up to 25 dwellings on a portion of land on the edge of the village	Granted
18/00088/OUT		10	Outline application for up to 10 bungalows	Awaiting
<b>Total</b>		<b>142</b>		

- 10 An additional dwelling secured planning permission in 2015 and was not included in AECOM's assessment but is being built out at present and is included in the housing requirement figure.

## Map 2



- 11 All these proposals are outside the Development Boundary as defined in the Core Strategy 2011.
- 12 It is evident that Walkeringham is an attractive location for speculative development. The sites for major development<sup>2</sup> are in prominent locations mostly on the approach to the village; local people are concerned that this new development may not reflect the local rural character and that their scale and prominent location will change the character of the village.
- 13 The community wants to establish neighbourhood policies that ensure that the rural, historic character of the village is not lost.
- 14 The Walkeringham Neighbourhood Plan provides a policy framework that accepts new development in accordance with national and emerging Local Plan policy but minimises its impact on the existing settlement. The WNP allocates sites based on a robust criterion supported by BDC and the local community.
- 15 The amount of development considered to meet local and district need is between 48 dwellings (10% of existing dwellings)<sup>3</sup> and 70 dwellings (20% of existing dwellings).<sup>4</sup> This is the Housing

<sup>2</sup> As defined by the 1995 GPDO as more 10 or more dwellings or the development of a site 0.4 hectares or greater

<sup>3</sup> As set out in the Draft Bassetlaw Plan Part 1 at <https://www.bassetlaw.gov.uk/media/3820/draft-bp-pt1-web-version.pdf>

<sup>4</sup> As set out in the Draft Bassetlaw Plan Part 1 see above

Requirement Figure provided by BDC in accordance with the evidence base for the emerging Bassetlaw Plan.<sup>5</sup> This is discussed fully in section 18.

- 16 The WNP seeks to secure the highest design quality and to protect the most sensitive landscape areas in and around the village. By providing detailed analysis of the built and natural environment the Neighbourhood Plan policies are specific to Walkeringham.

#### 4 Consultation

- 17 The Steering Group recognised that consultation was key to successfully developing a Neighbourhood Plan for Walkeringham Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the parish.
- 18 In September 2016 a Household Survey was delivered to all households in the parish and received a 56% return rate. As over half of the properties within the parish have taken part; statistically this means that the data produced is very robust. The findings from the survey are in the Survey Report<sup>6</sup>. They key findings are set out below.

**Table 2**

**Extract from Executive Summary of Household Survey November 2016**

The community rated that having a peaceful, safe and crime free neighbourhood was most important to them as a community issue.

The community understand the need for additional housing with 64% considering the development of housing of between 2 and 5 properties to be either important or very important to the Parish. There is little support for developments over 25 properties with over 80% of respondents scoring his option negatively.

84% believe that it is important or very important that any developed properties should be owner occupied.

In locating development, support is given to the importance of it being spread evenly throughout the village.

Supporting local employment is important or very important to 60% of respondents with nearly as many feeling it is important that any employment sites receive some protection from change of use in the future. Parishioners would like to see people working from home, or utilising garden centres or farm shops for employment.

91% feel that any future development should be in keeping with the existing landscape and environment.

Significantly across a number of questions it is apparent that concern exists that any development be mindful of and not impact the potential risk for flooding.

<sup>5</sup> See <https://www.bassetlaw.gov.uk/media/3820/draft-bp-pt1-web-version.pdf> page 43

<sup>6</sup> See <http://www.walkeringhamparishcouncil.org.uk>



In looking at the neighbourhood facilities high speed broadband is of most importance (85%) scoring more highly than road safety and facilities for the young or elderly.<sup>7</sup>

People are supportive of Solar energy within the village with 2/3 supporting but 61% are against the installation of domestic wind turbines. They are split on the views of heat pumps with the other 'green' energy scoring less favourably.

Looking at the roads and associated travel routes people feel they are adequate, and safe; there are issues with pavement and benches which need to be addressed.

There is support for making the most out of community assets such as the canal and bridleways, although there are mixed views on encouraging tourism.

Parishioners support development of the village as long as this is done with respect and consideration for what already exists.

- 19 This further assisted the Steering Group and ensured that it was the community that set the priorities for the Neighbourhood Plan.
- 20 The Steering Group has promoted the Neighbourhood Plan via public meetings, regular updates in the parish magazine and on the Parish Council web site. 2 consultation sessions on the sites have also been undertaken.
- 21 Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Walkeringham Parish Council web site.<sup>8</sup> This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.
- 22 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement <sup>9</sup>.

## 5 Status of Projects and Actions

- 23 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.

<sup>7</sup> This issue has been largely resolved by the efforts of the parish council since the survey was undertaken

<sup>8</sup> see <http://www.walkeringhamparishcouncil.org.uk>

<sup>9</sup> this will be available on the parish council web site when the Plan is submitted to Bassetlaw District Council

## 6 District Planning Policy and Walkeringham

- 24 The adopted policies are in the Bassetlaw District **Core Strategy and Development Management Policies DPD 2011-2028**.
- 25 **Policy CS1 Settlement Hierarchy** classifies Walkeringham as a Rural Service Centre able to offer a range of services and facilities and access to limited public transport that makes it a suitable location for limited rural growth. Growth is focused on the towns and larger villages with 10% of the total District allocation to be split across Rural Service Centres.
- 26 **Policy CS8 Rural Service Centres** requires development to 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'*.
- 27 **Policy DM12 Flood Risk Sewerage and Drainage** requires that *'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.
- 28 Where suitable redevelopment opportunities arise, BDC will require, in liaison with the Environment Agency, the opening up of culverts to make it easier to keep them clear to reduce the blocking of flood flow routes.
- 29 Proposals for new development (other than minor extensions) in Walkeringham will only be supported where it is demonstrated to BDC's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.
- 30 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<sup>10</sup>, 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
- 31 BDC are in the early stages of preparing a new Local Plan – it is expected to be adopted in February 2021. The **Draft Bassetlaw Plan** takes a different approach to settlement hierarchy and the distribution of development compared to the Core Strategy. BDC are proposing *'a more positive planning approach to rural development, allowing flexibility and placing increased control in the hands of local communities. This provides options for neighbourhood plan groups to explore and*

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<sup>10</sup> SUDS are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage. SuDS mimic nature and typically manage rainfall close to where it falls. See <https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html>

*determine the most appropriate level and pattern of growth for their area within the context of this spatial strategy.*<sup>11</sup>

- 32 The Draft Plan identifies 73 settlements (of which Walkeringham is one) that are considered as having the potential to accommodate housing development within set parameters. The BDV growth strategy sets a minimum achievable figure (10% growth) and a maximum cap (20% growth).
- 33 Policy 8 Rural Bassetlaw sets out the criteria for delivering housing in rural settlements.<sup>12</sup>

## 7 Walkeringham in Context

### **8a: Location and Context**

- 34 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 eastern boundary to the Parish, District and County, with West Lindsey District, in Lincolnshire on the opposing bank.
- 35 The Parish covers approx. 4.7 sq miles and the village is located at the centre of its Parish boundary between two main roads, the A161 and B1403. Main access to the village is along the A161 which runs north-south and connects Walkeringham with Misterton to the north and with Beckingham to the south east. The B1403 runs along the western side of the parish connecting Walkeringham with Misterton to the north and Gringley on the Hill to the south west.
- 36 The Doncaster-Lincoln railway line runs to the east of the village (Walkeringham Railway Station, closed in 1959.) The Village is served by 3 buses 97, 98, that operate 6 times a day between Doncaster and Gainsborough and the 197, 398 and 597 which are school/shopper buses and only operate once a day each way connecting Walkeringham with Gainsborough, Retford, Doncaster, Gringley on the Hill, Clayworth, Retford, Belton, and Haxey.
- 37 The Household Survey 2016 showed that the majority of people use a car to get to work or study. 82% use a car or van as their usual means of transport.

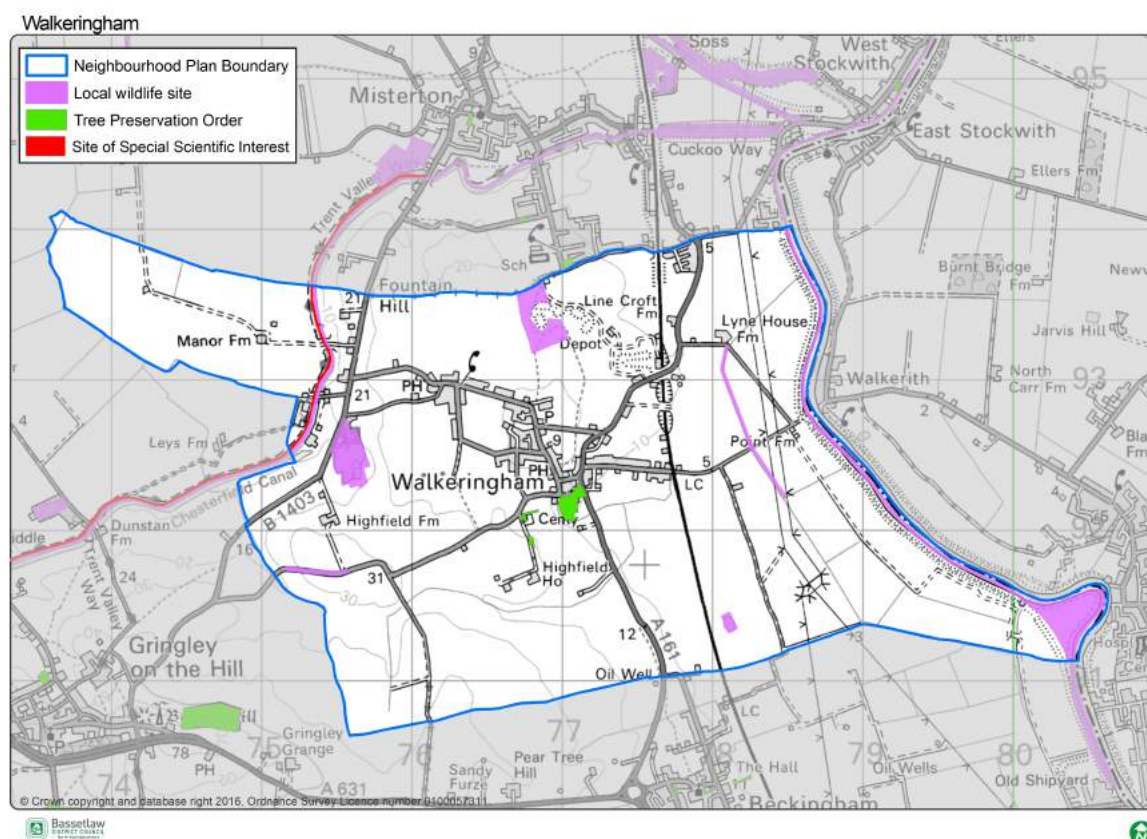
### **8b: Natural Environment**

- 38 The eastern boundary of the River Trent is the Parish boundary. This runs north south and is less than a mile away from the village. The Chesterfield Canal is one of the principal watercourses and runs to the west of the village. The canal is regarded as very important for biodiversity and is designated as a site of special scientific interest (SSSI) which runs from south to north. There are 4 local wildlife sites within the Parish (including the River Trent).

<sup>11</sup> See Draft Bassetlaw Plan page 62

<sup>12</sup> See Draft Bassetlaw Plan page 67/68

### Map 3 Designated areas of Nature Conservation



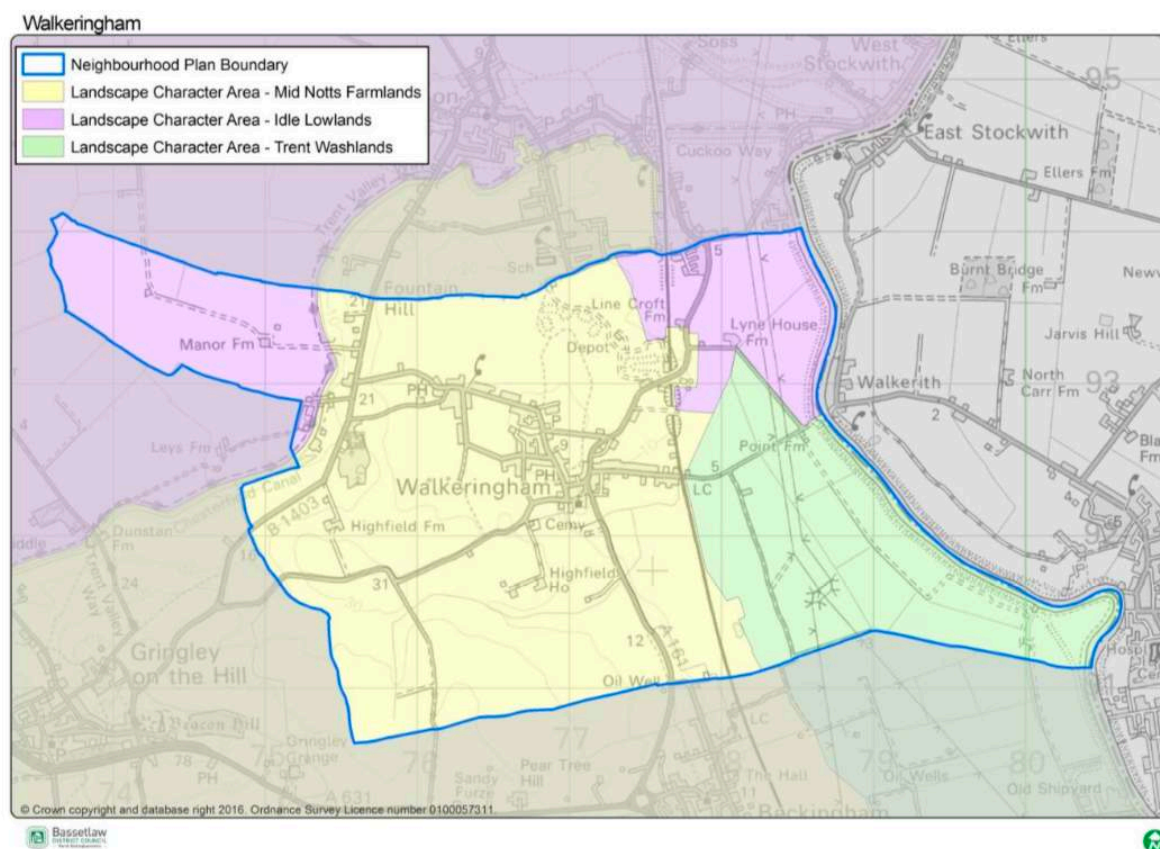
39 The Bassetlaw Landscape Character Assessment<sup>13</sup> provides a study of the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions). Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features. In Walkeringham there are three policy zones (shown on the map below):

- Idle Lowlands 01 – Conserve
- Mid Notts Farmlands MN02 – Create
- Trent Washlands – Conserve

40 The land around the village is MN02 where the landscape action is to create – this is considered to be less sensitive to the impact of development than the areas to the west and east of the parish (where the landscape action is to conserve).

<sup>13</sup> Copy of this study can be accessed from the planning pages of the Council's website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

### Map 4 Landscape Character Areas

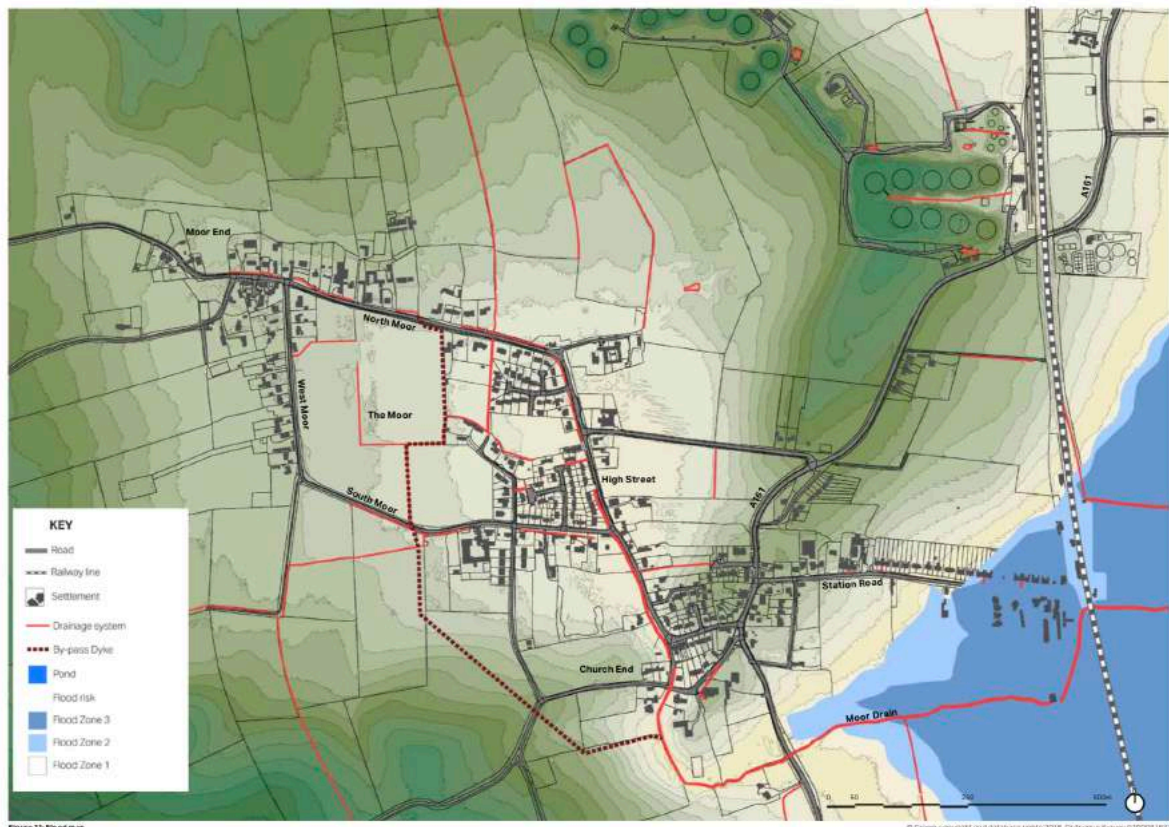


#### 8c: Flood Risk

- 41 The River Trent creates a natural boundary and County boundary. The river has been the major source of flooding events in the past.
- 42 The presence of water within the village is a defining characteristic affecting how the settlement has grown (this is also discussed the section on built character below) .
- 43 The EA Flood Zone Maps from 2018 show the urban settlement of Walkeringham located in Flood Zone 1 – which has an annual low probability of river flooding (less than 1 in 1,000). However, a large area to the east of A161 is in Flood Zone 2 – which has a medium probability of river flooding between 1 in 100 and 1 in 1,000 and Flood Zone 3 – which has a high annual probability (1 in 100 or greater) of river flooding.



## Map 5 River Flood Risk



- 44 Due to the topography (a shallow basin where much of the village sits) and the geology (much of the land is underlain by clay so the ground is relatively impermeable), the village is highly affected by surface water flooding.
- 45 The Environment Agency maps show the majority of the village as at 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.
- 46 Walkeringham suffered from severe floods in 2007 and again in 2012. The photos below show the impact of the significant flood event in 2007 on dwellings and the school when the Moor Drain over topped.

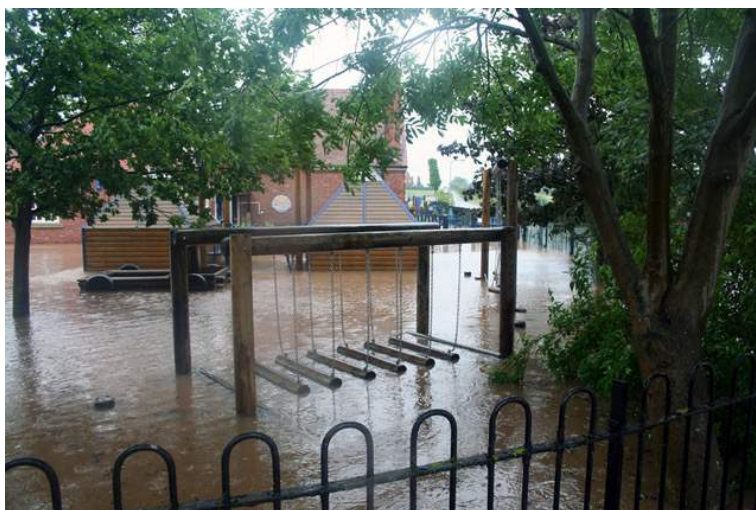
Corner of High Street and North Moor Road June 2007 (Moor Drain is to the left of the railings)



High Street June 2007 (previously the post office building)



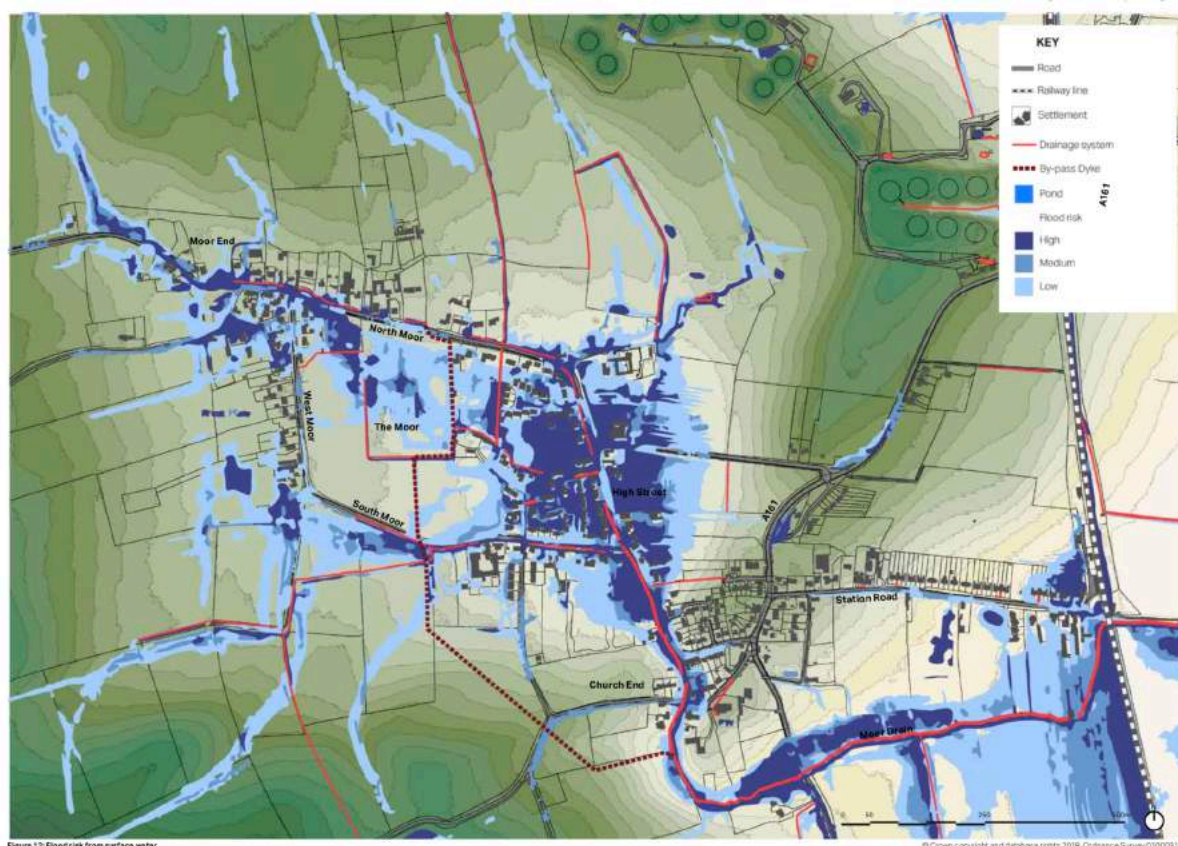
School grounds June 2007





- 47 In 2016 a flood alleviation scheme, costing almost £1M, was put in to protect the village from future flooding. The newly built bypass-dyke passes through the middle of the Moor (partly open-air and partly culverted) to connect with the ditch running along the northern edge of the Moor with the Moor Drain south east to the village. This discharges into the River Trent 2km east of Walkeringham.
- 48 This flood defence was tested in spring 2018 when it successfully diverted sufficient water from Moor drain to prevent surface water run off affecting any properties.
- 49 Flood risk is a significant factor in the choice of design and location of future development.

### Map 6 Surface Water Flood Risk



### 8d: People

- 50 Population analysis in the Rural Area Profile is based on the 2011 Census. The 2011 Census recorded 507 households and a population of 1020. Table 3 shows the proportion of children, people of working age and retired residents in 2011.

Table 3

Children under 16	Working age adults	Older people over 65
<b>165</b>	<b>610</b>	<b>245</b>
15.9% (England average = 18.9%)	60.0% (England average = 64.7%)	24.1% (England average = 16.3%)

- 51 In 2011 24% of local people were over 65 (compared to 16% nationally and 19% across the District). Walkeringham Parish has a higher proportion of people over 65 and fewer children compared to the national average.
- 52 It is significant that Walkeringham has a higher proportion of people over 65 than the national or district average. It is expected that the proportion of people over 65 will increase significantly over the Plan period (in line with District and national projections). Table 4 is taken from the Strategic Housing Market Assessment Objective Assessment of Need Update 2017 (SHMA OAN)<sup>14</sup>. and shows the expected % increase in people over 65 between 2014 and 2035.

Table 4

Table 77: Projected Change in Population of Older Persons (2014 to 2035)

	Under 65	65-74	75-84	85+	Total	Total 65+
<b>Bassetlaw</b>	-5.7%	27.2%	60.0%	140.6%	5.9%	51.0%

- 53 The analysis predicts a 51% increase in the number of people over 65 in Bassetlaw District Council. Note this is higher than the adjoining authorities that participated in this study. As there were approximately 21,000 people over 65 in Bassetlaw in 2011 this equates to an increase of 10,500 to 31,500 by 2035. This has significant implications for the sort of housing mix that should be encouraged as part of the planning system.
- 54 The Census tells us that 29% of households are single occupancy (this is the same as the District) and 11% of households are occupied by one person over 65 (compared to 13% across the District).

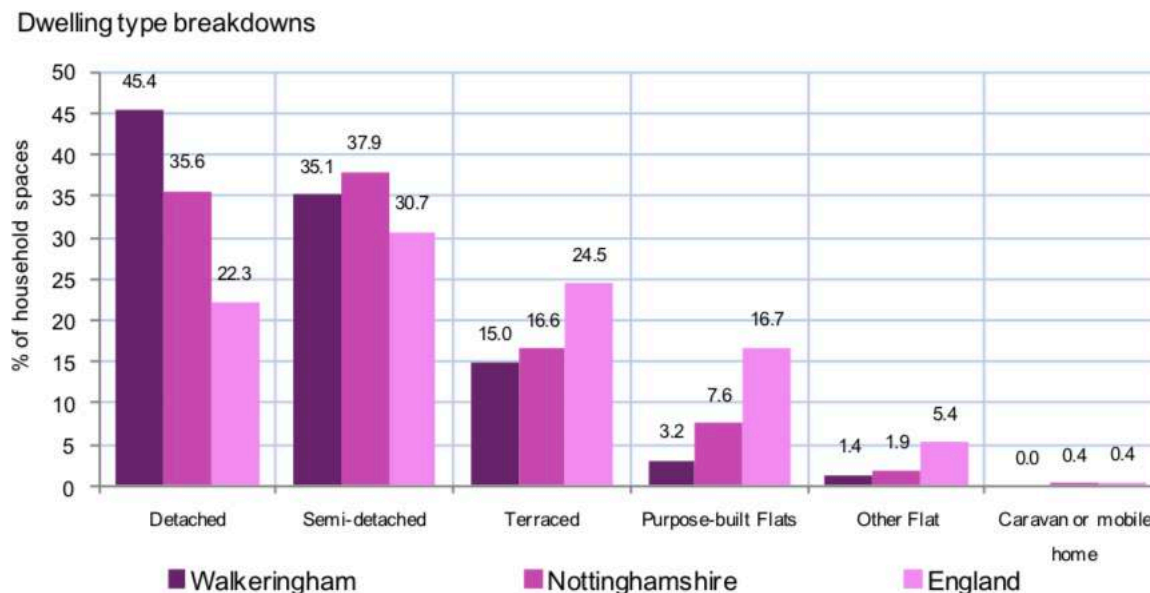
### 8e: Housing

- 55 In 2011 there were 507 dwellings and the average number of bedrooms per dwelling is 3. Of the additional 80 dwellings that have planning permission 71 of them are part of schemes that only have outline permission. It is not possible to know at this stage the mix of house types that will be part of the reserved matters applications.

<sup>14</sup> The SHMA covers 4 local authorities Bassetlaw, Bolsover, Chesterfield, North East Derbyshire,

56 Figure 1 taken from the Rural Place Profile shows that in 2011 Walkeringham contained a predominance of detached dwellings and that the average number of bedrooms per house was 2.9.<sup>15</sup> This indicates that there is a reasonable range of dwellings sizes in the Parish

**Figure 1**



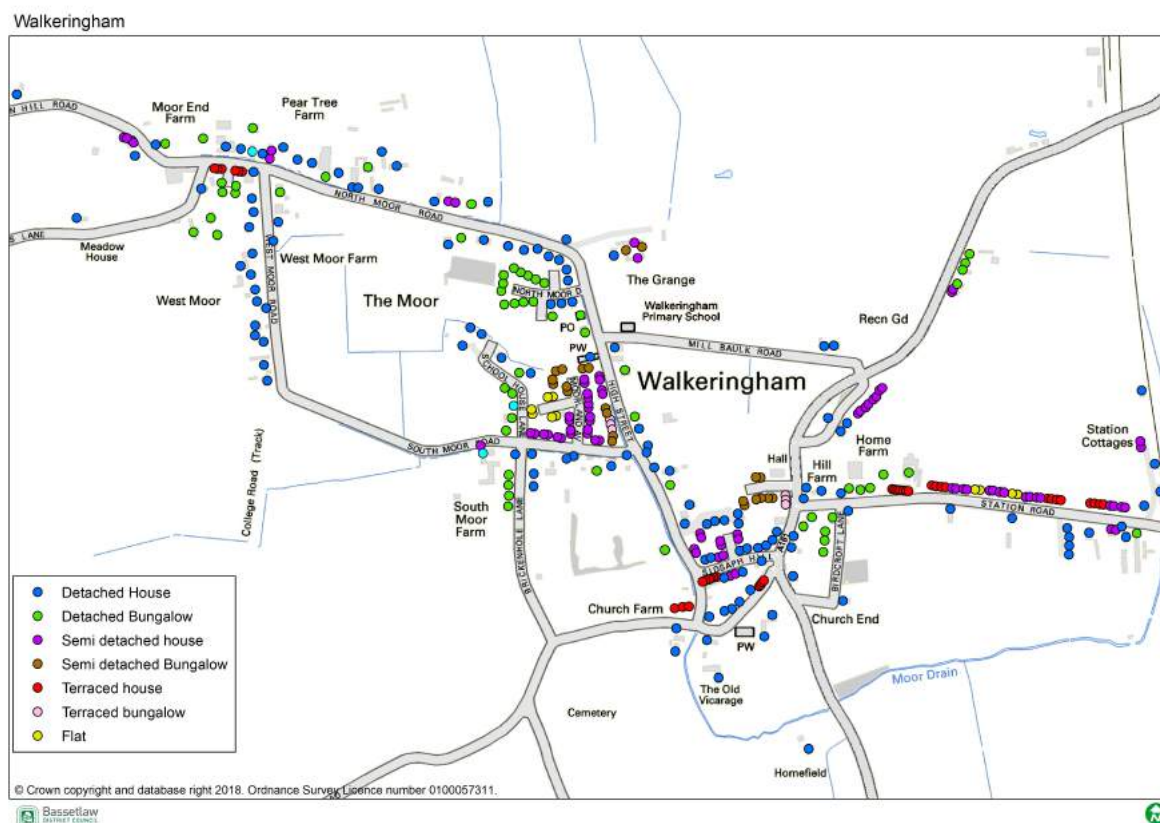
57 Map 7 shows spatially the mix of house types across the village. The dominance of detached houses that create the lower density character particularly along West and North Moor Roads is evident with higher density being within the historic character areas around the High Street and Church End.

58 57 detached properties are bungalows (11% of the housing stock) which contributes to the reasonable mix of house types in the parish.

<sup>15</sup> [https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section\\_7\\_0](https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_0)



Map 7 showing house types



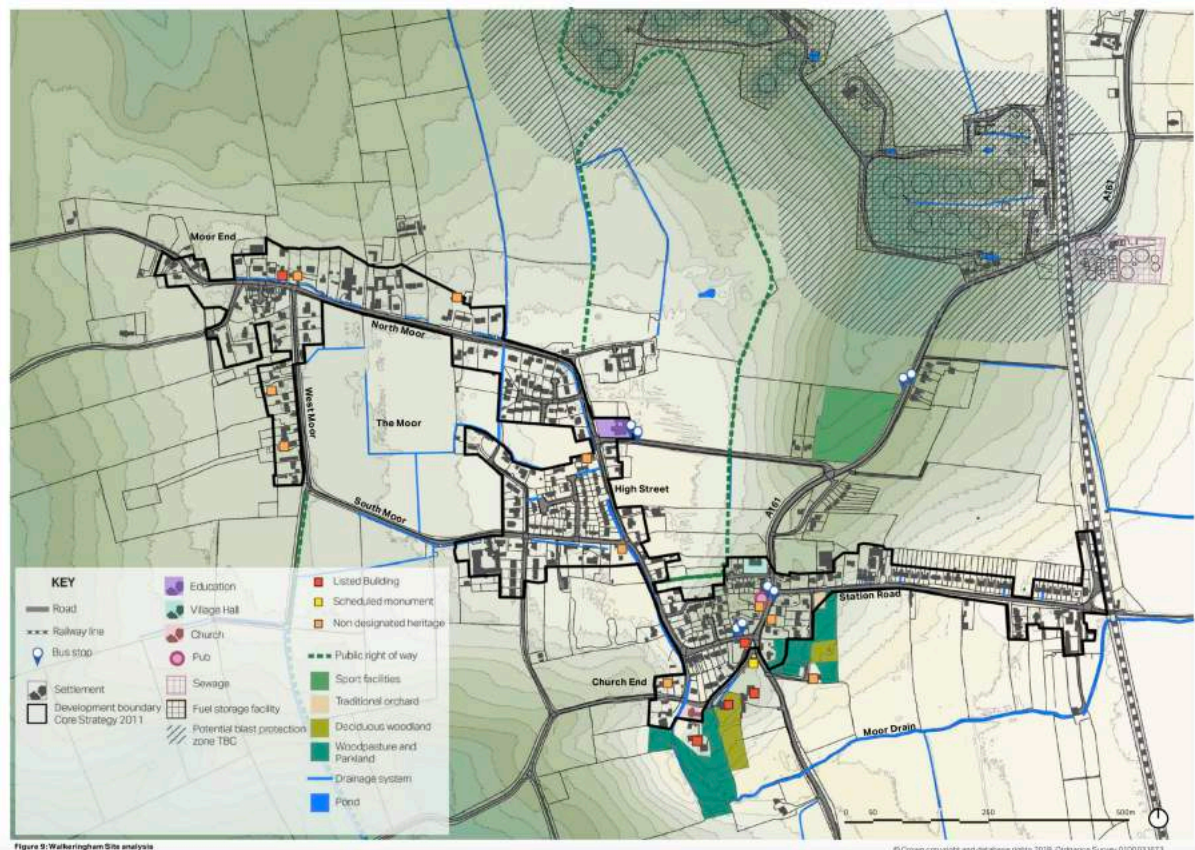
### 8f: Parish Analysis

- 59 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 and farmsteads. Dwellings are mainly small size single houses and cottages aligned to main roads or in fewer cases perpendicular to it.
- 60 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 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 base of a Village Cross.<sup>16</sup>
- 61 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.
- 62 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

<sup>16</sup> For more information see section on heritage assets below.

- a reclaimed polder enclosed by ditches dug along all four sides - partially surrounded by development and partly by other open fields.
- 63 Due the unusual topography of the area around the village – 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 through a sluice into the Trent River to the east.
- 64 The village has limited services but these include a Primary School, a Village Hall and playing fields and one public house. There is a Grade 1 listed church, St Mary Magdalene, but this is closed due to structural damage. The future of the building and church yard is uncertain.<sup>17</sup>
- 65 Misterton Petroleum Storage Depot 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.

### Map 8: Walkeringham Site Analysis<sup>18</sup>



### 8g: Economy

- 66 There are 42 businesses registered within the Parish. These are listed at Appendix F. The largest employer is Stan White Farms Ltd employing 15 full time staff and 2 full time contractors.

<sup>17</sup> October 2018 the Southwell Diocese are consulting over selling the church and church yard.

<sup>18</sup> From AECOM Walkeringham Character Study 2018 p25

Companies House identifies 35 businesses registered in the Parish. The 2011 Census recorded 40 people working from home and 99 self-employed people in the Parish. It is likely that these numbers will now have increased and will continue to do so.

- 67 Broadband speeds are mainly good (fibre to box) although some houses are still unable to access super fast broadband. The likely trend for a continuing growth in the ability to work from home is encouraged.
- 68 The community support the expansion of employment uses in the Parish where this does not cause harm to the landscape character.

### 8h Heritage

- 69 Walkeringham does not benefit from a Conservation Area although the character area around Church End (area 3 in map 10) is evidently the oldest and this is where the listed buildings are clustered. Other listed buildings are historic farmhouses.

**Table 5: Listed Buildings and Monuments**

St Mary Magdalene Church Grade I	The Buttercross – the base of a standing cross scheduled ancient monument <sup>19</sup>
The Old Vicarage Grade II <sup>20</sup>	Rose Dene and the Cottage Grade II <sup>21</sup>
The Manor House Grade II <sup>22</sup>	House and outbuilding opposite junction West Moore Road Grade II <sup>23</sup>
Highfield Farm house Grade II <sup>24</sup>	Mill House and Pump Grade II <sup>25</sup>
Manor Farmhouse and out building Grade II <sup>26</sup>	

- 70 The map below shows the listed building and non-designated heritage assets – the latter are buildings that BDC have assessed to have local historic or architectural value.

<sup>19</sup> Historic England List entry 1101847,

<sup>20</sup> List entry 1156808

<sup>21</sup> List entry 1156795

<sup>22</sup> List entry 1045084

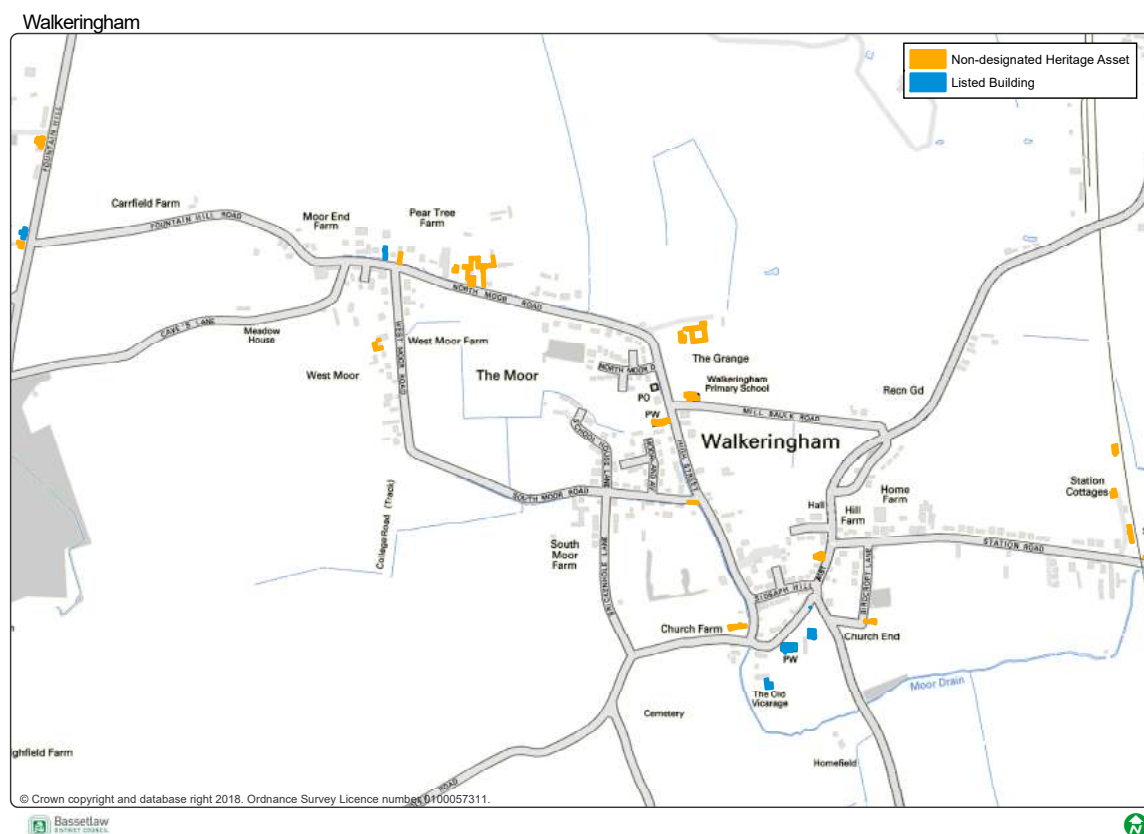
<sup>23</sup> List entry 1302680

<sup>24</sup> List entry 1156811

<sup>25</sup> List entry 1045086

<sup>26</sup> List entry 1156795

### Map 9 Heritage Assets

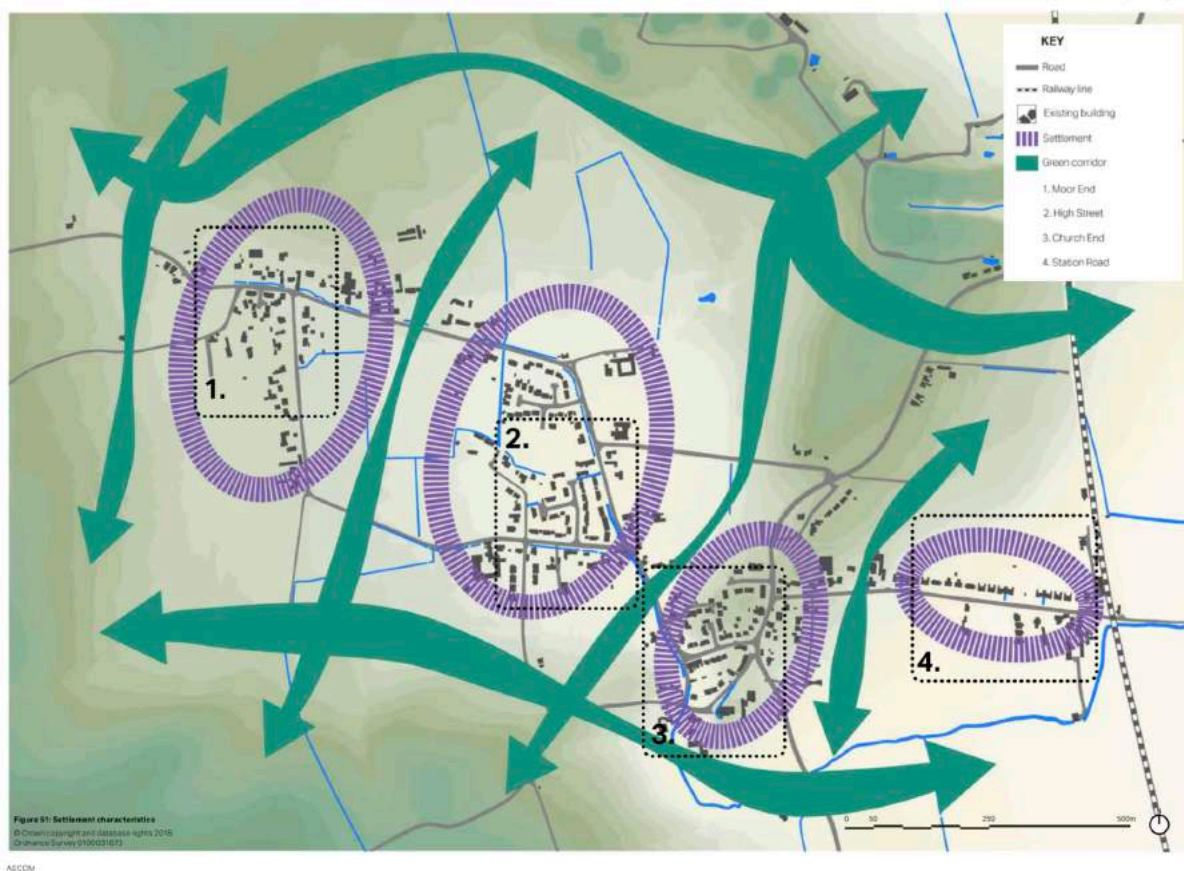


### 8i Built Character

- 71 The growth of Walkeringham village is recorded in the Walkeringham Character Study and Design Guide 2018. The Design Guide shows the village has evolved since 1898 and concludes *'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.'*
- 72 The Design Guide identifies 4 character areas in the Parish with green corridors in between them. Map 10 is taken from the Design Guide and shows these Character Areas.



### Map 10 Character Areas



73 The areas are identified as:

1 Moor End

3 Church End

2 High Street

4 Station Road

74 The Walkeringham Character Study and Design Guide 2018 provides a detailed analysis of each character area.

75 The presence of water within the settlement is a strong characteristic of the village. It is likely that the surrounding landscape was still unimproved when the original settlement came into being, to the extent that local, periodic flooding made settlement of the wider surrounding area more difficult.

76 The historic growth of the village also evolved around the location of farmsteads dotted across the parish. Today the village has a sense of being made up of clusters of built up areas along the through roads with open fields and middle- and long-distance views common. This relationship between the village and the wider landscape is a principal characteristic of Walkeringham.

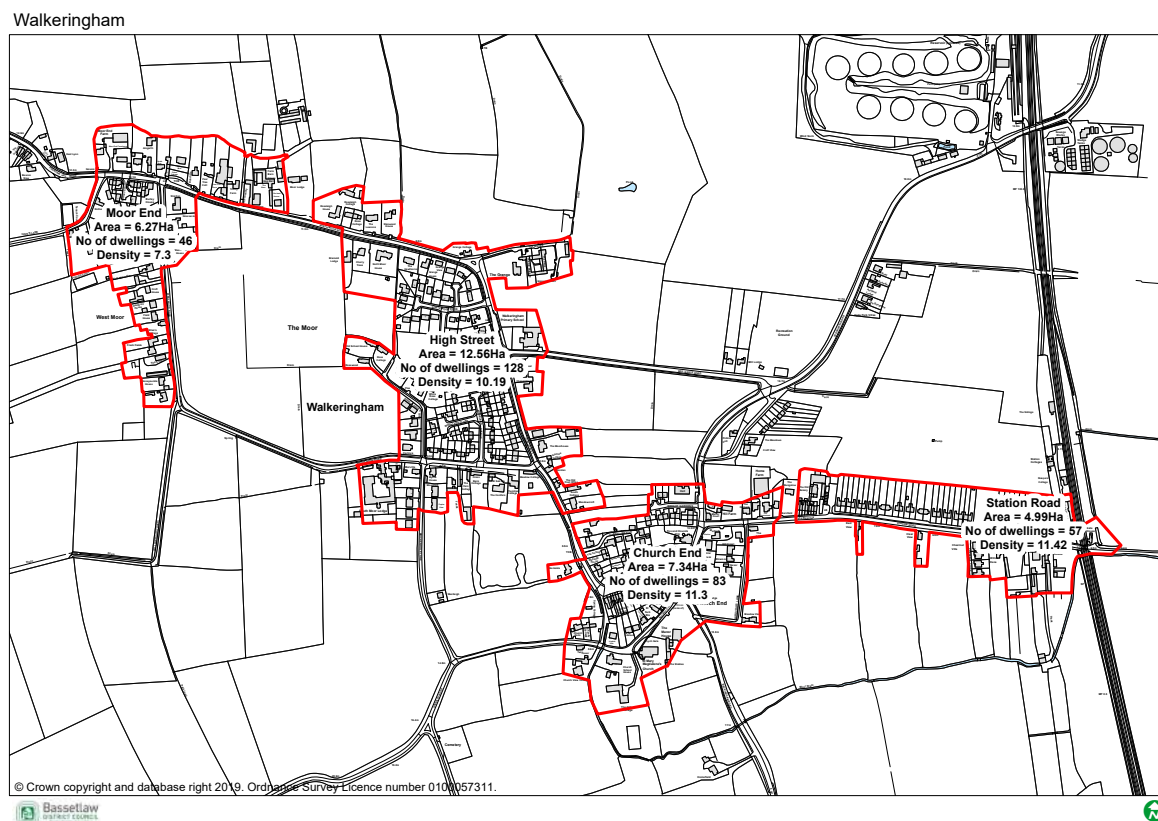
77 The character areas each have features which distinguish them from one another and a relationship with the open countryside. The Design Guide identifies these features in detail (see page 34 and 45).

**24** All policies should be read in conjunction with policies in Bassetlaw District Council's adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies



78 A key feature across the village is the low density of development. This is further illustrated in the density calculations based on the areas as defined in Map 11.

**Map 11 Density of character areas**



79 Each of the main design aspects is analysed to break down its character-forming elements, so that any new development can draw inspiration from local types and forms, to embed the character of Walkeringham into their design approach. How sensitive an element is to change is also assessed.

80 Whilst the community recognises the need for Bassetlaw District Council to continue to meet housing need in the District, there is concern that the size and location of recent planning permissions has not been sympathetic to the historic rural character of the parish.

81 This Neighbourhood Plan is the first opportunity local residents have had to influence the location and appearance of development. They know their Parish well and want that understanding reflected in locally specific planning policies.

## 8 Community Vision

82 This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

**Walkeringham will retain its quiet, rural character throughout the period up to 2033.**

**Future building should be consistent with this and comprise only small developments in keeping with their surroundings and close to the supporting infrastructure.**

**The built and natural heritage of the Parish will be retained and protected.**

**The most highly valued countryside in the Parish will be conserved.**

**Job opportunities within the village have been encouraged to provide improved prospects for local people.**

**The sense of community spirit and cohesion will be fostered and increased.**

## 9 Community Objectives

83 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

**Community Objective 1:** To ensure that development minimises the impact on the landscape character of the Plan area, recognizing the value of long views and vistas into and out of the rural setting of the village and the valued open spaces within it.

**Community Objective 2:** To ensure that all new development is small in scale, reinforcing the existing rural character

**Community Objective 3:** To ensure that future housing growth provides a mix of house types, particularly 2/3 bed dwellings, to meet local as well as District needs.

**Community Objective 4:** To ensure all development is designed to a high quality and reinforces the distinctive rural character of the village.

**Community Objective 5:** To maximise local employment opportunities where this does not encroach on the open countryside to provide local employment and services for residents and visitors.

**Community Objective 6:** To seek opportunities to maintain and enhance the social and economic vitality of the Parish (particularly the primary school) by supporting and expanding the range of services and facilities within the Parish.

**Community Objective 7:** To ensure that heritage of the Plan area is protected and, where possible, enhanced.

**Community Objective 8:** To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.<sup>27</sup>

<sup>27</sup> This objective is about improving the process of engaging with the community on planning matters

## Neighbourhood Plan Policies

### 10 Engaging with the Community: A Key Principle

- 84 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2019 and 2036. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 85 The Housing White paper 2017 reinforces the value of pre-application engagement so that 'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'<sup>28</sup>
- 86 The revised NPPF (2018) recognises the importance of early discussion between applicants and the local community. Para 128 states that '*Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.*'
- 87 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Bassetlaw District Council.
- 88 The key principle only applies to major development (development of 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger – definition from GPDO 1995)
- 89 Appendix E is a copy of the notification letter that would be used by the Parish Council.

#### **Key Principle: Pre-Application Community Engagement**

- 1. Applicants submitting proposals for major development are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application explain:**
  - a) how the developer has consulted with the community; and**
  - b) how issues of concern raised by local people and the Parish Council have been addressed; and**
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Walkeringham Character Study and Design Guide or equivalent); and**
  - d) (where the proposals are for housing development), how this meets local housing need.**

<sup>28</sup> Housing White Paper 2017 para A.65 [at https://www.gov.uk/government/publications/fixing-our-broken-housing-market](https://www.gov.uk/government/publications/fixing-our-broken-housing-market)

## 11 Sustainable Development and the Development Boundary

- 90 Local residents accept that with a growing and ageing population the housing needs across the District are changing. The NPPF and existing and emerging District Policy supports the location of development where it adjoins existing settlements and which avoids the most valuable agricultural land and areas of nature conservation. Development in the open countryside is not considered sustainable development except in certain circumstances.
- 91 The Development Boundary in the Core Strategy 2011 was drawn around Walkeringham in accordance with the Core Strategy approach. This was intended to define the extent of Walkeringham's existing built-up area with a district wide approach that across rural service centres some growth would be acceptable where it is *'of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities.'*<sup>29</sup>
- 92 The WNP allocates sites to meet the agreed Housing Requirement and proposes a new Development Boundary that includes the site allocations but protects areas of valued landscape, and open countryside around and within the village.
- 93 Any additional development in Walkeringham should be concentrated within the Development Boundary. The following criteria have been used by the Steering Group in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;
- a) existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement; and
  - b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
  - c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
  - d) analysis from the BDC Landscape Character Assessment
  - e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2033 to meet the Housing Requirement in accordance with National Policy
  - f) a consideration of the findings of the Strategic Options Study 2016 that identified Walkeringham as a defined rural settlement part of the North Eastern Cluster
- 94 The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below.

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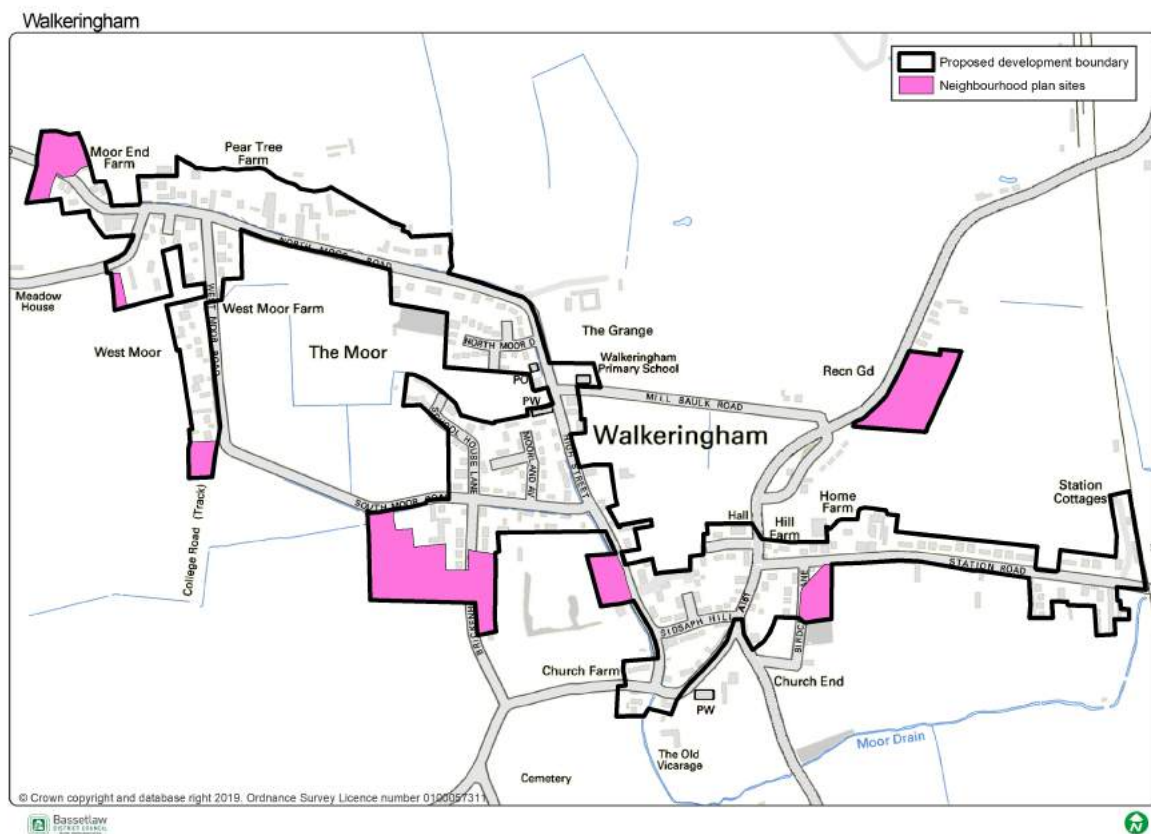
<sup>29</sup> Policy CS8 Rural Service Centres BDC Core Strategy



**Table 6: Development Boundary Assessment**

Option 1	Reasoned Assessment
Tightly constrained development boundaries	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions on the edge of the village.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

**Map 12 Proposed Development Boundary**



### ***Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary***

1. Development proposals that are within the Development Boundary defined on Map 12 will be supported where they can demonstrate that they satisfy the principles of sustainable development by;
  - a) meeting development needs as defined in District and Neighbourhood policies; and
  - b) being of a scale, density, layout and design that is compatible with the local rural character, appearance and amenity of that part of Walkeringham Village in which it is located; and
  - c) not causing the loss of, or damage to, areas important to the character of the settlement as identified on Map 10; and
  - d) it would not result in the loss of designated areas of nature conservation as identified on Map 3; and
  - e) it would not result in the loss of the sense of openness created by the green gaps on Map 14; and
  - f) any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where possible.
2. Outside the Development Boundary proposals will be controlled and limited in accordance with District countryside and other relevant policies in this Neighbourhood Plan reflecting its intrinsic character.

## **12 Protecting the Landscape Character**

- 95 92% of respondents in the Survey considered that it was important or very important that future development is in keeping with the existing landscape character. The Walkeringham Character and Design Guide 2018 provides an analysis of the landscape character, the Steering Group have consulted further with the community on the most significant view points and gaps. This identifies the landscape areas most sensitive to change and forms the basis of the criteria for NPP2.
- 96 None of the site allocations proposed within the Neighbourhood Plan for Walkeringham are on areas that have formal designations such as Local Wildlife Site or Sites of Special Scientific Interest. The site allocations in this Neighbourhood Plan all lie within the Mid Nottinghamshire Farmlands Character Area where new landscape character needs creating (see Policy Zone MN 02).
- 97 It is also possible that additional development may come forward in addition to these site allocations (on windfall sites) within the settlement boundary.
- 98 Proposals on the allocated sites and any windfall sites will need to demonstrate they have taken into account the landscape character of the Plan area. In accordance with NPPF para 130 '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area* '.
- 99 Section 8 describes the quality of the landscape and how the built environment sits within the landscape.

100 The Walkeringham Character Study and Design Guide 2018 notes that *'one of the key characteristics of Walkeringham is the interaction between the built environment and the wider countryside.... 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'.*<sup>30</sup>

101 The distinctive landscape in the Plan area is a key defining characteristic that strongly informs the Parish. The presence of water means that development has been sporadic and clustered along through roads but with important gaps defined on Map 14 as green corridors (see justification below) which provide long and middle-distance views into the countryside. Maps 10 and 14 show how the landscape flows around the discrete parcels of development. The character is defined by long and short views (see significant views below). The sense then is of the landscape coming into the settlement and with gaps between the character areas.

102 The photo below shows long vistas big skies and layered horizons (with the intervening tree lines and hedges) are a typical feature of Walkeringham. Taken looking north from Gringley Road towards the High Street character area. Note that the red brick material gives the village a homogenous colour which is clearly a feature of Walkeringham village.



103 The photo below is taken from the northern side of the village hall looking north west towards the High Street character area. 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.

<sup>30</sup> Walkeringham Character Study and Design Guide 2018 page 44

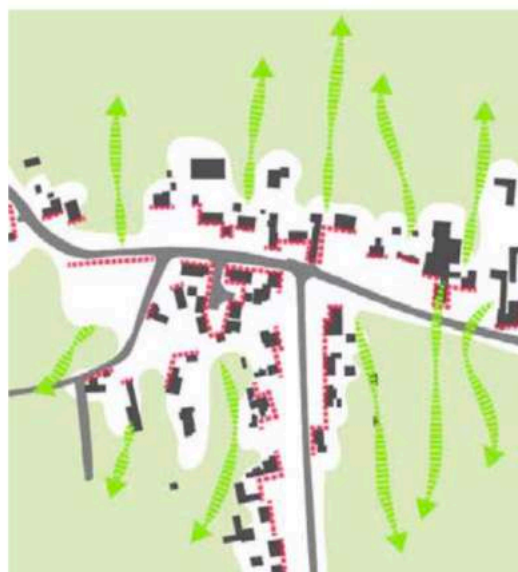


104 The Walkeringham Character Study and Design Guide 2018 looks at the relationship between the built environment and the landscape for each of the character areas (for the full analysis see pages 46 and 47). Below is a summary of the key findings.

#### **Moor End**

Large areas of open countryside surround development on every side, with parcels often only one plot deep. This allows for a more immediate connection between built up areas and the open landscape beyond.

There are a number of mini-landscape corridors running north and south that flow in between built development creating view corridors and, in some places, physical connections with the wider countryside.





### High Street

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



**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.

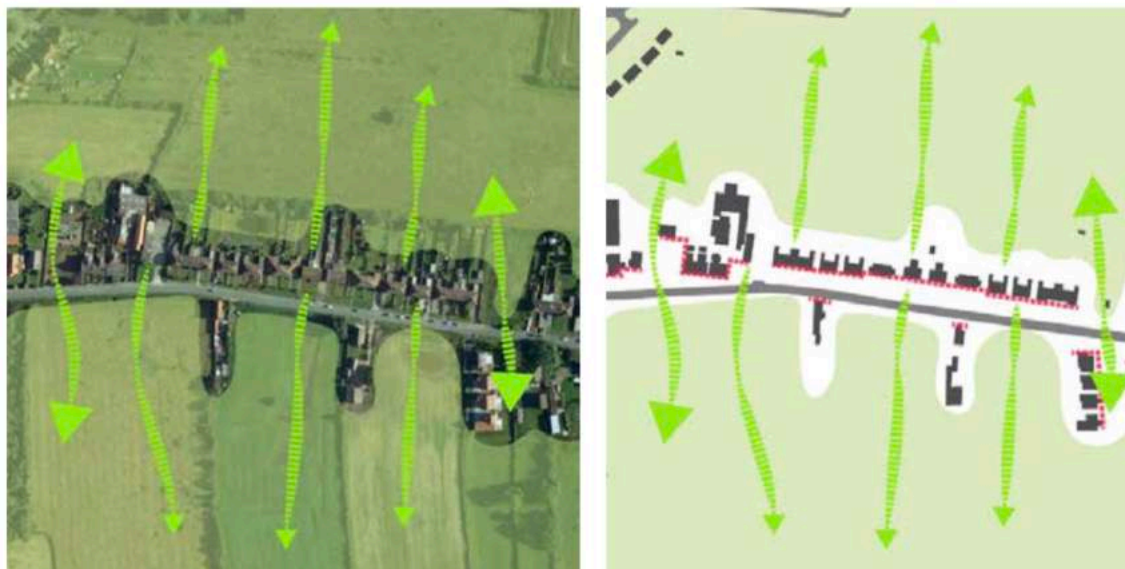
There isn't a real sense of a flow to the surrounding landscape in any one particular direction. The landscape flows up to the high point in the local terrain, upon which Church End sits, and then washes around the built development.



### 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.

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.



105 All 4 character areas are in close proximity to the open countryside. The location of future development must be located away from the most sensitive landscape areas.

106 Boundary treatment has a significant impact on the setting of the Village within the landscape. Where future development is located at the edge of the Village the landscape scheme and boundary treatment are crucial.

107 The Landscape Character Assessment divides each character area into policy zones. The Parish is in Policy Zone MN 02. The Policy Zone analysis includes an assessment of the landscape and built features<sup>31</sup>. Boundary treatment and landscape schemes will need to be in accordance with these policy actions.

### Significant Vistas and View points

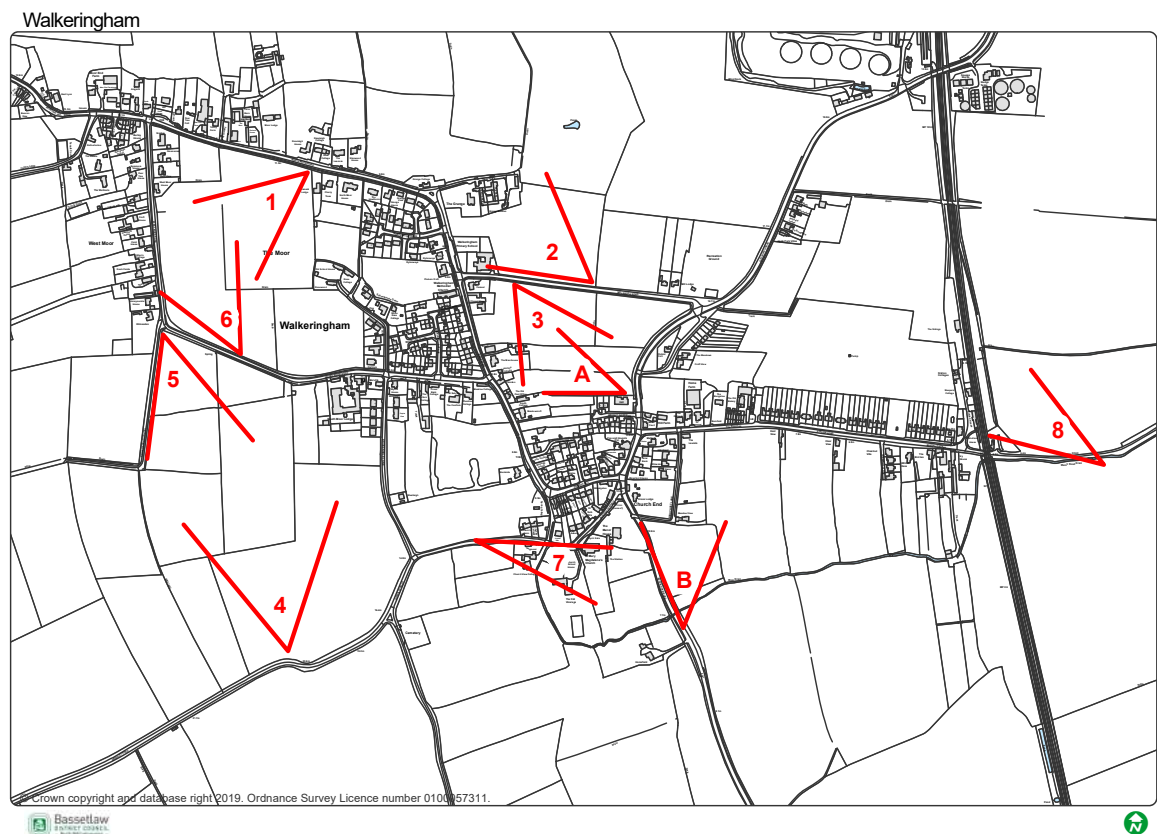
108 The topography of the Plan area affords medium and long views into and out of the village and across the Parish. Map 13 is based on local research and show views from publicly accessible locations across the built up area of the parish. The open fields between the character areas and

<sup>31</sup> See <https://www.bassetlaw.gov.uk/media/3454/mid-nottinghamshire-policy-02.pdf>

the long views (vistas) from the main through roads providing a sense of openness and a very rural sense of place. Appendix B provides photos and a description of each vista and view point.

109 As part of the community consultation and to further assist developers, the Steering Group has identified the significant views from publicly accessible locations into and out of the village. Map 13 identifies these significant views. Appendix B provides a photo of each view point.

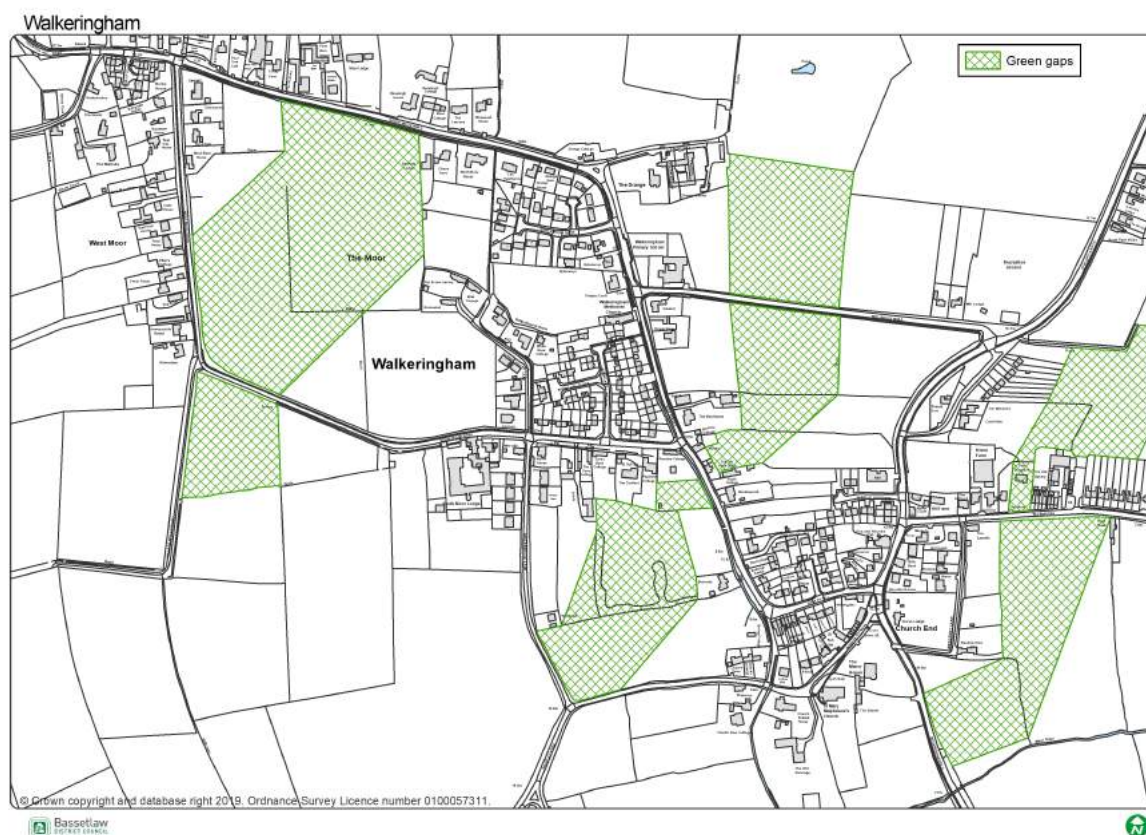
### Map 13 Significant Vistas and Viewpoints





## Significant Green gaps

Map 14 Significant Green Gaps



110 The significant green gaps identified in Map 14 are a valued landscape feature with the topography providing sweeping views across from one character area to another. Comparison with Maps 13 and 14 shows a strong link between the green gaps and the views.

111 The area known locally as 'The Moor' makes a very positive contribution to the character areas Moor End and High street that are either side of it. The Moor is identified in Map 14 and is proposed as a Local Green Space designation (see below).

### ***Neighbourhood Plan Policy 2: Protecting the Natural Environment and Landscape Character***

1. Development should contribute to the distinctive landscape character of the Parish as demonstrated in vistas 1 to 8 on Map 13.
2. The quality and accessibility of the natural environment in Walkeringham Parish is its greatest attribute, highly valued by local residents. Development across Walkeringham Parish is required to demonstrate that;
  - a) it is sympathetic to the local character and landscape setting as defined in the Walkeringham Character Study and Design Guide 2018; and

- b) it does not represent a significant visual intrusion into the landscape setting, particularly the significant middle and long-distance vistas and viewpoints into and out of the village that are highlighted in Map 13 and Appendix B that are valued by local people.
- 3. Mitigation planting and boundary treatment should include native species recommended for the Mid Nottinghamshire Farmlands Landscape Character Area <sup>32</sup>
- 4. Development in Walkeringham Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.
- 5. Development that will affect viewpoints A and B including the sense of openness and/or the sense of place are encouraged to include an objective assessment of the effects the proposals will have on the character area identified in the Walkeringham Character and Design Guide 2018.
- 6. The significant green gaps identified on Map 14 are character defining. Development in these gaps will only be in exceptional circumstances and should demonstrate how it maintains the landscape character and openness and protects the setting of Walkeringham.
- 7. Proposals that would result in the net loss of biodiversity will not usually be accepted. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.

### 13 The Importance of Good Design

112 Walkeringham is located in an attractive rural setting, with a good primary school, village hall and pub. It has access to Retford, Doncaster and Sheffield to the west and Gainsborough and Lincoln to the east. Developer interest is reflected in the number of speculative planning applications for major development in recent years outside the Development Boundary. It is reasonable to expect therefore, that new development either within or on the edge of Walkeringham should achieve a high quality of design.

113 The Revised National Planning Policy Framework paragraph 124 acknowledges that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. An understanding of the existing built character, and examples of good design help in providing a design framework for Walkeringham.

114 Table 7 provides a summary of each character area based on the map and analysis in the Design Guide. The density calculations have been done separately by the Steering Group the area is based on that defined in Map 10.

<sup>32</sup> See <https://www.bassetlaw.gov.uk/media/3454/mid-nottinghamshire-policy-02.pdf> and <https://www.bassetlaw.gov.uk/media/1952/bslandscapecharacteroverview.pdf>

**Table 7: Character Areas (defined in the Walkeringham Character and Design Guide)**

Character Area	Description
<p>1. Moor End Area 11.25ha 38 dwellings density 3.37 per ha</p>	<p>North Moor is one of the principal east-west routes linking the Moor End character area with the High Street character area. 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.</p> <p>Older properties re perpendicular to the main highway. This is a common feature on older plots in Walkeringham as they tend to be narrower and longer than more recent development plots.</p> <p>Properties sit behind substantial soft green boundaries</p> <p>The footpath is only on one side with grass verges on both sides but the road is not lined reinforcing the rural character.</p> <p>West Moor forms the western boundary – development is only on one side of the road – a common feature – there is a mixture of contained and long views</p> <p>South Moor is the southern boundary to the village and the western end of the road within the character area feels open and rural more connected to the wider landscape than the village.</p>
<p>2. High Street Area 11.25 ha 78 dwellings Density 6.93 ha</p>	<p>The eastern end of South Moor is in this character area and has a mix of older and newer development.</p> <p>The 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. Next to the older plots the street has grass verges and the pavement is on the north side only.</p> <p>Historic buildings sit within their plots often 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).</p> <p>Moor Drain runs through parallel with the High Street (see map</p>

Character Area	Description
	8) defining the character.
3. Church End Area 10 ha 73 dwellings Density 7.3 ha	<p>This is the historic core of the village, and 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. Old terraced housing is red brick with clay pantiles and front doors facing straight onto the pavement.</p> <p>The drainage system runs through the settlement following the village main routes and discharges in the Moor Drain (in the picture) which flows via a sluice gate into the River Trent a few kilometres east of Walkeringham.</p> <p>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.</p>
4. Station Road Area 13.5 ha 49 dwellings Density 3.62 ha	<p>Station Road forms the eastern branch of Walkeringham village. The station at the end of the road closed in 1959 along with level crossing. 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.</p>

115 The following key issues can be drawn from the detailed analysis and support Neighbourhood Plan Policy 3.

- a) The prevailing pattern of development at Walkeringham is discrete parcels of residential development connected by lower-tier roads with ribbon development on one or both sides; this is central to the character of the place.
- b) This form of development allows an 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 (see also the section on Landscape Character).
- c) 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.



- d) 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.



**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.

- 116 The Design Guide provides an analysis of the materials used in Walkeringham. Red 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 many locations as a detail and sometimes as the main facade material.



**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.

- 117 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.

**41** All policies should be read in conjunction with policies in Bassetlaw District Council's adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

118 Clay pantiles are very common (in a variety of styles and colours). Slate is not commonly used and is used mostly on more modern buildings.

119 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document (SPD) “Successful Places a Guide to Sustainable Housing Layout and Design”. Bassetlaw District Council policy requires development across the District to be in accordance with the design principles within it. The SPD endorses the use of Building for Life 12 (BfL12) stating that the use of BfL 12 as a *‘national standard for well-designed homes and neighbourhoods ... is about creating good places to live.’*

120 BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

121 BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood  
 Creating a place  
 Street and home

122 The BFL12 questions are at Appendix J.

123 Based on a simple ‘traffic light’ system (red, amber and green) proposed new developments should aim to:

- a) Secure as many ‘greens’ as possible
- b) Minimise the number of ‘ambers’ and;
- c) Avoid ‘reds’

124 The more ‘greens’ that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not.

125 The importance of design and the use of design codes like BfL12 in Neighbourhood Planning was further highlighted in the revised NPPF. <sup>33</sup>This Plan encourages the use of Building for Life 12 (BfL 12)<sup>34</sup> by developers in the preparation of their planning applications.

126 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this should be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, and will retain and enhance the existing rural character.

<sup>33</sup> See NPPF para 129

<sup>34</sup> See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

127 Whilst BfL12 only relates to housing it is expected that other development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 3 1-6 relates to all development.

### ***Neighbourhood Plan Policy 3: Design Principles***

1. **Proposals should demonstrate a high design quality that will contribute to the character of the Village. In order to achieve this, new development proposals should demonstrate how they will reinforce the character of the area as defined in the Walkeringham Character Study and Design Guide 2018 and summarized in Table 4.**
2. **Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows) that reflect the surrounding character.**
3. **Materials, scale and massing should also reinforce the existing character area as defined in the Walkeringham Character Study and Design Guide 2018. Materials should reflect the local materials, style and colour palette of the character area in which it is located.**
4. **Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces.**
5. **Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.**
6. **High quality design could be demonstrated by a report showing how the scheme accords with national design standards BfL12 or equivalent and would be expected to score in line with acceptable thresholds (usually 9 greens and no reds). This would be particularly encouraged for major development<sup>35</sup> proposals.**

## **14 A Mix of Housing Types**

Section 8d and 8e showed the existing housing mix (with 45% detached dwellings and the average house in Walkeringham Parish has 3 bedrooms.) The analysis also showed that in line the District 28% of residents live alone 11% of whom are over 65.

128 Para 9.44 of the Strategic Housing Market Assessment (SHMA) OAN Update 2017 notes that there will be a 51% increase in the population aged 65+. Whilst this is a national and district wide issue, future development in Walkeringham needs to reflect the needs of local residents many of whom will be older... *'a quarter of households in the Housing Market Area (North east Derbyshire and Bassetlaw) contain older persons. ...Two thirds of these are owner occupiers... there is demand for bungalows and for specialist housing for older age groups.'*<sup>36</sup>

129 The SHMA 2017 also notes there will be a 21% increase in people living with long term health problems and disability. M4 (2) is the category of home that is accessible and adaptable; the SHMA

<sup>35</sup> All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

<sup>36</sup> SHMA 2013 para 1.28

notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M42 standards is likely to cost in the range of £520 - £940 per dwelling.<sup>37</sup>

130 The Update OAN 2017 notes at para 9.41 *'Based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.'*

131 The need to focus on the needs of older households was reinforced in the Neighbourhood Planning Bill 2017 which introduced a new statutory duty on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. *'Guidance produced will place clearer expectations about planning to meet the needs of older people, including supporting the development of such homes near local services.'*<sup>38</sup> <sup>39</sup>The Planning and Health Strategic Statement for Derbyshire supports the need to encourage developers to design lifetime standard that includes facilities and features that enable people to live independently for longer.

132 Map 7 shows that there are 57 bungalows (11% of the housing stock). This already makes the house type offer attractive to older people.

133 The mix of housing types in Walkeringham parish is shown on Map 7. Whilst there is a dominance of detached houses the map shows that some of these are bungalows and there is a reasonable range of quantity of semi detached and terraced houses as well.

134 Evidence has also shown<sup>40</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub and working age people may work within the community providing local services. Ensuring that Walkeringham has a balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.

135 This all points to the importance of encouraging a higher proportion of smaller dwellings as part of new housing development to meet this projected increase in need local need. This was mirrored in the community consultation Survey Report 2016.

<sup>37</sup> SHMA OAN Update 2017 para 9.44 and 9.45

<sup>38</sup> Written Statement December 2017 Marcus Jones at <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2017-12-13/119410>

<sup>39</sup> The support for a local shop and the improved provision of other local services is set out in section 17

<sup>40</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities



**Table 8 What types of dwellings are important?**

House Type	Important or very important %
Market housing 2/3 beds	66
Bungalows	63
Sheltered accommodation for elderly people	62
Market 3/4 beds	40
Eco homes	55

136 Given the foregoing analysis of population change and the growing demand for homes suitable for older people it is important that future market housing in Walkeringham provides life- time homes and a mixture of sizes but with an emphasis on meeting the need for smaller dwellings suitable for older people.

137 This approach is in general conformity with adopted Policy DM5: Housing Mix and Density in the Core Strategy and with Policy 4 of the Draft Bassetlaw Plan.

#### ***Neighbourhood Plan Policy 4: A Mix of Housing Types***

- 1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Walkeringham parish and Bassetlaw. (In Walkeringham current up to date evidence is that there is a demonstrable need for 2-3 bed dwellings)**
- 2. Proposals for 1-3 bed dwellings will be expected to be accessible and adaptable (M42 or equivalent) unless it can be demonstrated to the satisfaction of Bassetlaw District Council that this would affect the viability of the scheme.**

## **15 Local Green Spaces**

138 The National Planning Policy Framework<sup>41</sup> affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

139 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services'*.

140 The community have identified 6 spaces that meet the NPPF criteria – they are shown on Map 15 and described with photos in table 9.

<sup>41</sup> NPPF para 99-101

**Map 15 –Local Green Spaces Designations**

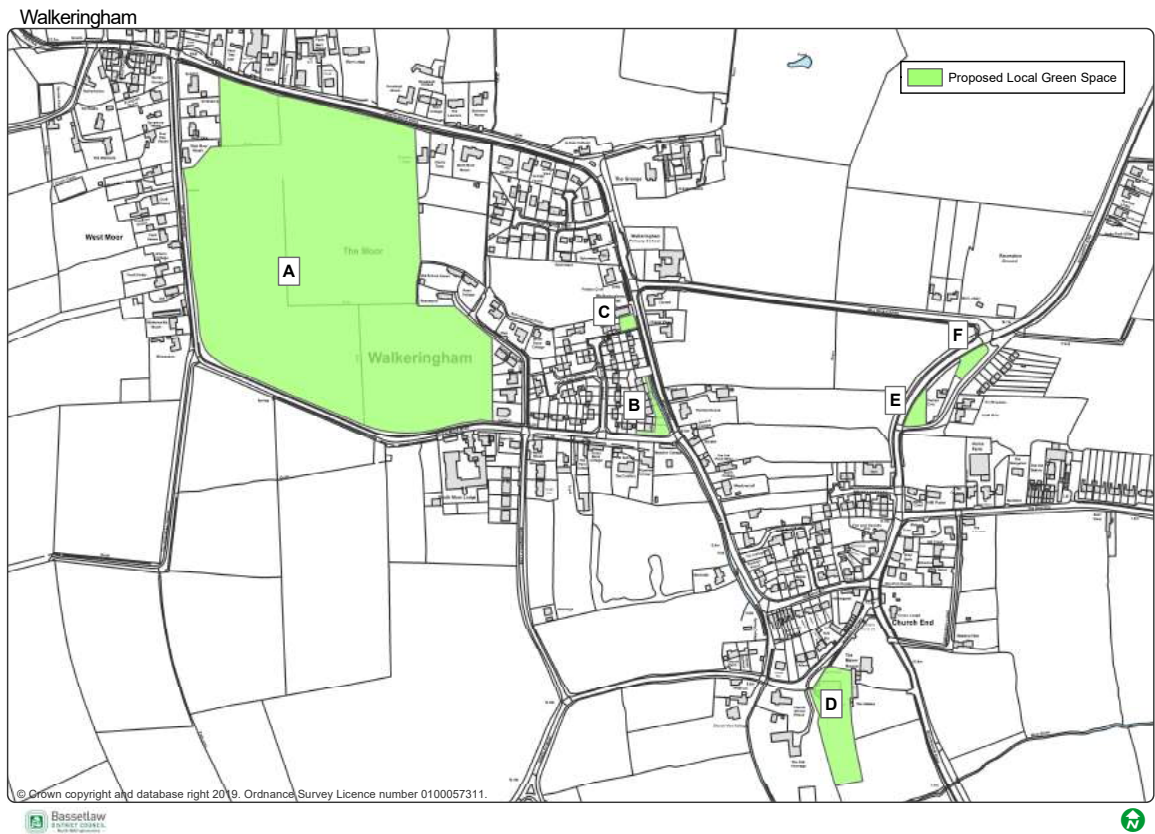


Table 9 Local Green Spaces

Site A	Description	Test against LGS criteria in the NPPF
The Moor Bounded by North Moor Road, West Moor Road & South Moor Road Approx. size 16 ha	Area of open fields in a central village location – identified in the Walkeringham Character and Design Guide as part of the defining village character which maintains open space between character areas.	Currently used as farmed arable fields In the March 2018 the Site Allocation Consultation Survey, The 4 sites put forward on the Moor were met with strongest opposition by the Village residents. The open space is also an important green gap where the landscape runs through the settlement creating separate character areas and contributing to the overall sense of dispersement. The 1.5 mile circular walk around the Moor is used by many residents for exercise and fresh air. It is full of wildlife including protected species Bats, Crested Newts, Badgers, Pool Frogs, Midwife Toads, Hares, Barn Owls & Little Owls, Bullfinches & some Butterflies & Moths. The land is close to the community it serves, demonstrably special to the local community and is not an extensive tract of land..



Site B	Description	Test against LGS criteria in the NPPF
Grassed area in front of A1 bungalows, High Street Approx size 0.05 ha	Grassed area and beck. Village Christmas tree planted there. Owned by A1 housing.	This green space functions as the village green and gathering space it is in front of Senior Citizens' bungalows - a place to relax and meet others. The village Christmas tree is situated on this land and an annual Xmas Carol event is held here. Designation would enable further plans to be made to improve seating and planting. The land is close to the community it serves, demonstrably special to the local community and is local in character.



Site C	Description	Test against LGS criteria in the NPPF
Grassed area adjacent to old Methodist Church Approx size 0.04 ha	Central to village, near the primary school	The Parish Council have been given permission by the land owner to investigate and build a community garden on this site and the plans are on-going. The development of the community garden is a project – see appendix A. The land is close to the community it serves, holds a particular significance for the community and is local in character.





Site D	Description	Test against LGS criteria in the NPPF
Church Graveyard of St Mary Magdalene Approx size 0.25ha	Mature trees and graves of interest, area of wildlife; place to sit and reflect.	This church yard is an area of tranquillity and wildlife. The church is under threat of closure and there is community concern about the future of this public space - access to the churchyard may be threatened hence its inclusion. The land is close to the community it serves, demonstrably special; for the community and is local in character.



Site E and F	Description	Test against LGS criteria in the NPPF
The Pinfold – ancient area of public land	Grassed area of Public Land with mature trees, bench seating and flower troughs.	Both parcels of land are of historic value, they provide a recreational area for local people, they are not an extensive tract of land and are close to the community they serve.



141 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the likely expansion of the Village and the concern about proposed development elsewhere within the Parish this policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

***Neighbourhood Plan Policy 5: Designation of Local Green Spaces***

- 1. The sites identified in Map 15 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity and richness of wildlife.**
- 2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very exceptional circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space for the purpose for which it was designated.**

**16 Maintaining Local Employment**

142 There are 42 businesses listed as operating from within the Parish (see Appendix E). An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy.

143 60% of respondents to the 2016 Survey considered it important or very important to encourage local employment.

144 The old brickworks site lies on the western boundary of the parish and 780 metres from the development boundary in the open countryside and adjacent to the Chesterfield Canal. The former brickyard site is a non-designated heritage asset (see Map 6). Although the site is in an area of decline the brick chimney is still in place occupying a prominent position and is visible from Fountain Hill which is raised and looks down onto the site. Adjacent to the site is a pair of semi-detached houses one is in a state of dereliction. The main access to the site is from Brickyard Lane.

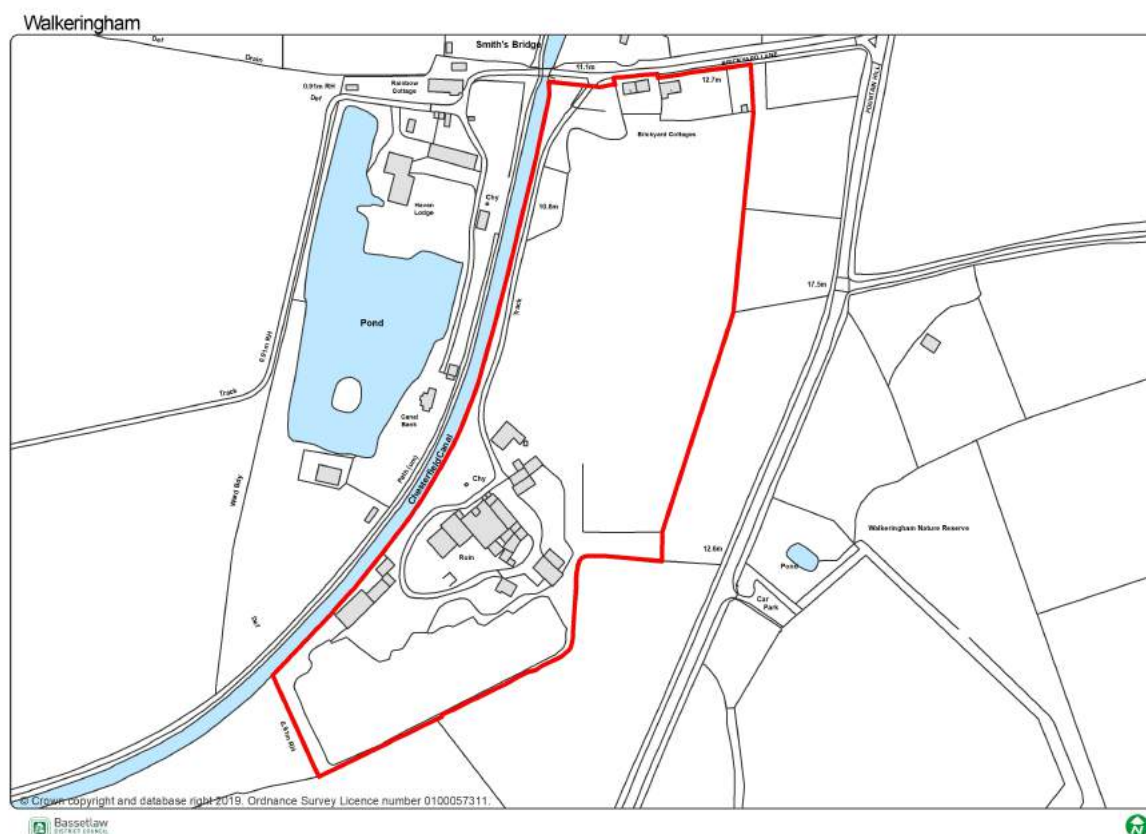
145 The location of the site adjacent to the canal provides a number of opportunities for a mixed use scheme<sup>42</sup> including the reuse of the existing brickworks site for craft units a café and other tourist facilities for walkers along the canal. However, the nature conservation value of the Chesterfield Canal (SSSI) means that development must not harm this area of biodiversity.

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<sup>42</sup> Mixed uses mean a mixture of land uses – these can be a mix of two or more of uses such as employment, retail and housing – employment uses can include different types of industrial use B1, B2 or B8. The exact nature of the mixed use will need to reflect the sites rural location and will be agreed as part of the planning application process



## Map 16 Brickworks site



146 The community support the reuse of the brickworks site that uses the existing access off Brickyard Lane for uses that are in keeping with the site's location in the open countryside and adjacent to a SSSI. The redevelopment of the existing site would meet a local need and provide an important contribution to the provision of local employment opportunities; as such it could constitute sustainable development.

147 The Neighbourhood Plan encourages the employment use on this existing site for employment, retail and/or tourism uses in accordance with the National Planning Policy Framework that supports '*sustainable rural tourism and leisure developments which respect the character of the countryside*'.

148 NPP 8 encourages small scale employment opportunities within the development boundary or on the existing land that is in the open countryside but that has an employment use (but is not an allocated employment site). The role of tourism in diversifying the rural economy is supported in District and national policies<sup>43</sup>.

<sup>43</sup> see policy DM3 of the Core Strategy and NPPF para 28 Supporting a prosperous rural economy

***Neighbourhood Plan Policy 6: Maintaining Local Employment***

1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported.
2. Proposals that provide a café and/or shop to improve services for residents and visitors will be supported provided that;
  - a) they are within the Development Boundary; or
  - b) they are of a scale, nature and design which respects the character of the countryside; and
  - c) the use is appropriate to a countryside location in accordance with District policies; and
  - d) retail development is small in scale and ancillary to the other uses.
3. Proposals for employment development outside the Developed Boundary for a café, tourist attractions, or businesses relating to rural activities or enterprises may be viewed favourably where:
  - a) it cannot be delivered within the Development Boundary; and
  - b) the scale design and form of the proposal, in terms of both buildings and operation are appropriate for the location; and
  - c) the proposed use is compatible with neighbouring uses; and
  - d) it includes adequate parking service and access arrangements.
4. Where proposals are submitted in locations outside of the Development Boundary in accordance with part 3 (above), priority should be for the re-use of any existing building on the site. The re-use of the brickworks buildings that are nominated as non-designated heritage assets should be central to the proposal. New buildings will be expected to be located and designed to minimise their impact upon local heritage and rural character and the openness of the countryside.

**17 Enhancing the Provision of Community Facilities**

149 Walkeringham offers a small range of services and facilities namely the Village Hall, a pub and a primary school. A post office service was provided from the village hall but this has ceased and there is uncertainty over the future use of the Parish church which is currently closed.

150 In the 2016 Survey 71% of respondents thought it was important or very important to have better facilities for older people and young people and 65% for people with disabilities. Improved sports and leisure facilities and the encouragement of a defined village centre scored 63% and 65% respectively on the same measure.<sup>44</sup>

151 A community project and longer-term aspiration is to relocate the village hall and playing fields to a central location and to expand the services provided from the hall to reinstate the post office service. (see Appendix A).

<sup>44</sup> The highest score in November 2016 was to provide faster broadband services 85% but this issue has been largely resolved now by the Parish Council



152 A common theme in the community survey was the desire to support the provision of a local shop and café – either as part of the garden centre, as part of a farm shop or as part of a community hub of services in the centre of the village.

153 The expected growth of the Parish, if the current planning permissions are built out and the site allocations are developed, will see the population substantially increase. With a growing number of older residents as well as easy access to such local facilities would significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.

***Neighbourhood Plan Policy 7: Enhancing the provision of community facilities***

- 1. Proposals to improve community facilities within the Parish will be supported where;**
  - a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and**
  - b) the design and location of the scheme is in accordance with the other policies in this Plan.**
- 2. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Walkeringham Parish and the surrounding parishes.**
- 3. The relocation of the Village Hall and playing fields in a more accessible and central location will be supported where the replacement provision is of an equal size and quality.**
- 4. Where the relocation of community uses releases land for housing the community facilities should be provided up front as part of the wider development.**

## **18 Site Allocations**

154 This Neighbourhood Plan has been drafted in the context of the emerging policy approach from BDC as set out in their Draft Bassetlaw Plan. Figure 2 is taken from the Draft Bassetlaw Plan. And shows how BDC expect neighbourhood plans to work with their emerging policy to meet wider district housing need.

155 The intention of Walkeringham Parish council was to allocate sites where possible, to meet the 20% cap. This would maximise the input from the community in the consideration of the most suitable sites.

156 Walkeringham PC have followed route 5 in figure 2.



- 159 A total of 33 sites were considered by the community at 2 consultation sessions in 2018 (see Appendix D for the original 33 sites). 15 sites had been identified by BDC as part of its SHLAA process for the emerging Bassetlaw Plan. The Neighbourhood Plan process call for sites identified a further 18 sites.
- 160 Appendix F shows all the sites that were included in the site selection consultation for this Neighbourhood Plan and whether they were originally in the SHLAA or came forward as part of the neighbourhood plan call for sites.
- 161 A 'drop-in' consultation in February 2018 got feedback from 134 residents<sup>45</sup>. There were 16 sites that were identified as having support for some development. 4 of these were ruled out due to other planning factors – eg too far away from the built edge of the village. References below to community support is based on the feedback from this drop in.
- 162 12 sites remain acceptable for some development subject to a number of criteria. The most important one was that these sites should be developed at a low density (in keeping with the low density of the character area) and should, where possible be ribbon development running along the roads, reflecting the historic pattern of growth.
- 163 Historically development across the Parish has grown along the main roads and at low densities – apart from the historic core around Church End and the High Street. This was due in large part to the presence of water and the location of farmsteads. This is discussed in previous sections.
- 164 The community want this character forming element to be reflected in future growth patterns. The relatively low numbers of houses proposed on the sites is due to the requirement that, where ever possible, dwellings will sit in shallow plots and front the street.
- 165 The map showing all the sites that were considered is at Appendix F, the report on the site consultation is on the Neighbourhood Plan tab of the parish council web site<sup>46</sup>.
- 166 Site analysis of all the proposed sites put forward initially by the local community was undertaken by Bassetlaw District Council on behalf of the Steering Group. This formed the factual basis of the site assessment in the Site Assessment Report<sup>47</sup>. BDC also produced a Sustainability Appraisal for each site. The outcome of the site assessment is at Appendix H.
- 167 The sites below have been selected as being suitable, available, achievable and acceptable to the local community.
- 168 The current Development Boundary for Walkeringham Village, established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes the sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites are small and immediately adjoin the development

<sup>45</sup> See consultation report on the Neighbourhood plan tab at <http://www.walkeringhamparishcouncil.org.uk>

<sup>46</sup> See site assessment V7 on the neighbourhood plan tab at <http://www.walkeringhamparishcouncil.org.uk>

<sup>47</sup> See neighbourhood plan web site for full report

boundary it is not considered that their development would materially affect the development strategy as set out in BDCs Core Strategy.

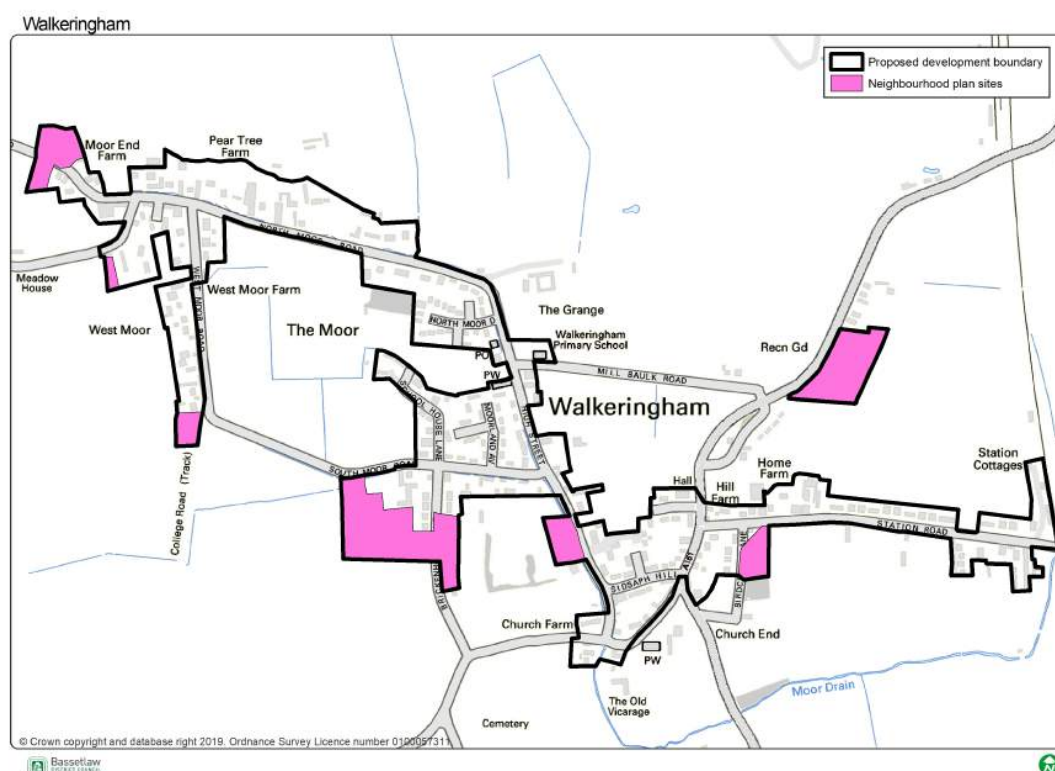
169 The Development Boundary has been revised to include the 12 development sites adjoining the built framework of Walkeringham village. The new boundary and the exact extent of the areas for development are identified in the Policies Map.

170 **Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.**

171 The Draft Bassetlaw Plan Part 1 identifies a housing requirement of between 48 dwellings (this being 10% growth) and 70 dwellings (20% growth.) This figure was confirmed in January 2019 when the Draft Plan consultation was launched.

172 There has been close collaboration with BDC's policy team since 2016. Public consultation in February in 2018 sought feedback from the local community on site preferences on the basis that *'land to accommodate up to a maximum of 100 new dwellings was required'*.<sup>48</sup> This maximum figure has been reduced to a housing requirement figure of 70 dwellings following additional work undertaken to support Draft Bassetlaw Plan.

### Map 16 Site Allocations



<sup>48</sup> See Walkeringham Planning Survey March 2018

## Sites in Walkeringham

173 The Draft Bassetlaw Plan policy 2 also requires 10% of the housing requirement across the district to be on sites of 1 hectare or less. Table 10 shows that of the 12 sites 10 are less than 1 hectare.

**Table 10 Sites**

Plot	Area (ha)	Dwellings (up to) <sup>49</sup>
NP02	0.34	3
NP07	0.17	3
NP 9	0.13	3
NP13a	0.25	3
NP13b	0.20	3
NP 14	1.08	12
NP16	0.25	4
NP23	0.39	12
NP24	0.35 <sup>50</sup>	12
NP26 <sup>51</sup>	1.24	15
<b>Total dwellings</b>		<b>70</b>

174 In addition, there are 7 houses that have planning permission and are currently being built. See table 1.

175 The housing allocation meets the housing requirement figure provided by BDC (this being the maximum 20% cap of 70 from a base of August 2018 as set out in the Draft Local Plan.)

## NP 02 Land at The Laurels, Station Road

176 This 0.34-hectare site is outside the 2011 Development Boundary but adjoins it. Contiguous to the east is a site that has planning permission for 32 dwellings<sup>52</sup>. The Site Assessment notes that the development of this site will be sensitive as there are a number of mature trees and hedgerows.

177 The buildings on Station Road front the street and the front boundaries include low hedgerows or low brick walls with front gardens. The south side of Station Road is a grass verge the north side has a pavement. The site is within the Church End character area.

178 Beyond the site to the south is open countryside, to the west is Birdcroft Lane and to the east is presently open countryside.

179 The surface water run off map (Map 6) shows a low chance of flooding along the Station Road boundary.

<sup>49</sup> This is an indicative number based on community consultation, the density of the adjoining character area and the constraints on the site

<sup>50</sup> Due to site constraints like flooding, and the need to protect a green gap through the site only 0.35 hectares is available for development

<sup>51</sup> Awaiting planning application for the erection of 3 dwellings on the western side granted planning permission for the erection of 2 dwellings on the eastern side

<sup>52</sup> Permission will expire July 2019



180 There was good community support for the development of this site with 54% supporting its allocation.

181 The Site Assessment<sup>53</sup> assessed the site scoring it 5 'greens'; it would not negatively impact on landscape character, subject to appropriate measures it would not exacerbate flood risk, create any detrimental issues with regard to neighbouring uses and it has land owner and community support.

#### ***Neighbourhood Plan Policy 8: Development of NP02***

- 1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;**
  - a) a layout that reinforces the sense of openness of the Station Road Character Area; and**
  - b) buildings that have active frontages that overlook Station Road; and**
  - c) the use of materials and a narrow colour palette that compliments the Character Area; and**
  - d) to the front, boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;**
  - e) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.**
- 2. The mature trees and hedgerows on the site are part of the character of Church End. The landscape scheme should demonstrate how the trees and hedgerows have been retained and where this is not possible the scheme should minimise their loss.**

#### **NP07 Land south of Kilmeaden, West Moor Road**

182 This 0.17-hectare site is outside the 2011 Development Boundary but adjoins it. The AECOM report notes the site is highly affected by flood risk from surface water. The site has an open aspect with boundaries to the south and east affording long views across the open countryside.

183 The Site Assessment notes that the development of this site will be sensitive as there are a number of mature trees and hedgerows. The site will extend the development boundary south and the southern site boundary will be prominent across open countryside. Because of this the Site Assessment considered that development would have some impact on the built character.

184 The Site Assessment scored the site 4 'greens'; it would not negatively impact on landscape character, subject to appropriate measures it would not exacerbate flood risk and it has land owner and community support.

<sup>53</sup> See Appendix G

185 In the February 2018 drop in consultation, of those households who expressed an opinion the majority support the allocation of the site.<sup>54</sup>

186 There is an outline planning application for 10 bungalows awaiting a decision on land to the west.<sup>55</sup>

#### ***Neighbourhood Plan Policy 9: Development of NP07***

- 1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;**
  - a) a layout that reinforces the positive attributes of the Moor End Character Area; and**
  - b) the use of materials and a narrow colour palette that compliments the Character Area; and**
  - c) to the front, a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;**
  - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
- 2. The mature trees and hedgerows on the site are part of the character of Moor End. The landscape scheme should demonstrate how the trees and hedgerows have been retained and where this is not possible the scheme should minimise their loss.**

#### **NP09 Land north of Fountain Hill Road**

187 This 0.13 hectare site is outside the 2011 Development Boundary but is contiguous with it. To the west of this site is NP13a which is also allocated for development. The design and layout of any proposal will need to be sensitive to its prominent location outside the built edge of the village.

188 The Site Assessment scored an ‘amber’ for the impact on the built character due to its isolated position. However, the allocation of NP13a and the requirement to phase development will mitigate this impact on the built character.

189 In the February 2018 drop in consultation, of those households who expressed an opinion, there was good community support for the development of this site with 57% supporting its allocation.

190 The Site Assessment scored the site 6 ‘greens’; it would not negatively impact on landscape character, subject to appropriate measures it would not exacerbate flood risk, there were no neighbouring land uses that would conflict with residential development and it has land owner and community support.

<sup>54</sup> See Walkeringham Planning Survey March 2018 at ...

<sup>55</sup> Ref 18/00088/OUT

**Neighbourhood Plan Policy 10: Development of NP09**

1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;
  - a) a layout that reinforces the positive attributes of Moor End character Area; and
  - b) the use of materials and a narrow colour palette that compliments that Character Area; and
  - c) to the front, a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;
  - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.
2. The development of this site will be completed to the satisfaction of Bassetlaw District Council before the development of site NP13a commences.

**NP13a and NP13b Land north and south of Fountain Hill Road**

191 This 0.25-hectare site is north of Fountain Hill Road NP 13b is a 0.2 hectare site on the opposite side of the road and to the south; both sites are outside the 2011 Development Boundary. NP13a is contiguous with NP09. The sites are on the western periphery of the Moor End character area. Development would extend the Development Boundary to the west. The Site Assessment notes that the northern part of the site (called here 13a) is considered isolated and, if developed, would not conform to the existing built form of the village.

192 Because of this the Site Assessment considered that development would have some impact on the built character.

193 To the west and north of NP13a is open countryside and the topography allows long vistas across open fields. NP13b is bounded by Fountain Hill Road on its northern boundary. Its eastern boundary adjoins existing properties and the southern boundary adjoins open countryside, with Cave's Lane in the middle distance cutting across the open fields to the south.

194 As NP09 adjoins NP13a and as this is also proposed for development it is anticipated that the issue of isolation of NP13a can be overcome by requiring development on NP09 to be undertaken either at the same time or only after NP09 has been developed.

195 As the site adjoins the main through road, development should reflect the characteristics of ribbon development common across the village. Plots should be shallow and front the road.

196 Map 6 and the AECOM report also note that part of the site is highly affected by flood risk.

197 In the February 2018 drop in consultation, of those households who expressed an opinion, there was good community support for the development of this site with 58% supporting its allocation.

198 The Site Assessment assessed the site scoring it 6 'greens'; it would not negatively impact on landscape character, there were no neighbouring land uses that would conflict with residential development, subject to appropriate measures it would not exacerbate flood risk and it has land owner and community support. It was considered to cause some harm to the built character (due to its isolation).

***Neighbourhood Plan Policy 11: Development of NP13a and NP13b***

- 1. High quality residential development will be supported for up to 6 dwellings on the sites shown on Map 16 where the proposals demonstrate;**
  - a) a layout that reinforces the Character of the Area of Moor End with buildings having active frontages that overlook Fountain Hill Road; and**
  - b) the use of materials and a narrow colour palette that compliments that Character Area; and**
  - c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;**
  - d) rear and side boundaries that adjoin the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
  - f) residential development on NP09 is either undertaken concurrently, or development of NP09 has been completed, to the satisfaction of the Bassetlaw District Council before development on NP13a commences.**

**NP14 Land east of Stockwith Road**

199 This 1.08-hectare site to the north east of Church End character area is outside the 2011 Development Boundary. It is on the east side of Stockwith Road opposite the village recreational area.

200 The site is in agricultural use and is bounded by native hedgerow. To the northern and southern boundary are existing properties that front onto Stockwith Road one plot deep. Views to the east across the site afford long views to open countryside. Because of this the Site Assessment considered that development would have some impact on the built character. Across Stockwith Road to the west the view is across the large open village recreational area.

201 In the February 2018 drop in consultation, of those households who expressed an opinion the majority support the allocation of the site there was good community support for the development of this site - 59% supported its allocation.

202 The Site Assessment assessed the site scoring it 5 'greens'; it would not negatively impact on landscape character or exacerbate flood risk issues, there were no neighbouring land uses that would conflict with residential development and it has community support.

203 The AECOM report notes that the northern part of the site is within the potential blast protection zone. Agents acting on behalf of the operators of the fuel depot have confirmed that none of the proposed site allocations are in the blast zone.<sup>56</sup>

***Neighbourhood Plan Policy 12: Development of NP14***

1. **High quality residential development will be supported for up to 12 dwellings on the site shown on Map 16 where the proposals demonstrate;**
  - a) **a layout that reinforces the positive character attributes of Church End Character Area; and**
  - b) **the use of materials and a narrow colour palette that compliments that Character Area; and**
  - c) **that buildings have active frontages that overlook Stockwith Road; and**
  - d) **the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;**
  - e) **boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - f) **a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.**

**NP16 Land at The Lilacs, Cave's Lane**

204 This 0.25 hectare site is within the 2011 Development Boundary and runs along Cave's Lane. Part of the site is slightly affected by flood risk from surface water run-off. The site does have an existing property on it, but also existing buildings that could, potentially, be converted. The site is adjacent to existing properties on the eastern side. The western site boundary is also the extent of the 2011 Development Boundary and from this boundary are long views over open fields giving the site on this side an open aspect. Because of this the Site Assessment considered that development would have some impact on the built character.

205 The site is on the periphery of the Moor End Character Area and the boundary treatment reinforces the rural character with red brick boundary walls along Cave's Lane complementing the existing dwelling with native hedgerow on the opposite side and further along Cave's Lane.

206 Cave's Lane is a rural single-track country lane with grass verges and no pavements. The Site Assessment notes that the development of the site would also need to improve the current access as the existing access is close to a corner and visibility is limited. The road widths are narrow and improvements to the carriageway will be needed.

207 In the February 2018 drop in consultation, of those households who expressed an opinion the majority supported the development of this site.

<sup>56</sup> A map of the blast zone is at appendix



208 The Site Assessment assessed the site scoring it 5 'greens'; it would not negatively impact on landscape character, there were no neighbouring land uses that would conflict with residential development, it would not exacerbate flood risk issues and it has community support.

***Neighbourhood Plan Policy 13: Development of NP16***

- 1. High quality residential development will be supported for up to 4 dwellings on the site shown on Map 16 where the proposals demonstrate;**
  - a) a layout that reinforces the positive character attributes of Moor End Character Area; and**
  - b) the use of materials and a narrow colour palette that compliments that Character Area and the existing boundary wall and dwelling; and**
  - c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;**
  - d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
  - f) improvements to the carriageway and entry point to allow safe access and egress to and from the site; and**
    - a) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.**

**NP23 Land east of Brickenhole Lane**

209 This 0.39 hectare site is outside but contiguous with the 2011 Development Boundary on the site's northern edge. Brickenhole Lane is a single width country lane bounded by mature hedgerows. The site is on the periphery of the High Street Character Area.

210 To the north and south of the site are properties. The western edge is bounded by Brickenhole Lane and the eastern edge backs on to a succession of fields and areas open spaces.

211 This site is in the wider setting of the Church of St Mary Magdalene (grade I listed) and affords views towards the tower. The conservation officer identified a need for the layout to be punctuated with gaps in between the houses to allow views of the Grade 1 church.

212 Part of the site is moderately affected by the risk of surface water run-off. (see Map 6)

213 66% of the community supported the development of this site.

214 The Site Assessment assessed the site scoring it 5 'greens'; it would not negatively impact on landscape character, there were no neighbouring land uses that would conflict with residential development, it would not exacerbate flood risk issues and it has community support.

***Neighbourhood Plan Policy 14: Development of NP23***

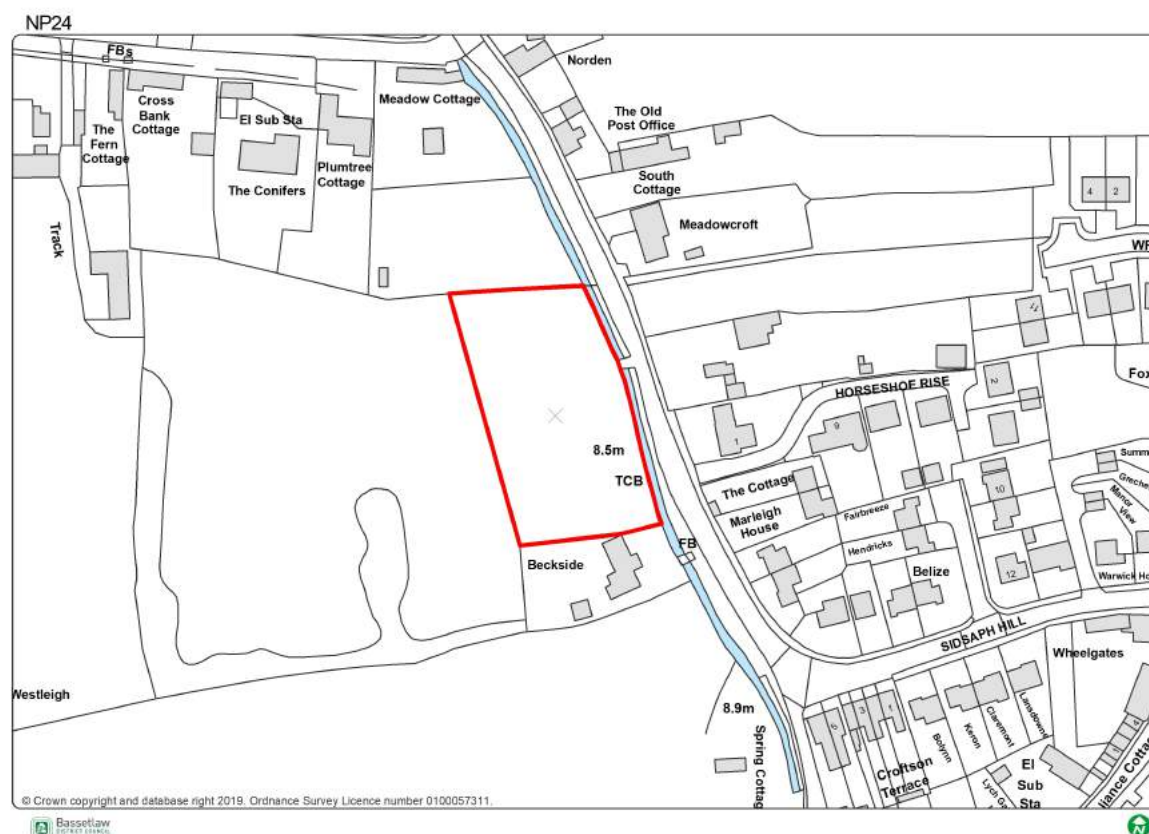
- 1. High quality residential development will be supported for up to 12 dwellings on the site shown on Map 16 where the proposals demonstrate;**
- b) a layout that reinforces the positive character attributes of High Street Character Area;**
- c) the use of materials and a narrow colour palette that compliments that Character Area; and**
- d) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;**
- e) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
- f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
- g) a design that responds positively to its immediate setting and does not harm the views of the tower of Mary Magdalene Church (Grade 1 listed);**
- h) a highways scheme that provides adequate road width to accommodate the safe movement of vehicles and pedestrians on this country lane.**

**NP24 Land west of High Street**

215 This site is outside the 2011 development Boundary but its eastern boundary, the High Street, is contiguous with it. Part of the site is highly affected by the risk of surface water run-off. (see Map 6) and the Moor Drain runs along the boundary edge parallel with the High Street.

216 The eastern part of the site forms part of a significant green gap (see Map 14). Map 17 shows the extent of the proposed development site considering the physical constraints and reflecting the community's desire to leave the eastern part of the land undeveloped to secure its function as a significant green gap.

## Map 17 NP 24



217 Part of the site is adjacent to properties in large plots with large rear gardens adjoining the site. To the east and south the site adjoins open fields. The site forms part of the gap between the High Street and Church End Character Areas. The development of this site is sensitive as it is planted with mature trees and hedgerows.

218 The location of the site in part of the gap between two Character Areas means the density, boundary treatment and layout of the site will be sensitive. It is important that a sense of openness is retained between the character areas. Because of this the site assessment considered that development would have some impact on the built character.

219 This site is in the wider setting of the Church of St Mary Magdalene (grade I listed) and affords views towards the tower. The conservation officer identified a need for the layout to be punctuated with gaps in between the houses to allow views of the Grade 1 church.

220 In the February 2018 drop in consultation, of those households who expressed an opinion the majority supported putting forward this site forward for development.

221 The Site Assessment assessed the site scoring it 3 'greens'; it would not negatively impact on landscape character, there were no neighbouring land uses that would conflict with residential development, and subject to appropriate measures, it would not exacerbate flood risk issues.

222 It must be noted that the site regularly floods and this has affected the Becksie bungalow adjacent.

***Neighbourhood Plan Policy 15: Development of NP24***

1. High quality residential development will be supported for up to 12 dwellings on the site shown on Map 17 where the proposals demonstrate;
  - a) a layout and landscape scheme that respects the significant green gap to the east of the site to retain the sense of openness between the High Street and Church End Character Areas;
  - b) the use of materials and a narrow colour palette that compliments these Character Area; and
  - c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs; and
  - d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and
  - f) a design that responds positively to its immediate setting and does not harm the views of the tower of Mary Magdalene Church (Grade 1 listed);
  - g) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

**NP26 Land adjacent to South Moor Lodge, south of South Moor Road, west of Brickenhole Lane**

223 This L shaped site fronts onto South Moor Road and Brickenhole Road and is adjacent to the South Moor Lodge Nursing Home. It is on the western edge of the High Street Character Area. Its western and southern boundary adjoin open countryside which affords long views across the countryside.

224 Part of the site fronting South Moor Road is within the 2011 Development Boundary the rest of the site is outside it. South Moor Road has a grass verge and a large ditch along its southern edge and a footpath on the northern edge. The northern side of South Moor Road is also open countryside. The site is bounded by native hedgerows.

225 Brickenhole Lane is a country lane with grass verges and no footpaths. Access and carriageway improvements will be required to accommodate the extra vehicle movements if access is from Brickenhole Lane.

226 Part of the site is highly affected by flood risk from surface water (see Map 6). This was the location of the village spring which provided drinking water.

227 This site forms part of the gap between the High Street and Moor End Character Areas and contributes to the sense of openness that is a defining character attribute of the Parish. The location of the site in part of the gap between two Character Areas means the density, boundary treatment and layout of the site will be sensitive. It is important that a sense of openness is

retained between the character areas and to the open countryside beyond. Because of this the Site Assessment considered that development would have some impact on the built character.

228 Support from the community was good with 57% supporting the development of this site.

229 The Site Assessment assessed the site scoring it 4 'greens'; it would not negatively impact on landscape character, there were no neighbouring land uses that would conflict with residential development, there was good community support and subject to appropriate measures, it would not exacerbate flood risk issues.

#### ***Neighbourhood Plan Policy 16: Development of NP26***

- 1. High quality residential development will be supported for up to 15 dwellings on the site shown on Map 16 where the proposals demonstrate;**
  - a) a layout and landscape scheme that retains the sense of openness between the High Street and Moor End Character Areas;**
  - b) the use of materials and a narrow colour palette that compliments these Character Area; and**
  - c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;**
  - d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
  - f) for access on to Brickenhole Lane, a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane and improvements to the carriageway and entry point to allow safe access and egress to and from the site.**

## **19 Implementation**

230 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Walkeringham Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

231 There are several areas of activity which will affect delivery and each is important in shaping Walkeringham Parish in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.



- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives

## 20 Monitoring and Review

232 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Walkeringham Parish Council.

233 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

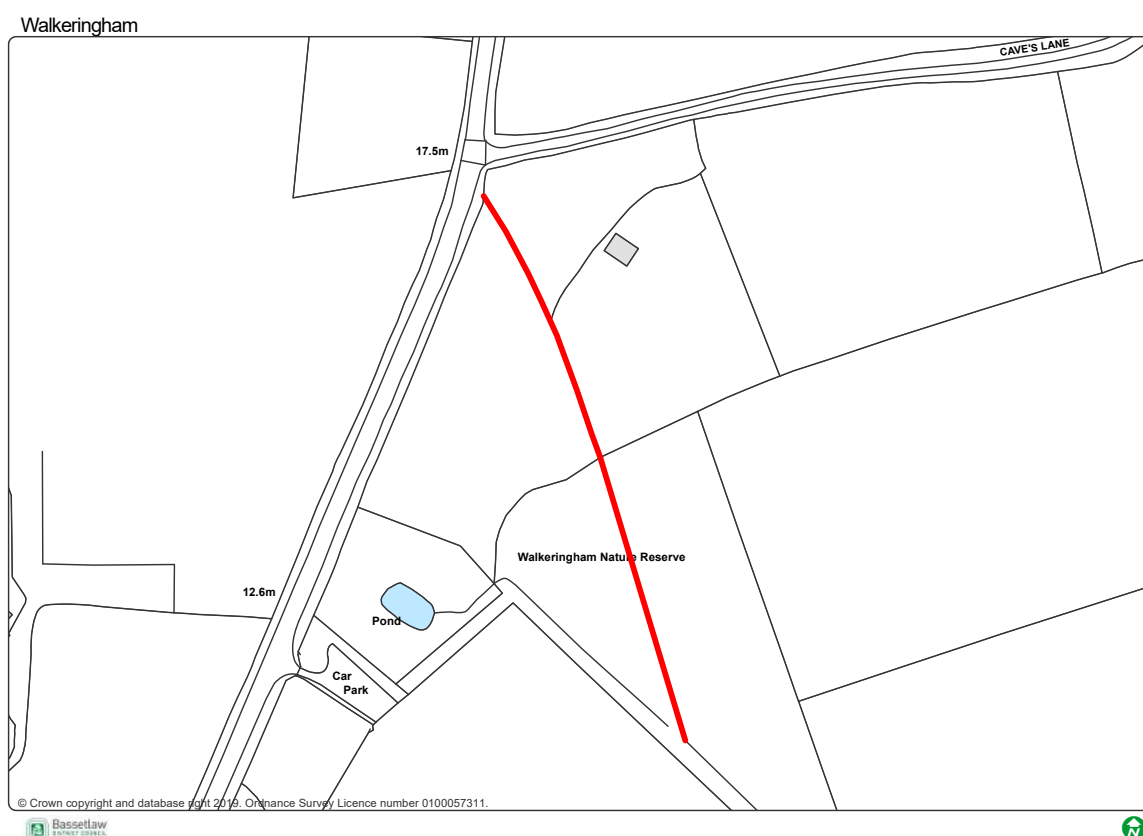
234 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

## Appendix A: List of Community Projects

### Project 1: Improving access to the North Notts Trust Nature Reserve

Currently this is only accessible by car and locals would like to be able to walk there safely without having to walk along a stretch of busy 60mph road which has no pavement. – The Parish Council has made a recent request to Notts CC to insert the missing piece of footpath and we await their response. Alternatively, working with the landowner to identify a new public footpath across adjacent fields, which would involve the purchase of a strip of land. (Supported by the 2016 Village Survey data). The map below identifies an indicative route for discussion with the landowner.

#### Possible footpath route to provide safe pedestrian access to Walkeringham Nature Reserve.



### Project 2: Improve maintenance of the Nature Reserve

The nature reserve is currently administered by North Notts Wildlife Trust but the work undertaken is minimal and the site has decayed into a poor state. The village has discussed taking on some of the upkeep to improve the facility. (Supported by the 2016 Village Survey data)

### Project 3: Creation of a Community Garden High Street next to the old Methodist Chapel

The Parish Council have agreed to consider producing a community garden on this site. The landowner (Bassetlaw DC) have given permission for this to happen and we are getting quotes and design ideas from local landscape garden companies.

**Project 4: Relocate the Village Hall & Playing Field to a Central Village Location**

A longer term proposal is to move both the village hall and the playing field to a new central village location which will involve finding a suitable field and building a new village hall to incorporate a new post office site with shop as well as suitable sports changing facilities and showers. (Supported by the 2018 Site Allocation Survey data)

### Appendix B: Photos of vistas and viewpoints shown on Map 13

**Vista 1** – Looking south across The Moor – long vistas and layered horizons (with intervening tree lines and hedges)



**Vista 2** – Mill Baulk Road here looking north west towards the High Street Character area. The road is bounded by small hedgerows along its length and 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.



**Vista 3 - Looking south east to church end character area**

**Vista 4** – Looking north across the open fields from Gringley Road back onto the High Street Character area shows long vistas and big skies again provides the great sense of openness.



**Vista 5** - 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.





Vista 6 - Looking north to the Moor character area



**Vista 7** – Looking east along Gringley Road towards the Church



**Vista 8** – Looking west towards Trent Lane





**View Point A** – Stockwith Road looking west provides an equally significant view point in terms of defining character but with nearer views across fields, hedgerows and tree lines.



**View Point B** - Southern approach to the village, the view is characterised by lines of mature trees and red brick cottages along Birdcroft Lane facing south across open fields



### Appendix C: Walkeringham Character and Design Guide 2018

Separate file due to size this is on the neighbourhood plan tab at

<http://www.walkeringhamparishcouncil.org.uk>

### Appendix D: Pre-Application Community Engagement Notification Process

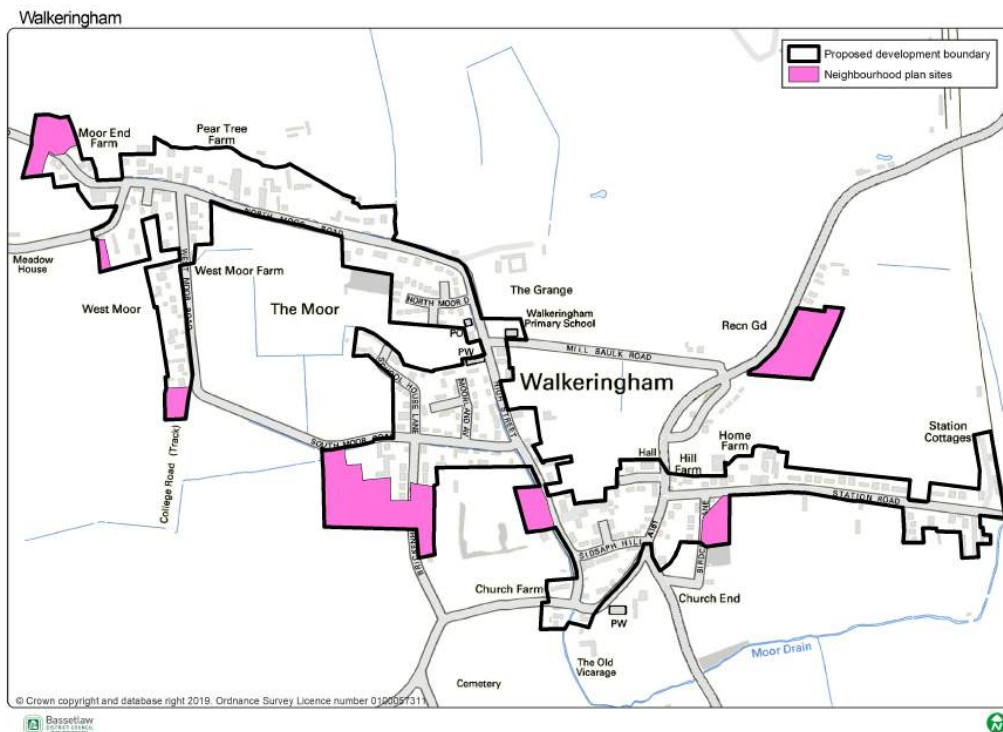
If you are considering undertaking major development in Walkeringham Parish and in accordance with the Neighbourhood Plan Policy 1 please complete the following form.

**Definitions**

Major development 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger.

Is your site within or outside the Development Boundary?      Y/N

The map below shows the Development Boundary. Please note with an X the location of your proposal.



Please provide a short summary of your proposal

Please e-mail to [enquiries@Walkeringhamparishcouncil.co.uk](mailto:enquiries@Walkeringhamparishcouncil.co.uk)

*Notification Process*

You will be notified within 4 weeks of submitting this form if the parish council would like to discuss the proposal with you.



## Appendix E: Employers in Walkeringham 2018

- |  |  |
|--|--|
| 1. Stan White Farms Ltd. (Farmer)                    | - 15 staff full time & 2 full time contractors |
| 2. DKB Kitchens Ltd.(kitchen Manufacture & Install)- | 5 staff full time & 3 subcontractors           |
| 3. Walkeringham Primary School                       | - 4 staff full time & 9 staff part time        |
| 4. South Moor Lodge Ltd (Care Home)                  | - 8 full time staff & 19 part time             |
| 5. John Lilley Farms Ltd. (Farmer)                   | - 1 full time staff & 1 part time              |
| 6. CLH Pipeline Fuel Depot                           | - 10 full time staff                           |
| 7. Fox & Hounds Pub                                  | - 2 full time staff                            |

The following are Limited Companies Registered as still active in Walkeringham

8. Clark Vehicle Solutions Ltd (West Moor Road)
9. Nibur Health Ltd.(South Moor Road)
10. Sunspot Hair & Beauty Ltd (School House Lane)
11. Dean Pearcy Professional Services Ltd. (High Street)
12. Urban Penguin Ltd.(Mill Baulke Road)
13. INK Rocket Ltd.(West Moor Road)
14. M.Crookes Plastering Ltd. (Cave's Lane)
15. Roberts Vardy Associates Ltd (Cave's Lane)
16. J6 Design Ltd (Fountain Hill Road)
17. DOTS Project Delivery Ltd. (Fountain Hill Road)
18. Northmoor Plant Ltd. (North Moor Road)
19. Raynes Park Ltd. (North Moor Road)
20. Brameld Construction Ltd.(North Moor Road)
21. Foxxbriar Ltd. (North Moor Road)
22. Highwood Automotive Ltd.(North Moor Road)
23. OGW Electrical Ltd.(North Moor Road)
24. Sajecaki Ltd.(North Moor Road)
25. Broomfleet Haulage Ltd (Fountain Hill)
26. Hawthorne Holidays Ltd.(Brickyard Lane)
27. Triple M Motorsport Ltd. (Station Road)
28. Double Mac Ltd.(Station Road)
29. Stellar Motorhomes Ltd.(Station Road)
30. Knights IT Services Ltd.(Stockwith Road)
31. K.E.Lunness Aggregates Ltd (Beckingham Road) – large company registered in Walkeringham but site of operation is Leeds.
32. The Ugly Sister Ltd. (Beckingham Road)
33. Fountain Developments(Walkeringham)Ltd. (Beckingham Road)
34. Cable Installation Solutions Ltd.(Gringley Road)
35. Netherhall Life & Pensions Ltd (Gringley Road)
36. Adsum Services Ltd.(Gringley Road)
37. Ray Holt(Land Drainage) Ltd.(Horseshoe Rise)
38. Relative Media Ltd. (Horseshoe Rise)
39. Lifespace Homes Ltd.(Sidsaph Hill)
40. West Lindsey Homes Ltd. (Sidsaph Hill)
41. Hallmark Family Homes Ltd (Sidsaph Hill)
42. Suported Environments Ltd.(Sidsaph Hill)



Appendix G: Site Assessment

Site ref	Landowner support	Community support	Neighbouring Land Uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
NP01	G	G	G	A	G	R		A	A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. In addition, the existing road network is poor and improvements would need to be made if the site was developed for housing. The site is within the wider setting of Rosedene/The Cottage, a grade II Listed Building. Between the Listed Building and the site is Hill View, a non-designated heritage asset. Limited issues regarding landscape, flooding and the loss of Agricultural land.
NP02	G	G	G	A	G	A				G	A	<b>This site MAY BE suitable for Allocation</b> - The site is adjacent to properties and a site that has current planning permission. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, heritage, flooding and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.
NP03	G	G	G	G	G	R		A		G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. In addition, the existing road network is poor and improvements would need to be made if the site was developed for housing. The site is within the wider setting of Rosedene/The Cottage, a grade II Listed Building. Between the Listed Building and the site is Hill View, a non-designated heritage asset. Limited issues regarding landscape, flooding and the loss of Agricultural land.
NP04	G	R	G	A	G	A			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, heritage, flooding and the loss of Agricultural land. The site did not receive community support during recent site allocation consultation.



Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
												loss of agricultural land. The site did receive community support during recent site allocations consultation.
NP10	G	G	G	G	G	A			A	G	A	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is within the setting of The Grange/Grange Farm, regarded as non-designated heritage assets. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site is accessed via a private drive, part of which is also a public footpath, which could limit or prevent development potential (including potential difficulties in providing satisfactory access for waste collection). The Site did receive community support during recent site allocations consultation.
NP11	G	A	G	A	G	A				G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The site received some community support during recent site allocation consultation.
NP12	G	R	G	G	R	R	A	A	A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. In addition, the existing road network is poor and improvements would need to be made if the site was developed for housing. This site is alongside the Chesterfield Canal; this stretch being regarded as a non-designated heritage asset for decision-making purposes. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.

84 All policies should be read in conjunction with policies in Bassetlaw District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
NP05	G	G	G	G	G	R		A		G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is within the setting of Moor House and associated barns, regarded as non-designated heritage assets. Limited issues regarding landscape, flooding and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.
NP06	G	R	G	A	G	R		A	A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is within the setting of Westmoor Farm, regarded as a non-designated heritage asset. Demolition of existing buildings may be necessary to gain a sufficient access to the site. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site did not receive community support during recent site allocation consultation.
NP07	G	A	G	A	G	A				G	A	<b>This site MAY BE suitable for Allocation</b> - The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, heritage, flooding and the loss of Agricultural land. The site received some community support during recent site allocation consultation.
NP08	G	G	G	G	G	G				G	R?	<b>This site is NOT suitable for Allocation</b> - There is an existing property on the site and the site is adjacent to properties. As there is an existing property on the site, it is unlikely that the site will be redeveloped any time soon and would therefore impact on the deliverability of the site. Any development of this site would need to be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, heritage, flooding and the loss of Agricultural land. The site did receive community support during recent site allocation consultation.
NP09	G	G	G	G	G	R				G	A	<b>This site MAY BE suitable for Allocation</b> - The road frontage to the site is adjacent to properties, but the site extends away from the built-up area of Walkeringham to its northern extent; if developed, this part of the site would not conform to the existing built form of the village. Limited issues regarding landscape, flooding, heritage and the

83 All policies should be read in conjunction with policies in Bassetlaw District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies



Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
NP13	G	G	G	G	G	A	H	H	A	G	A	<b>Part of this site MAY BE suitable for Allocation</b> - The southern part of the site is adjacent to properties. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The Northern part of the site is considered isolated and, if developed, would not conform to the existing built form of the village. The site did receive community support during recent site allocations consultation.
NP14	G	G	G	A	G	A	H	H	A	G	A	<b>This site MAY BE suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.
NP15	G	A	R	G	G	R	A	A	A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. In addition, the existing road network is poor and improvements would need to be made if the site was developed for housing. The former brickworks are regarded as a non-designated heritage asset. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site received some community support during recent site allocation consultation.
NP16	G	A	G	A	G	A	H	H	A	G	A	<b>This site MAY BE suitable for Allocation</b> - The site does have an existing property, but also existing buildings that could, potentially, have convertible potential. The site is adjacent to other existing properties. The development of this site would need to be sensitive as there are a number of mature trees and hedgerows nearby. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The development of the site would also need to improve the current access as the existing access is close to a corner and visibility is limited. The road widths are narrow and improvements to the carriageway will be needed. The site received some community support during recent site allocation consultation.

Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
NP17	G	G	G	G	G	R			R	A	R	<b>This site is NOT suitable for Allocation</b> - Existing community facility and protected in the Core Strategy and therefore it is unable to proceed to the next stage of the process. The Site did receive community support during recent site allocations consultation.
NP18	G	G	G	G	G	G	R			G	R	<b>This site is NOT suitable for Allocation</b> - Existing community facility and protected in the Core Strategy and therefore it is unable to proceed to the next stage of the process. The Site did receive community support during recent site allocations consultation.
NP19	G	R	G	A	G	R			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village. The area is located within open countryside and any significant development here would negatively impact the local character of this area. In addition, the existing road network is poor and improvements would need to be made if the site was developed for housing. The site did not receive any community support during recent site allocation consultation.
NP20												Current Planning permission
NP21												Current Planning permission
NP22												Current Planning permission
NP23	G	G	G	A	G	A			A	G	A	<b>This site MAY BE suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. This site is in the wider setting of the Church of St Mary Magdalene (grade I listed) and affords views towards the tower. Limited issues regarding landscape, flooding and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.



Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
NP24	G	A	G	A	G	A			A	G	A	<b>This site MAY BE suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. This site is in the wider setting of the Church of St Mary Magdalene (grade I listed) and affords views towards the tower. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site received some community support during recent site allocation consultation.
NP25	G	R	G	A	G	R			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP26	G	G	G	A	G	A			A	G	A	<b>This site MAY BE suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.
NP27	G	R	G	A	G	R		A	R	G	R	<b>This site is NOT suitable for Allocation</b> - The site is located away from the built-up area of Walkeringham village and has no direct access or link to local service and facilities other than by a car. The area is located within open countryside and any significant development here would negatively impact the local character of the area. In addition, the existing road network is poor and significant alterations would need to be made if the site was developed for housing. The southern part of this site is within the wider setting of the Church of St Mary Magdalene (grade I), Limited issues regarding landscape, flooding and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP28	G	R	G	A	G	A			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is within the setting of Walkeringham Primary School and The Grange/Grange Farm, both regarded as non-designated heritage assets. Limited issues

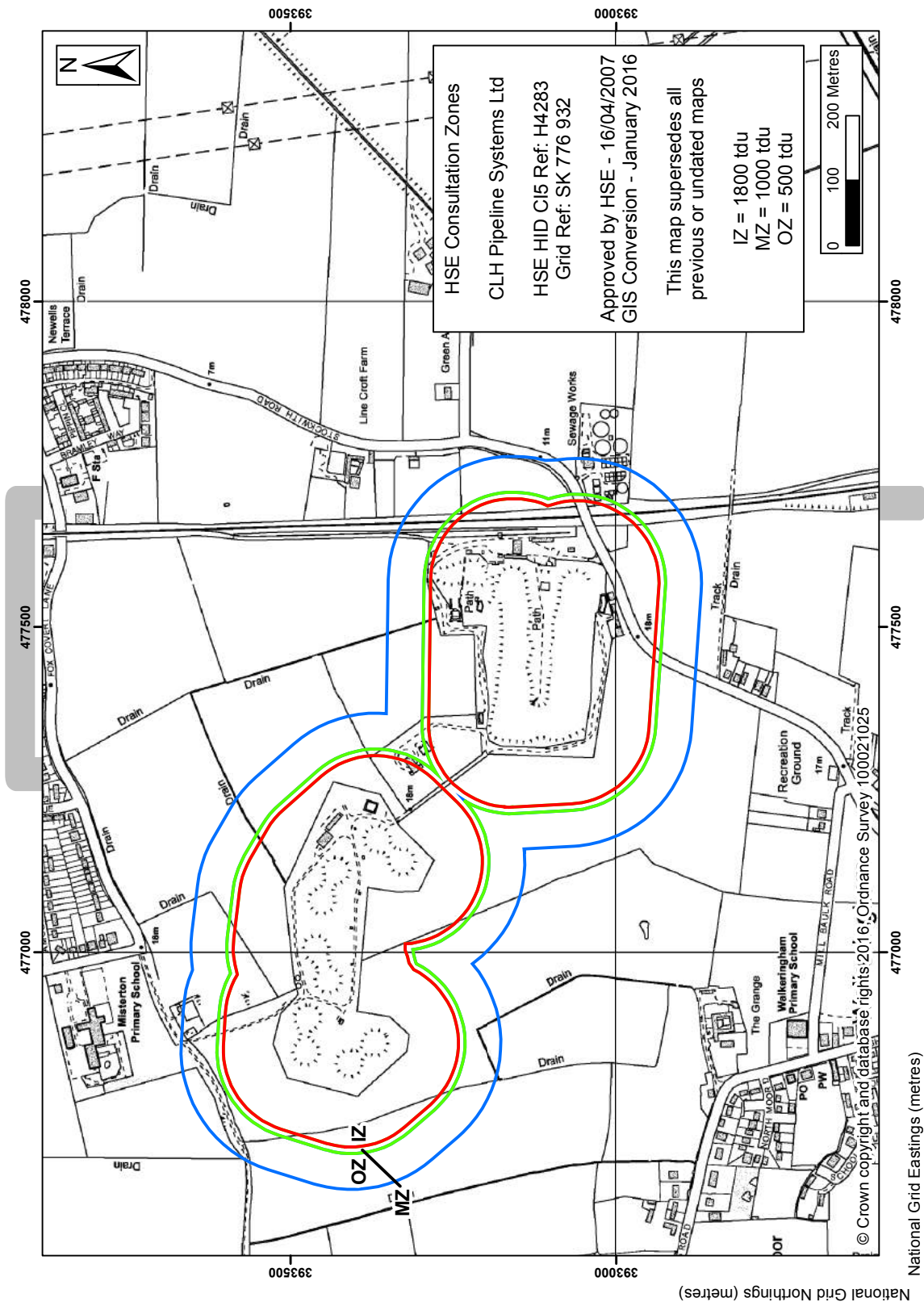
87 All policies should be read in conjunction with policies in Bassetlaw District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Site ref	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Flood Risk	Site assessment report	Comments on the potential sites
												regarding landscape, flooding and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP29	G	R	G	A	G	R			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is opposite Westmoor Farm, a non-designated heritage asset. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP30	G	R	G	A	G	R			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. The site is opposite Moor House, associate barns and Trinity Farm, all non-designated heritage assets. Limited issues regarding landscape, flooding and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP31	G	R	G	A		R			A	G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The site did not receive any community support during recent site allocation consultation.
NP32	G	G	G	A	G	R				G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.
NP33	G	G	G	A	G	R				G	R	<b>This site is NOT suitable for Allocation</b> - The site is adjacent to properties. The development of this site will be sensitive as there are a number of mature trees and hedgerows. Limited issues regarding landscape, flooding, heritage and the loss of Agricultural land. The Site did receive community support during recent site allocations consultation.

88 All policies should be read in conjunction with policies in Bassetlaw District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies



Appendix H: Blast Zone





## Appendix J: Building for Life 12 Questions

### Integrating into the neighbourhood

#### Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

#### Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

#### Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

#### Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

### Creating a place

#### Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

#### Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

#### Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

#### Easy to find your way around

Is the scheme designed to make it easy to find your way around?

### Street & home

#### Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

#### Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

#### Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

#### External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

For more information on Building for Life 12 see

[http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012\\_0.pdf](http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf)