

# Headon, Upton, Grove and Stokeham

## FINAL NEIGHBOURHOOD PLAN

March 2018



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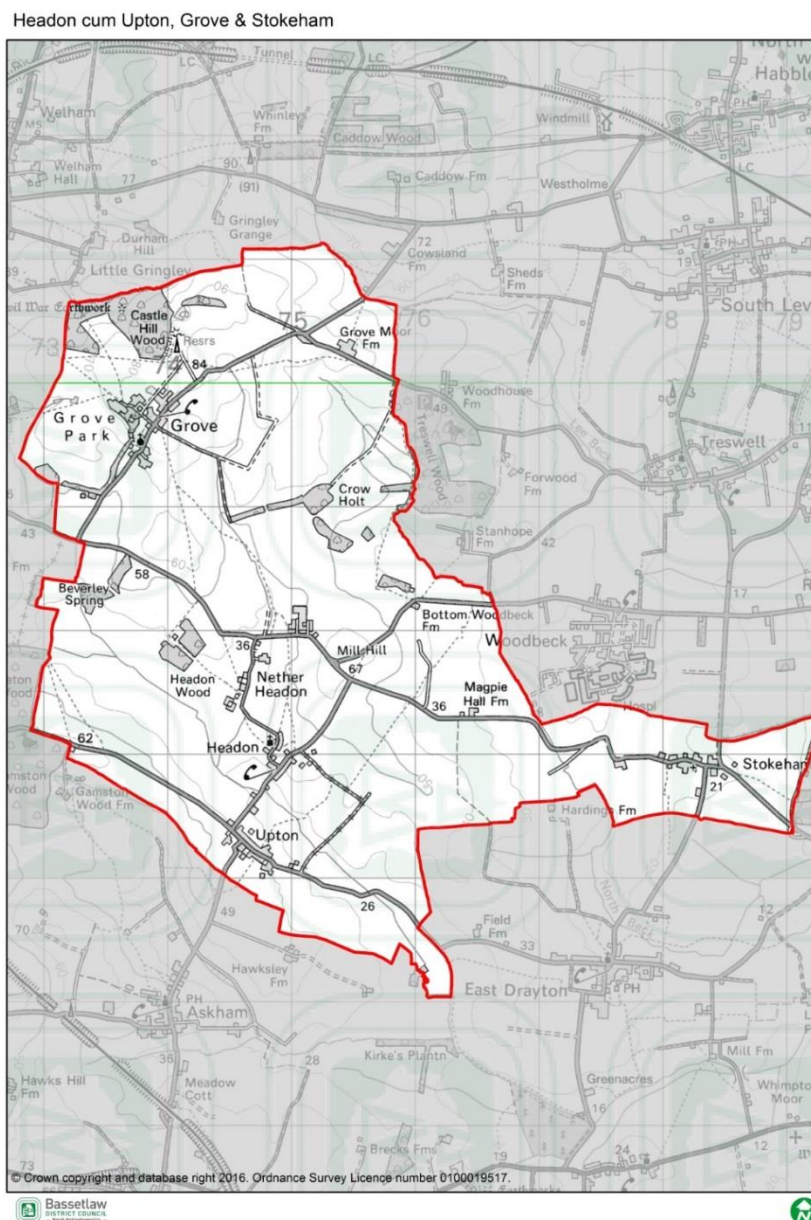
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# 1 What is the HUGS Neighbourhood Plan?

- 1.1 This Neighbourhood Development Plan has been prepared by the local people of Headon, Nether Headon, Upton, Grove and Stokeham Parish (HUGS). This includes the settlements of Headon (Nether Headon), Upton, Grove and Stokeham.
- 1.2 The Localism Act (2012) provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area shown in figure 1 was designated as a Neighbourhood Plan area in November 2016.

**Figure 1: Neighbourhood Plan Area**



- 1.3 A Neighbourhood Plan is a new type of planning document. Working with, and on behalf of the community, the Neighbourhood Plan Steering Group has prepared this development plan that will shape growth across the parish. The community has assessed the development

required to enable the village to remain sustainable in the future. When it has been adopted by Bassetlaw District Council (following rigorous consultation, independent examination and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area (Map 1).

- 1.4 Various public consultation events have been held to gain an understanding of the views of residents and businesses that operate within the community. The consultation feedback and the evidence from the events undertaken have been analysed and combined, and are fundamental to the formulation of the policies within this Neighbourhood Development Plan.

**Figure 2: List of consultation events and methods**

Date	Event	Attendance/ responses
23/08/2016	Initial public event to decide if Parish residents wanted to create a plan	Approx 40
January 2017	Parish Questionnaire	130
15/03/2017	Public event on the NDP process and feedback from the recent parish survey	42
29/10/2017	Draft Plan presentation to the Parish	26

- 1.5 The settlements of Headon, Nether Headon, Upton, Grove and Stokeham are considered 'other settlements' within Core Strategy and Development Management Policies DPD policy CS1 – 'Settlement Hierarchy'. The villages have expanded slowly over the past 20 years with small scale and largely infill developments and conversions of existing buildings.
- 1.6 Local Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its adopted Core Strategy and Development Management DPD. The Neighbourhood Plan must also be in general conformity with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

## Location

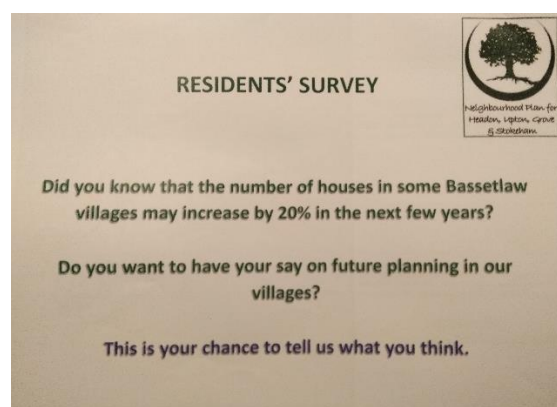
- 1.7 The Parish of HUGS, figure 1, is located within Eastern Bassetlaw and consists of a population, according to the National Statistics, of around 350 people as of 2012.
- 1.8 The Parish adjoins East Drayton, Gamston, Askham, Woodbeck and Treswell. The villages have a historic structure that significantly contributes towards the rural feel and character of the wider Parish. The HUGS area has very few local services and facilities and residents rely heavily on nearby settlements such as Retford for most of their essential services including shops, schools and health facilities.

## How has this Neighbourhood Plan been developed?

- 1.9 As part of the process, the Neighbourhood Plan Steering Group has been committed in enabling the community to influence the development of the Plan. The Neighbourhood Plan Steering Group has undertaken a community consultation at various stages of the process, including events, meetings, surveys and drop-in sessions. A list of these can be found in figure 2.



- 1.10 From these events, the following 'key' issues were raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits. A SWOT analysis has been produced following consultation with the community to identify the key issues and feedback.



**SWOT Analysis of HUGS****Figure 4: SWOT Analysis of the area**

<b>Strengths</b> <ol style="list-style-type: none"> <li>1. Headon Village Hall</li> <li>2. Access to the countryside</li> <li>3. Historic churches in Stokeham, Headon and Grove</li> <li>4. Sense of community</li> <li>5. Listed Buildings and heritage assets</li> <li>6. Rural views across the parish</li> </ol>	<b>Weaknesses</b> <ol style="list-style-type: none"> <li>1. Ageing population</li> <li>2. Limited non-car transport options particularly public transport, bikes and walking</li> <li>3. Lack of a suitable mix of housing types</li> </ol>
<b>Opportunities</b> <ol style="list-style-type: none"> <li>1. A greater mix of new housing</li> <li>2. Support better design of new housing that enhances character</li> <li>3. Improve local bus services</li> <li>4. Improve the condition of Headon Camp – support smaller businesses</li> <li>5. Opportunity to integrate public walking routes and bridleways</li> </ol>	<b>Threats</b> <ol style="list-style-type: none"> <li>1. Wind turbines and solar farms on the landscape character</li> <li>2. Ageing population continues</li> <li>3. New developments conflict with local character and distinctiveness, particularly in their density</li> </ol>

### History of Headon cum Upton and Nether Headon

- 1.11 Flint tools found in the fields show that people have lived here for at least 5000 years, and the many pieces of Roman pottery found in the fields prove that there was a settlement here in Roman times.
- 1.12 Headon is an Anglo-Saxon name - the "heah-dun" or high hill. With the Viking invasions the hamlet of Thorpe came into being, evidence that the Saxons and Danes were living here side by side. Some Danish words are still used in field names such as the Wong and Gooseholm.
- 1.13 As the population grew, the other two villages of "up town" (Upton) and Nether Headon came into being.
- 1.14 Evidence that Headon may once have been an important Anglo-Saxon settlement can be found in the Domesday Book, which lists six thegns or nobles, in Headon, each of whom had a hall. Domesday also makes clear that Headon had a sizeable population. This is borne out by the size of the church of St Peter, which was once much larger than it is now. Domesday does not mention a church but often omits mention of churches. We know that the church was there in 1171.
- 1.15 There is an Anglo-Saxon burial mound in Gamston wood near the parish boundary, and another one is thought to be at Lodge Field Clump, near the boundary with Grove.
- 1.16 The original manor probably stood where Manor Farm is now, for there are traces of a moat near the present house. Simon de Headon, who owned the manor in the 13<sup>th</sup> century and his son Gerard both became sheriffs of Nottingham (in 1259, 1267 and 1269) leading to the claim that one of them may have been Robin Hood's arch-enemy. A tomb cover depicting a knight in chain mail armour was discovered outside Headon church in the 1980s. It dates from c.1275, and so must have belonged to one of these men.
- 1.17 Traces of the mediaeval fish ponds which belonged to the de Headons can still be seen alongside the Dumblehole. The Dumblehole is the name by which the first part of the footpath leading from Nether Headon to Grove is known.
- 1.18 Mill Hill Clump stands at a height of 67m above sea level and is a landmark visible for miles around. This made it a perfect location for the windmill which once stood there.
- 1.19 In 1710 Sir Hardolph Wasteney built his grand new hall in Headon Park, a mansion of brick and stone, designed by Sir Thomas Hewitt. There was a park around the Hall, and five avenues of trees radiating out from the house.
- 1.20 Traces of these avenues as well as a ha-ha (on the eastern end of the ride through the park) remain as evidence of past grandeur.

- 1.21 In 1792, the heir to the lordship, Anthony Hardolph Eyre, demolished the Hall at Headon Park, founded a school near the site of the old Hall and left the park to be ploughed up. During his time oak and ash plantations were extended and hop yards and gypsum quarries provided employment for the growing population, which in 1798 numbered 286.
- 1.22 In 1818 some 3000 acres of open field in Headon and Upton were enclosed by Act of Parliament. There were enclosed fields before this time, many of them very ancient enclosures, but it was at this time that the landscape became similar to the one we know today, with the planting of thorn hedges, the digging of ditches to enclose the fields and the stopping up of footpaths leading to strips in the fields.
- 1.23 The Harcourt Vernons, successors to the Eyres, gave a new school to the village in 1899. The school was opened by Mr. Harcourt Vernon, who said that now that children did not have to walk through mud and wet fields to get to school, and had the best road in England to the school gates, thanks to the Rural District Council, parents should see that their children attended more regularly than hitherto. He also made it clear that he expected the building to serve as a community centre as well as a school, and so it did right from the beginning.
- 1.24 There was a well in the grounds of the new school which, according to a survey carried out in 1914, was 45 feet deep and yielded very hard water.
- 1.25 The Grove Estate was sold by auction in 1946, and Headon village bought the school, by subscription.
- 1.26 Eight Council houses were requested by Headon in 1955. Three were built, and completed in 1958 allowing for the demolition of the nearby row of cottages, known as Sparrow Barracks. This, in turn, made space for the building of two bungalows, intended for elderly residents.
- 1.27 Arguably one of the most important changes to take place in Headon in the 20<sup>th</sup> century was the building of the Prisoner of War camp, on Ladywell Rise. In 1943 German prisoners were brought here, then two or three years later they were replaced by Italian prisoners, and finally, after another year or so it became a camp for displaced persons, mostly Ukrainians.

### **History of Grove**

- 1.28 For many years Grove was owned by the de-Hercey family, passing from thence to the Nevilles and to the Levinzs until in 1762 the villages of Grove and Headon were joined in the manor of the Eyre family.
- 1.29 Castle Hill in Grove is believed to be the site of a Roman Station, though there is also a view that it was originally a British hill fort. In any case, it is a site of great antiquity. The remains of substantial earthworks and of a moat can still be seen.



- 1.30 Domesday Book records that Grove had 11 households, consisting of 6 villagers, 3 smallholders, 1 freeman and 1 priest. There was a church in Grove at that time (1086), which was unusual in having a double dedication, to the Invocation of the Holy Cross and to St Helen.
- 1.31 In 1882 a new church was built, slightly to the north of the old church, and paid for by the Harcourt Vernon family. In 1883 a lych gate was erected, made of timbers taken from the old church. The new church is dedicated solely to St Helen.
- 1.32 In 1792, Anthony Hardolph Eyre, demolished the Hall in Headon, and made his new home in Grove. There was already a mansion in Grove whose age is not known, but it probably dated from Tudor times. It had a rose and crown sculpted stone above its entrance, said to commemorate the de Hercy's championship of the House of Lancaster in the Wars of the Roses.
- 1.33 The Eyres demolished part of this mansion, including the façade, and rebuilt it to the design of Mr Carr of York. It was a splendid house, with magnificent views, to Kinderscout in the west and Lincoln to the east. Anthony Hardolph Eyre redesigned the gardens with the advice of Sir Humphrey Repton, the famous landscape gardener whose visits to Grove were recorded in the family papers. The Harcourt Vernons, successors to the Eyres, gave a new school to Grove village in commemoration of Queen Victoria's Diamond Jubilee in 1897.
- 1.34 During WW11 the house was requisitioned by the army and used for military training and for the detention of conscientious objectors. After the war, displaced persons were housed there for a time. The house was left in such a parlous state that the family never lived there again.
- It was demolished in 1951/52. All that remain are a range of stables and outbuildings. The Grove Estate was sold by auction in 1946.

### History of Stokeham

- 1.35 The name of Stokeham is of Anglo Saxon derivation, meaning the farm from which trees have been cleared. "Few villages can be smaller, but it has a fine view over 14 miles of England's pleasant land to Lincoln's towers." (Arthur Mee: The King's England) It has long been associated with the parish of East Drayton.
- 1.36 In Domesday Book it is recorded that Stokeham had 9 households, comprising 4 smallholders and 5 freemen. The manor was then owned by the Countess Godiva.
- 1.37 No church was mentioned at Domesday, but it seems to have been in existence since the 12th.Century and contains a Norman font.

- 1.38 By the mid-19th century the church building was in a very bad condition and was largely unused. The chancel was restored in 1881 and was boarded off from the rest of the church to allow for occasional services in the chancel.
- 1.39 Many church-going parishioners attended the neighbouring church in East Drayton church during this period. The church remained in a dilapidated state until it was restored in 1928 with some volunteer labour.
- 1.40 It seems that most of the village residents were Methodists. A Wesleyan chapel was built in 1856, and for many years this was the only place of worship in the village. The chapel only held about 20 people. Large Wesleyan services were held in the village, even before the chapel was built and these took place in a large barn near the chapel. By the mid-20<sup>th</sup> century the chapel became disused and derelict; it is now used as an implement store.
- 1.41 Stokeham has no village hall, but continues its long tradition of using barns for community events. By the year 2000, the population had risen to 50, so it is still a small village with a strong community spirit.

## 2 Community Vision

### Our Vision

*“The communities of Headon, Nether Headon, Upton, Grove and Stokeham will continue to be safe, vibrant and picturesque places to live. New development will be located and designed so that it complements the existing character of the villages and enhances the strong identity with the surrounding landscape, views and vistas. New development will be of a size, tenure and affordability to suit the needs of our existing and future residents. The enhancement of our public rights of way and community facilities will provide greater connection to nearby places and support a healthier and more cohesive community”.*

## 3 Community Objectives

**Community Objective 1:** To support the appropriate conversion, extension, and the replacement of, existing buildings on brownfield land.

**Community Objective 2:** To ensure the design of new buildings is of a good standard to preserve and enhance the localised character and rural feel in each area.

**Community Objective 3:** To preserve, and where possible, enhance the wider landscape, biodiversity, public spaces, views, vistas and dark skies within the Parish to maintain the rural atmosphere and strong local character.

**Community Objective 4:** To support the improvement of Headon Camp Industrial Estate and the development of new small-scale local businesses.

**Community Objective 5:** To support the retention of existing community facilities, including Headon Village Hall.

**Community Objective 6:** To protect and enhance our public rights of way, including public footpaths and bridleways which will contribute towards a healthier and more cohesive community.

**Statement of Intent**

- 3.1 This Plan reflects the community's need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 3.2 An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. Several of our policies expressly call for applicants to demonstrate 'community support' and this is designed to gain local views about a development proposal before planning applications are submitted or are justifying an exception.

**Statement of Intent: Criteria for Community Support**

Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders such as the Parish Council. In consulting with the community, it will be considered best practice for the applicant to follow the guidelines set out below:

- a) An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, was consulted on the development proposals in a timely fashion.
- b) The means used to involve and engage with local people in consultation, using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings.
- c) A record of all comments expressed by local people and the relevant Parish Council.
- d) An explanation of how the proposals, being submitted, have addressed any issues or concerns raised by local people and the Parish Council.

## 4 Appropriate Development in HUGS

- 4.1 The community of HUGS is considered an unsustainable area for any large-scale development as identified within the most recent Bassetlaw Local Development Plan due, in part, to the lack of community services and facilities within the villages. The current Local Development Plan states that only small-scale development will take place in HUGS such as conversion of existing buildings and the replacement of existing dwellings.
- 4.2 NPPF paragraph 183 states that parishes can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications. The Planning Practice Guidance on Neighbourhood Plans states that neighbourhood plans should *“support the strategic development needs set out in the Local Plan”* and further states that *“the neighbourhood plan must address the development and use of land by setting planning policies to be used in determining planning applications because once the plan is made it will become part of the statutory development plan”*.
- 4.3 National planning advice in NPPF paragraphs 16 and 184 is that neighbourhood plans should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies. Nor should it be used to constrain the delivery of a strategic site allocated for development in the Local Plan.
- 4.4 NPPF paragraph 55 states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”*. The PPG adds the following guidance on rural housing *“all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”*.
- 4.5 Although the Core Strategy only support very limited development in the area, it has been identified that over the plan period there may be a *“local need”* for some housing within the villages, especially affordable or sheltered accommodation. In this instance it is believed that new housing that helps deliver that identified local need should be supported if there is sufficient community support for the proposal and a justified exception as identified through NPPF paragraph 88.
- 4.6 In the case where additional housing is needed, the Neighbourhood Plan seeks to support *“exception”* sites for affordable housing development where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the



parish. The NPPF also allows an element of market housing to supplement rural affordable housing where other funding sources are not available.

- 4.7 There are 155 dwellings in the HUGS area (105 Headon, Upton & Stokeham and 50 Grove) according to the 2011 Census and this has increased by 6.9% since 2001. Figure 5 below shows the percentage of each property type. The most prominent housing type within the area is clearly detached properties which comprise approximately 69.7% of the current housing stock; this figure is noticeably higher than levels recorded for Bassetlaw District at 34%.

**Figure 5: House types comparison**

	Headon-cum-Upton & Stokeham %	Grove %	HUGS %	Bassetlaw %	England %
<b>Detached</b>	<b>74</b>	<b>60</b>	<b>70</b>	<b>34</b>	<b>22</b>
<b>Semi-detached</b>	<b>21</b>	<b>28</b>	<b>23</b>	<b>42</b>	<b>31</b>
<b>Terraced (including end-terrace)</b>	<b>3</b>	<b>10</b>	<b>5</b>	<b>16</b>	<b>25</b>
<b>Flat, maisonette or apartment:</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>22</b>
<b>Caravan or Other Mobile or Temporary Structure</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0.4</b>	<b>0.4</b>

- 4.8 To promote a more diverse housing stock, it is essential that any new developments understand the existing housing provision and provides an appropriate mix of residential dwellings to promote community cohesion.

#### **Existing Housing Size**

- 4.9 Regarding the size of households in the area in relation to the number of bedrooms many dwellings are three-bedroom units; these comprise approximately 46.3% of the occupied dwellings in 2011. Dwellings with four bedrooms comprises 28.2% of the current stock which is significantly higher than levels for the District, two-bedroom units comprise 14.8% of the current stock, a figure noticeably lower than District levels.

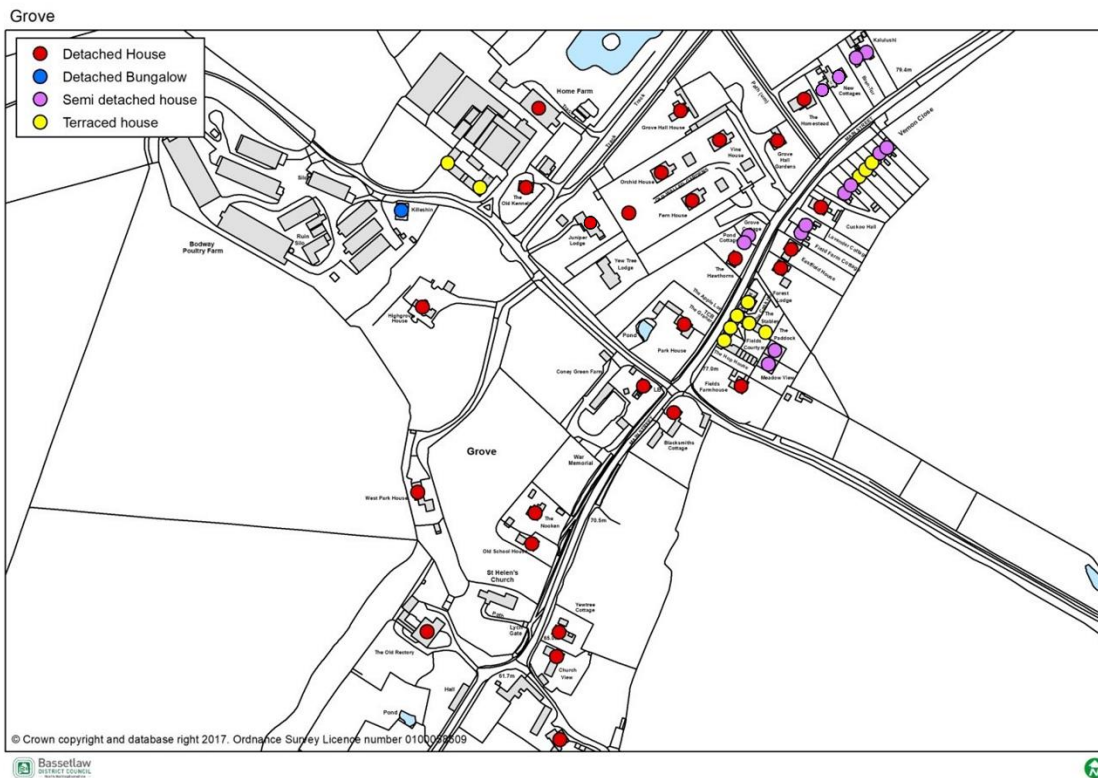
**Figure 6: Number of bedrooms per dwelling comparison**

	Headon-cum-Upton & Stokeham %	Grove %	HUGS %	Bassetlaw %	England %
<b>1 Bedroom</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>6.3</b>	<b>11.8</b>
<b>2 Bedrooms</b>	<b>18.8</b>	<b>6.3</b>	<b>14.8</b>	<b>23.3</b>	<b>27.9</b>
<b>3 Bedrooms</b>	<b>44.6</b>	<b>50</b>	<b>46.3</b>	<b>49.5</b>	<b>41.2</b>
<b>4 Bedrooms</b>	<b>24.8</b>	<b>35.4</b>	<b>28.2</b>	<b>16.2</b>	<b>14.4</b>
<b>5 or more Bedrooms</b>	<b>8.9</b>	<b>8.3</b>	<b>8.7</b>	<b>4.4</b>	<b>4.6</b>

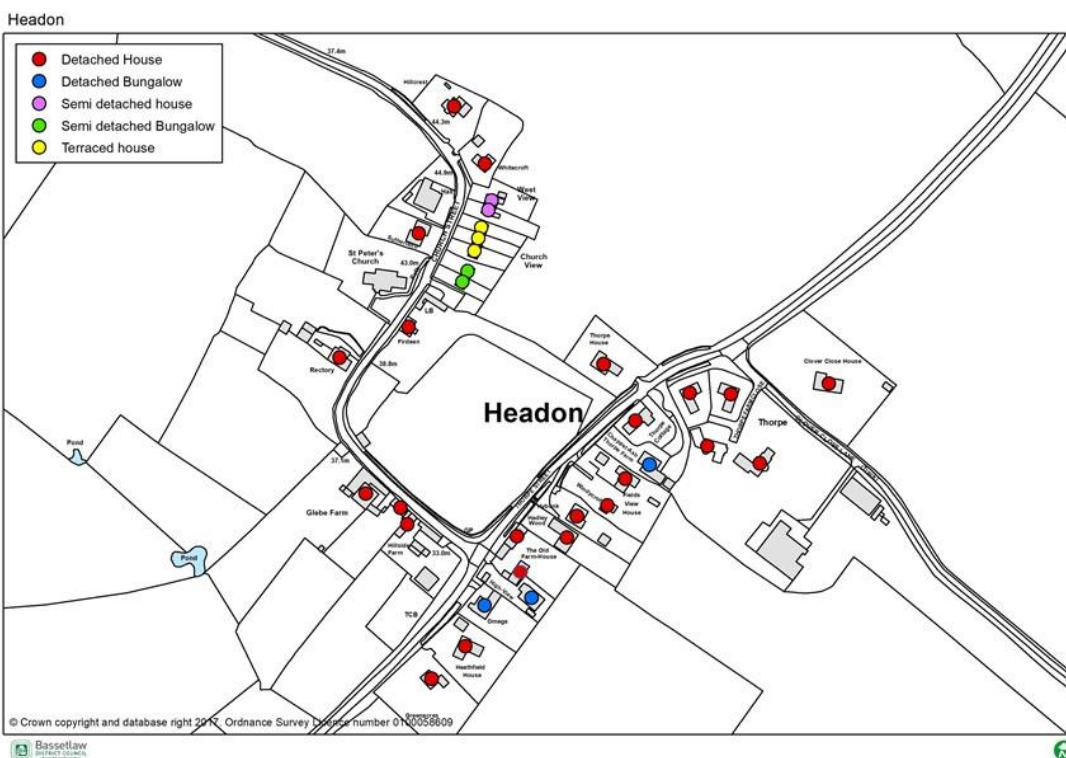
**Existing Housing Mix**

- 4.10 The settlements within HUGS are dominated by larger detached dwellings as demonstrated in proposals maps 1-5. The villages have few smaller properties with Grove and Headon offering some smaller properties for families. The consultation with the community highlighted that there is a need for some further smaller 2 to 3-bedroom homes to allow young people to buy their first house and stay within the community as well as those waiting to down-size to a smaller property as children leave home.

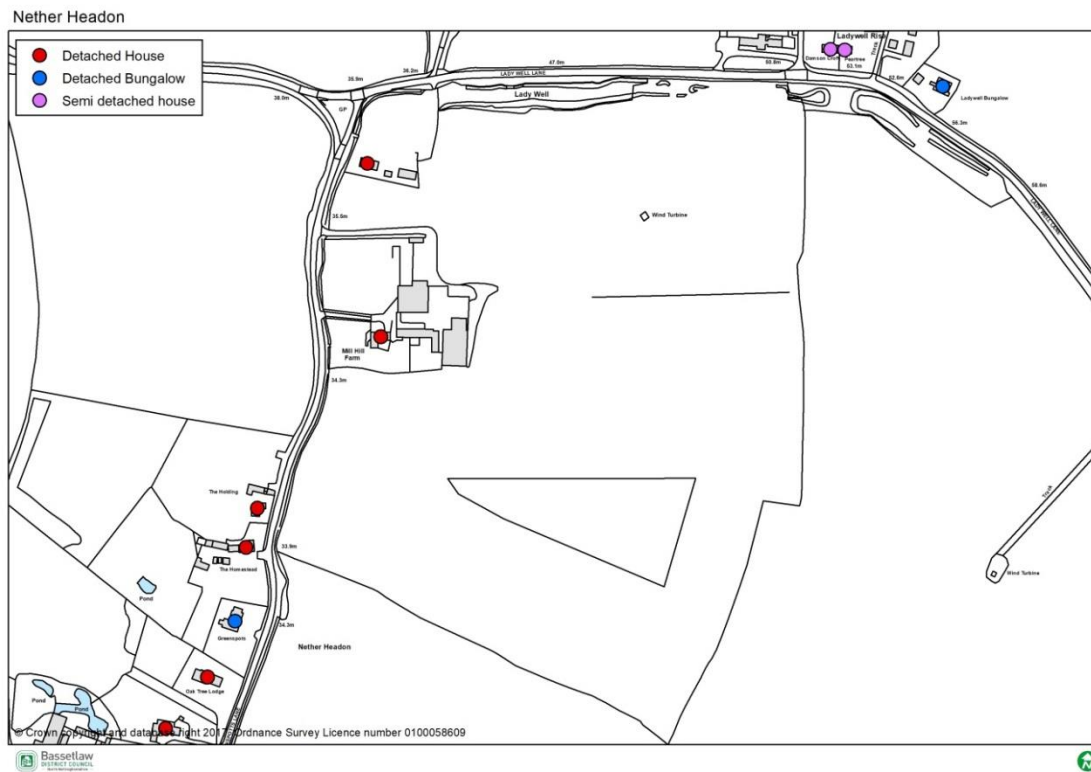
Map 1: House types in Grove



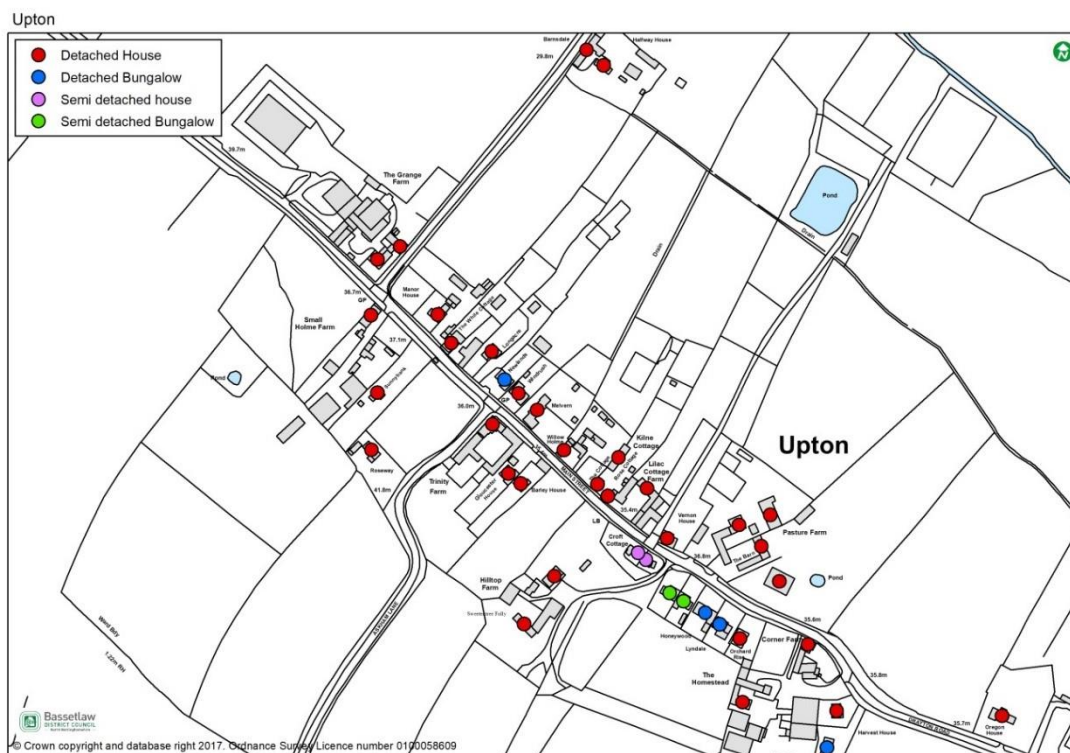
Map 2: House types in Headon



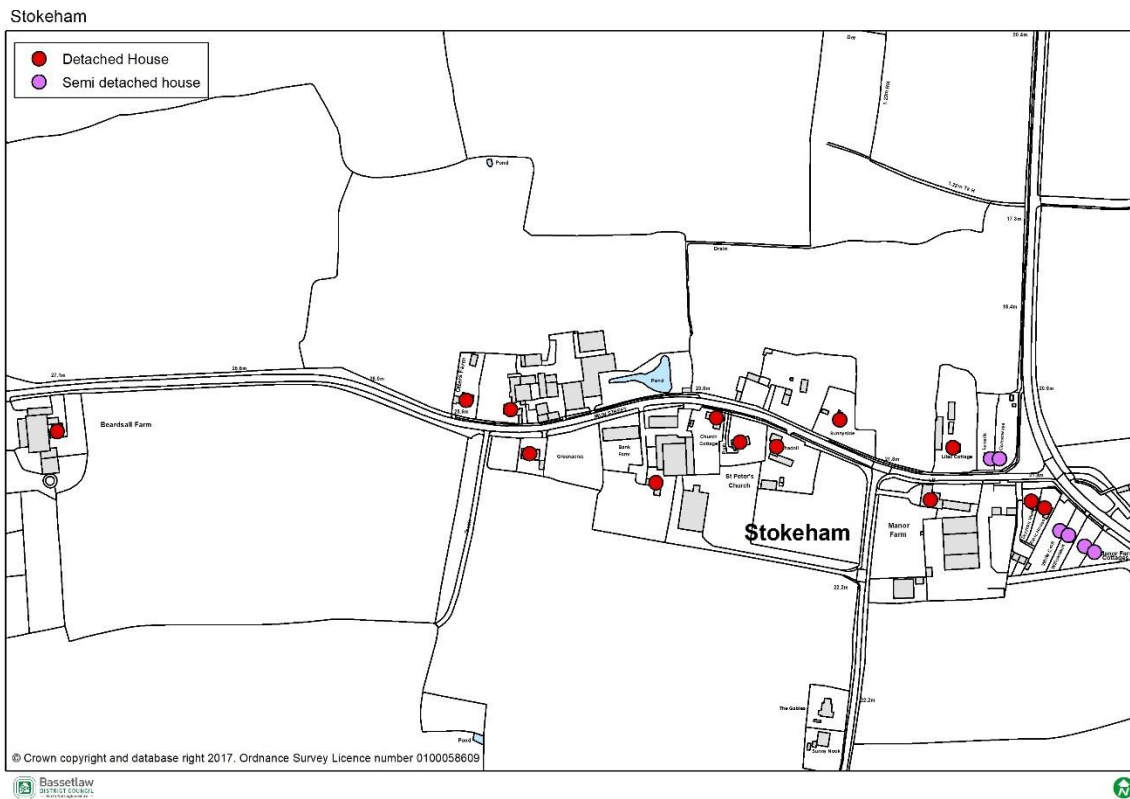
Map 3: House types in Nether Headon



Map 4: House types in Upton



Map 5: House types in Stokeham





**Policy 1: Residential Development in HUGS**

1. Proposals for new residential development, including the extension of existing buildings, will only be supported where they are a suitable conversion of existing buildings, the replacement of existing dwellings.

More specifically, proposals should consider the following:

- a) The proposal for conversion or replacement is located within, or directly adjacent to, the existing development footprint of one of the villages\*\*;
  - b) The building is capable of conversion without any significant alteration;
  - c) A replacement dwelling(s) is of a similar size to the original footprint, scale, density and height of the original building(s);
  - d) The proposal does not adversely impact to the private amenity of nearby properties;
  - e) The proposal does not adversely impact the character of the area, wider landscape and any non-designated or designated heritage assets as identified in the HUGS Character Assessment (See Appendix 1).
2. Where there is an identified un-met local need for additional affordable housing over the plan period, an exception may be made if it can be satisfactorily demonstrated, to the Local Planning Authority, that the proposal will help to meet the identified un-met need, and the proposal has the support from the local community and Parish Council.

*\*\* The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:*

- a) Individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built-up area of the settlement;*
- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement; and*
- c) Agricultural buildings and associated land on the edge of the settlement.*

## 5 Local Character and Design Principles for development in the villages

- 5.1 To design successful places, all new development should meet the aspiration for quality and sustainability in its design and layout. In short, good design is inseparable from good planning and place making.
- 5.2 High quality, sustainable design is that of a good standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21<sup>st</sup> Century.
- 5.3 A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
- 5.4 In May 2017, the Neighbourhood Plan Steering Group commissioned an independent Character Assessment of the Parish area. The aim of the Character Assessment was to identify the special and important features, views, buildings and spaces to support the character and design policy within the Neighbourhood Plan.
- 5.5 A summary of the character for each village is provided in this section and the full Character Assessment can be found in **Appendix 1**.
- 5.6 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.
- 5.7 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.
- 5.8 “Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.” (PPG: Design (2015)).
- 5.9 A criticism often levelled at new development is that it ‘lacks character’, with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character. Both national and local guidance is available to developers such as Building

for Life 12 (BfL12) and Bassetlaw District Council's "Successful Places" Supplementary Planning Document have been produced to encourage good design in our area.

5.10 To maintain local distinctiveness, new development should be reflective of local aspects of character such as those included within the HUGS Character assessment:

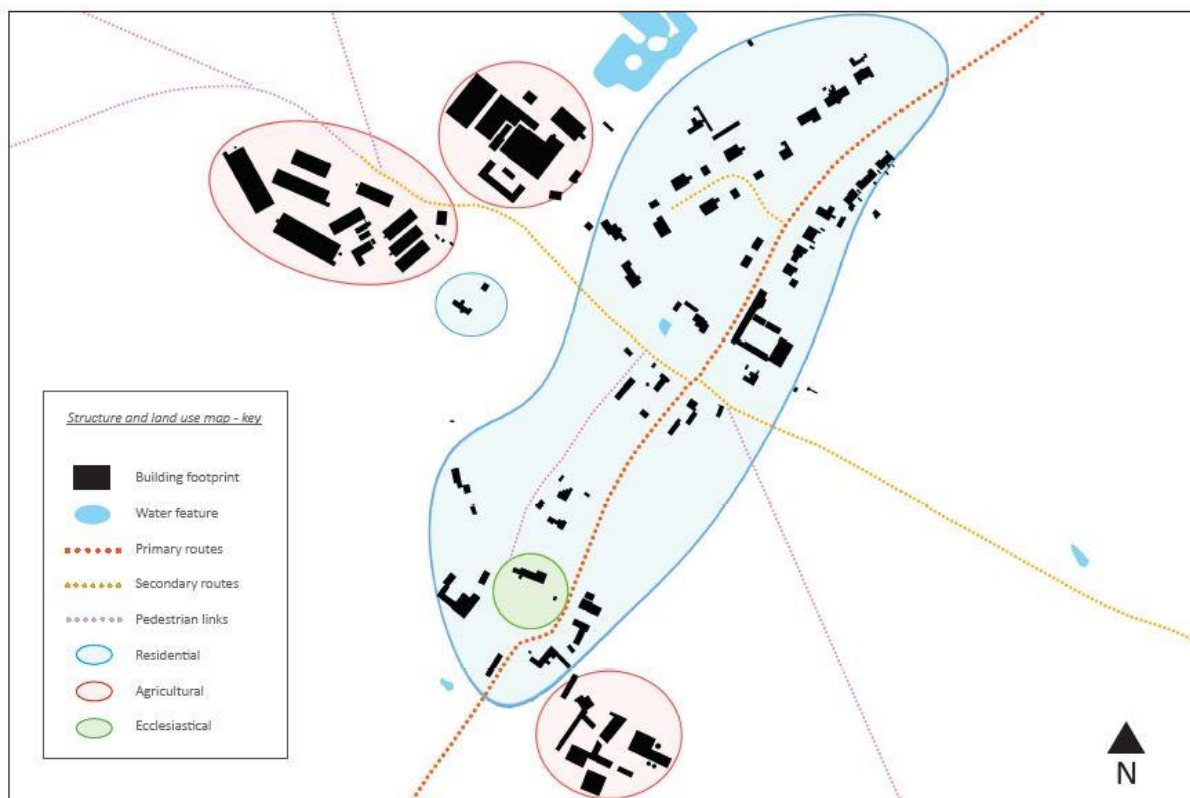
- the local landform and the way development sits upon it;
- the local pattern of streets, blocks and the dimension of plots;
- the local development style and vernacular;
- the density and visibility of new developments;
- related planting schemes and natural features; and
- local built forms, massing, details and materials (including street furniture and boundaries).

5.11 Developers should demonstrate how they have considered local character, and the findings of the HUGS Character Assessment, in their Design and Access Statement.

### A Summary of the Character of Grove

- 5.12 Grove is a largely linear settlement, comprised predominantly of residential properties.
- 5.13 Many of these dwellings are set along Main Street, which runs from north to south and forms the village's central spine. Located midway along this main north-south route, and branching out into the villages western landscape setting is a private road, Grove Drive, which provides access to several grand residential properties and the village's most expansive non-residential use, the agricultural premises of Bodway Poultry Farm and Home Farm. Aside from Grove Drive, the only other significant area of development set away from Main Street is the recently completed Old Walled Gardens, a residential area constructed within the walled garden of the former Grove Hall.

*Map 5: Grove settlement structure*



- 5.14 St Helen's Church takes up a prominent position along the western edge of Main Street, where it forms a significant landmark, interrupting the otherwise exclusively residential character of the roadside environment. Running north from the rear of the churchyard is a public footpath. This meets with Grove Drive, from which several other pedestrian routes extend both east and westwards into the surrounding rural landscape, linking up with the wider rural road and footpath network, and facilitating movement to neighbouring settlements, including Retford to the west and Nether Headon to the south.

*St Helen's Church and Churchyard*



**Main Street**

- 5.15 Just as the southern and northern entrances into Grove have their distinct qualities and characteristics, the same can be said of the village itself, with the village's historic core, focused around St Helen's Church, having a completely different character to the villages more recently constructed northern extents.

*Entrance to Grove village from Wood Lane*



- 5.16 The northern extents of Grove are formed of residential ribbon development, which has grown up along Main Street. On the eastern side of the road this primarily takes the form of two-storey semi-detached and detached properties of more recent construction (1960s -



2000s), which are set slightly back from the road within long, linear plots, with large gardens to the rear. Boundary treatments to these dwellings vary, and include fencing, hedgerows, and red brick walling, and in some cases, a combination of these. However, this somewhat disparate approach to boundary treatment is offset by a number of unifying characteristics, which help to give this stretch of residential properties a common character, namely (1) largely consistent building line and building scale, (2) similar material palette (brown or red brick, and clay pantiles or brown concrete tiles), (3) and the presence of a continuous green verge, which lies beyond the footpath and fronts all of these properties (this is particularly wide and generous outside the older, brown brick semi-detached properties).

- 5.17 Along the opposite side of Main Street at Grove's northern end, properties are much more secluded and detached from the roadside environment, being both set well-back from the road and screened by near constant bands of mature tree planting and hedgerows. Generally, it is only at the driveway entrances to these properties, where the boundary planting is momentarily broken, that glimpses of the properties would lie behind can be gained. Consequently, the roadside planting is a crucial component of the character of this part of Grove.
- 5.18 Further south and positioned away from Main Street, is a form of development that is unique within Grove, the residential cluster of Old Walled Gardens. Comprised of five large, detached properties arranged around a single central access route, Old Walled Gardens is accommodated, as the name implies, within the original red brick walls of Grove Hall's former kitchen gardens. This gives the development a unique and characterful setting, and goes some way to justifying the progression of a development form that had up until recently been unseen within Grove, and might have been considered as being at odds with the village's traditional built layout.

*The new development at the walled garden, Grove*



- 5.19 Properties, within Old Walled Gardens, reference local vernacular architectural styles, being constructed of red brick with clay pantile pitched roofs punctuated by chimney stacks both along their ridges and at their gable ends. The development benefits from a particularly open and spacious character, which can be attributed to the extensive, formally landscaped gardens, which are without any form of enclosure, and the generous spacing of the dwellings

themselves. Importantly, this low density, spacious arrangement allows for a greater appreciation of the historic walls that enclose the development. Likewise, it also allows for views out towards the wider townscape setting, within which mature tree canopies offer a pleasant contrast with the red brick of the individual dwellings.

- 5.20 Immediately south of the Old Walled Gardens, Main Street accommodates a small number of detached and semi-detached two storey properties. However, the next significant moment within Grove's townscape comes in the form of the imposing yet attractive and locally distinct former farmhouse buildings of Fields Farm on the eastern side of Main Street. Positioned right on the road, this late 18th century grouping of buildings, which in more recent times has been subdivided into several individual private residences, presents a strong frontage on to Main Street, whilst to the rear of the main facade lie a series of linked outbuildings arranged around a central courtyard. A fine example of a courtyard farmstead constructed in the local vernacular, with its rich red brickwork, hipped roof and combination of single and two-storey elements, this structure makes a memorable and significant mark on the village townscape.
- 5.21 At this point in the village, just as the junction with Grove Drive is approached, Main Street begins to take on a greener, more verdant character, within which built forms are secondary to flourishing and abundant tree and hedgerow planting. This green character becomes particularly acute along the stretch of road that accommodates the village's war memorial. A Grade II listed structure, the war memorial stands on grassy knoll and is approached by two flights of stone-flagged steps. It is a particularly handsome and unique war memorial, much enhanced by its beautiful, elevated green and tranquil setting, from which framed views can be gained along Main Street and out towards the wider rural landscape.
- 5.22 South of the war memorial, this sheltered, leafy character persists, with only momentary glimpses of the buildings which lie ahead in the distance being available. However, this eventually gives way to a development, which is arranged around Grove's Grade II listed Church of St Helen.

*Grove War Memorial*

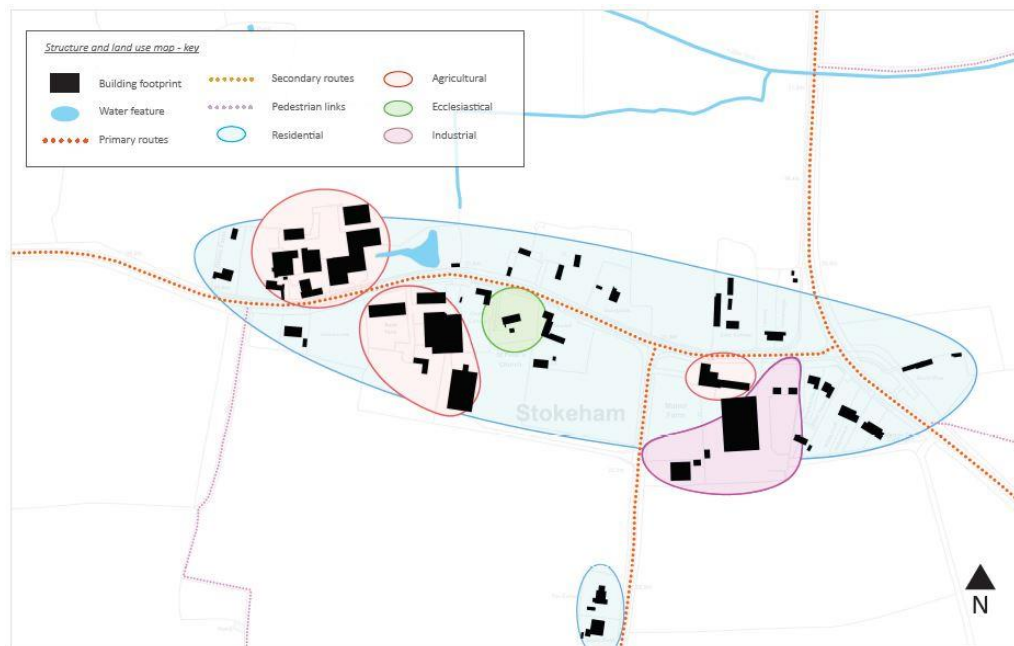


*View of Grove Parish Church*



### A Summary of the Character of Stokeham

- 5.23 Stokeham is formed along the east-west axis of Main Street, which gently meanders through the village from the western rural landscape setting before terminating at Laneham Road, a north-south route that forms the village's eastern edge, and which accommodates relatively high flows of fast moving traffic. Running south from Main Street is the more sedate Drayton Road which leads to the nearby village of East Drayton.
- 5.24 Supplementing these three vehicular routes are three public footpaths, which offer direct pedestrian access to the adjoining rural setting and beyond. The first is located at the western gateway to Stokeham, and this leads southwards before linking with Drayton Road. The other two public rights of way run eastwards from Laneham Road and facilitate pedestrian movement towards the small village of Laneham. The first of these routes is accessed just south of the junction with Main Street, whilst the other is positioned further north of the village.
- 5.25 In terms of land uses, Stokeham is very much an agricultural village, with the three major farms, Manor Farm, Otters Farm and Bank Farm taking up sizeable areas within the settlement. Each of these is comprised of clusters of large agricultural buildings with significant development footprints. In addition, at Manor Farm, a few more industrial-type units have emerged.
- 5.26 Aside from these agricultural and industrial uses, the village is almost formed entirely of residential development, which is mostly arranged along Main Street in an ad-hoc, informal manner, with little in the way of consistency between plot sizes, building lines, or spacing between individual properties. Interrupting this duopoly of residential and agricultural / industrial land uses is the centrally positioned Church of St Peter, the village's oldest standing structure.

*Map 6: Stokeham settlement structure*

### Main Street/ Laneham Road

- 5.27 Stokeham's eastern fringe is formed around the junction of Main Street and Laneham Road. Here the village's most easterly positioned building sits somewhat detached from the village on the eastern side of Laneham Road. This property, South View, also happens to be one of the village's oldest and well-preserved residential properties. Constructed in the early 1900s, South View displays a rich red materials palette (brick walling and pantile roofing), which carries through into the boundary walling that encloses the dwelling. This vibrant appearance helps the dwelling stand out in views from Laneham Road and Main Street despite being set back behind a sizeable green and partially obscured by tree planting. Indeed, if anything, this greenery to the front of the property only works to further enhance and complement the property.
- 5.28 Across from South View, on the other side of Laneham Road is the eastern entrance to Main Street. Here semi-detached dwellings line the southern side of the junction, before giving way to more recently developed detached dwellings of similar form and scale, which mark the corner of Main Street and Laneham Road. This stretch of residential properties has a reasonable cohesive character, with manicured hedgerows forming a long and continuous boundary to the dwellings. Pitched pantile roofs, all incorporating chimney stacks, are another unifying characteristic.





- 5.29 The actual road junction is a particularly spacious and open environment, resulting from the combined influence of the converging roads and the presence of a large green space that marks the northern corner of Main Street and Laneham Road. This open character allows for numerous views out towards the wider eastern landscape, including some particularly distinct and locally iconic views towards the cooling towers of Cottam Power Station.
- 5.30 Beyond the junction with Laneham Road, Main Street takes on a more eclectic, discordant character, which continues through to the Drayton Road junction. Along this particular stretch of Main Street the grouping of industrial structures that comprise Manor Farm Buildings dominates and overwhelms the townscape. A significant proportion of Manor Farm Buildings is spread across a large expanse of hardstanding, much of which is devoted to car parking, and rejects any form of soft landscaping that might have helped the development better integrate in the immediate rural village context. Only towards the junction with Drayton Road does the Manor Farm development begin to take on a more modest, sympathetic appearance. Here the original Manor Farm buildings lie behind a band of hedgerow planting, where their gradually rising form and locally distinct materials palette offers a more sensitive and appropriately scaled presence along this part of Main Street.
- 5.31 Opposite Manor Farm Buildings a slightly softer, greener frontage is presented along Main Street. Here it is residential, rather than industrial uses that occupy the roadside. However, the handful of dwellings that edges this part of Main Street are distinctly different in form, scale and appearance, contributing further to the mixed character of this part of the village.



- 5.32 West of the junction with Drayton Road, Stokeham begins to take on a slightly more singular, cohesive character, with buildings generally demonstrating more common approaches to external finishes and materials, and a greater abundance of planting and roadside vegetation helping to compensate where, on occasion, more out-of-character development has occurred.
- 5.33 This change of character is immediately apparent when looking west from the corner of Main Street and Drayton Road, where a much more enclosed, sheltered townscape emerges, within which vegetation rather than built features dictates the character. Indeed, this junction is marked by a large, undeveloped plot edged by handsome tree planting, and such gaps in development are a feature of this western stretch of Main Street contributing to the more rural, tranquil feel of this end of the village.
- 5.34 Where development has occurred along this western part of Main Street it is typically formed of (1) detached homes constructed of red brick and set behind boundaries of hawthorn hedgerows or low-lying walling or (2) clusters of large farm buildings, which take up a more prominent position along Main Street.



### A Summary of the Character of Nether Headon

- 5.35 Nether Headon is a small linear settlement with an acute rural character, within which built forms are limited to a scattering of farmsteads and dwellings, several of which represent particularly fine examples of local vernacular architecture.
- 5.36 The most prominent, expansive, and eye-catching grouping of these traditional buildings can be found at Headon Manor Farm, marks the southern gateway into Nether Headon. The farm comprises a collection of early 19th century barns including a dovecote, threshing barn and stables, all of which display a similar palette of red brick with pantile roofs, and feature timber joinery, brick arches, and dentilated eaves. This particularly handsome grouping of agricultural buildings in the local vernacular style is sited away from the roadside behind an open green expanse and set against a backdrop of open fields, which further enhances the aesthetic quality of this grouping.
- 5.37 Positioned to the immediate north of these barns and stables is the associated farmhouse of Headon Manor Farm. Beyond the roadside hedgerows, open views are available towards this stunning property from Greenspotts Lane, within which the distinct L-shaped form sits proudly amongst a backdrop of towering conifers. Primarily dating from the 18th century, with several 19th century additions and alterations, the property enhances the neighbouring agricultural buildings through the use of red brick but offers an altogether more refined aesthetic, with a rosemary tile hipped roof that integrates evenly spaced brick chimney stacks along its ridge, and timber joinery. A less open, more framed view of the property is available from the end of its driveway and entrance onto Greenspotts Lane, which allows for an appreciation of these finer architectural details. Both, collectively and individually, these buildings at Headon Manor Farm represent important assets within the local townscape, acting as local landmarks which have a hugely positive influence on the character of this southern part of the settlement.

*Map 7: Nether Headon settlement structure*







*Typical house styles in Nether Headon*



- 5.38 North of Headon Manor Farm development continues along the western side of Greenspotts Lane with several detached dwellings positioned within large, irregularly shaped plots. Initially, dwellings are set back from the road within gardens bustling with an array of greenery and planting, and this private planting works in partnership with the abundant roadside vegetation that characterises this stretch of Greenspotts Lane to give these residences a secluded setting.
- 5.39 Moving further north, a different character starts to emerge, where dwellings along this western side of Greenspotts Lane begin to take up more prominent, exposed positions along the roadside, whilst at the same time, the level of planting and greenery lessens. The combined effect being that this part of Greenspotts Lane displays a slightly harder, more developed edge, albeit one which still exudes a rural character by way of the generous spacing between properties and the continued progression of planting within gardens.
- 5.40 In terms of appearance and finishes, all dwellings along this length of Greenspotts Road are mostly two-storey, and constructed in red brick, respecting and responding positively to the neighbouring Headon Manor Farm. Roofs are pitched and generally topped with pantiles or concrete tiles of red or brown tones. Brick chimney stacks are a common feature throughout, typically positioned within the gable. Window shapes and materials vary (timber and PVC

frames are both present), however, frames are generally of a dark brown colouration. Hedgerows or red brick walls represent the predominant boundary treatment, and in some cases a combination of both has been used to enclose the property. The stone-capped walling bounding The Homestead property has light red bricks contrasting pleasingly with the flourishing shrubbery and planting that rises behind them.

- 5.41 Whereas this south-western stretch of Greenspotts Lane accommodates the bulk of the settlement's housing stock, the opposite side of the road remains undeveloped and occupied by an expanse of gently rising arable land. The undeveloped nature of this part of the settlement is particularly important as it allows for numerous long views towards neighbouring Headon, within which St Peter's Church features prominently. Indeed, this visual connection with the church is one of Nether Headon's most satisfying characteristics.

*Views towards Headon church tower, from Ladywell Lane*



*Views towards Headon church tower from Greenpotts Lane, Nether Headon*



- 5.42 The open character of the landscape along the south-eastern side of Greenspotts Lane also provides long views northwards across the rural hinterland. Within these views, which are characterised by arable land enclosed by hawthorn hedgerows and clusters of tree planting, sits another of the settlements most historic and architecturally significant buildings, Mill Hill Farm.

*View of Mill Hill Farmhouse from Greenpotts Lane, Nether Headon*





## A Summary of the Character of Headon Village

### Thorpe Street and Yew Tree Road

- 5.43 Together Thorpe Street and Yew Tree Road combine to form the eastern side of Headon. This part of the village has a particularly attractive, cohesive character, within which the central linear route gently meanders through a townscape coloured in numerous shades of green. The mild winding nature of this route allows for constantly evolving views and vistas, all of which are framed by roadside greenery of various typologies, from grass verges, raised banks, hedgerows, garden shrubbery and more substantial mature tree specimens. A heightened sense of enclosure is created by this often-dense roadside planting, which is further supported by the raised grass banks that hug much of the road edge.
- 5.44 Within the townscape along Thorpe Street and Yew Tree Road, buildings are generally subservient to this wider tapestry of green and natural elements. Most dwellings sit to the east of the road in an elevated position, where they are set back from the road within plots of irregular size and shape. This difference in topography coupled with the near constant garden boundaries of hedgerow, trees and shrubbery ensures that these detached residences merge subtly into the village townscape without disturbing the overlying rustic, rural character.

*Map 8: Headon settlement structure*



- 5.45 Where, on occasion, properties have rejected the progression of such soft, natural boundary treatments, and hedgerow and tree planting have been stripped back or removed, it is usually to the detriment of the village's rural character, having an urbanising effect on the townscape.
- 5.46 The worst offender in this regard is the village's newest addition, the residential enclave of Clover Close. Not only does this development progress a cul-de-sac layout that is at odds with the village's historically linear layout, but it represents a very poorly integrated scheme, devoid of any meaningful landscaping, and which stands absolutely exposed in views from Thorpe Street. Whilst the buildings themselves make some nods towards local vernacular styles, with red brick walling, pitched roofs with pantiles, and chimney stacks at their gable ends, the lack of planting along their perimeters, and the introduction of off-the-shelf panel fencing, leaves the development at odds with the wider green and leafy character displayed along Thorpe Street.
- 5.47 However, there is one notable instance along Headon's eastern parts where a more prominent and exposed siting results in a positive impact on the village character, this being The Old Farmhouse property on Thorpe Street. An elegant two-storey 17th century farmhouse with 18th century remodelling in brick, The Old Farmhouse sits on a stone plinth at the top of a sloping grass bank, where its extensive linear form runs parallel to the roadside. Its grand facade creates a strong frontage on to Thorpe Street, whilst its gable ends feature prominently in views from the north and south.
- 5.48 The Old Farmhouse succeeds in this more exposed siting due to (1) its handsome and historic aesthetic and (2) its positive relationship with the immediate green features, including the generous raised bank which meets the dwellings base in an almost seamless manner, the hedgerows and tree planting that run flush with the principle elevation, the more modest shrub planting which populate the buildings immediate frontage, and a backdrop of tree planting.



### Church Street

- 5.49 Church Street comes off Thorpe Street at a 45° angle and rises as it leads through to the village's north-western core. On this initial climb the road presents a very distinct profile, characterised by prominently positioned vernacular farm buildings on its southern side, and dense hedgerow and tree planting abutting the roads northern edge. These two contrasting edges, both tightly hugging the roadside, create a sheltered and enclosed route, which limits views of the wider area and draws the eye forwards.
- 5.50 The developed edge of this southern stretch of Church Lane displays a very consistent and coherent character, where all buildings adhere to the same building line and spacing between units is minimal, resulting in a very compact and well-defined frontage. Furthermore, the buildings that line this part of Church Street all display a similar vernacular aesthetic, comprising a mix of farmhouses and associated barns and outbuildings, across which red brick and pantile roofing are common staples of their materials palettes.



- 5.51 Aside from the church's aesthetic qualities, community value and historic significance, the church grounds themselves represent a key element within this corner of Headon's townscape, providing a serene and tranquil setting to the church and a green space of unique character for the local population. Contributing significantly to the character of the churchyard is its visual connection with the wider rural landscape, with several particularly far-reaching and dynamic views of the wider countryside being available from within its boundaries.
- 5.52 Beyond St Peter's Church, a townscape of mixed character emerges. Predominantly comprised of residential properties, this part of the village differs quite significantly from Thorpe Street, Yew Tree Road and the lower reaches of Church Street, with a much more inconsistent approach to (1) building materials, (2) architectural language, and (3) building typology. Whereas the majority of Headon's housing stock is comprised of two-storey, detached dwellings of red brick construction set within irregularly sized plots, this northern part of Church Street presents several differing approaches to building scale, spacing, plot arrangements, materials and architectural detailing.
- 5.53 The eastern side of this part of Church Street is comprised of the properties of West View, Church View and Riseholme, which are all mid-20th century construction, and share a similar brown brick fabric with concrete roof tiles.
- 5.54 They also present a similar regimented and uniform approach to layout, with each dwelling positioned along a common building line within long, linear plots of similar size and shape. Within these plots, the dwellings take up a central position, resulting in generous gardens to the front and rear. However, building typology does vary across these buildings, with numbers 1 - 3 Church View taking on a two-storey, terraced form, 4 and 5 Riseholme comprising two

semi-detached bungalows, and 1 and 2 West View being of two-storey, semi-detached form. Across these properties boundary treatments vary; some are enclosed by hedgerows or timber fencing, others are unenclosed and open to the street.

- 5.55 This inconsistency of approach to boundary treatment undermines the otherwise quite strong, uniform character of this grouping of dwellings. Indeed, the provision of hedgerows and other planted boundary treatments is a key character of the village, and those dwellings that resist this approach immediately begin to dilute the village character. The problem becomes particularly problematic where front gardens are then used for private car parking, which then dominates the frontage of these properties.
- 5.56 Sutherland, a dwelling sandwiched between the two historic community assets of St Peter's Church and the village hall, presents something of an anomaly in Headon. It has an open-plan garden that exposes the house to the street which, when coupled with its rather sizeable form and unique position, makes it a prominent building within the townscape. Topped by an uncharacteristically shallow pitched roof edged by bold white fascias and barge boards, and possessing a large, white rendered forward facing gable that includes a garage at ground level, Sutherland is a dwelling that displays few local references in terms of materials or design.
- 5.57 Single storey and of red brick construction, the village hall lies to the rear of a small car parking area. The original building has a distinct and extensive sloping roof, which dominates its front elevation. Below the roof is a charming front facade punctured by small timber framed casement windows and an entrance door hung with ornate black cast-iron hinges. On the more expansive gable end are three large windows with a distinct vertical emphasis, plus a side entrance door. To the rear of the building is a more recent extension, which displays little of the charm and aesthetic qualities of the original building but is sufficiently subservient to the main structure so as not to overly detract from it.
- 5.58 From the rear of the village hall an outstanding view of the wider landscape can be obtained, which extends out over neighbouring Nether Headon and takes in distant views of Grove to the far north.



*View from Headon Churchyard towards Nether Headon*



*Views from the Village Hall towards Gamston Woods*





### A Summary of the Character of Upton

- 5.59 Upton has a distinctly linear layout, with the village's built extents tightly arranged along the central route of Main Street. There is not a recognisable village centre or core. Residential dwellings edge much of the roadside environment, where they are distributed in an irregular fashion, with orientation, spacing and positioning varying from building-to-building. Plot sizes and shapes are equally varied, which reflects the incremental, piecemeal way development has historically been delivered within the village.
- 5.60 Where development is further removed from Main Street, it is typically associated with agricultural buildings that have been positioned in backland locations away from the road and behind their associated main residences. Indeed, aside from residential plots, agricultural structures form the next most prevalent built forms, with several farms still in operation across the village.

*Map 9: Upton settlement structure*



- 5.61 Upton displays an especially consistent and well-defined townscape character. In its most simple terms, it can be summarised as being a townscape dominated by hues of red and green; the rich reds of the brickwork and pantile roofing that is on display across almost the entirety of the village's buildings (and associated outbuilding and boundary treatments), and the green tones of the multitude of planted features that enliven the roadside environment and provide a satisfying backdrop within many of the village's internal views.

- 5.62 Further enriching Upton's townscape character are the sheer number of well-preserved vernacular dwellings that edge the main road network, with in the region of at least 50% of the village's housing stock being comprised of buildings of recognised heritage value. These include three Grade II listed buildings; (1) Small Holme Farmhouse, (2) Vernon House and (3) Rose Cottage.
- 5.63 The oldest of these is Small Holme Farmhouse, which was originally constructed in the 16th century. It sits perpendicular to the roadside amongst particularly mature and unrestrained garden vegetation. It displays a handsome simple pitched form clad in red brick with a pantile roof incorporating chimneys along its ridge and at its gable end. Its primary facade, which can be viewed at an angle from Main Street, displays a particularly high solid-to-void ratio, with only many small and regularly arranged windows with glazing bar Yorkshire sashes punctuating the extensive red brick frontage.

*Traditional red-brick and pantile roofed building*





- 5.64 Providing a setting to many of these traditional farmhouses and dwellings, particularly those set back from the roadside, are often generously planted gardens, many of which are awash with numerous varieties of trees, flowers and shrubbery. Where these gardens are particularly open and expansive they make an important contribution to the townscape, providing a degree of openness and within what is an otherwise quite enclosed village environment.
- 5.65 Looking closer at Upton's many traditional properties, it is notable just how significant a contribution the more seemingly modest features, such as boundary fencing, and walling and entrance gates help to reinforce the village character and enhance the aesthetic of the individual properties. Most properties are enclosed by either hedgerows or red brick walling. Ironmongery also features strongly at many of the village's older properties, where it is typically used for gates or in conjunction with brick walling as a means of enclosure. Vehicular entrances to older properties tend to be gated by traditional wooden field gates, which again, respect and contribute positively to the village's traditional rural aesthetic.

*Traditional wooden field gates*



*Low red-brick walling*



- 5.66 Towards the eastern end of the village are a row of late 1950s / early 1960s dwellings, which show few local references in terms of materials or design, but rather are of more homogeneous designs that reflect the architectural flavour of the era in which they were built. These include a couple of one-and-a-half storey detached residences, one with a distinct front facing gable, the other with a large pitched roof incorporating a rectangular dormer window, a single storey bungalow with a pitched roof and linear form, and a further pair of semi-detached bungalows.
- 5.67 Though architecturally at odds with the majority of the village's vernacular housing stock, these mid-20th century dwellings have managed to achieve some degree of harmony with the wider village townscape through the progression of generously planted boundaries and the retention of their front lawns, which respects the verdant, rural character seen throughout much of the rest of Upton.
- 5.68 Across subsequent decades, development within Upton has been slow and restricted to one-off units delivered in a piecemeal fashion. These dwellings generally make some generic nod towards the village's rich built fabric, typically utilising red brick and sometimes pantile roofing, but these references tend to be quite superficial and little effort has been made to really draw inspiration from the scale, form, layout and architectural detailing of Upton's numerous period buildings.
- 5.69 Within Upton's public realm there are several notable streetscape features, which despite their modest scale, make an important contribution to the unique identity of Upton. First and foremost, amongst these is the ornate village fingerpost sign, which takes on the same form as that seen in neighbouring Headon, and forms a similarly charming element along Upton's Main Street.
- 5.70 In addition, some of the village's more generic streetscape features, which could have potentially been treated in a generic, standardised manner, such as signposts and bus shelters, as received special care and attention in their design and materials. Such unique and characterful elements should be retained, and where similar streetscape features are proposed, inspiration should be sought from these local examples of good practice.
- 5.71 The final key component of Upton's village character is the presence of several open, undeveloped agricultural fields along the south edge of Main Street. These contribute greatly to the village's countryside character, providing a degree of openness and visual connectivity with the surrounding rural landscape.

**Policy 2: Local Design Principles**

- 1 Based on the commentary set out within the HUGS Neighbourhood Plan Character Assessment (A full copy of the Character Assessment can be found in Appendix 1), proposals must consider, when proposing development within the HUGS area, how they have met the following principles:
  - a) Development proposals for the extension of existing buildings should be of a size and scale that complements the existing building and enhances the character of the immediate area.
  - b) Any mature roadside trees and boundary hedgerows, that are considered an important character of the villages and identified within the Character Assessment (Appendix 1), should be retained.
  - c) Where metal or wooden clad buildings are proposed, these should, where possible, incorporate a degree of boundary planting to soften their appearance. The colour of external materials on these buildings should be chosen that help blend the buildings into the wider landscape and avoid any negative impact on local character.
  - d) New development proposals should seek to draw inspiration from local vernacular architecture, including building height, scale, massing and materials appropriate to its location and setting. Proposals for the conversion of existing agricultural buildings should retain as much of their external appearance to reduce any significant harm to either the building or local character.
  - e) Existing buildings of recognised heritage value, as identified in Appendix 2, should be protected from inappropriate development. New development should take care to ensure that the setting of such heritage assets is not compromised, and where possible, efforts should be made to enhance and relate positively to the heritage asset and its setting.
  - f) "Important views", identified within the Character Assessment, should be preserved and, where possible, enhanced.
  - g) Proposals incorporating carbon reduction and energy efficient materials, such as solar panels, must avoid any unnecessary negative impact on the amenity value of the building and the character of the wider area.
  - h) Developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the individual village.

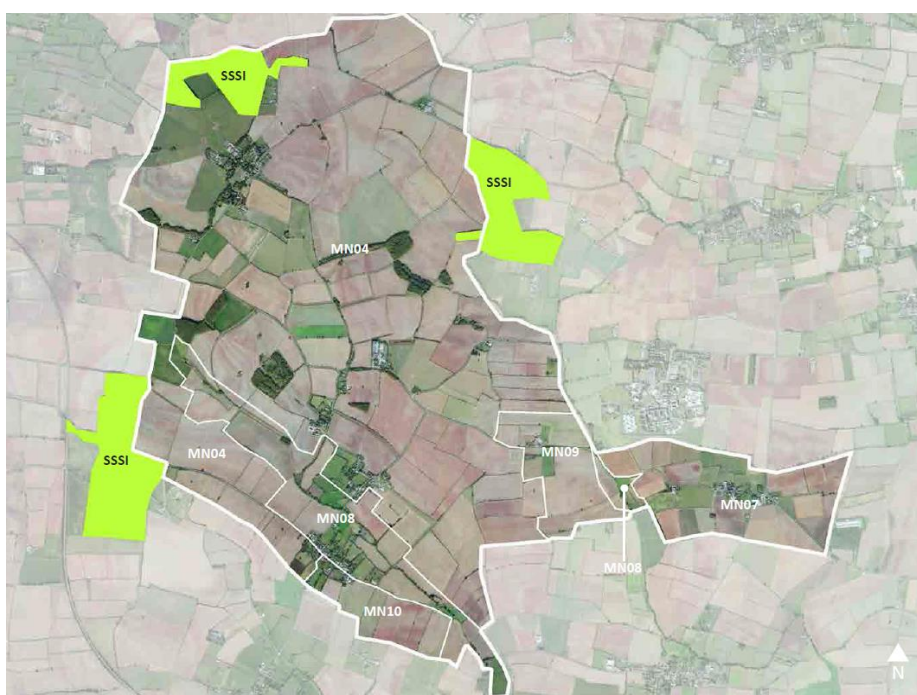
## 6 Landscape Character

- 6.1 As a rural parish, within which development is largely restricted to a handful of small settlements, and where open agricultural land dominates, the landscape setting within HUGS is a particularly crucial consideration in understanding the distinct character of this part of North Nottinghamshire.

### Bassetlaw Landscape Character Assessment

- 6.2 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 5 different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, HUGS sit at the centre of the Mid Notts Farmlands LCA, an area of undulating landscape with a distinctively rural, agricultural character, which extends from the Sherwood region in the west to the lowlands of the Trent Washlands in the east.
- 6.3 For more information on the BLCA, please follow the link below:  
<http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/background-studies.aspx>
- 6.4 To provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive, the LCA identifies several smaller Policy Zones from within the 5 overarching Landscape Character Types. The HUGS Parish area is split across 5 of these Policy Zones; MN04, MN07, MN08, MN09 and MN10.

*Map 10: Environmental designations*





- 6.5 Views across the landscape have also been identified as an important part of the character and setting to the villages. It is possible, due to the underlating nature of the topography to see both Grove and Headon's church towers from the higher parts of the Parish.

*Views across towards Grove and Headon's Church towers*



*View from Gamston Hill/Wood North - across towards Headon*



*Views East – towards Lincoln Cathedral and Headon Church tower*



*View from Headon churchyard towards Nether Headon*



*Views from the Village Hall towards Gamston Woods*



### **Policy 3: Landscape Character**

1 All new proposals should seek to preserve, and where possible, enhance the existing, environmental assets as identified on Map 10. Where opportunities exist, proposals should seek to restore underused, or poorly maintained, assets, whilst retaining their amenity value.

2 Important views and vistas across the landscape, as identified in the character assessment, should be preserved. Any new development must demonstrate that they are not blocking these views and their associated amenity value.



## 7 Headon Camp Industrial Estate

- 7.1 The Headon Camp Industrial Estate, positioned on the site of the former POW camp still accommodates several original structures relating from this previous use, which have an important historic value both regionally and locally, being the only buildings of their kind that remain intact within the district.
- 7.2 Although many of the camp buildings on the site have been demolished, the overall layout and composition of the camp can still be read, and several original structures remain, including a large water tower and a range of buildings comprising the officers' mess and administration buildings.
- 7.3 The camp is currently used for employment purposes and is identified in the Core Strategy as an existing site for economic development. The site is situated within a rural location and is not close to any existing facilities and has existing residential properties on the frontage of the site. The site provides some accommodation for small enterprise and business start-ups that are suited to a more isolated location. It is important to support the rural economy and the development of this site for employment uses should be encouraged over the plan period.
- 7.4 Due to its isolated location and restrictive road infrastructure the site is not considered the best location for heavy storage and distribution industry.

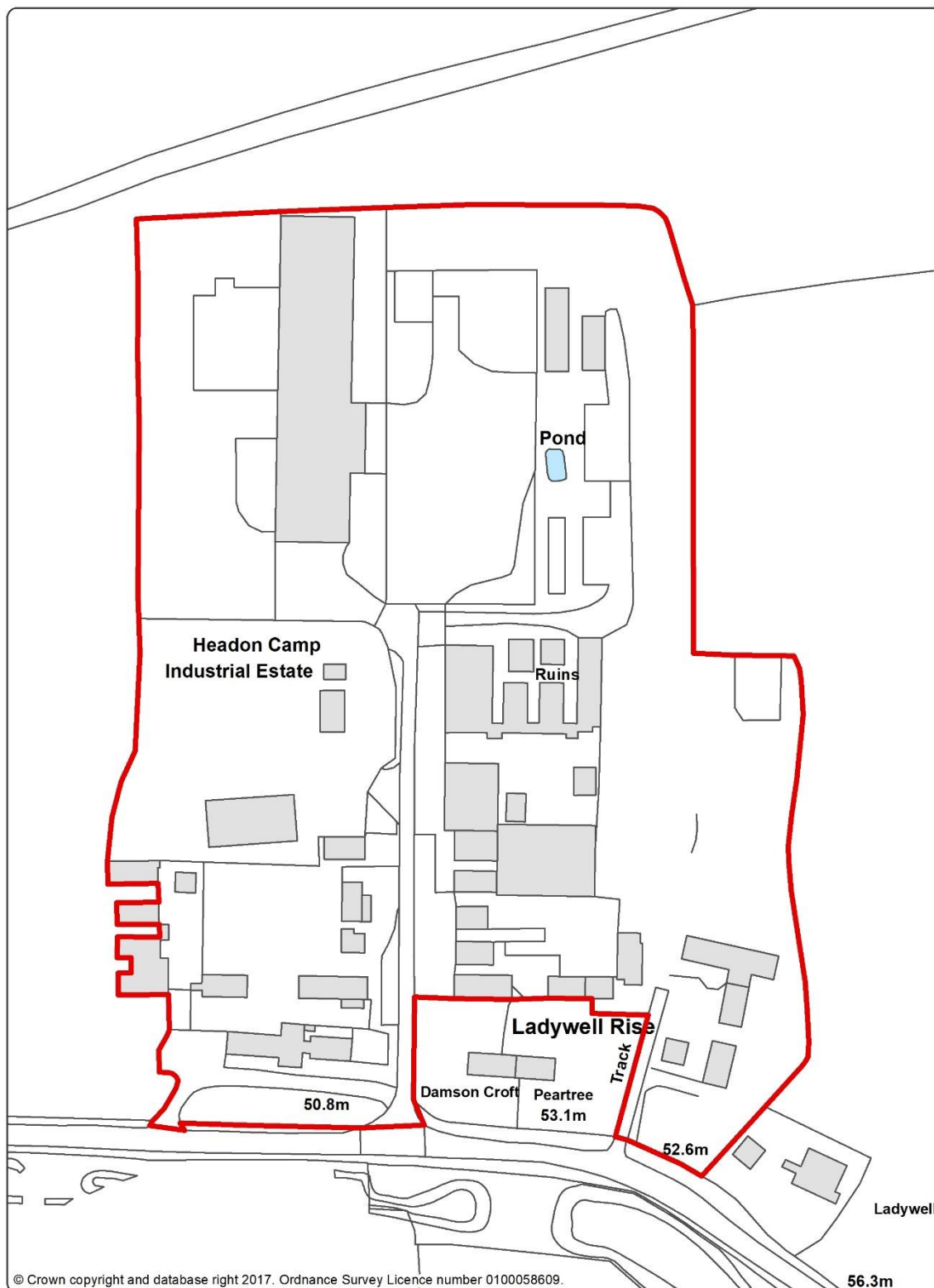
### *Headon Camp industrial and workspace units*



- 7.5 Unfortunately, the condition of existing buildings is run-down and there are issues with contamination, smell, noise and access onto and off the nearby road towards Retford. Where opportunities arise, developers should seek to improve the condition of the site through the regeneration of new buildings and businesses.

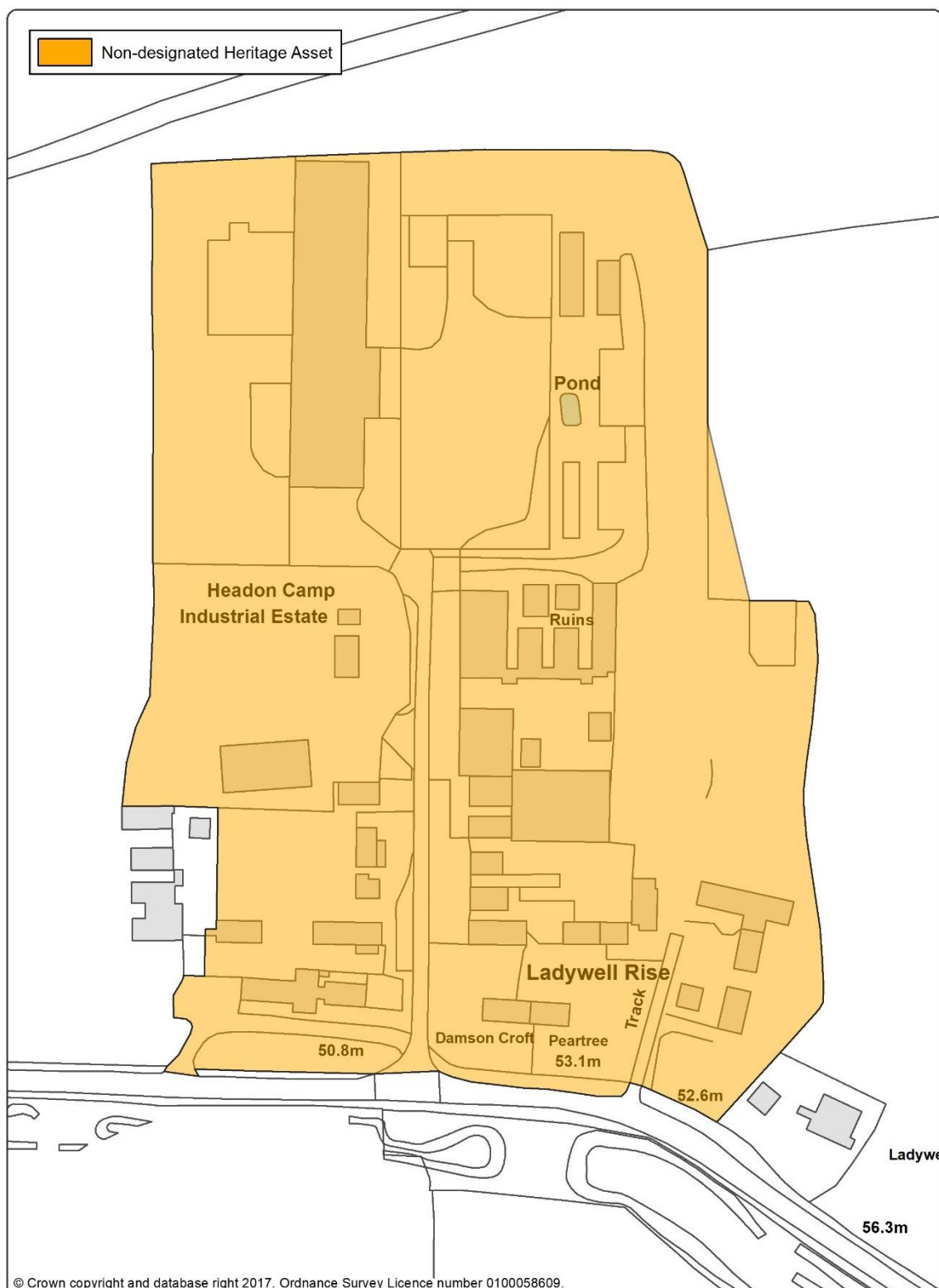
Map 12: Headon Camp Industrial Estate built-up-area

Bassetlaw District Council



Map 13: Headon Camp Industrial Estate built-up-area

Bassetlaw District Council





**Policy 4: Headon Camp**

1. Proposals for the expansion of existing, or the development of new B1 or B2\*\* economic (non-town centre uses) development, at Headon Camp, shall be supported, where they conform to other relevant policies within this Neighbourhood Plan, and:
  - a) It can be demonstrated that the proposal requires a rural location; and
  - b) The proposal is located within the existing built-up area of the Camp, as identified on map 12; and
  - c) The proposal is small in scale\* and appropriate to its location; and
  - d) Where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development – especially those with historic merit; and
  - e) The proposal seeks to improve the visual amenity of the area; and
  - f) it can be demonstrated that the development does not cause unacceptable harm resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; and
  - g) It recognises the significance of the identified local non-designated heritage asset, as identified on map 13, as a central part of the design and layout, and has special regard to the desirability of preserving the asset and its setting; and
  - h) it does not have any adverse impact on the residential amenity of nearby properties; and
  - i) There shall be no 'net loss' of local biodiversity and no unacceptable impact on the surrounding landscape character of the Camp.
2. Proposals for large-scale or intensive commercial or distribution industry that would cause an unacceptable impact on the local environment, existing highway network, character of the area and nearby residents, shall not be supported.
3. Proposals that support the creation of the local employment or training opportunities will be strongly supported.

*\* small-scale employment relates to developments of less than 1000sqm in floorspace. Any development that proposes more than 1000sqm is considered large-scale.*

**\*\*B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

## 8 Existing Community Facilities

- 8.1 The provision of community space fosters social cohesion and wellbeing providing venues for a range of community activities for young and old. Across the plan area, there are 4 buildings that can be used by the community. Headon Village Hall is a community space that is used by all villages within the area.
- 8.2 The Hall hold various events throughout the year. It is a valued facility and the steering group seek to promote its use by residents across all the villages within the plan area. The other 3 facilities are the churches in Headon, Grove and Stokeham. These hold services and events for anyone to attend.

### *Headon Village Hall*



#### **Policy 5: Existing Community Facilities**

1 Proposals to redevelop, or change the use, of an existing community facility within the villages, as identified as Headon Village Hall, Grove Parish Church, St Peter's Church, Headon cum Upton and St Peter's Church Stokeham, will only be permitted where:

- a) A replacement facility of an equivalent or better size, layout and quality is provided in a suitable and accessible location; or
- b) It can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use; or
- c) The alternative use would have significant community benefit for the local community.

2 Proposals for new community services and facilities in the HUGS area will be supported where they are located within one of the villages.

## 9 Dark Skies

- 9.1 Street lighting and other forms of lighting have slowly increased the level of light pollution within the Parish at night. On a clear night, it was possible to enjoy a very bright view of the stars and dark sky although this now has been eroded.
- 9.2 Residents highly value their environment and aim to improve dark sky appearances and limit the increasing impact of light pollution.
- 9.3 A dark sky is also important for nocturnal wildlife, especially in a rural context so rich of biodiversity and wildlife such as HUGS.
- 9.4 Paragraph 125 of the NPPF supports the use of good design and planning policies that reduce the impact of light pollution, especially in dark landscapes. Even though on most dwellings artificial light is not classed as development, other associated structures and installation may occasionally require planning permission, especially if they are substantial and affect the external appearance of the dwelling. Planning permission is normally required for:
- Lights mounted on poles or other similar structures;
  - Light schemes where the structures and installation are substantial and affect the external appearance of the dwelling;
  - External lighting proposed as part of an industrial or commercial scheme;
  - New lighting structures or works which are integral to other development requiring planning permission;
  - Illuminated advertisements;
  - lighting scheme of such nature and scale that it would represent an engineering operation and typically be undertaken by specialist lighting engineers;
  - lighting schemes on listed buildings, if it is deemed that the lighting attachment would affect the historic fabric of the building or where the character of the building would be materially affected by the lighting.
- 9.5 For all types of development listed above, proposals will need to demonstrate that the scheme will not impact the following:
- The private amenity of nearby properties;
  - Local wildlife;
  - The increase of light pollution in the area.

**Policy 6: Dark Skies**

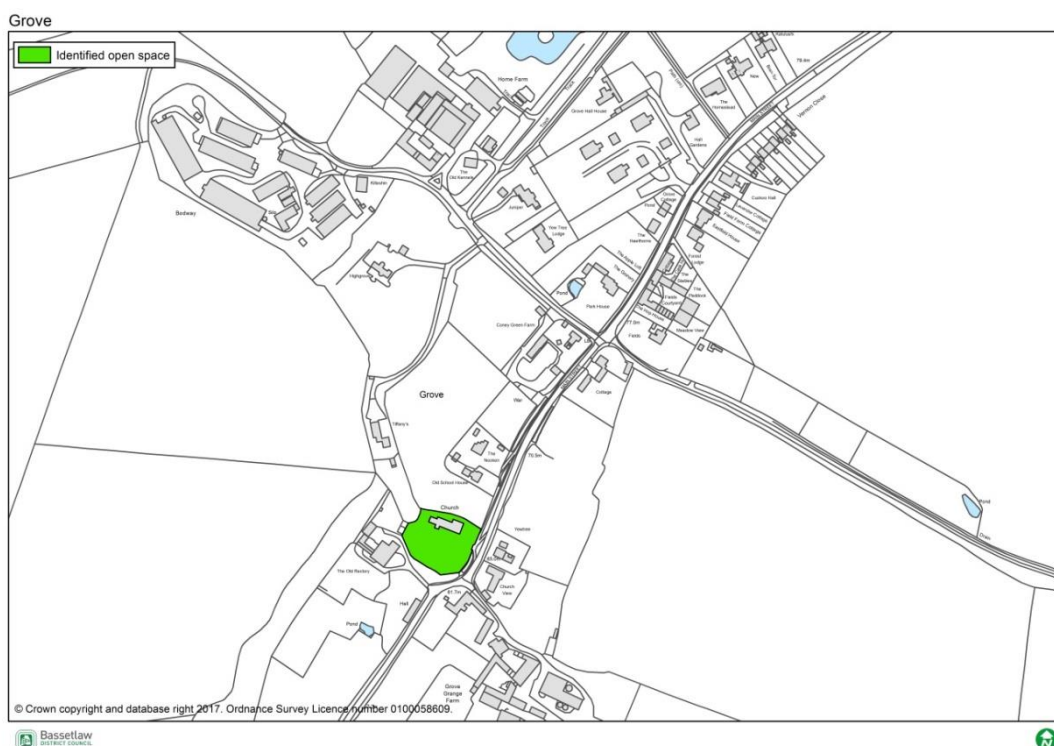
1. Any lighting scheme, domestic or commercial, that would normally require planning permission (e.g. floodlighting would not be supported unless it can be demonstrated that:

- a) The lighting scheme is unavoidable to ensure viability of the development and that the benefits significantly and demonstrably outweigh the negative impact, including impact on nocturnal wildlife; and
- b) The operating hours of such light impact, that should demonstrably be reduced to the minimum necessary; and
- c) all available and feasible mitigation solutions have been implemented, to reduce to a minimum light pollution and the loss of visual amenity occupiers of nearby premises or users of the nearby countryside may reasonably expect to enjoy.

## 10 Local Green Space

- 10.1 There are number of important public open spaces within the Parish that are not protected, but form part of the wider green infrastructure to the area and this Neighbourhood Plan seeks to protect the following through a Local Green Space designation.
- 10.2 The National Planning Policy Framework gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The Green Infrastructure Project Proposal identified several areas that meet the eligibility criteria in the NPPF (see paragraphs 76-78). The criteria require a Local Green Space to:
- Be in reasonable proximity to the community it serves;
  - Be demonstrably special to the local community and holds local significance;
  - Be local in character and is not an extensive tract of land;
  - Not have previous planning permission(s) within which the Local Green Space could not be accommodated; and
  - Not to be allocated for development within the District Council's Local Plan.
- 10.3 It has been suggested, through public consultation and discussions within the Neighbourhood Plan Steering group, that the following sites should be designated as Local Green Spaces as these spaces are currently unprotected and valued for their visual and recreational amenity.

*Map 14: Local Green Space 1*





Map 15: Local green Space 2



*Map 16: Local Green Space 3*

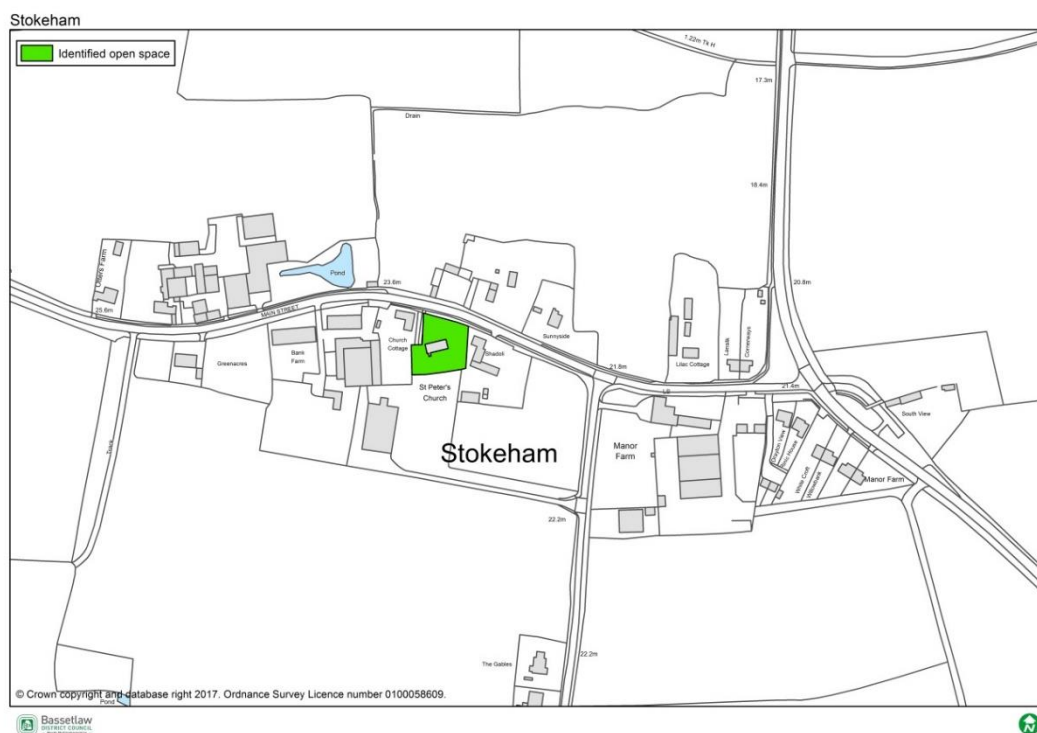
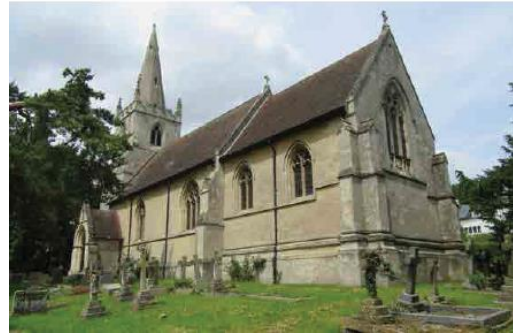




Figure 7: Local Green Space justification

Open Space	Area (Ha)	Landscape Quality	Historical Quality	Recreational Quality	Ecological Quality	Why it should be protected?	Photograph
<b>1 Grove Churchyard</b>	0.14	Forms part of the wider green infrastructure for Grove and acts as a focal point on the surrounding landscape	This section of green space has been part of the character of this part of Grove since the current housing was built.	An informal space used for community interaction and peace and tranquillity.	Provides a haven for local wildlife such as birds and insects. The space is also home to some mature trees.	The site is considered community asset and is regularly used by local people and is an important heritage asset to the community.	
<b>2 Headon Churchyard</b>	0.16	Forms part of the wider green infrastructure for Headon and acts as a focal point on the surrounding landscape	This section of green space has been part of the character of this part of Headon since the current	An informal space used for community interaction and peace and tranquillity.	Provides a haven for local wildlife such as birds and insects. The space is also home to some	The site is considered community asset and is regularly used by local people and is an important heritage asset to the community.	

Open Space	Area (Ha)	Landscape Quality	Historical Quality	Recreational Quality	Ecological Quality	Why it should be protected?	Photograph
			housing was built.		mature trees.		
<b>3 Stokeham Curchyard</b>	0.12	Forms part of the wider green infrastructure for Stokeham	This section of green space has been part of the character of this part of Stokeham since the current housing was built.	An informal space used for community interaction and peace and tranquillity.	Provides a haven for local wildlife such as birds and insects. The space is also home to some mature trees.	The site is considered community asset and is regularly used by local people and is an important heritage asset to the community.	

**Policy 7: Local Green Space**

1 The following spaces are designated as 'Local Green Spaces', as identified on Maps 14-16, in accordance with the National Planning Policy Framework's Local Green Space criteria:

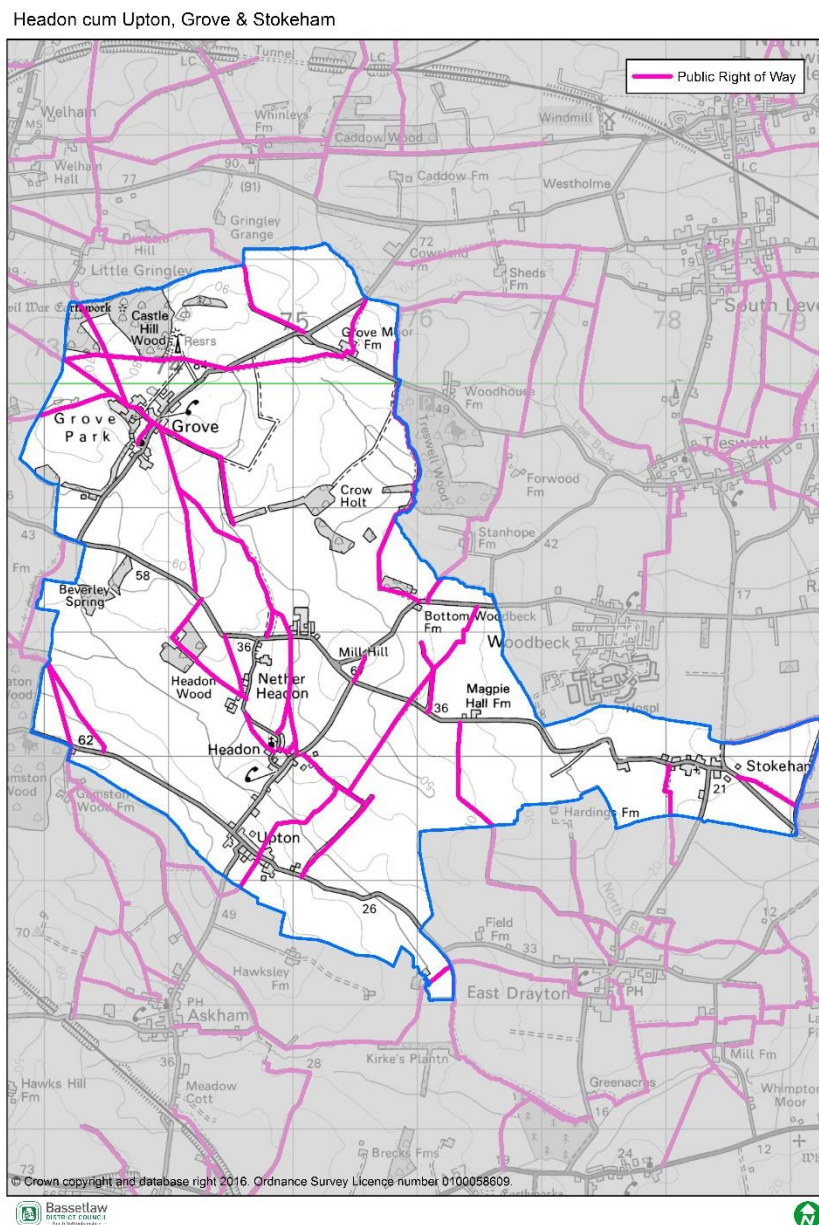
- a) LGS1: Grove Churchyard
- b) LGS2: Headon Churchyard
- c) LGS3: Stokeham Churchyard

2 Associated buildings, spaces, fixtures and fittings, required to enhance the spaces for public use, will be supported.

## 11 Enhancing our Public Rights of Way

- 11.1 During the consultation, it became clear that most people who responded to the Neighbourhood Plan survey wanted to retain and improve the existing network of public footpaths and Bridleways. Although there is an extensive network of footpaths in the area, some of these are in poor condition and do not provide suitable connections to other parts of the Parish.

*Map 17: Public Rights of Way in HUGS Parish*



- 11.2 The Parish Council will promote the enhancement of our existing public rights of way and, where possible, work to introduce new routes within the Plan area. Where necessary they will work with adjoining landowners, tenants, Parishes, Bassetlaw District Council and



Nottinghamshire County Council to encourage the continuation of these routes outside the Parish to key places of interest such as Gamston Wood and Castle Hill Wood.



#### **Policy 8: Enhancing our Public Rights of Way**

1 All development which is related to improving, extending or creating new public rights of way, as identified on Map 17, will be permitted where the proposals meet the following criteria:

- a) do not detract from the landscape character or areas of identified ecological value, as defined in the most recent Character Assessment (See Appendix 1); and
- b) provide a safe and suitable connection and enhancing the enjoyment of public amenity.
- c) provide new connections, including cycleways and bridleways, to the existing network between the villages and nearby settlements.

## 12 Aspiration 1: Road Safety and Traffic

- 12.1 One of the main concerns residents raised during the village survey and public consultation was the level of speeding traffic through the villages. The danger is then compounded by an increase of local agricultural and heavy goods vehicles also accessing these routes.
- 12.2 Measures to address this issue could reduce car journeys, reduce traffic flow, enhance the quality of life of the local population. While the scale of any development permitted by the Neighbourhood Plan is unlikely to have any major impact on this issue, it would still be considered essential that all reasonable measures are taken to minimise car use and ensure road safety across the HUGS area.

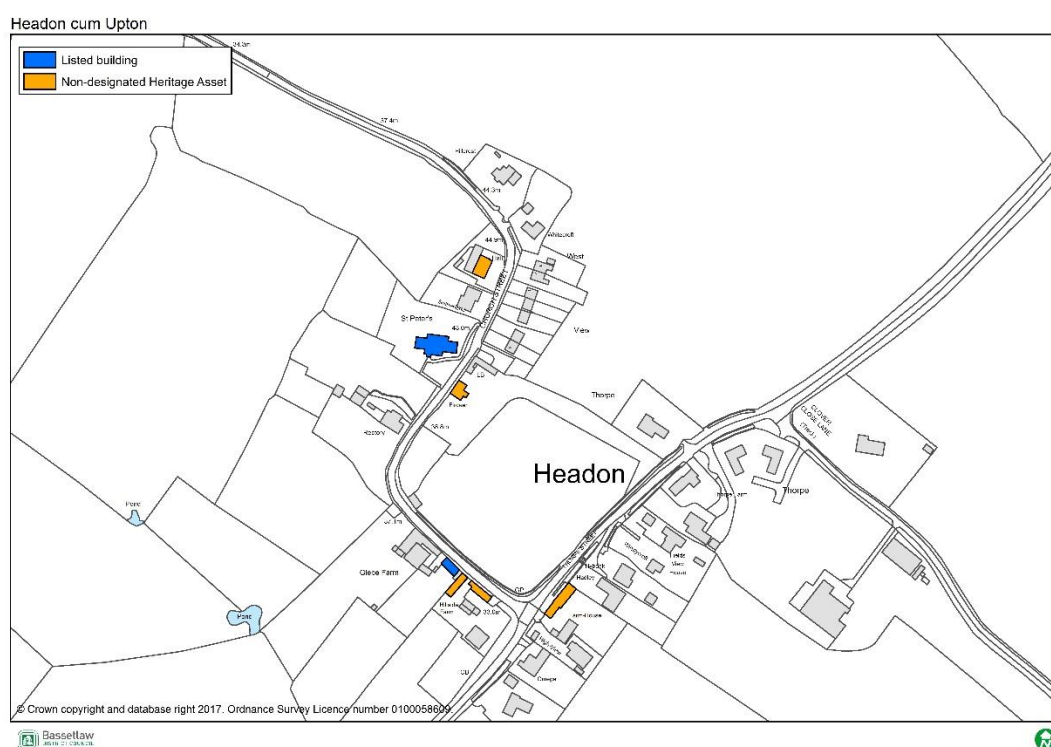
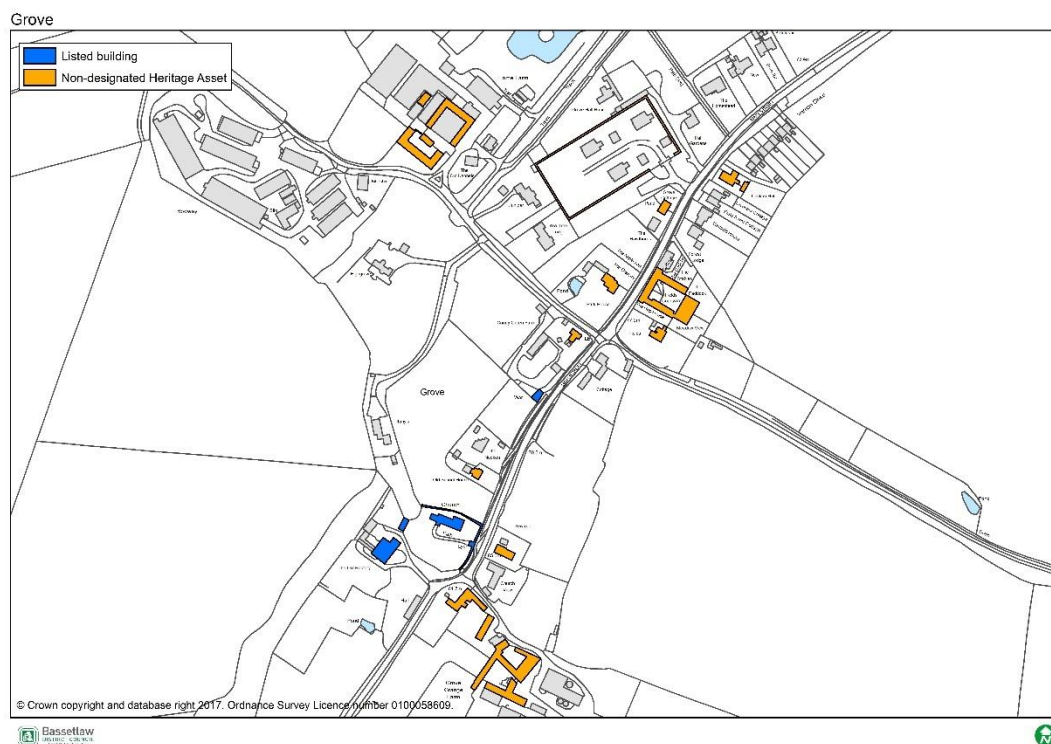
### 13 Monitoring the Neighbourhood Plan

- 13.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable HUGS Parish will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, HUGS Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications over the plan period.
- 13.2 The use of section 106 agreements for Affordable Housing, planning conditions and the Community Infrastructure Levy by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 13.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 13.4 As 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 and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the extension of non-vehicular routes.
- 13.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 13.6 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.
- 13.7 In 2017, the Neighbourhood Planning Act requires all MADE plans to be reviewed every 5 years. Therefore, this Neighbourhood Plan will be reviewed within 5 years following the adoption of the plan by Bassetlaw District Council.

## 14 Appendix 1: Character Assessment

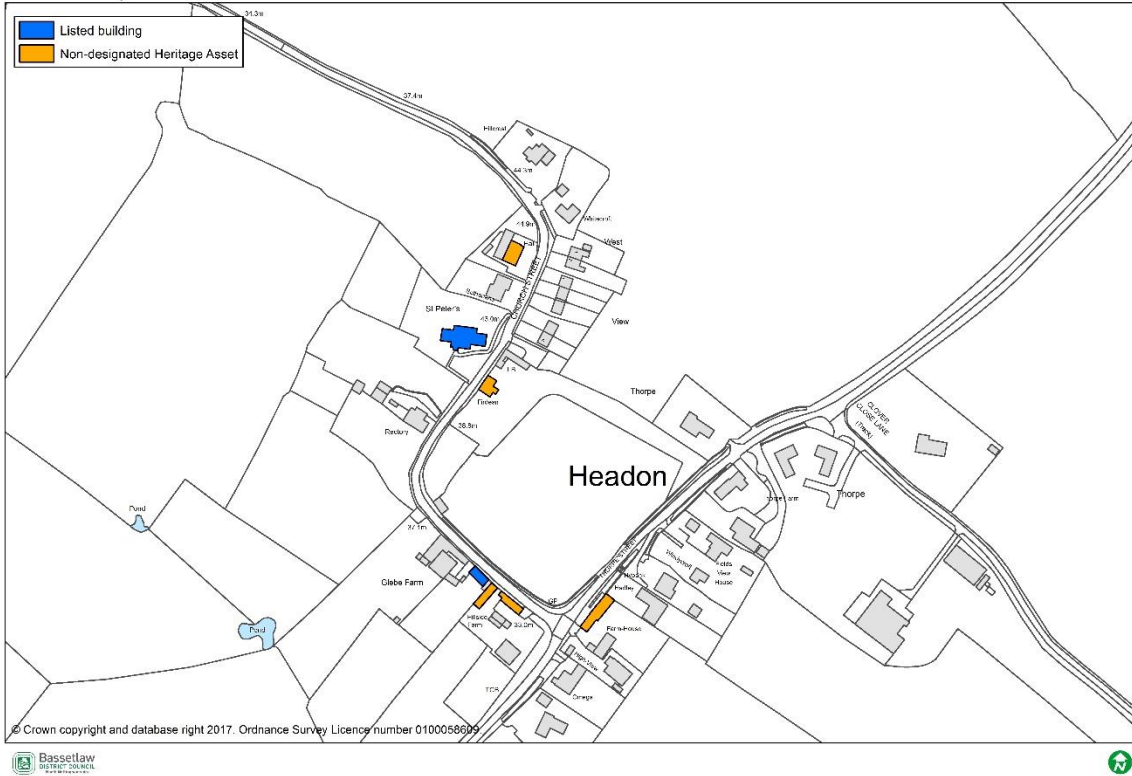
14.1 Please see separate document.

## 15 Appendix 2: Heritage Assets (Maps)





Headon cum Upton



Nether Headon



