

# Hodsock and Langold Draft Neighbourhood Plan



Pre-Submission Version

June 2019

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

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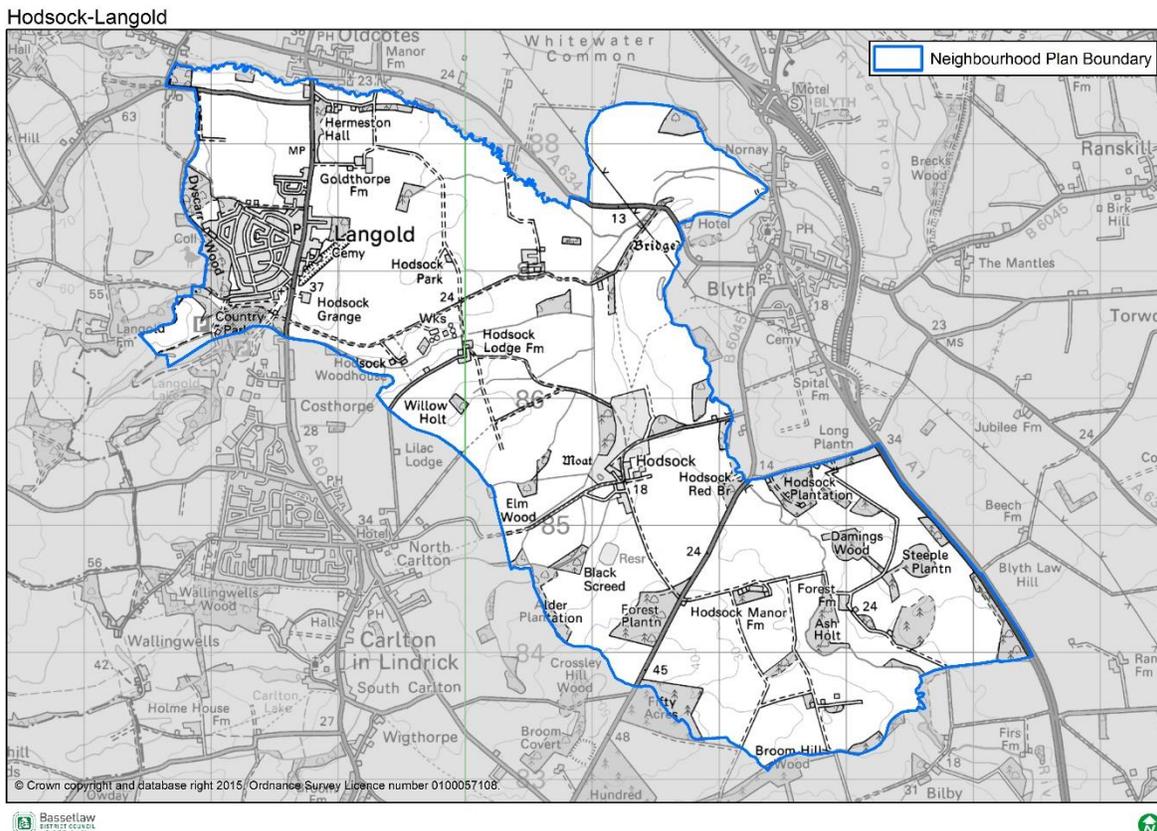
## 1. Introduction

### What is the Neighbourhood Plan?

1.1. This Neighbourhood Development Plan has been prepared by and for the local people of the Hodsock Parish. It should be noted the term 'Parish' used throughout this document is used in the Civil not ecclesiastical context. The term 'Parish Council' is a legal term describing the Local Authority.

1.2. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Hodsock Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan by the BDC on the 18<sup>th</sup> December 2015.

**Figure 1: Designated Neighbourhood Area**



1.3. This Neighbourhood Plan is a new type of planning document. Hodsock Parish Council has commissioned the Neighbourhood Plan Steering Group to prepare this plan to shape future growth across the Parish. When it has been approved by

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Bassetlaw District Council (BDC) and local referendum the policies will be used in assessing planning applications in the Neighbourhood Plan area. Once adopted, the Neighbourhood Plan will have the same legal status as the BDC Local Plan.

- 1.4. The document has been prepared by the Hodsock and Langold Neighbourhood Plan Steering Group. Membership includes local residents and local councillors and is overseen by the Parish Council.
- 1.5. Various public consultations have been held to gain an understanding of the views of residents, businesses and key agencies that operate within the area. The consultation feedback and the evidence from the studies have been combined and are fundamental to the formulation of the policies within this Neighbourhood Development Plan.

### **Why are we doing a Neighbourhood Plan?**

- 1.6. The settlement of Langold is classified as a Local Service Centre in BDC's Core Strategy (2011) where development would be 'with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth'. BDCs Site Allocations Development Plan Document (withdrawn 2014) proposes that No new houses (other than those with approved planning applications) will be allocated in the area up to 2028. Since then however, a number of large planning applications have been granted for outline planning permission within Langold for around 475 new homes.
- 1.7. Consultation for this Neighbourhood Plan has revealed a need for specific housing types to suit the needs of local people and recognition that more housing, with the right planning policy context, could benefit the village. The Steering Group determined there are three reasons for this:
  - a. Expansion of community facilities and services will only be possible and balanced with an expanding population particularly with a younger demographic;
  - b. Concern that the existing community facilities and general social infrastructure will struggle to remain viable without an increase in younger families coming to or remaining in the village;
  - c. The protection of our open spaces and wider network of public footpaths;

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d. The Community Infrastructure Levy (CIL) contribution derived from new dwellings could ensure that housing growth in the Plan area brings with it additional benefits like environmental improvements and enhanced recreational facilities that enable the Community Vision in the Neighbourhood Plan to be realised.

### How the Neighbourhood Plan fits into the Planning System

- 1.8. Planning policy has always been formulated at District level and BDC continues to have a legal duty to provide this via its Adopted Core Strategy 2011-2028. BDC is in the early stages of preparing a new Local Plan.
- 1.9. This will establish the long-term approach to development in the District up to the year 2037. On adoption, the Bassetlaw Plan will replace the 2011 Core Strategy & Development Plan Document. Until the New Local Plan is adopted the Core Strategy and Development Management Policies will be used to make planning decisions in the area. Following its adoption in 2021, the Bassetlaw Plan will introduce new strategic policies. If, as a result, an element of an existing Neighbourhood Plan becomes out of date, BDC will support Neighbourhood Plan Groups to resolve this matter. Both this Neighbourhood Plan and Bassetlaw's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF).
- 1.10. The Parish Council has worked collaboratively with BDC and the policies in the Hodsock Neighbourhood Plan are in general conformity with higher level planning policies to ensure it meets this basic condition (as set out in the Neighbourhood Planning Regulations 2012).
- 1.11. The statutory six-week consultation period (**yet to happen**), which will run for 6 weeks over the **dd/mm** period the Neighbourhood Development Plan will be publicised for a further six weeks by BDC, in accordance with the Neighbourhood Plan Regulations 2012. After this the Plan will be a material consideration in the preparation of any planning applications within the Parish.
- 1.12. After the examination (by an independent examiner) and a successful local referendum, this Plan will form part of the statutory development plan and will carry significant weight in the determination of planning applications along with the policies in BDC's 2011-2028 Core Strategy (or superseding document) and the National Planning Policy Framework (NPPF).

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1.13. The Neighbourhood Development Plan should be read as a whole and in conjunction with national policies and with BDC's planning policies.

## 2. Consultation

### National Lottery Big Local

2.1. In 2010 the villages of Langold, Costhorpe and Carlton (Carlton is not within the Parish of Hodsock) jointly put together an application for a National Lottery Big Local who are all working together to make a better community. Together the villages have a population of over 7000 people.

2.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people in terms of their ages and where they live across the Plan area.

2.2. Public consultation events have been held in the Parish. Consultation events have been held at the local primary Schools. Publicity material such as stickers, posters and articles in local periodicals has been utilised to engage residents. It is estimated approximately 250 people have attended school and village workshops. Whilst there will have been some duplication in those people participating in the range of consultation sessions, this still shows significant engagement in a population of 2472 people.



*Public Event in the village hall*

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*Lake Fest Event*



*Christmas Tree Lighting Event*

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**Figure 2: List of consultation events**

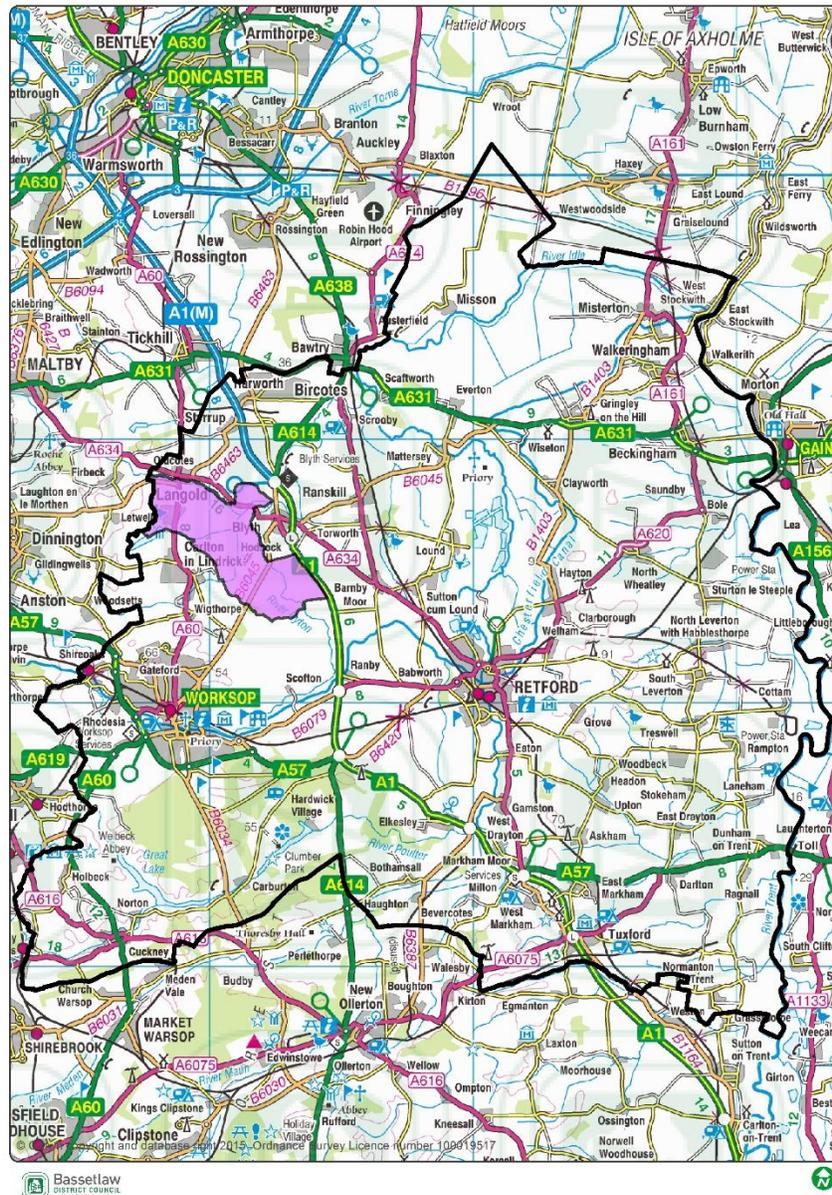
<b>Event</b>	<b>Date</b>	<b>Attendance</b>
Christmas Fair	25/11/2017	27
Public meeting	21/01/2018	21
Music Festival	28/07/2018	66
Design Code and Site Allocation consultation	28/11/2018	10
Christmas Fair	30/11/2018	33

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## 3. Introduction to Hodsock and Langold

3.1. The Parish of Hodsock is located in north-western Bassetlaw, close to the borders with Rotherham and Doncaster. The Parish includes the two settlements of Hodsock village and Langold village and has a population of 2472.

Figure 3: Hodsock Parish in relation to other Parishes in Bassetlaw



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3.2. While there are references to settlement in the geographical area which is now Langold from 1246 before the early twentieth century it consisted of farmland and parkland in the estates of Firbeck and Hodsock. Hodsock Priory and estate with its farms, and much of Carlton-in-Lindrick were bought by the Mellish family in 1765, parts of which they sold on to Ralph Knight of Langold. Knight created plantations and a series of ponds and lakes in Langold Park and intended to build a mansion, but although he had built stables and a small Palladian house, little work had been done on the mansion when he died at the age of 56 in 1768.



3.3. Ralph Knight was unmarried, and so the estate passed via his sister to his nephew, John Gally Knight, while another nephew, Henry, lived at Firbeck Hall. Both estates passed to Henry's son, also called Henry, who again planned a large mansion overlooking the lake, but although he commissioned Sir Jeffry Wyatt to draw up plans, no construction took place. Knight made some changes to the estate, most notably the conversion of the existing ponds and lakes into two inter-connected lakes, for which the work was completed in 1818. The lakes were separated by a weir with an arched bridge over a boathouse by the 1890. Langold Hall was described as "a farmhouse" in William White's gazetteer of 1838.

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3.4. The Langold estate passed to Sir Thomas Wollaston White in 1846 and to Sir Archibald Wollaston White of Wallingwells in 1907. It consisted of a farm and the hall, situated close to the Worksop to Tickhill turnpike road, which had been constructed in 1767. Wollaston White sold the Langold estate to Thomas Place of Northallerton in early 1927, once coal had been found, and Place sold it to the Firbeck Colliery Company in July 1927.

### **Firbeck Colliery**

3.5. By 1911, mining in the area suggested that there may be a workable seam of coal at Langold. The Wallingwells Boring Company was created, and German engineers carried out some test drilling in a field which was part of Costhorpe Farm. Although the initial tests were good, the First World War brought a stop to the work. The Firbeck Light Railway was authorised in 1916, but no further development took place until 1923.

3.6. A further survey of the potential coal reserves took place in May 1923, and sinking of the No. 1 Shaft began on 16 July, with construction of the No. 2 Shaft following on 15 August. Each shaft was cemented for the first 390 feet (120 m) to prevent water entering it. Work stopped at 450 yards (410 m), when water flooded the workings, and pumps had to be installed. In mid-1925, the shafts reached the Barnsley coal seam, at a depth of 828 yards (757 m), and the seam continued downwards for another 28 yards (26 m). The headgear for the shafts was completed by late 1923, and a 180-foot (55 m) chimney was constructed in under 13 weeks. Six boilers

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supplied steam for the winding engines, and a Baume washer capable of washing 160 tons of coal per hour was installed.

- 3.7. Access to the colliery site was provided by around 5 miles (8.0 km) of temporary railway track, laid to connect to the main railway network which served Harworth Colliery. This opened on 7 April 1924, and was upgraded to permanent track, with the new system opening on 1 October 1927. The colliery was called Firbeck colliery, although the village of the same name is located more than 2 miles (3.2 km) to the north west of the village of Langold.
- 3.8. Mining was a hard-physical task, with the miners required to provide their own pickaxes and shovels. Even sharpening of a pick blade had to be paid for out of the miner's wages. Coal was moved from the coal face to the shaft in tubs, pulled along rails by ponies. There were about 200 ponies employed in the mine, with about half below ground at any time, while the other half occupied the fields around Langold Lake. Conditions improved with the opening of the pit baths in 1933, although there were some men who would not use them because there was a charge of 6d (2.5 pence) per week, deducted from the miner's pay.
- 3.9. The mine produced coal for the industrial markets, supplying coking coal, gas coal, manufacturing coal and steam coal. Shortly after opening, it was affected by the miners strike of 1926, but production resumed afterwards. By 1938 the colliery was owned by Firbeck Main Collieries Ltd of Chesterfield, who employed 1,457 underground workers and 357 surface workers. After nationalisation in 1946, it became part of the National Coal Board's No.1 Worksop area.<sup>[12]</sup> At its peak in 1953, the mine employed 1,448 underground workers and 393 surface workers. Problems gradually occurred, as the mine was affected by water, ventilation difficulties and geological faults. Transport of the coal to the surface was slow, as the shafts were unsuitable for the installation of mechanical skip winding, and by 1968, the mine was deemed to be uneconomical. It closed on 31 December 1968, and many of the miners moved to other local pits at Maltby, Manton, Shireoaks and Steetley.

### Langold Village

- 3.10. Construction of housing began to the west of the main road in 1924, with 128 houses completed and occupied by April 1925. In less than five years, a village consisting of 850 houses, six shops and a school had been built to the north of the pit to house the workers, many of whom were brought from the coal mining areas of the North East of England.
- 3.11. Shops and stalls started to appear almost as soon as people moved into the village, selling provisions to those sinking the shafts. Many of the shops were built on the

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eastern side of Doncaster Road, although there were others scattered throughout the village. The Worksop Co-operative Society arrived in 1925, and their large shop had an upstairs room, which was used as a school room and Sunday school during the day and a dance hall at night. Two banks operated part-time in the village, and two cinemas opened in 1927. In the same year, the Langold Hotel was opened, to the north of the village, promoted by the Colliery Company as a place where engineers and visiting officials could stay. The hotel had six guest rooms, but they were not used much after the first few years. The Hill Top Club was constructed near to the shops on Doncaster Road, using the huts which were no longer required by the building contractors.

3.12. The first school in the village was an iron building, originally constructed in 1906 in Forest Town near Mansfield Woodhouse and moved in 1924. It housed 120 pupils, and a further 100 were housed in a corrugated iron extension added in 1925. Soon, 70 children were taken to Carlton-in-Lindrick each day, and 90 infants were taught in the room above the Co-op. The first five classrooms in a permanent school were available from 1 September 1926, and the "Tin School" was abandoned in January 1927 when the new school was completed. An infant school was built on the same site and was completed by September 1928. The infant school catered for 388 children, the junior school 360, and the senior school 384, although some pupils went to one of the Retford schools if they passed their 11+ examination. The older school, or "Tin School", as it was and is popularly referred to in the village and surrounding areas, was partially demolished between 2003 and 2004, and fully gone by 2007.

3.13. Since the closure of the Firbeck Colliery, the parish has undergone some dramatic social and economic changes with increased development of neighbouring Carlton in Lindrick. The closure of the mine created a decline in living standards and the village of Langold became more deprived with a higher than average unemployment rate and increased poverty.

### **Hodsock and Langold Today**

3.14. Social and economic issues remain within the community with the area continuing to have a higher than England average unemployment rate and a declining population. The population has declined since 2004 and is now some 3.7% lower in 2016 than it was back in 2003. The main reason for the decline is the lack of new

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housing since 2003 and the decrease in the younger population. Other social/economic issues<sup>1</sup>, include:

- There are 1,455 (17.8%) children under the age of 16 and 1,640 (20.15%) aged 65+, which is above the national average.
- 72.9% of the working age population are economically active (76.7% being the national average). Of those in employment 71.9% have full time jobs and 28.1% are part time.
- 44.5% of employed people have no qualifications at all and 40.7% have lower level qualifications. An average of 10.4% across the Big Local area have a recognised higher-level qualification, compared with the national average of 20.4%.
- 29.5% of pupils achieved 5 or more GCSE passes in 2010 at grade A\*-C (Including Maths and English), this is well below the national average of 55.1% for the same year.
- 17.7% aged 0-64 have a limiting long-term illness.
- 25% of local people felt they could influence decisions in their locality and 22% of adults regularly (at least monthly) took part in voluntary work.
- 24.8% of children live in out of work families, 17% being the national average.
- 74% of the local community are satisfied with the area as a place to live and 59% feel they belong to the neighbourhood.

### **Economic deprivation**

3.15. The Parish is identified as one of the most deprived within the area and falls within the 10% most deprived communities. This ties in with the higher than average unemployment rate of 6%, higher than average benefit claimant count, lower than average weekly earnings and lower than average house prices. Although there has been some improvement recently, the community still faces some challenges with unemployment, earnings and house prices.

3.16. The health and wellbeing of residents also causes concern with higher than average rates of heart disease, type 2 diabetes, strokes and obesity. In fact, the adult obesity levels are among some of the highest in Nottinghamshire and significantly higher than the England average.

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<sup>1</sup> Office of National Statistics and Rural Profile produced by Nottinghamshire County Council

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## **Recent investment and Regeneration**

- 3.17. Langold and Carlton were successful in gaining around £1million from The Big Local (Lottery) funding to help improve the area and reduce deprivation. A local community group was set up to manage the programme and it continues to be successful in helping the local community.
- 3.18. Bassetlaw District Council also recognise the benefits of local regeneration and have invested in a new splash pool within the Country Park at a cost of £270,000.

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## 4. Key Issues Facing the Community

4.1. The key issues raised through the community consultation and in discussion with the Steering Group are set out in figure 4. These issues will form the basis for the Neighbourhood Plan and its associated planning policies.

**Figure 4: Identified issues raised through consultation**

Theme	Identified Issues
<b>Social</b>	<p>A decline in population and in particular younger people.</p> <p>The location, type and style of any new housing will define how the population changes over time.</p> <p>Ensure that new housing is providing for local needs.</p> <p>Increased poverty</p> <p>High percentage of adult and child obesity and other health issues.</p>
<b>Environment</b>	<p>Protection and enhance our environmental assets located in the Parish.</p> <p>Identify Local Green Spaces that can then be designated as such offering protection from unsympathetic and damaging development proposals.</p> <p>Preserve and enhance our Public Rights of Way (PROW) network in the Parish; this will improve access to important environmental assets in the Plan area.</p> <p>Protect and support the enhancement of Langold Country Park as an asset to the local community</p>

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Theme	Identified Issues
<b>Economic</b>	<p>Promote local employment opportunities in the Parish through the regeneration of the area to help reduce the unemployment rate.</p> <p>Encourage new market-led housing to improve the local housing market and the range of homes on offer.</p> <p>Preserve and enhance our local Neighbourhood Centre and retail units through regeneration and a better choice of local shops and services.</p>

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**Figure 5: SWOT Analysis for Hodsock Parish**

<p><b>Strengths</b></p> <p>The village is generally a nice place with a good community spirit and friendly people.</p> <p>There is a good heritage in the village that people are proud off.</p> <p>There is a great environment in the area with beautiful scenery with access to the lovely countryside, and the availability of open space and amenities.</p> <p>Good infrastructure is in place and it is an ideal location for access to major motorways, rail and air travel. It has an excellent bus service and the public footpaths round the villages are a delight to use.</p>	<p><b>Weaknesses</b></p> <p>Many young people find the area a bit boring and very dull at times</p> <p>Bassetlaw as a high overall risk of poverty, high deprivation and lower life expectancy. The Big Local area (Carlton, Costhorpe and Langold) has over 20% of children in poverty. Residents are shocked at the low levels of educational attainment and numbers of out of work families, though it is good that people like the area and want to live here.</p>
<p><b>Opportunities</b></p> <p>More facilities and activities for young people</p> <p>More community involvement Better publicity of events or services on offer</p> <p>Sporting activities/facilities (supervised and affordable)</p> <p>Chances to work / more local jobs. Better public transport links</p> <p>More policing / better policing coverage Improvement to Langold Country Park and the general environment</p>	<p><b>Threats</b></p> <p>Ageing population</p> <p>Declining population</p> <p>A reduction in house prices</p> <p>Continued low educational attainment</p> <p>Continued lack of employment opportunities</p> <p>Increased poverty and deprivation</p> <p>lack of a decent mix of housing types</p> <p>Increased poor health</p>

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## 5. Community Vision

5.1. The Neighbourhood Plan Steering Group prepared the Community Vision. The Community Vision focuses on how local people would like to develop the Parish through 2037 and beyond.

### Our Vision

In 2037, the Parish of Hodsock will grow sustainably to allow appropriately designed housing development that cater for local people needs in terms of type and tenure. The village of Langold and the wider parish of Hodsock will be a thriving and vibrant working community that provides access to local employment and training opportunities to all its residents.

A strong and supportive Community spirit will be evident in the Parish as the long-lasting legacy of the Big Local activities and investment will have been achieved. The parish will be a place that can be enjoyed and local people will be proud of, with excellent facilities and activities for people of all ages. Hodsock Parish will be a great place to live, work, play and raise a family.

The local environment including the Country Park will continue to be a visitor attraction and destination. Local people will be part of the Country Parks heritage and future enhancement to ensure the area continues to be an enjoyable, prospering public open space for everyone to enjoy.

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## 6. Community Objectives

6.1. The Community's Neighbourhood Planning Objectives cover different themes that local residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that once addressed, will ensure that the parish can grow and thrive sustainably.

### Our Objectives

1. To ensure any future development within the Parish helps to sustain the area over the plan period in terms of its housing need.
2. To promote a sense of place and pride with a positive 'feeling' for people and local distinctiveness.
3. To ensure that all new development relates positively in its form and function, with respect to heritage assets, materials, type, style, and its connection to the village of Langold;
4. To further enhance and improve the availability of local employment and training opportunities to existing local residents and protecting the community's neighbourhood centre.
5. Langold Country Park is a thriving community asset and the improvements and developments within the park should be supported to further enhance the facility as a tourist and visitor destination and to increase the health and wellbeing of residents.
6. To designate the valued green open spaces within the parish and, where possible, enhance the green infrastructure, natural environment and open countryside and avoid coalescence with nearby settlements.
7. Support the retention of the local services and facilities, whilst promoting the creation of new and appropriate facilities to support sustainable growth and a healthy population. In particular, the enhancement of the Neighbourhood Centre should be a priority.

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## 7. Neighbourhood Development Plan Policies

7.1. The Neighbourhood Plan Policies will aid the delivery of development in Hodsock and Langold up to 2037. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in BDC's Plan.

**Figure 6: How our policies meet our objectives**

	CO1	CO2	CO3	CO4	CO5	CO6	CO7
P1	✓	✓	✓	✓	✓	✓	✓
P2	✓	✓			✓	✓	
P3	✓		✓				
P4	✓		✓				
P5	✓	✓	✓			✓	
P6		✓			✓	✓	
P7		✓				✓	
P8		✓	✓			✓	
P9				✓			✓
P10				✓			
P11			✓				

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## 8. The Need for Sustainable Development in Hodsock and Langold

8.1. The Government's overarching objective of achieving sustainable development is defined within the National Planning Policy Framework (NPPF) with the role for Neighbourhood Development Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

8.2. The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development that should not be undertaken in isolation, because they are mutually dependent. The three roles are:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that respect the community's needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.3. Hodsock and Langold already has many sustainable attributes. With a well-established school, a range of recreational facilities and several local shops, the parish enjoys a strong sense of community cohesion. Situated within easy reach of the A1 (M) and larger settlements such as Doncaster and Sheffield yet still has a rural context and agricultural history, the community are keen to retain this character and protect its rural setting. There is also a desire to see the town grow in a balanced manner to meet the wider employment, recreational and social needs of a growing population.

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8.4. When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole community.

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## 9. Housing Requirement

### Housing requirement

9.1. Langold is considered a “Local Service Centre” within the existing Bassetlaw Core Strategy and falls under Core Strategy Policy C5 – “Carlton in Lindrick and Langold”. This policy only supports very limited residential development due to existing commitments at that time. Although this is restrictive, it was produced in 2011 prior to the previous NPPF and other recent legislative changes. Furthermore, the emerging Bassetlaw Local Plan (January 2019) is proposing a housing requirement for each community as part of its distribution of residential development throughout the District and encourages communities to develop Neighbourhood Plans to manage this development.

9.2. The NPPF (paragraph 78) supports the delivery of sustainable residential in rural areas:

*“To promote sustainable housing in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.*

9.3. In addition, the NPPF (paragraph 65) also states that Local Authorities should provide a housing or indicative housing requirement for designated Neighbourhood Plan Areas:

*“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas that reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement”.*

9.4. The emerging Bassetlaw Local Plan (January 2019) is proposing some development within rural Bassetlaw over the plan period up to 2035. A comprehensive assessment of all 103 settlements was undertaken and 73 of those settlements were found suitable to accommodate residential and economic development. Langold is classified as one of those suitable settlements.

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9.5. The scale of this development will respect the variance in size of settlements and allows for growth as a percentage of the existing number of dwellings in the village as of August 2018. Growth in all 73 settlements, including Langold, will be limited by a cap amounting to 20% of the existing number of dwellings in the settlement.

9.6. In addition, the emerging Local Plan states in paragraph 8.13:

*“In designated neighbourhood plan areas, in accordance with paragraph 65 of the NPPF, a housing requirement figure has been set. Based on evidence on rural housing delivery in rural Bassetlaw over the last 8 years, equating to 92 dwellings per annum, a growth strategy that sets a minimum achievable figure and a maximum cap has been established, that sits either side of this past delivery rate. This gives some flexibility to local communities, whilst still setting a requirement that will help deliver the wider strategy of this local plan. The upper limit is the 20% cap, as described above (a theoretical maximum of 3,281 new homes across the plan period), whilst the minimum achievable figure is based upon 10% growth of all the designated neighbourhood plan areas, equating to an overall rural growth target of 1777 dwellings over the plan period. The lower requirement is also based on a recognition of housing growth in the other strategies, especially the requirement to deliver 1,000 houses in this plan period in two new villages, which will also sit in wider rural Bassetlaw”.*

9.7. Langold has experienced only small-scale housing growth since the Core Strategy was adopted in 2011. The 2011 Core Strategy apportioned little growth to Langold due to previous commitments at that time, most notably the redevelopment of the former Firbeck Colliery in the adjoining settlement of Costhorpe. Over the period 2011-2018, the anticipated housing delivery in the area has not been delivered, which indicates the need for additional housing development in the area.

9.8. As an important Local Service Centre, Langold will deliver an additional housing development of 118 dwellings over the plan period as proposed in the emerging Bassetlaw Local Plan (January 2019). This will be delivered on sites 1 and 2. Outline planning permission has been granted since 1st April 2018 for the two sites. They will contribute towards meeting the varied housing needs of the community over the plan period and supporting the regeneration of the settlement. The design and layout of the developments are key to ensuring that these developments integrate into the existing community.

### **Existing provision**

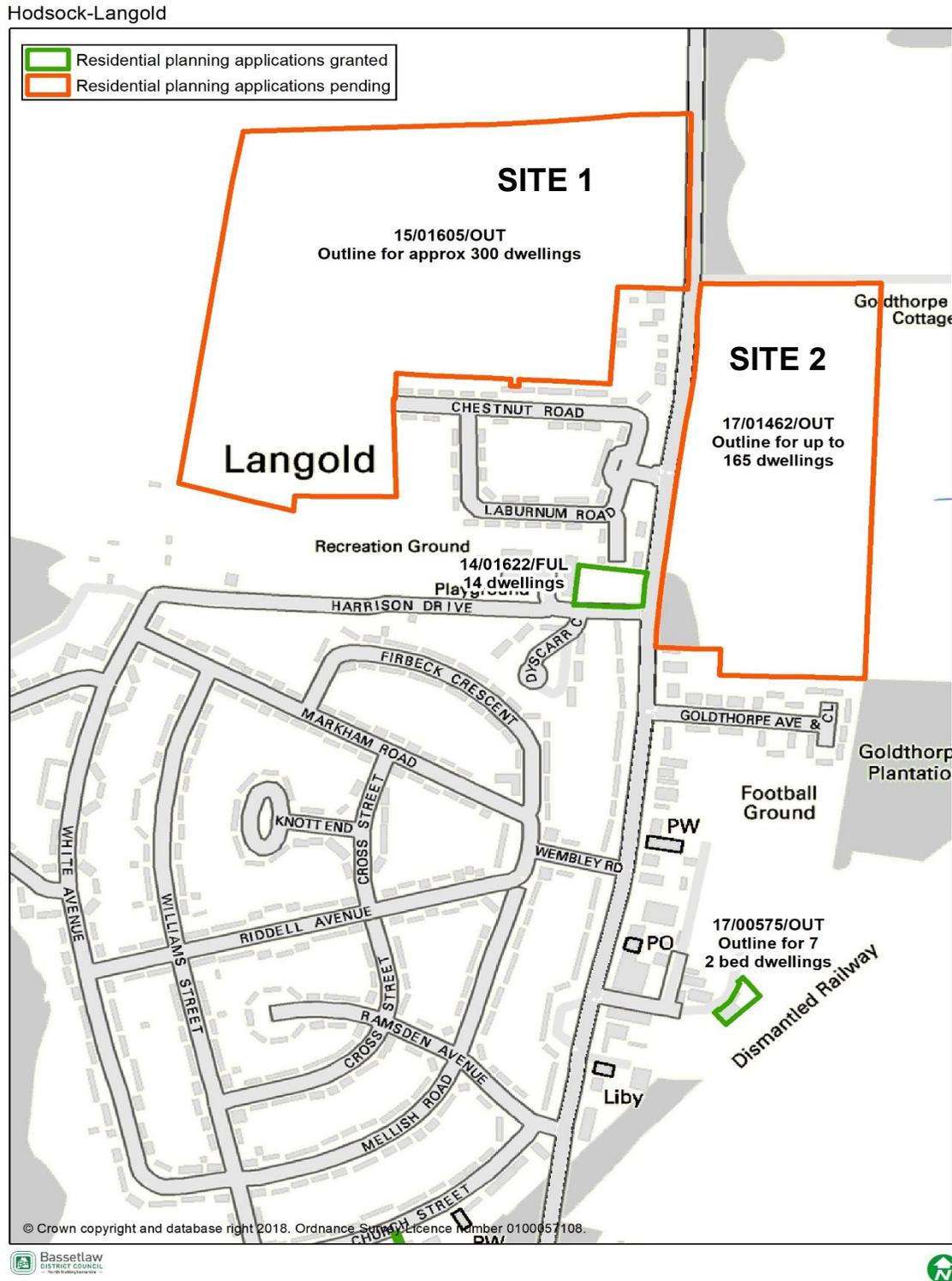
9.9. Existing planning permissions are evident within the village and these equate to approximately 465 homes. 300 of those are on Site 1 and are to be delivered through

## **HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN**

a phased delivery with some starting within the first 5-years of this Neighbourhood Plan. 175 dwellings are have been permitted on Site 2 and is likely to gain full planning permission within the first 5-years of this Neighbourhood Plan. The planning permissions for these developments are at the outline stage and the Neighbourhood Planning Group has worked with the community to produce “design codes” to support the more detailed forthcoming planning applications and a development that will benefit the local community.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

Figure 7: Existing Planning Permission in Langold



# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## Policy 1: Housing Requirement in Langold

1. A minimum of 227\* new dwellings will be delivered in the Plan area up to 2037 on sites 1 and 2, as identified on figure 7 and through Policy 3.
2. Any additional dwellings, outside the identified sites on figure 8, will be managed as windfall developments, and will be subject to Policy 2.

*\*this is based on a 10% increase in the number of dwellings between 1<sup>st</sup> April 2018 and 2035. The baseline number of dwellings is derived from data as of August 2018. The minimum figure is more than met through the existing planning permissions for sites 1 and 2 which equate to around 465 homes. Due to these commitments, there is no further anticipated housing development other than those that can be supported via Policy 2.*

## **HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN**

### **10. Additional Residential Development within Langold Village**

- 10.1. It is probable that, over the Plan period, sites within the village will come forward for redevelopment or subdivision of existing buildings and spaces.
- 10.2. Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to village amenities, smaller dwellings suitable for older people or those with mobility issues will be supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
- 10.3. Development can also come through the regeneration of existing sites within Langold such as those currently developed on the corner of Goldthorpe Avenue and the former public house site on Harrison Drive.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

Figure 7a: Langold Development Boundary



## **HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN**

### **Policy 2: Additional Residential Development within Langold Village**

1. Proposals for additional residential development (outside Sites 1 and 2), including the conversion, and subdivision, of existing buildings will only be supported if the development is located within the existing development boundary of Langold, as identified on Figure 7a. All proposals must also demonstrate that they have met all the following:

- a) The proposal is of a scale appropriate to its immediate setting;
- b) It does not significantly harm or alter the built character and appearance of that part of Langold;
- c) It does not significantly harm or alter the character and appearance of the surrounding countryside or rural setting of the settlement;
- d) It provides adequate off-street parking provision in relation to the number of bedrooms proposed, per dwelling, as part of the proposal;
- e) It does not create significant or exacerbate existing environmental or highway safety problems; and
- f) It does not cause any unacceptable negative impact to the private amenity of any nearby residential properties.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## 11. The Design of the Development of Sites 1 and 2

11.1. The National Planning Policy Framework (NPPF) recognises the value and importance of good design in the built environment, stating that:

*'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this.'*

11.2. The NPPF also emphasises the key role neighbourhood planning can have in achieving high quality places and the importance of understanding local character and context to inform clear design visions and expectations, stating that:

*'Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.'*

11.3. This Neighbourhood Plan recognises that there are two large sites that have outline planning permission. Given their size and the potential impact these could have on the community, a concept plan has been produced, in consultation with local residents and other community representatives, for each of the sites.

11.4. The concept plans identify and briefly describe the distinctive physical, environmental and historical characteristics of each site together with its surrounding area, from which a set of guiding principles for development have been derived. Applying these principles, the concept plans also present a diagrammatic representation of how each site could be developed in accordance with community aspirations and local character.

11.5. The aim of each of the concept plans is to guide future developers towards a suitable and appropriate design code – not to prescribe a specific layout and it is possible that a satisfactory design solution could be achieved for the given sites that differs from the diagrammatic layout set out in each concept plan.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## The sites

11.6. Both sites are located to the north of the village of Langold. Site 1 is situated to the west of the Doncaster Road and comprises approximately 14 hectares of land that is currently in agricultural use. The area adjoins to the south the residential development at Laburnum Road, playing fields and allotment gardens. To the east of the Doncaster Road lies the other development site with planning application 17/01462/OUT. To the north the site adjoins land used for agriculture.

11.7. Site 2 lies to the east of the Doncaster Road and comprises approximately 7.56 hectares of land which is currently in agricultural use. The area adjoins to the south the residential development of Goldthorpe Avenue, to the west of the Doncaster Road lies residential development at Harrison Drive and Laburnam Road and frontage development. To the north the site adjoins the access to Goldthorpe Farm.



# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## The Design Codes

11.8. The Neighbourhood Plan Group commissioned an independent consultant to produce a set of local design codes based on the existing characteristics of the village and wider landscape. The design codes have been produced to positively influence the design of the two large scale development sites to the North of the village. A detailed appraisal of the characteristics of Langold, a proposed illustrative layout of the sites and the design principles are identified in **Appendix 1 – Langold Design Codes**.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## Policy 3: Design Codes for Sites 1 and 2

1. Proposals for the residential development of sites 1 and 2 will only be supported subject to the following criteria being met. All proposals should demonstrate, in their masterplan, how they have regard to the appropriate section of the Langold Design Code (Appendix 1) for the comprehensive development of the proposed sites.
  - a) streets must meet the technical highways requirements as well as be considered as an attractive 'social space' to be used by all, not just motor vehicles. It is essential that the design of new development should include streets that incorporate needs of pedestrians, cyclists and if applicable public transport users to help minimise the use of the car and improve connectivity to other parts of the village;
  - b) primary and secondary streets should differentiate from one another in scale, level of enclosure, use of materials and landscaping features to help provide a clear and distinctive highway network;
  - c) streets should have a balance between hard and soft landscape treatment and include tree planting;
  - d) routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot.
  - e) new developments should form strong frontages on to existing streets such as Chestnut Road and Doncaster Road. They should be aligned to existing buildings. Where set back, they should replicate to create a feeling of openness and connection with the landscape by retaining as much of any existing hedgerows and trees as possible;
  - f) development adjoining public open spaces should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge; Substantial landscaped areas should buffer the edge of the development and prevent development sprawling into the countryside;
  - g) buildings should be generally parallel with the street with some variation to setbacks to create greener, more informal streets and spaces;

## HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

- h) proposals should consider gateway and built elements which highlight access or arrival to newly developed sites. Buildings up to three storeys should be used to increase legibility throughout the scheme and to create 'gateway' features. They may also be used where houses front onto landscape areas where they will increase passive surveillance and give a sense of enclosure to more open areas;
- i) the majority of the housing should be two storeys to reflect the existing residential massing. Where the new development is adjacent to existing residential development housing should be to similar in height to the existing to avoid any negative privacy issues;
- j) densities generally increase towards the existing built up area and areas well served by public transport. Densities should reduce towards the periphery of developments where they neighbour agricultural fields. This will ensure diversity within plots and a landscape setting that reflects the transition from urban to rural;
- k) building frontages should give a picturesque and varied street-scene. Buildings should be designed to ensure that streets and/ or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows which overlook streets;
- l) boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. Boundary treatments should not impair natural surveillance;
- m) buildings should be well proportioned and of sufficient high quality to provide a modern/contemporary version of traditional design, considered to strike an appropriate balance between respecting the historic character of the area and the general townscape, whilst providing a development which is not seeking to be a poor pastiche scheme; and
- n) front gardens or shared garden space should be incorporated reinforce the soft landscape street character and create attractive and active frontages.

## HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

- o) proposals should take advantage of any existing environmental or landscape features such as individual trees, trees belts and groups of trees, watercourses, views into, through and out of the site to help integrate the development into the wider settlement and landscape;
- p) an appropriate level of off-street parking provision should be incorporated into the scheme and based on the Bassetlaw Residential Parking Standards SPD to reduce the need to park on the street;
- q) where there is on-street parking provision as part of a development, this should be integrated into the street-scene through the inclusion of side-street parking bays or clear and designated parking areas. These parking bays and/ or areas should be of a size that can accommodate the modern-day car;
- r) proposals should also demonstrate how the proposed scheme plans to reduce its CO<sub>2</sub> emissions, carbon footprint and how it plans to mitigate the impact of climate change.

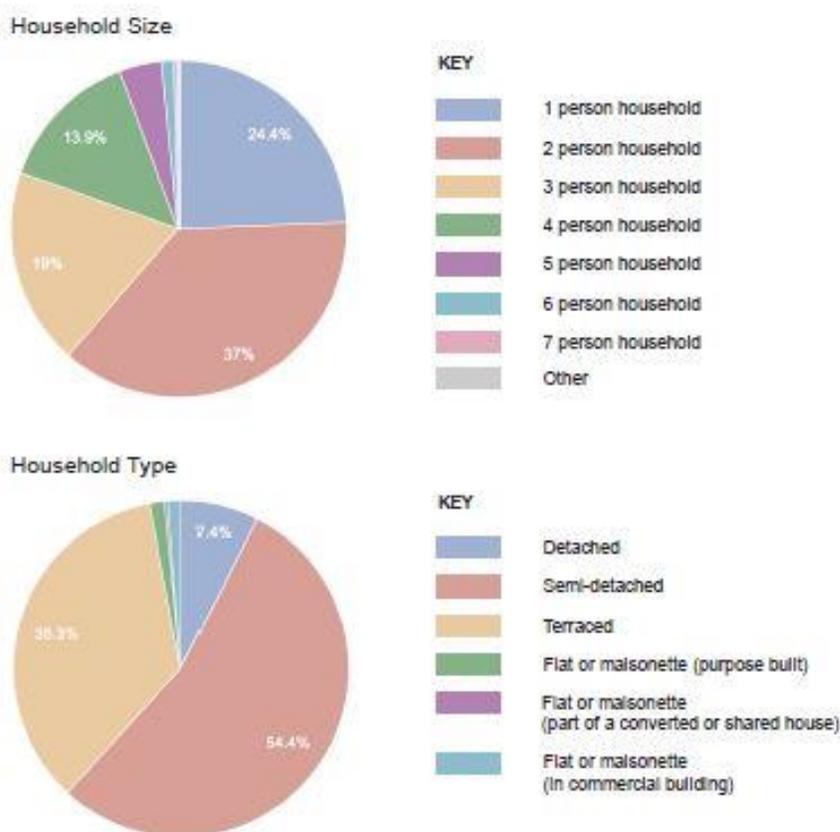
# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## 12. Housing Mix

### The need for a balanced housing mix

12.1. Due to the changing needs and population structure in the area, it is important to provide an appropriate balance for different types and sizes of housing. Within Langold, two large schemes have outline planning permission and propose the opportunity for providing the right type of housing for both local people who would like to change their accommodation type and for new residents over the plan period.

**Figure 8: Housing types in Langold**



### Population change

12.2. To ensure that all new housing developments fully respect the housing needs of the wider community. Whilst Langold has grown significantly in the last fifty years or so, it has retained a strong sense of community spirit and cohesion. In this context many residents who moved to the area in the 1970s to 1990s are now both older and in need of smaller or more specialist housing. Their children are also finding it difficult

## HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

to find appropriately sized or priced housing and there has been a decline in the younger population as people seek cheaper housing and better employment prospects in other areas such as Sheffield and Doncaster.

12.3. Evidence in the BDC Strategic Housing Market Assessment (SHMA) suggested that most of the affordable housing needed in the area is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon larger (3-4 bed) accommodation.

12.4. To give an indication of the future housing needs of Langold, the residents responded through the consultation on what type of property they would want to move into next.

12.5. As would be anticipated, the age and life stage of respondents had a clear influence on their needs:

- Older people are looking for bungalows, retirement housing and smaller properties.
- Those with dependent children are looking for larger properties.

12.6. When asked what type of housing would be needed by others the results changed dramatically. Whilst the responses were based on perception, rather than a measure of actual need, respondents clearly believed there to be a need for:

- Low cost housing such as affordable homes;
- Smaller houses (1, 2, and 3-bedroom homes); and
- Sheltered housing/ accommodation for older people.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## Policy 4: Housing Mix

1. Proposals for 11 or more dwellings should demonstrate, in their design and access statement, how the proposal is helping to meet the need for 1, 2 and 3 bedroom properties. Proposals must demonstrate how they have catered for the following:
  - a) The number of units and the percentage split of the proposed dwelling types and sizes;
  - b) How the proposal caters for the needs of first-time buyers, young families and accommodation for older people;
  - c) The proposed level of affordable housing to be provided and the proposed type(s) of affordable housing will help to meet the needs of people in Hodsock.
2. Where affordable housing provision is being met on site, the units should be fully integrated and indistinguishable with the market housing and scattered throughout the development to promote social cohesion and integration.
3. Where possible, proposals for new care facilities and accommodation for the elderly should relate well to public transport services, walking and cycling routes and be easily accessible to nearby shops. Proposals which utilise opportunities for the multi-use and co-location of care facilities and accommodation for the elderly with other services and facilities, and thus co-ordinate local care and provide convenience for users, will be particularly supported.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## 13. Langold Country Park

13.1. Langold Country Park acts as a “green corridor” through the south-western part of the village from Church Lane through to Costhorpe. The park also provides a haven for local wildlife and recreation. There are multiple facilities and spaces for people to use within the park, including a splash pool, play area and skate park. The park also has a large lake which is used for recreational purposes and has a large coverage of amenity green spaces, woodlands, natural green spaces and a network of public footpaths.

13.2. Langold is a compact, walkable village. Connectivity and movement through the village is important for it to be a sustainable and adaptable place. The issues with increased congestion and pollution are the main reason why the provision of an accessible green infrastructure is so important.

### *Langold Country Park Splash Pool*



### **Langold Lake**

13.3. Knight's lakes provided leisure facilities for the miners once the village had been built. The principal activity was fishing. Following the nationalisation of the coal industry in 1946, the National Coal Board became responsible for the park, and made improvements to the leisure facilities. A bandstand was added in 1946 and a lido in the early 1950s. The south lawn was gradually covered by spoil from the mine, and now towers some 265 feet (81 m) over the park. Ownership passed to the local authority after the pit closed in 1968, who built children's playgrounds and refreshment facilities once the mining equipment had been removed. In 1975, the

## HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

dam and some of the banking at the eastern end of the main lake were reconstructed. Following years of neglect, the lido was subsequently removed and the bandstand refurbished in 2013, while new play equipment, including a splash pool, was added in 2014.

13.4. Management of the lakes was made easier in 1992, when the Local Government Boundary Commission for England reviewed the boundaries for the Metropolitan Borough of Rotherham. Prior to 1992, the eastern half of the main lake was in Nottinghamshire, and the western half was in Rotherham. The councils for Nottinghamshire, Bassetlaw and Rotherham all agreed to moving the boundary, so that it followed recognisable features in the landscape. To the north, it was re-routed along the southern edge of Crow Wood, and to the south-west, it followed the eastern edge of the woods at Langold Holt. As a result, both lakes and land to the north and south of them became part of Nottinghamshire.

13.5. The extent of the wider Langold Country Park is identified on figure 9. The northern part of the Park falls within the neighbourhood area. The southern part falls within Carlton in Lindrick Parish. Given that the neighbourhood plan can only comment about development within its designated neighbourhood area, Policy 5 applies only to the part of the Park within the neighbourhood area.

### *Langold Lake*

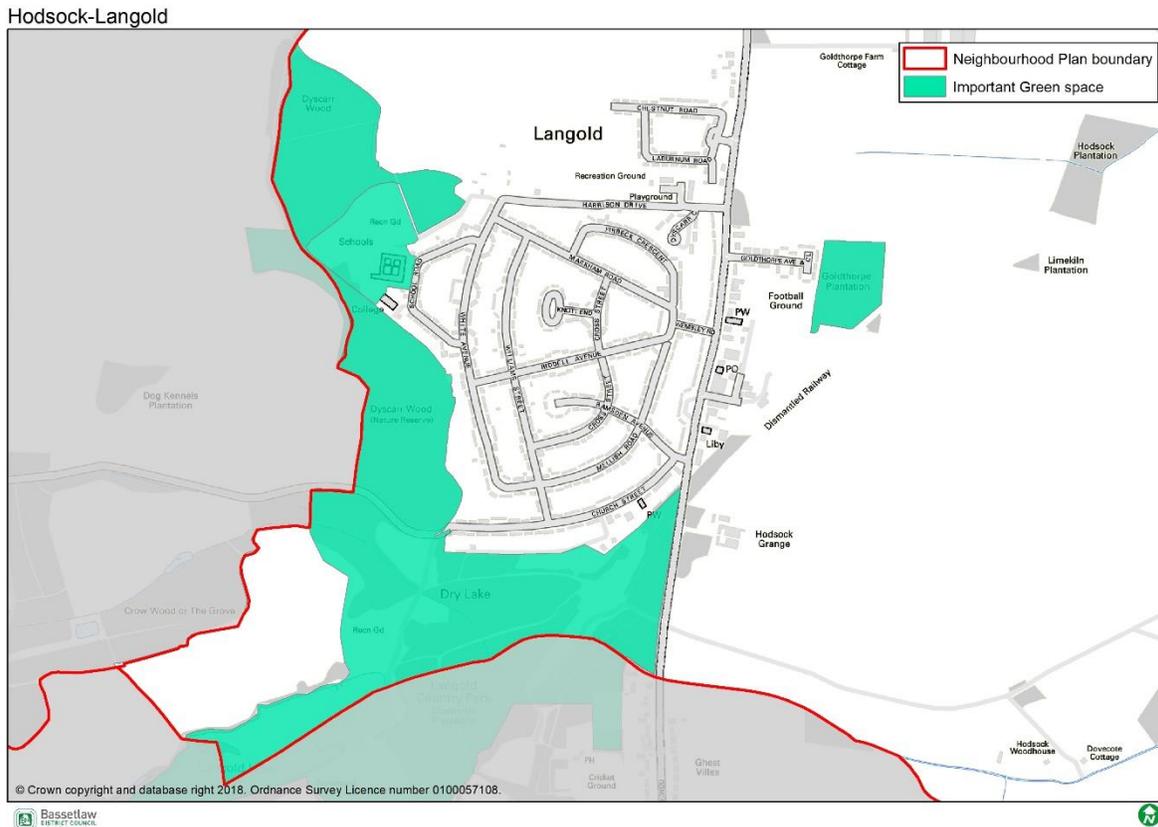


# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

Former Lido



Figure 9: Langold Country Park



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## Policy 5: Langold Country Park

1. Development proposals, which enhance the setting and viability of Langold Country Park, and other identified Important Green Spaces, as identified in figure 9, and their associated amenity value, access and biodiversity, will be supported where they consider the following:
  - a) retain and enhance, where possible, public access and extend access through the formation of waterside walkways. Particular attention should be given to improve accessibility into the village;
  - b) preserve and enhance their public and visual amenity, biodiversity, any significant trees and hedgerows and, where applicable, their recreational value as wildlife corridors;
  - c) improve the visitor experience and facilities in the Park; and
  - d) support the economic viability of Langold Country Park and encourage local employment, education and visitor facilities.

## Urban Connections – Footpaths

2. Where proposals seek to improve the condition, connection, public realm, lighting and safety of existing alleyways, these will be supported where it provides better accessibility and connections to other parts of the village.
3. Where new alleyways are proposed, these shall be easily accessible, well-lit and safe for all users, including those with disabilities.
4. Promote the use of cycling through shared spaces for pedestrians and cyclists.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## 14. Local Green Spaces

14.1. The community is proud of its rural character and the number of designated environmental sites. However, many of the green spaces and natural assets in the area are not formally designated or protected.

14.2. Consultation results showed that most people who attended the consultation on Local Green Spaces supported the proposed designations. A few additional sites were added to the list following the feedback from the consultation with residents.

14.3. The NPPF (paragraph 99) enables local communities, through Neighbourhood Plans, to identify for special protection, green spaces of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:

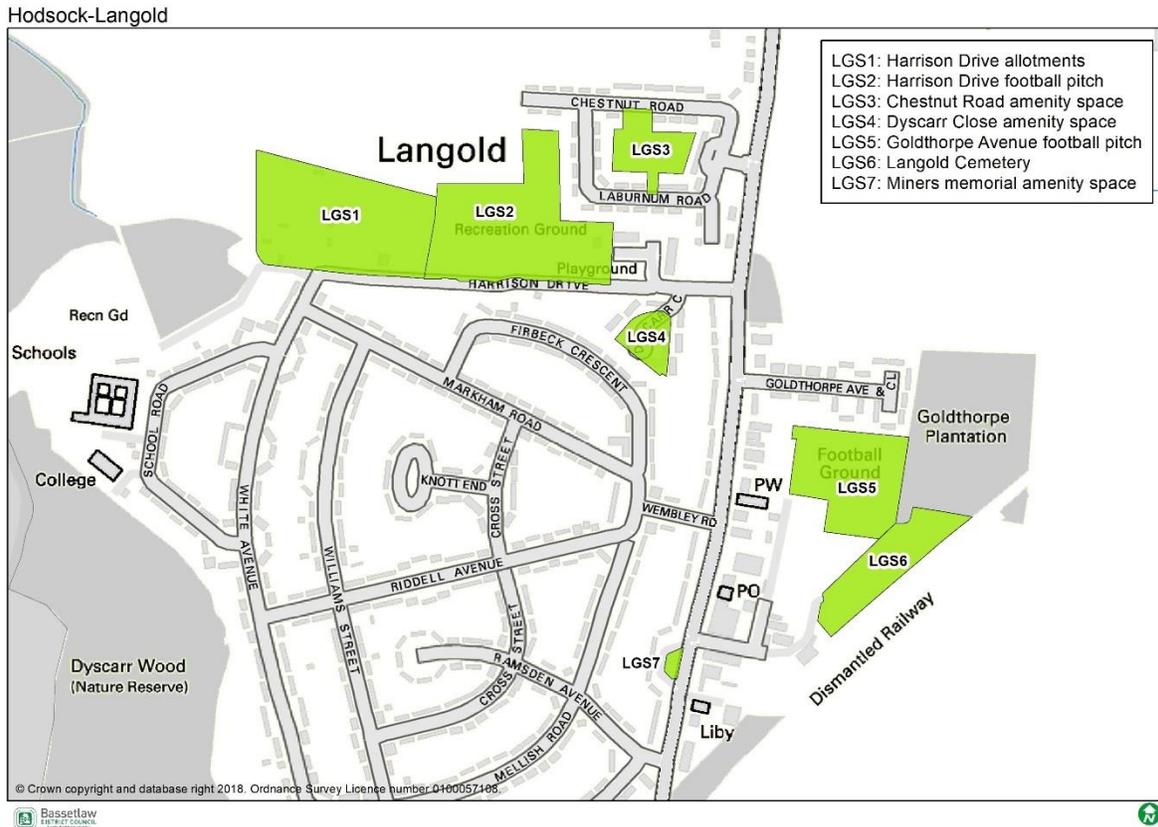
- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- the green area concerned is local in character and not an extensive tract of land.

14.4. Having regard to the criteria, it is considered that there are a number of green spaces in the Parish that meet this test and merit special designation and protection. For each green space, a specific assessment has been prepared, showing a map of the green space, pictures of the green space, details on ownership and dimensions, and how the green space meets the criteria of the NPPF and why it is special to the local community.

14.5. Proposals for associated buildings, spaces and fixtures and fittings may come forward within the plan period where they would enhance the six spaces for public use. This will be a matter for the District Council to assess on a case-by-case basis. Whilst built development would conflict with Local Green Space designation there may well be exceptional circumstances that would allow such proposals to achieve planning permission.

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Figure 10: Local Green Spaces in Langold



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## Policy 6: Local Green Space

1. The following areas shown on figure 10 are designated as Local Green Spaces:

LGS1: Harrison Drive Allotments;  
LGS2: Harrison Drive Football Pitch;  
LGS3: Chestnut Road Amenity Green Space;  
LGS4: Dyscarr Close Amenity Green Space;  
LGS5: Goldthorpe Avenue Football Ground;  
LGS6: Langold Cemetery; and  
LGS7: Miners Memorial Amenity Green Space.

2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## 15. Settlement Breaks

- 15.1. Beyond the village, much of the designated Plan area is open countryside. This aspect of siting within the landscape is a key component of both the character of the village and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of existing settlements of Carlton in Lindrick and Langold, the subsequent loss of green space and the damage this might do to the identity of what are currently two distinct places. This became a significant issue during consultation feedback and talking to residents.
- 15.2. This section examines the settlement break that acts to provide a valuable amenity for residents, that connect the village to green spaces and features in the wider area, and which help preserve the village as a distinct place with its own character. These green connections are important wildlife corridors and provide space for biodiversity and ecology to thrive.
- 15.3. The role of the settlement break in supporting the character to the entrance of Langold is set out below, and risks to the essential role of these spaces are identified to suggest ways in which these essential green spaces can be protected from erosion over time.
- 15.4. For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between the two places. The northern fringe of Carlton in Lindrick is distinct from the built environment of Langold, with linear development of detached and semi-detached dwellings fronting the street.
- 15.5. Langold is very different, with a more urbanised feel along Doncaster Road, including a local centre. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.
- 15.6. This break also helps in bringing the role of the underlying landform in influencing settlement formation to the fore, as here there is a distinct local depression that reveals the spatial logic of how the settlements came to be formed in the first place. Within this local dip, watercourses feed Langold Lake, and a system of ditches drain the land into the Ryton valley.
- 15.7. The eastern extent of Langold Country Park is visible from the street as you pass through this break, and this gives this segment of Doncaster Road a distinct

## **HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN**

character, with dense woodland tree planting right up to the edge of the movement corridor. This creates a tunnelling effect, which contrasts with the more open feel of the Doncaster Road to the south. This openness is one of the key characteristics of the area and one of the things that makes it distinct from other settlements along the A60 in this area.

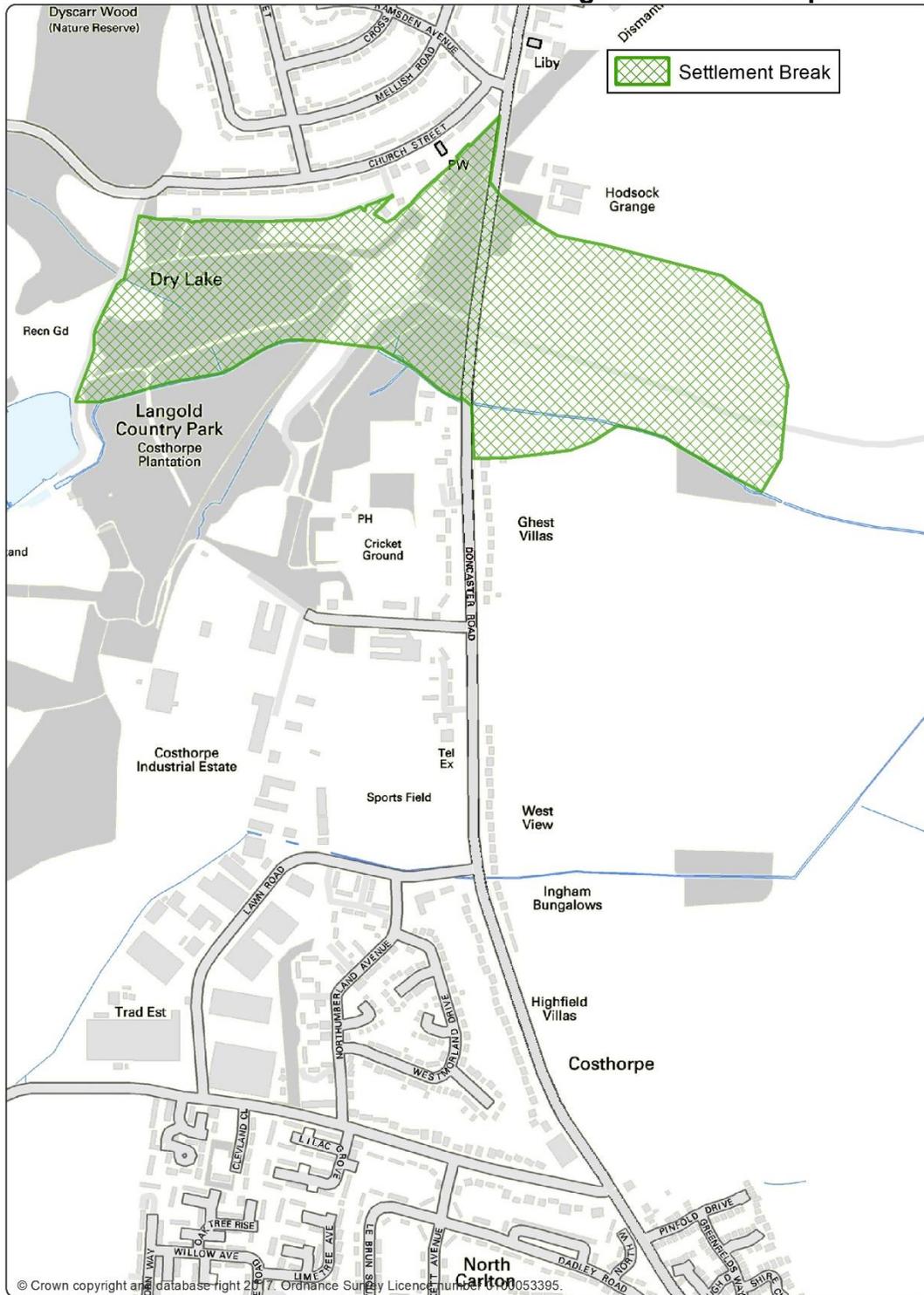
- 15.8. The integrity and character of this break should be preserved as it is an important part of the user experience of visiting the area, helping to keep Carlton in Lindrick and Langold two distinct places and offering a connection from the street to the country park and beyond.

### **Policy 7: Settlement Breaks**

- 1. Two Settlement Breaks are designated, as identified on figures 11 and 12:**
  - 1) Between Langold and Costhorpe; and**
  - 2) Between Langold and Oldcotes.**
- 2. The settlement breaks have been identified to fulfil the following roles and functions:**
  - a) prevention of the physical merging between Langold and Carlton in Lindrick and Costhorpe and Oldcotes, preserving their separate identity and local character; and**
  - b) provision of an accessible recreational resource, with both informal and formal opportunities, close to where people live.**
- 3. Proposals for development, writhing the identified Settlement breaks, will only be supported where it can be demonstrated that the proposed development is not contrary or detrimental to Part 2 (a-b) of this Policy.**

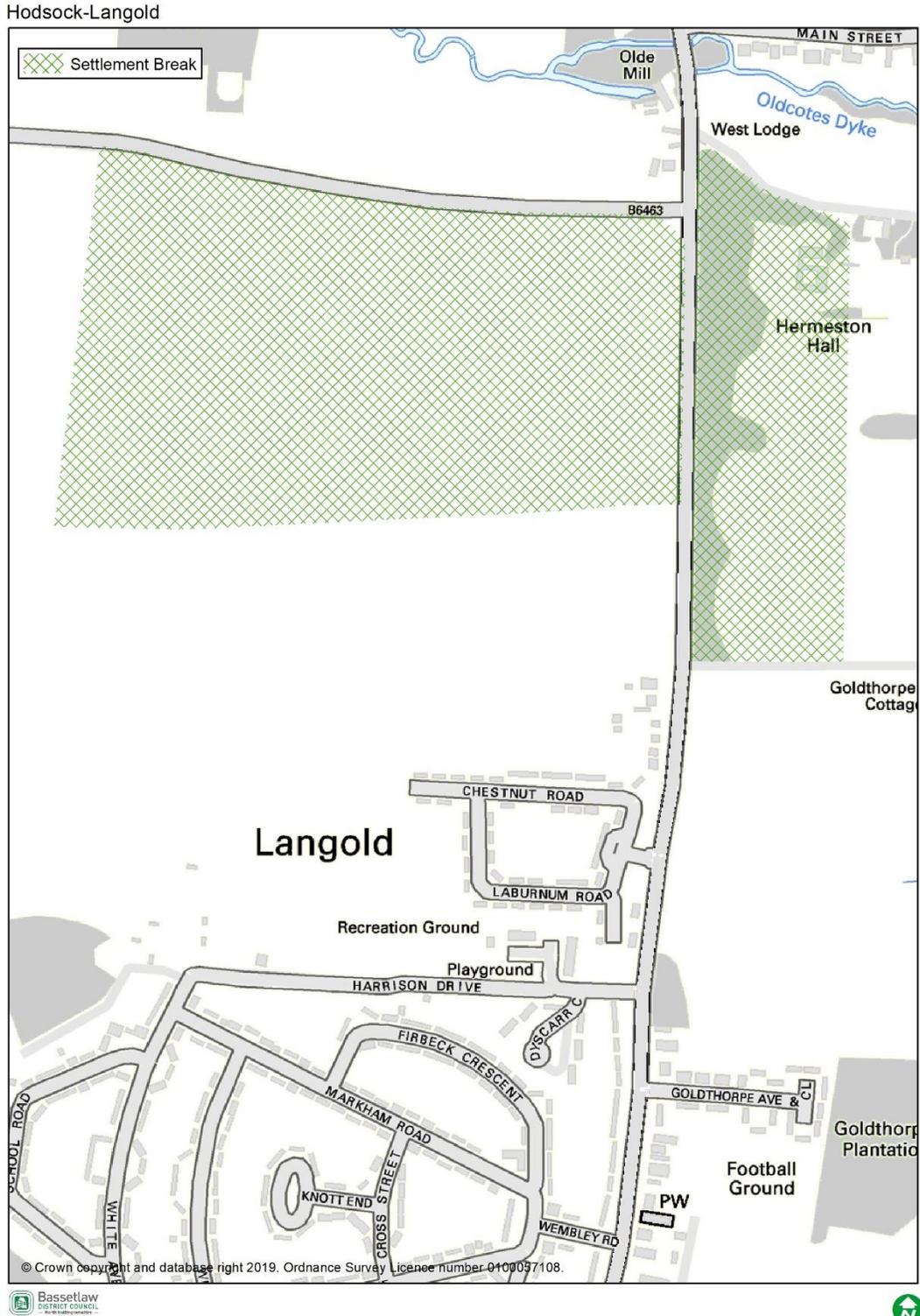
# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

Figure 11: Settlement Break 1: Land between Langold and Costhorpe



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Figure 12: Settlement Break 2: Land between Langold and Oldcotes



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## 16. Neighbourhood Centre – Doncaster Road

- 16.1. Retail provision is an important asset to the village and it is important that the existing retail provision is protected and enhanced to support a growing and sustainable community. The Bassetlaw Retail and Leisure Study (2017) undertook a 'health check' on the identified Neighbourhood Centres and identified a range of retail provision with no vacant units indicating a healthy retail situation within the village.
- 16.2. Within the Neighbourhood Centre, development proposals will be encouraged where the schemes are shown to make a positive contribution to the retail experience including how the development supports other policies within this Neighbourhood Plan. Local people expressed support for new facilities and retail offer within the village. However, people also raised concern about the lack of choice in shops and the increase in hot food takeaways that are often shut during the daytime and cause the area to be unsightly with metal shutters.
- 16.3. People wanted to see the areas attractiveness improved and the regeneration of the shop fronts, paving and signage to encourage use and new businesses into the area.
- 16.4. In order to ensure that Langold's neighbourhood centre continues to retain its primary purpose of providing a range of shops and services, including containing an appropriate concentration of hot food takeaways, and to ensure the amenity of surrounding residential properties are protected from the adverse impacts from hot food takeaways.

### *Shop fronts and public realm within the Neighbourhood Centre*



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## **List of current businesses in the Neighbourhood Centre**

Langold Express

Dentist

Five ways convenient store

TGS Funeral Care

Now Church (no longer used)

Langold Pharmacy

One Stop Shop

Royal Legion

Couplands

Just Gents Barbers

CHL Hair Studio

GOA Indian Restaurant

Goldfish Bowl

Moto Repairs

Village Styles

Phoenix Mobility

Langold fish Bar

Original Factory Shop

The Pocket Sports Bar

Bark and Bubbles

Mar Larkins Cafe

Fulton Foods

Kit Monkey

Flowers by Molly

John's Garden Supplies

Library

Health Clinic

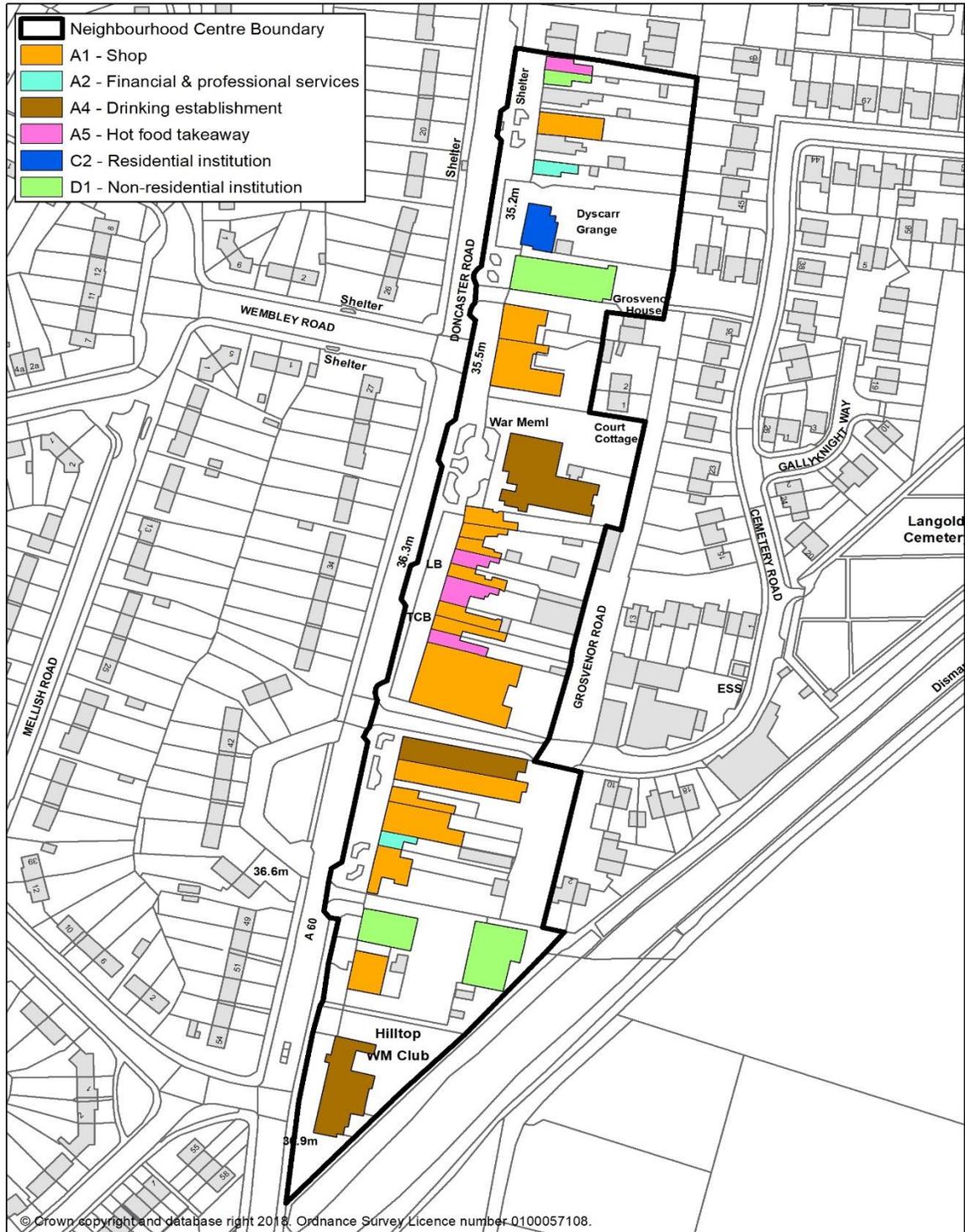
Langold Car Sales

Social Club

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

Figure 13: Use-classes in the Neighbourhood Centre

Hodsock-Langold



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## Policy 8: Neighbourhood Centre

1. Proposals involving the change of use, at ground floor level, from A1, A2, A3, A4 and A5\* to non-retail uses, within the Neighbourhood Centre, as identified on figure 13, will not be supported unless it can be demonstrated that there is no longer a need for the facility or the premises are unsuitable or not economically viable\*\* for the continued provision of a retail facility.
2. New retail facilities will be encouraged where they are providing a mix of retail provision within that specific centre and contribute towards the continued vitality of the Neighbourhood Centre.
3. Proposals that seek to improve the public realm of the Neighbourhood Centre shall be supported where the materials contribute towards the improvement of wider public amenity and enhance the character of the area.

## Shop Front Improvements

4. Support will be given to proposals that are seeking to replace or enhance the existing shop fronts within the identified Neighbourhood Centre.

## \*Hot Food Takeaways

5. When considering whether a proposed (A5 use) hot food takeaway would result in an over-concentration of hot food takeaways when considering the existing provision of such use within the Neighbourhood Centre. An over-concentration of hot food takeaways is defined as four or more individual units that are currently operating such a use.

*\*\*Applicants will be expected to demonstrate, to the Council's satisfaction, that all reasonable efforts have been to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.*

# HODSOCK AND LANGOLD NEIGHBOURHOOD PLAN

## Policy 9: Employment Development

1. Proposals that generate new employment opportunities, including the change of use, and subdivision of, existing buildings within the existing development footprint of Langold (See Policy 1), will only be supported subject to all the following criteria being met:
  - a) the development is proposing a B1 (a-c) or B2 employment use(s);
  - b) The proposal is no larger than 0.5ha in size;
  - c) the operation of the proposal does not cause an unreasonable impact from noise, smell, vibrations, glare, dust and operating hours on the amenity of nearby residential properties;
  - d) the proposal provides adequate off-road parking, servicing and access arrangements; and
  - e) it will not have a detrimental impact on the capacity or safety of the existing highway network.
  
2. For industrial buildings that are within, or adjoining, the open countryside, the materials used to clad the building(s) should be of an appropriate colour that blend into its setting and will not lead to a stark contrast between the new building(s) and the surrounding landscape.

*\*As defined in The Town and Country Planning (Development Management Procedure) (England) Order as amended.*

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## **17. Development in the wider Parish**

17.1. Rural and agricultural development could have significant adverse visual impacts on the setting of the wider parish of Hodsock. Where possible, development should be sited sensitively within this gently undulating landscape and adjoin existing built form. Large modern agricultural buildings should be set against a backdrop of rising land or wooded slopes and not sited on the crests of hills where they would visually dominate the horizon and impact on the area's extensive open skies, therefore breaking the skyline.

17.2. General development here is restricted under the existing Bassetlaw Core Strategy, but there is scope for some, limited, development that is associated with rural industry and land use such as agriculture, renewable energy and rural enterprise.

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### **Policy 10: Employment Development outside the development footprint**

- 1. All proposals for employment development outside the development footprint of Langold for permanent or temporary holiday overnight accommodation, tourist attractions, static caravans, equine facilities, or businesses relating to rural activities or enterprises will be supported, where all of the criteria are met:**
  - a) it can be demonstrated that the proposal cannot be delivered on a site within the existing development footprint of Langold;**
  - b) the proposal requires a rural location for its intended use;**
  - c) the scale, design and form of the proposal, in terms of both buildings and operation, are appropriate for the location;**
  - d) does not significantly harm or alter the character and appearance of the surrounding countryside and landscape;**
  - e) the proposed use is compatible with neighbouring uses; and**
  - f) it includes adequate and acceptable parking, service and access arrangements for the proposal.**
  
- 2. Where applicable, new agricultural, equine and commercial buildings and structures should be sited and designed sensitively. They should be sited to avoid breaking the skyline when viewed from public rights of way and should minimise adverse visual impacts on the settings of nearby heritage assets through appropriate screening and landscaping using local native species. Larger buildings should be “broken up” using a change in materials, screening or colour or a break in the roof span.**

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## 18. Historic Environment

- 18.1. The historic environment is important for its own sake. It is also central to the character and identity of the parish. It is a source of immense local pride, as well as being a valuable educational and economic resource. The historic environment should also act as a stimulus and inspiration to place making in all parts of the parish so that it can reinforce local identity and play a part in increasing the appeal of the area as a place to live, work, visit and invest in.
- 18.2. National planning policy on the historic environment provides guidance on the identification, significance, and protection of heritage assets. These assets include listed buildings, conservation areas, historic parks and gardens and archaeological remains. National policy expects that the contribution of such heritage assets to local character and sense of place is recognised and valued and the policy will reinforce this.
- 18.3. The parish has around 9 listed buildings. In addition, it has 5 unregistered parks and gardens and a number of non-designated heritage assets. Part of the Oldcotes Conservation Area also encroaches into the northern part of the Parish. These are detailed in national lists and registers, copies of which are made publicly available by the council. Listed buildings and scheduled monuments are afforded protection through national planning legislation and policy. The heritage significance of the unregistered parks and gardens of special historic interest is a material consideration in the determination of planning applications.

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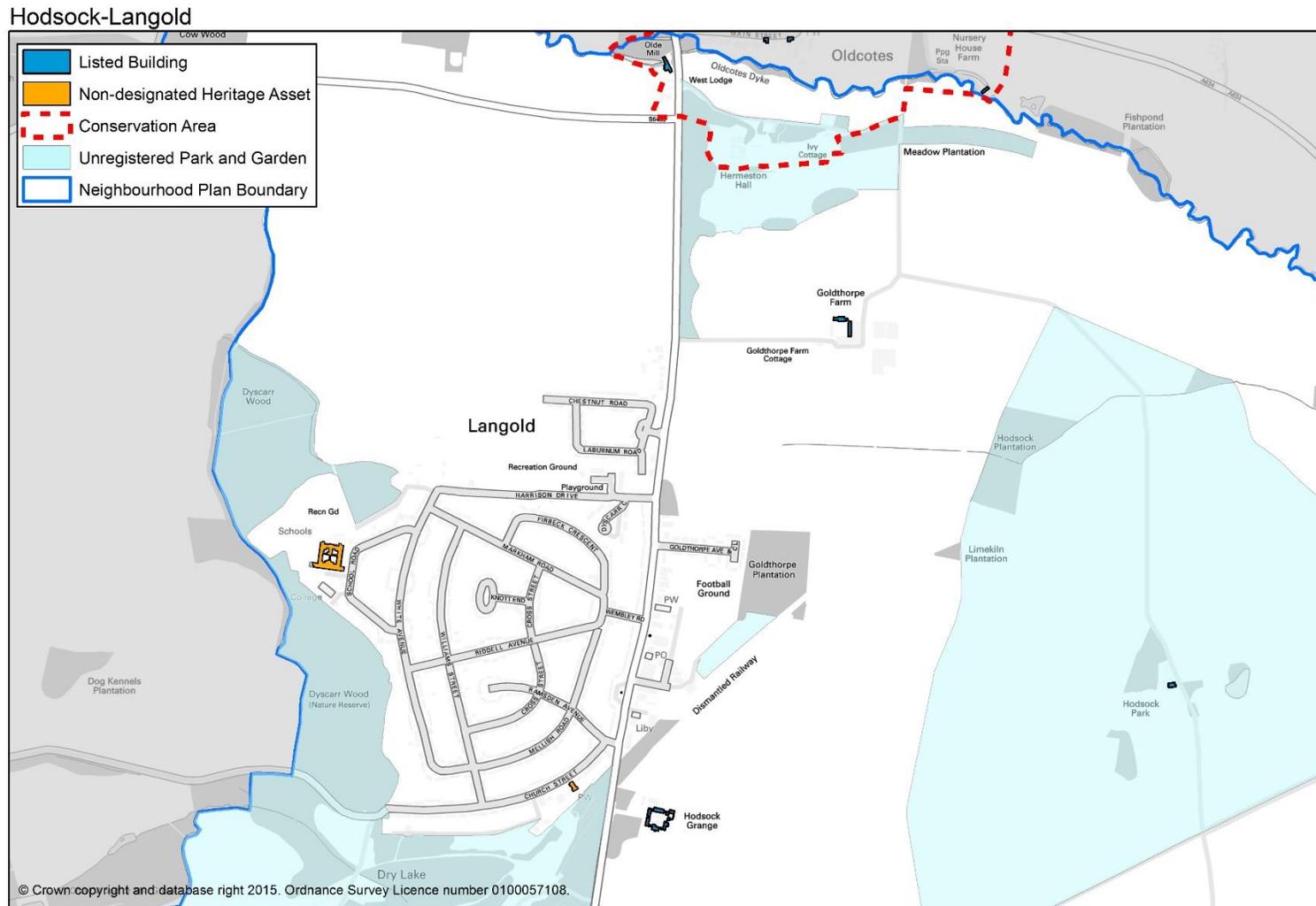
- 18.4. These heritage assets contribute to the distinctive local character of the parish but are not afforded the same legislative protection. National policy on the historic environment recognises that some of these local heritage assets have lesser significance but expects that decisions are based on the nature, extent, and level of that significance, which is a material consideration in the determination of planning applications. We will review the existing parks and gardens of local historic interest and consider the designation of buildings of local architectural and historic interest.
- 18.5. This policy seeks to ensure that heritage assets are safeguarded or enhanced for the future, both for their own heritage merits and for the wider benefits they bring. The benefits should include improvement in the quality of the historic built and landscaped environment, stimulation of high architectural quality in new buildings, creation of a stronger local identity and sense of place, increased sustainability, encouragement of local building craft skills, greater opportunities for use of the historic environment in education and increased levels of investment and tourism.

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### **Policy 11: Historic Environment**

- 1. The plan areas listed buildings and non-designated heritage assets are shown on figures 14 and 15 and in Appendix 2. Proposals affecting a listed building and/ or its setting will be expected to preserve and, if possible, enhance the listed building and its setting.**
- 2. Proposals affecting non-designated heritage assets will be judged against the scale of harm or loss to the significance of the asset.**

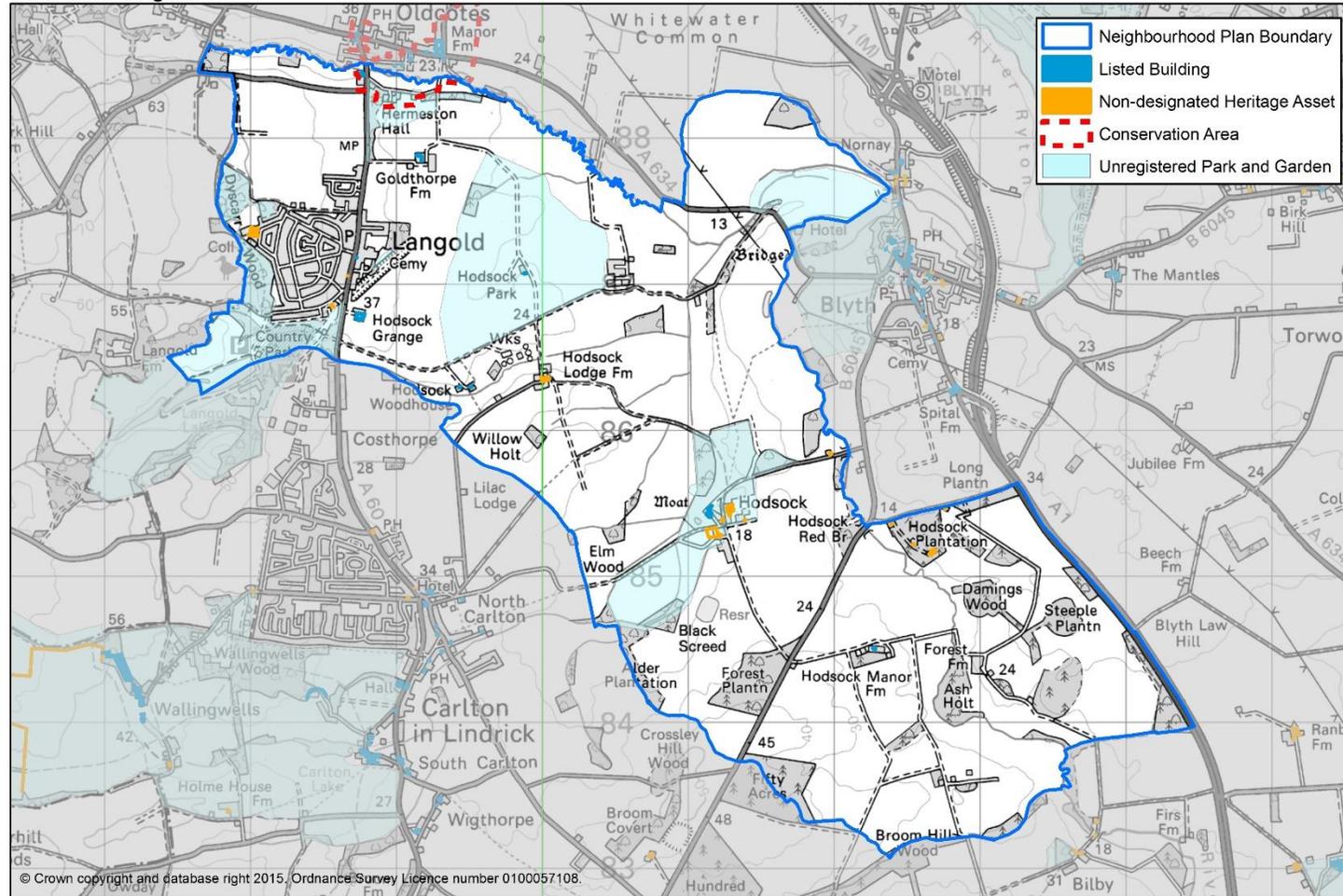
**Figure 14: Designated and non-designated Heritage Assets in Langold Village**



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Figure 15: Designated and Non-designated Heritage Assets in Hodsock Parish

Hodsock-Langold



## **19. Implementation and Monitoring**

- 19.1. The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable, Hodsock Parish Council will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Hodsock Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications over the plan period.
- 19.2. The Parish Council recognises that there is a significant level of existing planning applications for residential development within the area and the progress of these will be monitored annually.
- 19.3. 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.
- 19.4. 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.
- 19.5. 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 or improvement of community infrastructure.
- 19.6. 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.
- 19.7. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.
- 19.8. The Neighbourhood Planning Act and the NPPF 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.

## 20. Appendix 2: List of Non-designated heritage assets

Heritage Asset	Location	Period	Description
Hodsock Lodge Farm		Late-C18	Late-18th century farm buildings, single storey, primarily Magnesian Limestone walls with some pantile roofs, stone arches, some timber joinery, much altered
Langold Dyscarr Primary School	School Road	1925	Langold School, built 1925, opened 1926, originally secondary (with infants attend a now-demolished school adjacent), now primary school; designed by L.E. Maggs (chief architect at Nottinghamshire County Council), typical regular symmetrical plan, single storey, red brick (parts rendered), slate roof, stone dressings, brick chimney stacks, original timber windows through
Hodsock Priory Lodge	Hodsock Lane	C18	18th century, possibly an earlier chapel. Has stone roof tiles, one of only a few in the district.
Memorial Cross	Doncaster Road	1959	Memorial cross, 1959, stone cross on 3-stepped plinth,

Heritage Asset	Location	Period	Description
			bronze statue of Christ on cross, inscription reads: "This calvary was erected by grateful patients and friends; in memory of Dr Timothy Ryan; whom god called to eternal rest on 30th May 1959; may he rest in peace".
St Lukes Church	Church Street	1928	C of E Church, built 1928, foundation stone laid by Miss Mellish on 25th June 1928, single storey of red brick with pitched plain clay tile roof, echoes a plain 13th century Gothic style, windows consist of tall narrow round-topped lancets, mostly with metal-framed leaded windows (four pairs on the north side of the nave and three on the south), the three lights at the east end have coloured glass; above them is a circular window; At the west end are three lancets and two rectangular windows; the relatively large porch has a single lancet either side and white painted gable bearing a black cross

Heritage Asset	Location	Period	Description
Kitchen Garden Wall	Hodsock Lane	1873-6	Kitchen Garden Wall, associated with Hodsock Priory, built between 1873-6 for Margaret Mellish, probably designed by George Devey; approximately 4m tall, red brick (English garden wall bond) with flat stone coping, arched door opening on west side
The Stables	Hodsock Lane	1829-33	Stable range associated with Hodsock Priory, built between 1829-33 for Anne Chambers (sister of Col. Henry Francis Mellish), Possibly designed by Ambrose Poynter; primarily brick construction, although with Magnesian Limestone facing to west elevations of both main north and south blocks, clay pantile roofs, mostly brick arches, central building has clock in front gable and bell above; timber joinery throughout
1 Priory Farm Cottages	Hodsock Lane	Mid-C19	Workers cottage associated with Hodsock Priory, mid-19th century, one and a half storeys, red brick with clay pantile roof, central brick

Heritage Asset	Location	Period	Description
			stack, symmetrical façade with squared bays either side of central doorway, door is set within a porch with stone surround and bargeboards; timber joinery including flush-fitting glazing bar casements on front
4 Priory Farm Cottages	Hodsock Lane	Mid-C19	Workers cottage associated with Hodsock Priory, mid-19th century, two storeys, red brick, symmetrical front gable with central doorway within porch and first floor window with hood mould; rick arches, central brick chimney stack
Home Farm House	Hodsock Lane	C17	Farmhouse associated with Hodsock Priory, earliest part appears to be 17th century (or earlier) and is primarily visible on rear (faced with Magnesian Limestone), rest of building is red brick (primarily 18th century), although with 19th century extension on north side, several brick hood moulds over windows, some evidence of timber framing on east side (brick joins and projecting band), hipped

Heritage Asset	Location	Period	Description
			slate roof, brick chimney stacks, timber doors including front door with fanlight above, metal-framed glazing bar windows with triangular panes throughout
Hodsock Priory Farm	Hodsock Lane	Early-C19	Early-19th century former barn, now dwelling, associated with Hodsock Priory, two storeys, red brick, pantile roof, timber joinery, brick diamond ventilators, brick arches

## 21. Appendix 3: Local Green Space Justification

Open Space	Area (Ha)	Landscape Quality	Historical Quality	Recreational Quality	Ecological Quality	Why it should be protected?
<b>LGS1: Harrison Drive Allotments</b>	0.12	Forms part of the wider green infrastructure for Langold	N/A	Informal growing spaces for residents to grow their own food.	Provides a haven for local wildlife such as birds and insects.	The site is considered community assets and is regularly used by local people. There are plans for expansion due to local demand.
<b>LGS2: Harrison Drive Amenity Green Space</b>	0.13	Forms part of the wider green infrastructure for Langold	N/A	Regularly used for amenity, rest and tranquillity.	Has some trees and grassed area that is used by local wildlife.	This area is highly valued by the local community and is currently unprotected.
<b>LGS3: Chestnut Road Amenity Green Space</b>	0.20	Forms part of the wider green infrastructure for Langold	N/A	Used frequently as an amenity green space and seating area. Local children often use it in the summer for informal play and sport activity.	Has some trees and grassed area that is used by local wildlife.	It is an important space within an existing development that is used by local people. Children often use it for informal Ply and sport activities.
<b>LGS4: Dyscarr</b>	0.09	Forms part of the wider	N/A	Used frequently as	Largely open grassland	It is an important space within an existing

Open Space	Area (Ha)	Landscape Quality	Historical Quality	Recreational Quality	Ecological Quality	Why it should be protected?
<b>Close Amenity Green Space</b>		green infrastructure for Langold		an amenity green space and seating area		development that is used by local people.
<b>LGS5: Goldthorpe Avenue Football Pitch</b>	1.09	Forms part of the wider green infrastructure for Langold	N/A	Used regularly by local families and children for play and informal sport recreation	Largely open grassland	It is an important space within an existing development that is used by local people. Children often use it for informal Ply and sport activities.
<b>LGS6: Langold Cemetery</b>	0.83	Forms part of the wider green infrastructure for Langold	N/A	Used frequently as an amenity green space and seating area	Largely open grassland	It is an important space within an existing development that is used by local people. Children often use it for informal Ply and sport activities.
<b>LGS7: Miners Memorial Amenity Green Space</b>		Is located within a green amenity area along Doncaster Road	Forms part of the mining history of the village.	Informal seating	Some grassland	Important as a monument to local people and is used for remembering the local residents who died working down the mine.