

Neighbourhood Character Profile

Blyth Neighbourhood Plan

January 2019

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TABLE OF CONTENTS

1. Introduction	1
2. How to use this Report	1
3. Neighbourhood Profiles	4
3.1. Neighbourhood Area 1 - North	4
3.2. Neighbourhood Area 2 - North-West.....	17
3.3. Neighbourhood Area 3 - Conservation Area	25
3.4. Neighbourhood Area 4 - East.....	40
3.5. Neighbourhood Area 5 - South	54
4. Key Recommendations for Neighbourhood Plan Policies	65

TABLE OF FIGURES

Figure 1: Neighbourhood Areas Map of Blyth	4
Figure 2: Neighbourhood Area Map 1 - North	5
Figure 3: Neighbourhood Area Map 2 - North-West	17
Figure 4: Neighbourhood Area Map 3 - Conservation Area.....	25
Figure 5: Neighbourhood Area Map 4 - East.....	40
Figure 6: Neighbourhood Area Map 5 - South.....	54

1. Introduction

1. This report presents the results of the Neighbourhood Profile events organised by the Blyth Neighbourhood Plan Steering Group.
2. The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick resident's feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.
3. The Neighbourhood Profile methodology involves 3 key evidence gathering stages:
 - **Defining Neighbourhoods:** depending on the size of the Plan Area to be analysed, it may be necessary to define different Neighbourhoods within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Neighbourhood such as Land Use, Development Periods, Physical Boundaries, Current or Historical Administrative Boundaries, etc.
 - **Neighbourhood Overview:** this is a Neighbourhood-specific map-based exercise, open to all residents willing to participate. The event entails a series of exercises to understand the physical characteristics (Layout Types, Natural Features, Open Spaces) the areas mechanics (Land Use, Services and Facilities, Landmarks), the assets of the neighbourhood, the road and transportation systems, and any additional features that are best captured through a map-based group exercise.
 - **Neighbourhood Walkabout:** a walkabout around the most representative streets of the neighbourhood area. The aim of the walkabout is to gather information regarding the character of the development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.
4. This Report presents the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood

Plan, which will refer back to it in order to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications, to determine whether or not the design and character of the proposed development protect and enhances the existing character of Blyth.

5. Due to its size and varying character, the Steering Group identified five neighbourhoods and organised a Neighbourhood Profile event for each area, and these were held on 09 June 2018. For each neighbourhood, a morning session was held dedicated to the Neighbourhood Overview, followed by a Walkabout around the neighbourhood in the afternoon. A total of 44 residents participated across the neighbourhood events. The identified five neighbourhood areas can be seen in Figure 1 on the following page.
6. Chapter 3 summarises the results of these events. It presents the collected information using maps of the area, an area overview table, the asset and routes maps, key features of the area, and main views and vistas. Pictures and photographs are provided to clarify the features described in each subsection. Key recommendations for Neighbourhood Plan Policies, key design principles for a proposed development, and proposals for community interventions that could improve the existing character of the area are presented at the end of this Report.

2. How to use this Report

7. This Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence and to demonstrate the community importance of certain features and uses of the built environment. Such policies could include, but not be limited to, Character and Design, Local Green Space Designation, Green Infrastructure, Community Facilities, Employment and Commercial Development, Non-Designated Heritage Asset Identification, Views and Landscape Protection, etc.
8. The Report will also set design principles and recommendations that developers should incorporate into the design of their proposed development. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendations section will be set for each Neighbourhood Area and will be referenced in relevant Neighbourhood Plan Policies.

9. This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform Parish Council's Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.

3. Neighbourhood Profiles

Neighbourhood Areas in Blyth

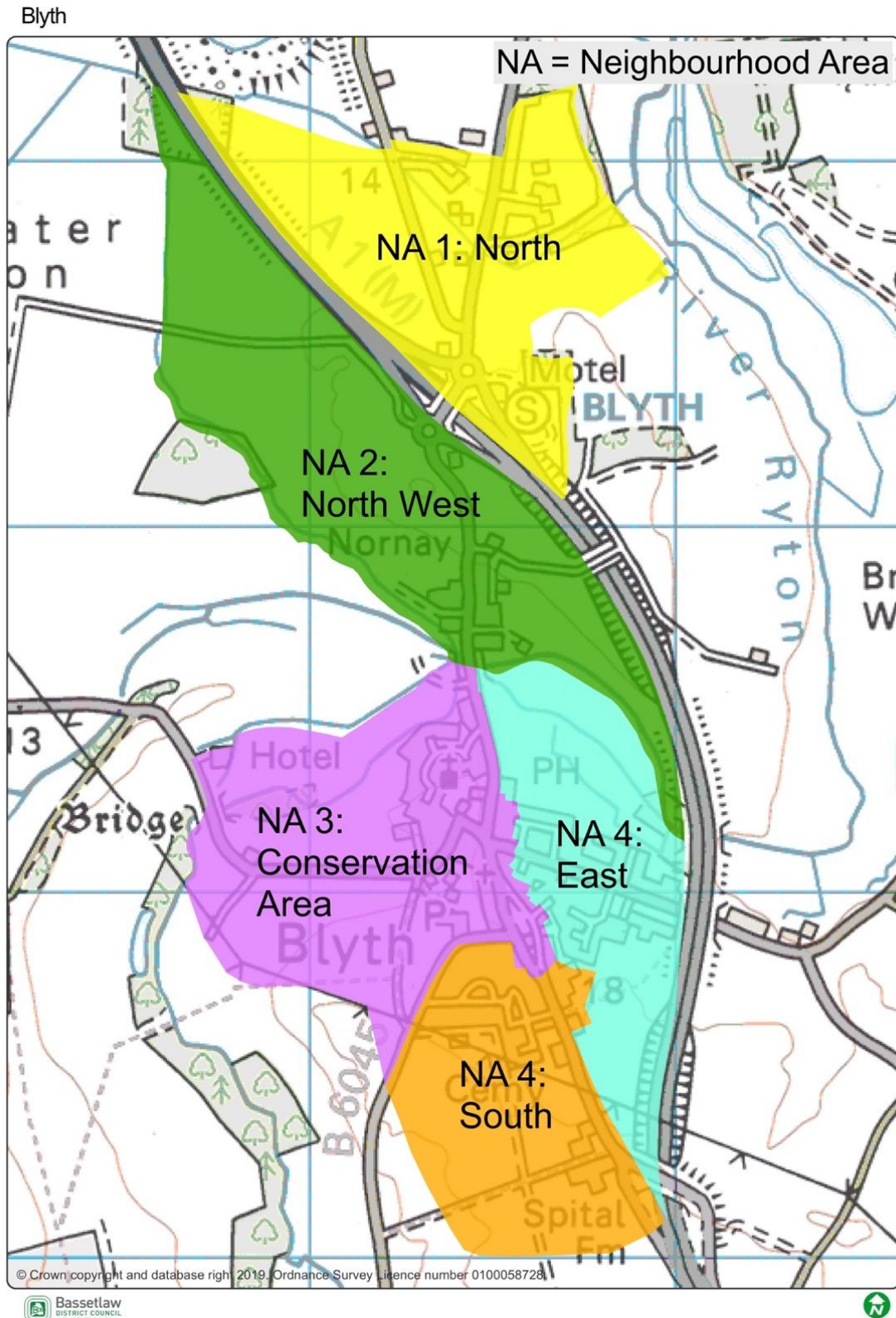


Figure 1: Neighbourhood Areas Map of Blyth

Neighbourhood Area 1 – North

10. Area 1 is bordered, to the north by agricultural land within the parish of Styrrup with Oldcotes (which has existing permissions for commercial development, some of which has been delivered), to the south & west by the A1 (M), to the east by the Serlby estate (much of which is within the Blyth boundary).

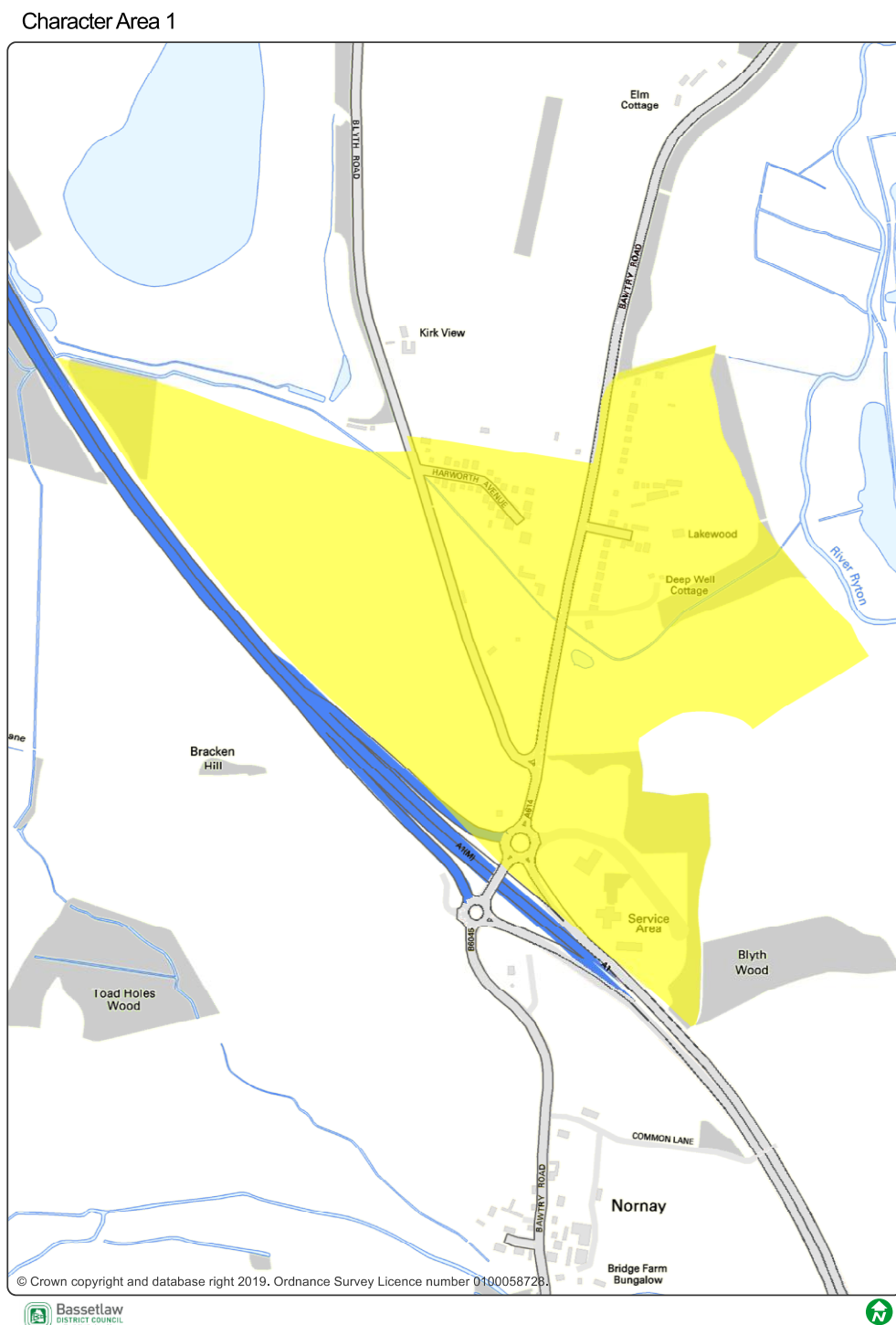


Figure 2: Neighbourhood Area Map 1 - North

Overview Table of the Neighbourhood Area 1- North

Neighbourhood Area 1 - North	
Topography	<ul style="list-style-type: none"> The area is generally relatively flat with a gentle upwards slope towards the northern boundary.
Age (when was it built)	<ul style="list-style-type: none"> Residential elements predominantly 1930's with some additions in the 1970s & '80s and a few recently constructed individual dwellings interspaced. Service station for the A1 developed in the mid-1980s. The new industrial unit completed in 2018.
Land Uses	<ul style="list-style-type: none"> Predominantly residential, with some farmland and small areas of woodland. Newly constructed large industrial unit. Blyth Services (Moto) occupies a large plot to the south, adjacent to the A1 (M). The Services area is well screened by trees, minimising its visual impact on the area. The A1(M) runs north-south through the area.
Roads & Street scene	<ul style="list-style-type: none"> To the south, newly configured road junctions (provided to accommodate new & proposed warehousing developments) connect the A1(M) junction to the A614 (Bawtry Road) - heading north towards the Doncaster border & Harworth Road - heading north towards Harworth. Footpaths have also recently been provided, between the residential areas & the Moto Services. There are no dedicated cycle paths. There is a 30mph speed limit (rarely observed) along the A614, and this road benefits from street lighting and a single bus stop on each side. On Harworth Rd, the street lighting and 30mph speed limit do not extend beyond the new industrial development – residents, with homes fronting onto the main road, contend with a 60mph speed limit. As it exits the village, Harworth Road is unclassified, narrow & without footpaths.

	<ul style="list-style-type: none"> • There are just two other roads, both cul-de-sacs. Harworth Avenue - off Harworth Rd, close to the village boundary & The Woodlands – off Bawtry Rd. • A public footpath connects Bawtry Road with Harworth Road, passing through Harworth Avenue – which is an un-adopted road. • Traffic volumes are heavy. The A614 is the main route, from the A1(M) to Gainsborough & the east. Harworth Rd links the A1(M) to Industrial/warehousing sites in Harworth & Tickhill. Traffic (particularly HGVs) is expected to increase significantly as substantial new industrial developments come on-line in Blyth & neighbouring Styrrup. • Residents on this side of the A1(M) now have reasonably safe pedestrian access across the motorway, but not beyond, into the main village. The footpath from the A1(M) down towards the village centre is not wide enough to allow safe separation of pedestrians from traffic & is impassable with a mobility scooter or wheelchair. There is no footpath at all on Harworth Rd, beyond the Blyth boundary. The footpath along the A614 towards Bawtry, becomes impassable, for all but the most agile, shortly after passing the Blyth village sign. For residents, there are few options but to use a car, even to travel short distances.
<p>Layout Types</p>	<ul style="list-style-type: none"> • The A614 (Bawtry Rd) has a predominantly linear layout with bungalows, fronting almost the full length of the eastern side – all are on large plots and set well back from the road. Most of the detached properties (northern end of the road) are well screened by high hedging/fencing/walls. • Harworth Rd, beyond the new roundabout, is linear with a handful of dwellings fronting the eastern side. • Harworth Avenue is a vaguely crescent-shaped cul-de-sac with bungalows, on small plots, either side. • The Woodlands is a small linear infill development of 6 properties, on land which once housed a transport café.

<p>Natural Features & Open Spaces</p>	<ul style="list-style-type: none"> • There is some open space to the east, predominantly farmland. A segment of this land has been put forward for consideration for housing development. A 50-acre plot of, formerly agricultural land, to the east, now houses a substantial warehouse, with two more in the pipeline. • Areas of woodland wrap around to the east & south of the housing on Bawtry Rd and north & south of Moto Services (ancient woodland). The trees provide a little & much-needed antidote to the traffic fumes and residents are keen that they are retained. • A narrow watercourse, Whitewater Drain, cuts through from the North & connects with the River Ryton to the east. The drain has been heavily polluted, in the past. It is now clean, but very overgrown. Residents would be pleased to see the waterway tidied & opened-up. • The Industrial site, adjacent to the A1(M) & the land occupied by Moto Services is designated Areas of Archaeological Interest.
<p>Services & Facilities</p>	<ul style="list-style-type: none"> • The A1(M) Moto Services is the sole retail outlet within easy walking distance for residents of this area. It comprises a fuel station, M&S food store, WH Smiths, Costa Coffee, Burger King and Greg's counter. • Jayne's Place, a traditional transport café on Bawtry Rd, was established before the Second World War (called Tom's Café initially) and remains popular with both locals & visitors travelling the motorway. • Dwellings in this part of the village do not have access to a mains gas supply. Homes are heated by LPG or oil, delivered by road & stored in above-ground tanks. Now that a mains gas supply has been provided to the industrial development on Harworth Rd, the many residents, reliant on LPG, would appreciate the opportunity to connect to mains gas at a reasonable cost. • A sewage pumping station is discretely located, midway through the area, just off the A614. • There are two bus stops, one with shelter, and one without. There are services to Retford, Worksop & Doncaster.

<p>Buildings</p>	<ul style="list-style-type: none"> • There are approximately 60 dwellings in the area, most of them being a single story. • Fronting the eastern side of Bawtry Rd, the bungalows to the northern half are detached, those to the south are semi-detached. All were built in the early 1930s, and all occupy deep plots of land. There is a mix of brick-built & rendered, with slate, or red-tiled, hip roofs. Many of the bungalows have been modified with extensions/additions. Two, recently constructed, 2 stories (dormer) houses stand at the southern end, with two modern (probably 1980's) and one under construction on the opposite side. The café sits alone and does not reflect the bungalows opposite – having a gable end construction. • The dwellings on Harworth Avenue & Harworth Road are all detached and almost exclusively bungalows. No two appear the same. Most were built in the early 1930s, though some have recently been demolished & replaced. The few additional dwellings, dating from the 1980s to present, are a mix of bungalows & 2 stories dormer construction – in line with BDC's policy, of limited & low height buildings for this area. In light of the recent consents for high-level warehousing units, it is difficult to foresee this policy continuing. • Properties on The Woodlands are brick & tile construction, dated 70's, 80's and more recent. All but one are bungalows. • The large warehouse, on Symmetry Park, will be joined by two more similar structures. Consent has been granted for 3-4 smaller industrial/ food outlets at the southern boundary of this area, on the site is an isolated & derelict bungalow known as Mandalay, adjacent to the motorway junction. Residents consider that this should mark the limit of industrialisation for this area.
<p>Landmarks</p>	<ul style="list-style-type: none"> • Jayne's café has long served as a small landmark in this area. The new warehouse now provides a large one.
<p>Views & Vistas</p>	<ul style="list-style-type: none"> • Northwards, from the northern boundary, on Bawtry Rd, the view is of rolling agricultural fields (Styrrup with Oldcotes) meeting the horizon. This view will be lost as the land is now designated for warehousing.
<p>Community Assets</p>	<ul style="list-style-type: none"> • Jayne's Cafe

	<ul style="list-style-type: none">• A1 Service
Improvement Ideas	<ul style="list-style-type: none">• Provision of mains gas to dwellings• Provision and upgrade of footpaths – Nornay (access to the main village), Harworth Rd & the A614• Provision of cycle tracks on the two main roads• Clearance of overgrowth from Whitewater Drain• Reduction of the speed limit on Harworth Rd• Provision of some recreational facilities/open spaces

Pictures of the Neighbourhood Area 1- North



Northern entrance to village, Bawtry Rd (A614)



View northwards from northern boundary – Land to left allocated for warehousing



Jaynes Place, long established café, Bawtry Rd



Typical detached dwelling, Bawtry Rd. circa 1933



Entrance to the Woodlands



View of Harworth Avenue, from the east



Public footpath Bawtry Rd – Harworth Rd, via Harworth Avenue



Neglected Boundary, Harworth Road



Symmetry Park viewed from Harworth Avenue



Land, adjacent to A1(M) & Symmetry Park, earmarked for industrial / economic development. Bungalow (Mandalay) to be



Whitewater Drain, on Symmetry Park



Bus shelter & recently constructed house, Bawtry Rd



Typical semi-detached Bungalows, Bawtry

Key Recommendations for Neighbourhood Area 1- North

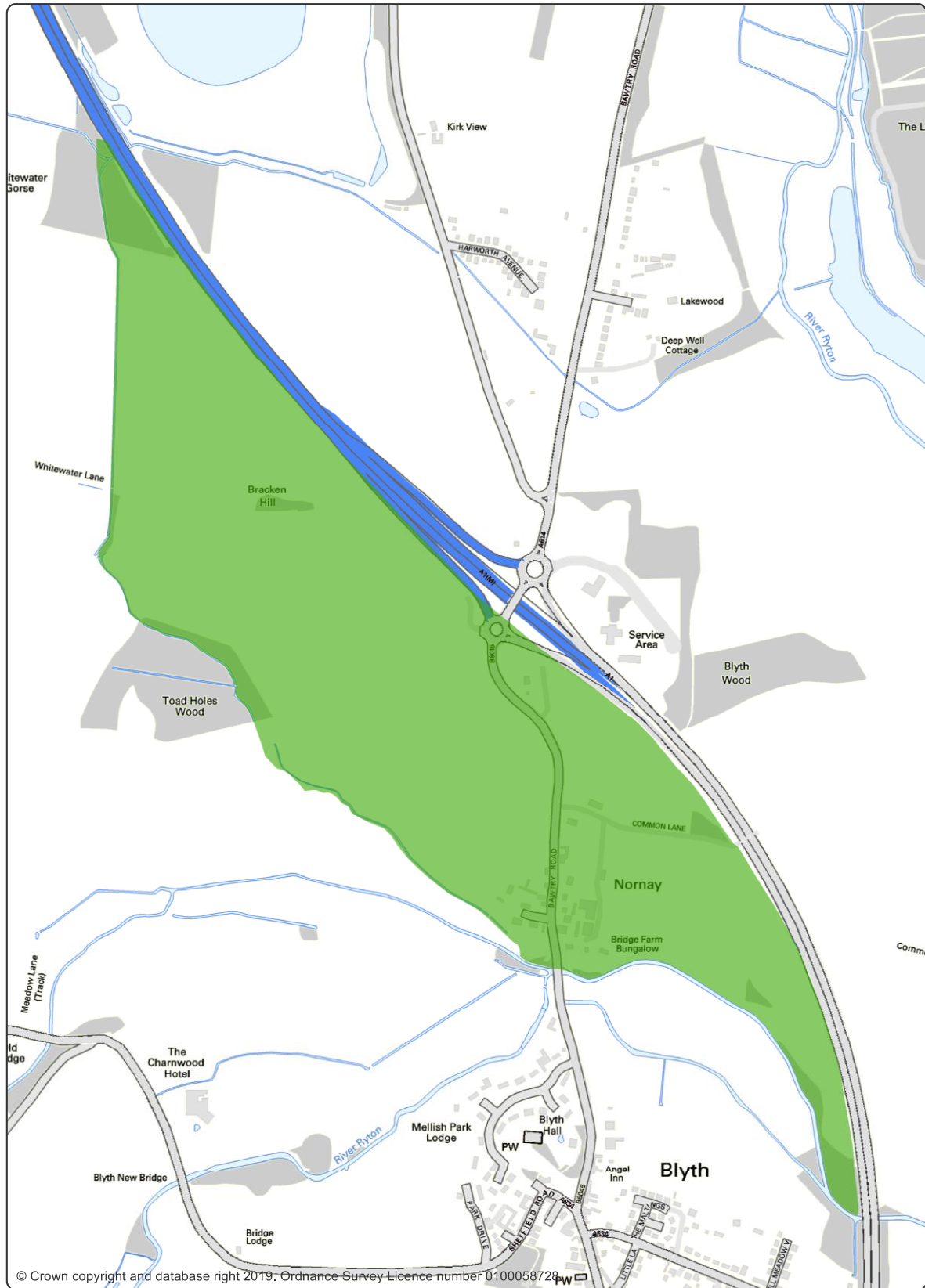
11. Proposals for residential development in Area 1 should mostly deliver a mix of detached and semi-detached properties reflecting the existing residential developments. Proposed properties fronting directly onto roads in the Area should reflect the existing linear style delivering large private spaces to the front and rear of properties.
12. Densities of proposed developments should reflect the existing properties in the Area which are characterised by occupying large plots of land with garden space to the front and rear.
13. Materials utilised in proposed residential developments should have regard to the dominance of red brick and the use of rendering on existing properties in Area 1, with slate, or red-tiled, hip roofs.
14. Although the scale of development in Area 1 has been substantially and irreversibly altered by the recent and permitted commercial developments nearby, residential developments should in most instances reflect the dominant style of single storey properties, to reduce the impact and harm on existing residents' amenity.
15. A number of community assets have been identified across the neighbourhood, and the following should be considered for identification and protection as community facilities in the Plan:
 - Jayne's Café
 - A1 Moto Services
16. The following projects have been identified and should be incorporated and represented in the Neighbourhood Plan, including seeking their delivery through developments proposed in the area where appropriate:
 - Work with providers to improve levels of provision of mains gas to occupied dwellings.
 - Seek to provide new and upgrade existing footpaths, including the provision of cycle tracks:
 - Nornay (access to the main village)
 - Along Harworth Rd
 - Along the A614
 - Clearance of overgrowth from Whitewater Drain
 - Work with relevant authorities to improve the safety of the following routes:
 - Harworth Rd

- Work to provide areas for recreational facilities/open spaces in the neighbourhood.

17. Nornay Bridge over the river Ryton is the southernmost boundary of Nornay. The A1 (M) acts as the eastern and northern border of the area.

Neighbourhood Area 2 - North-West

Character Area 2



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Figure 3: Neighbourhood Area Map 2 - North-West

Overview Table of the Neighbourhood Area 2- North West

Neighbourhood Area 2 – North-West	
Topography	<ul style="list-style-type: none"> • Bawtry Road is uphill from just south of Common Lane to the A1 roundabout.
Age (when was it built)	<ul style="list-style-type: none"> • No dominant development, some older properties dating from the 19th century mixed with a range of 20th-century residential developments.
Land Uses	<ul style="list-style-type: none"> • To the West of Bawtry Road from the bridge to Common Lane, houses are either on the road or set back, and the majority substantial detached properties. To the East of Bawtry Road is mostly residential, with one large farm (Bridge Farm) taking up most of the land towards the A1.
Roads & Street scene	<ul style="list-style-type: none"> • Nornay is on a winding road with a 40 mph speed limit that is rarely obeyed. • The roads are in a reasonable condition but the surface of all footpaths is poor, and in some places, they are too narrow. There is a bus stop outside Shincliffe House. • There is a steady volume of all sorts of traffic coming from the direction of Worksop to the A1 of Doncaster.
Layout Types	<ul style="list-style-type: none"> • The predominantly linear pattern of development following Bawtry Road.
Natural Features & Open Spaces	<ul style="list-style-type: none"> • Trees within private dwellings are an important feature along the road and enhance the view into the village. There are no open spaces in Nornay apart from looking east from north of the river Ryton, which is open farmland. There are views from the rear of Shincliffe House – but these cannot be seen from the road.
Services & Facilities	<ul style="list-style-type: none"> • There is a bus stop adjacent to Shincliffe House.
Buildings	<ul style="list-style-type: none"> • Apart from the farm, all buildings are residential and of an individual style, mostly with large private gardens either to the front or rear of the house. There is a mixture of housing styles, ranging from traditionally built brick or stone with tiled roofs. • The buildings on the east side are well established, dating back to the 19th century and beyond.

Landmarks	<ul style="list-style-type: none"> • There are several listed buildings in Nornay including High House, High House Barn, Nornay House, Dove Cottage and Dove Cote.
Views & Vistas	<ul style="list-style-type: none"> • On the West side of Bawtry Road, a few paces north of the bridge, looking east are fields of crops.
Improvement Ideas	<ul style="list-style-type: none"> • The constant speed of traffic over 40mph – speed signs would improve this. • The narrow pavement, making it dangerous for pedestrians to walk from North Blyth to the village, and particularly when walking back up the hill, as lorries driving mirrors have come dangerously close to pedestrians. • The pavement needs re-surfacing in a lot of places. • Pedestrians have to duck under overhanging branches in some places. • Get rid of the graffiti on the side of the bridge.

Pictures of the Neighbourhood Area 2- North West



Bawtry Road. Note very narrow pavement, not wide enough for wheelchairs, prams etc., and dangerous for pedestrians because of speeding lorries coming up behind them.



View looking towards Blyth Village. Bus Stop outside grey house on left (Shincliffe House). Houses on right are set back from the road.



High House (listed), opposite grey house in previous picture.



Bawtry Road looking South towards Blyth Village. Houses set back from the road.

Pictures taken from the back garden of the Shincliffe House looking West. Private agricultural land.



Views & Vistas of Neighbourhood Area 2- North West

ID Policy Letter	Direction of the View	Description of the Importance of the View or Vista
A	Approach south into Nornay looking towards Blyth village	Gateway into the built area of the village that provides a pleasant view of mature trees interspersed with access to houses.

Key Recommendations of Neighbourhood Area 2- North West

18. Proposals for residential development in Area 2 should mostly deliver detached properties reflecting existing residential properties. Proposed developments fronting directly onto roads in the Area should reflect the existing linear style delivering large private spaces to the front and rear of properties.
19. Materials utilised in proposed residential developments should have regard to the mix of brick and stone and the use of rendering on existing properties in Area 2.
20. Densities of proposed developments should reflect the existing properties in the Area which are characterised by occupying large plots of land with garden space to the front and rear.
21. Proposals fronting onto Bawtry Road should seek to minimise disturbance and reduction of the locally valued trees and planting found alongside both sides of the highway to minimise the impact on this entrance to the village and the Conservation Area.
22. An important view which has been identified in Area 2 should be identified within the Neighbourhood Plan, ensuring the impact of development proposals in the area is considered and mitigated. The view identified is:
 - (A) Approach south into Nornay looking towards Blyth village
23. The following projects have been identified and should be incorporated and represented in the Neighbourhood Plan, including seeking their delivery through developments proposed in the area where appropriate:
 - Seek to provide new and upgrade existing footpaths, including the provision of cycle tracks:
 - Bawtry Road
 - Work with relevant authorities to improve the safety of the following routes:
 - Bawtry Road

Neighbourhood Area 3 - Conservation Area

24. Area 3 concentrates around the crossroads of two historically important regional routes – the A634 Sheffield Rd / Retford Rd (west to east) and the B6045 Bawtry Rd / High Street / Spital Rd (north to south).

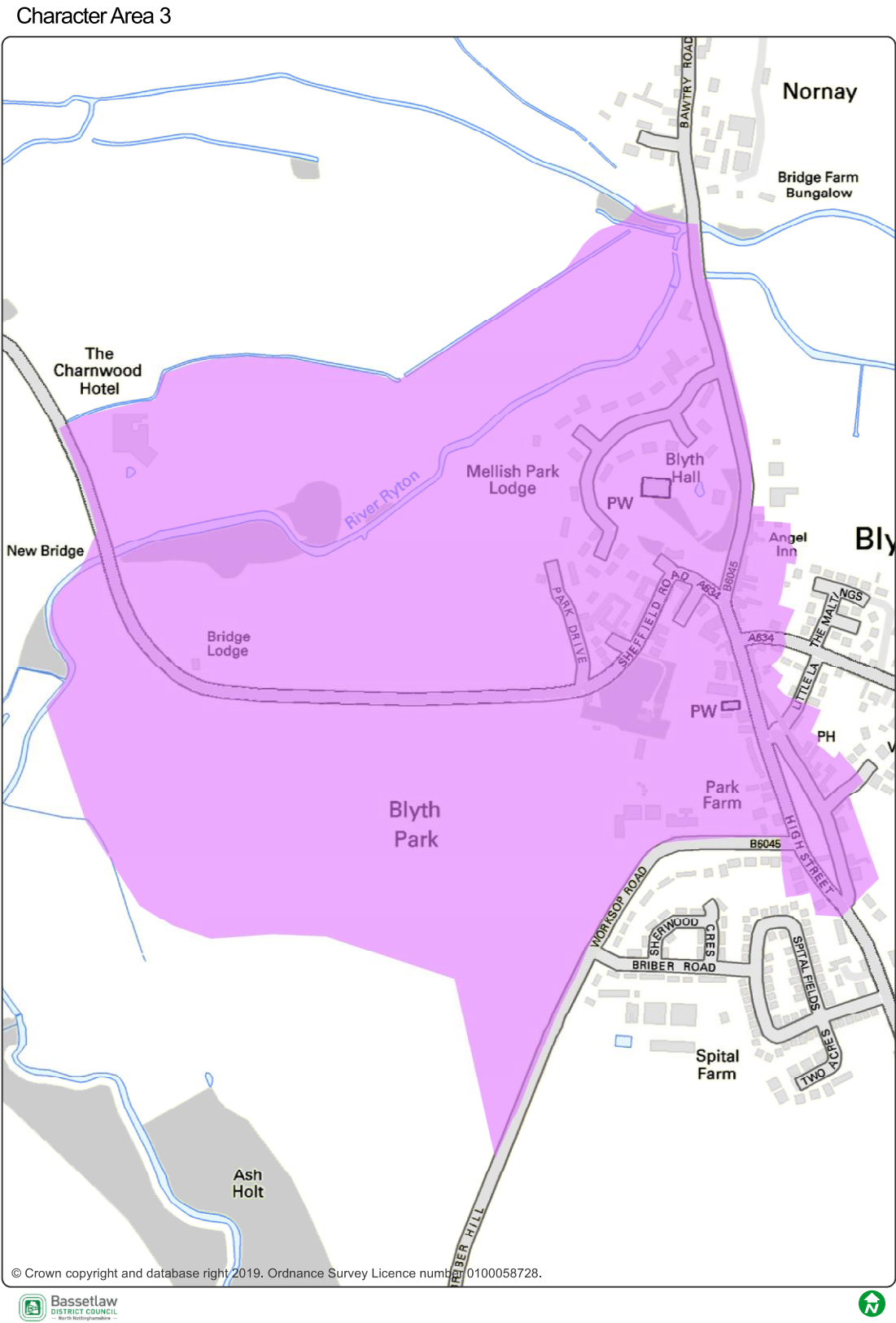


Figure 4: Neighbourhood Area Map 3 - Conservation Area

Overview Table of the Neighbourhood Area 3- Conservation Area

Neighbourhood Area 3 – Conservation Area	
Topography	<ul style="list-style-type: none"> • Situated on an area of high ground adjacent to the River Ryton, being 6 miles to the north of Worksop. • The settlement developed around the crossroads of the route between Sheffield / Rotherham and Retford (now the A634) and the route between Bawtry and Nottingham (now the B6045 / A614 / A1)
Age (when was it built)	<ul style="list-style-type: none"> • An area of historical and architectural interest, a former market town centred around the 11th century Benedictine Priory site. • Historic buildings continue to survive from several periods ranging from the Norman Conquest (11th century) • 16th /17th-century timber-framed buildings, such as the White House. • Majority of surviving buildings date to the 18th and 19th Century with the number of Coaching Inns remodelled during this period. • 20th Century housing developments added to the east and south of the historic core in the 1960-1970s. • 21st Century housing developments added early 2000's

Land Uses

From North to South along Bawtry Road to crossroads (A634 and B6045 / A614 / A1)

- Broad, tree-lined grass verge to the east and bordered by open agricultural land
- Community facilities follow the line of the route to the east
- Residential development (late 1960's through to 1980s) within the grounds and behind listed perimeter wall of Blyth Hall to the west

Sheffield Road

- Predominantly residential following the lay of the A 634 route to West
- Broad, well-manicured Church Green leading up to Parish Church of St Mary and St Martin
- Cricket Ground (home of Blyth Cricket Club since 1896) lies on the western edge of the village situated in the Unregistered Park & Garden that is made up of the landscaped Parklands formerly belonging to the now demolished Blyth Hall
- Entrance into the village through 18th century Lime tree avenue
- Agricultural land on either side of the avenue between the village fringe and New Bridge (formerly part of the Park belonging to Blyth Hall) Retford Road
- A mixture of commercial and residential

High Street

- Linear pattern with main groups of buildings (a combination of residential and commercial) lining the edges of the broad, wooded Village Green.
- The Village Green, originally housing stood on this site, has been retained as an open green space creating a pleasant village feature affording the Village of considerable charm and character.

Ridings Public Footpath

- This footpath leads down to the river but needs maintenance to keep the pathway clear and safe.
- Within the route is a DEFRA Conservation Strip
- Dog walking area with bins provided

Roads & Street scene

North to South on old Great North Road

- The road has street lighting and pavements on either side
- Large grassed area to the east with two bench seats and litter bins on approach to the village.
- Large eastern boundary wall to former Blyth Hall estates on the west of Bawtry Road is an important feature. The southern part of this adjacent to Centre is approximately 4 metres high constructed of magnesium limestone. At a point opposite to Angel Row the material changes to red brick. Large buttress on the east side is a significant feature of the wall. This contrast between building materials, the trees and hedges all contribute significantly to this entrance into the Conservation Area.

Junction of two classified roads (A634 and B6045 / A614 / A1)

- This junction now comprises of two mini-roundabouts
- Street lighting, pavements and pedestrian safety barriers

Sheffield Road

- Street lighting and pavements on either side
- Bench seating on Church Green
- Mature trees lining approach up to the Church
- Mature Lime tree avenue dating from the 1770s, formerly belonging to Blyth Hall and running between Park Lodge and Bridge Lodge

Retford Road

- Street lighting and pavements on either side
- Listed telephone kiosk
- Small car parking areas supporting commercial properties

High Street

- Street Lighting and pavements on either side with Village Green in the middle
- Pedestrian Crossing
- Designated marked parking area for cars and delivery vehicles

<p>Layout Types</p>	<ul style="list-style-type: none"> • Majority of plots are perpendicular to the historic thoroughfares, buildings usually sited directly on the frontage of these routes. <p>High Street</p> <ul style="list-style-type: none"> • Has a linear pattern with two main groups of buildings arranged at both ends and joining at the junction of the two classified roads. • One group of buildings lies to the north around the Church Green, and the other buildings line the edges of a broad, wooded green.
<p>Natural Features & Open Spaces</p>	<ul style="list-style-type: none"> • Village Green – originally houses stood on the site and when demolished the open area was retained creating the very pleasant feature. This feature helps to form a village of considerable charm and character. • Trees are an important feature across the area and enhance Blyth's historic environmental and character, contributing to the historical significance of heritage assets. Consequentially there are many trees within and around Blyth with Tree Preservation Orders, the majority of these are found off Worksop Road, High Street, Sheffield Road and Church Green. • Church Green – formerly the centre of the Village and site for markets and fairs. Now another important, green open space with mature trees lining the approach and an important vista on the entrance to the village. • The Ridings – Historic carriageway connecting the village north to south. • Ridings – Tree lined former private drive connecting Park Lodge to Worksop Road. Now a popular public footpath. • Cricket Ground – Occupying a site formerly within the Park of Blyth Hall immediately to the west of Park Drive. Cricket has been played on the present ground since 1896 when the use of the ground was given to Blyth Cricket Club by Major Willey (later to become the 1st Lord Barnby). • The former Park belonging to the original Blyth Hall – First landscaped in the 17th century and extensively remodelled in the 1770s with the building of New Bridge. The diverting of the river and what is now Sheffield Road and the planting of very mature specimen trees. Situated within the Park and Gardens were the Boating Lake and Tennis courts for Blyth Hall. The cricket ground and the Park were the home to the Blyth Show from 1901 until the late 1960s. Still visible to the naked eye are the outline of the now

	<p>silted boating lake and the humanmade bank which housed the cycle track for Blyth Show.</p>
<p>Services & Facilities</p>	<p>Businesses</p> <ul style="list-style-type: none"> • The Angel Inn, a historic coaching inn (photo no 3on page 1) • The Red Hart • The Fourways Hotel, a Grade II listed building • White Swan • Barnby Memorial Hall • Holmgarth Motors • Car and Bodywork restorers • Blyth Crafts • Ashai Indian Restaurant and Takeaway • Blyth Medical Surgery • Hairdresser • General Store and Post Office • Dental Surgery • Blyth Chiropractic Clinic • Orchid Beauty <p>Public Services</p> <ul style="list-style-type: none"> • Regular bus services to Worksop, Retford, Bawtry and Doncaster • Blyth Cricket Club (Registered charity no. 1159331) • St Mary & St Martins Church

Buildings

- A mixture of larger houses and smaller cottages, with many being constructed of red brick with clay pantile roofs, interspersed with some colour washed walls and slate roofs.
- There are 27 buildings within the Conservation Area which are either formally Listed or classed as non-designated heritage assets. (See map of Conservation Area with sites listed)
- Between Genevers Butchers and Old Angel Row on Bawtry Road, is Ye Olde House, a Grade II listed property and the coach access to the property still exists.

High Street

- White House, an old timber framed Grade II listed property circa 1596
- Archway Cottage and Archway House, Grade II listed and a further row of 4 cottages, late 18th century. To the other side of the archway, a further row of 3 cottages. All these buildings were constructed in red brick, pantile roofs, Gothic cast iron glazing bars and timber doors
- The former St John's Hospital Chapel, Grade II listed and now two cottages, is situated at the top of the Village Green along with the War a Memorial.
- Facing the Green northwards several more buildings of historic significance including Barnby Memorial Hall (photo no 1 on page 6) and the former Worksop Co-Operative Society building, now a General Store and Post Office, dates to 1927 and compliments the appearance of the Memorial Hall but on a much smaller scale, i.e. classical surround frontage, stepped parapet, cross moulding, cornice and bracket mouldings.
- Former Methodist Chapel built in 1902
- Park Farm another Grade II listed building is situated on the front of the High Street but Farm outbuildings on Worksop Road Worksop Road

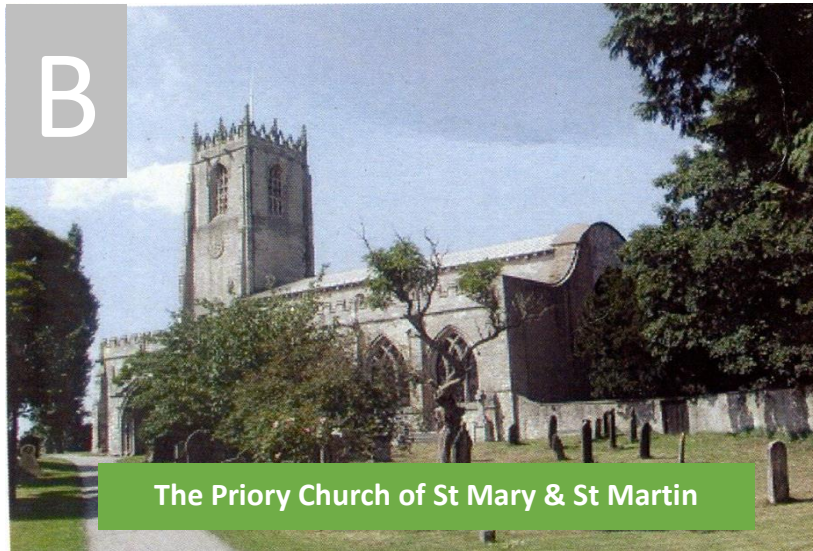
Sheffield Road

- Ridings exit opposite Blyth Cricket Club, adjacent to Park Lodge circa 1840
- A select group of mixed housing circa 2010 lead back into Village towards the Church Green.
- Lodges formerly belonging to Blyth Hall; Park Lodge built 1840, and Bridge Lodge built 1861
- St Mary & St Martins Church – Grade I Listed

Landmarks	<ul style="list-style-type: none"> • Village Green, including War Memorial • Church Green • Ridings Public Footpath • Public footpath to Hodsock • Parish Church of St Mary and St Martin • Grade II milestone on Sheffield Road circa 1826 • Blyth New Bridge, Sheffield Road, Grade I, circa 1770 • Norway South Bridge, Bawtry Road, Grade II late 18th century
Views & Vistas	<ul style="list-style-type: none"> • There are a number of important views within, into and out of the Conservation Area. Of most importance are the views of St Mary & St Martins Church – the tower, in particular, being visible along all of Blyth's historic thoroughfares and from outside the village for some distance. • Ivy Cottages from various points on Sheffield Road • Views of gateway off Blyth and the stone/brick wall of Bawtry Road. • Views along Bawtry Road and leading up to the entrance to the village. • View from Blyth New Bridge into Blyth Park. • View across historically significant Parkland & Cricket Ground from Sheffield Road towards Church Tower • View across historically significant Parkland & Cricket Ground towards the River Ryton and New Bridge • View along Lime tree avenue on entering the village from the west
Community Assets	<ul style="list-style-type: none"> • The Angel Inn, a historic coaching inn • The Red Hart • The Fourways Hotel, a Grade II listed building • White Swan • Barnby Memorial Hall

	<ul style="list-style-type: none">• Holmgarth Motors• Car and Bodywork restorers• Blyth Crafts• Ashai Indian Restaurant and Takeaway• Hairdresser• Blyth Medical Surgery• General Store and Post Office (McColls)• Dental Surgery• Blyth Cricket Club• St Mary & St Martin's Church• Blyth Chiropractic Clinic• Orchid Beauty
Improvement Ideas	<ul style="list-style-type: none">• Ridings Public Footpath that leads down to the River needs maintenance.

Pictures of the Neighbourhood Area 3- Conservation Area







Ivy Cottages from Sheffield Road



Village Entrance from Worksop Road



Western Approach to Blyth



Views of Blyth Park and Cricket Ground

Views and Vistas of the Neighbourhood Area 3- Conservation Area

ID Policy Letter	Direction of the View	Description of the Importance of the View or Vista
B	Church from Sheffield Road	The Priory Church of St Mary's & St Martin's is one of the oldest examples of Norman architecture in the country. It was part of a Benedictine monastery founded in 1088. In terms of the surviving church, its western tower is the most prominent structure in Blyth and is visible for several miles in all directions.
C	Church Green from Bawtry Road	The Green was originally the centre of the Village and site for markets and fairs. Now another important, green open space with mature Acacia trees lining the approach and an important vista on the entrance to the Village. On bank holidays, fetes are held here with stalls and games.
D	Blyth Village Green from High Street	Broad wooded green in the centre of the Village. Originally houses stood on this site, but when they were demolished, the open area was retained creating the pleasant feature of today helping to form a village of considerable charm and character.
E	Ivy Cottages from Sheffield Road	Recent conversions are resulting in an appreciative entrance to the village, the Byre and Park Barn.
F	Village Entrance from Worksop Road	Village sign with the many ancient important trees lining The Ridings public footpath. Public footpath with views towards Hodsock, accessible from The Ridings, used by dog walkers and many ramblers.
G	Views of the western approach	View along Sheffield Road on entry into the village down the lime tree avenue. Agricultural land on the right-hand side with the landscaped park and gardens of the former Blyth Hall and Blyth Cricket Club on the left-hand side.
L (*Out of Alphabetical Order)	Views of Blyth Hall parkland and cricket ground	View across the landscaped park and gardens of the former Blyth Hall looking towards the Cricket ground with the Church in the background. The ground slopes away to the left down to the River Ryton.

Key Recommendations of the Neighbourhood Area 3- Conservation Area

25. Proposals for residential development in Area 3 should have regard to the materials used in the construction of existing properties, notably red brick with clay pantile roofs, with some colour washed walls and use of slate roofs.
26. Proposals for residential development should have regard to the predominant layout of existing residential properties in the Area, notably the direct frontage present along the main routes, with little private space or gardens present to the front of properties.
27. The Conservation Area designated within Area 3 and the significant number of Listed Buildings present play an integral role in defining the character of the area. The protected and historically landscaped Unregistered Park and Garden of Blyth Hall (NCC/BDC Ref: UPG05) occupies a large portion of this area and similarly is key to the character and aesthetics of the area. The Neighbourhood Plan should explore opportunities to strengthen awareness and the protection of these assets.
28. A number of important views and vistas have been identified in Area 3 that should be identified within the Neighbourhood Plan, ensuring the impact of development proposals in the area is considered and mitigated. The views identified are:
 - (B) Church from Sheffield Road
 - (C) Church Green from Bawtry Road
 - (D) Blyth Village Green from High Street
 - (E) Ivy Cottages from Sheffield Road
 - (F) Village Entrance from Worksop Road
 - (G) Views of the western approach
 - (L) Views of Blyth Hall parkland and cricket ground (*Out of Alphabetical Order)
29. Area 3 covers the historic core and central built part of the village of Blyth and subsequently hosts a significant number of community assets, a number of these are deemed to be suitable for identification and protection in the Neighbourhood Plan, these are:
 - The Angel Inn, a historic coaching inn (photo no 3on page 1)
 - The Red Hart
 - The Fourways Hotel, a Grade II listed building
 - White Swan

- Barnby Memorial Hall
- Blyth Medical Surgery
- General Store and Post Office (McColls)
- Dental Surgery
- Cricket ground
- Blyth Cricket Ground & Pavilion

30. A number of important green spaces have also been identified in Area 3 that should be explored further for possible designation as a Local Green Space, due to their importance to the local community. The spaces identified for inclusion in a future assessment are:

- The Village Green
- Church Green
- The Ridings
- Park and Garden of former Blyth Hall

31. The following projects have been identified and should be incorporated and represented in the Neighbourhood Plan, including seeking their delivery through developments proposed in the area where appropriate:

- Seek to provide new and upgrade existing footpaths, including the provision of cycle tracks:
 - Ridings Public Footpath
- Work with relevant authorities to improve the safety of the following routes:
 - Bawtry Road
- Seek improvements to Blyth Cricket Ground & Pavilion

Neighbourhood Area 4 – East

33. Area 4 extends east from the Conservation Area 2, both to the north and south of Retford Road, up to and beyond the A1. Its borders at its eastern extremity with the Selby Estate and the Parish of Ranskill.

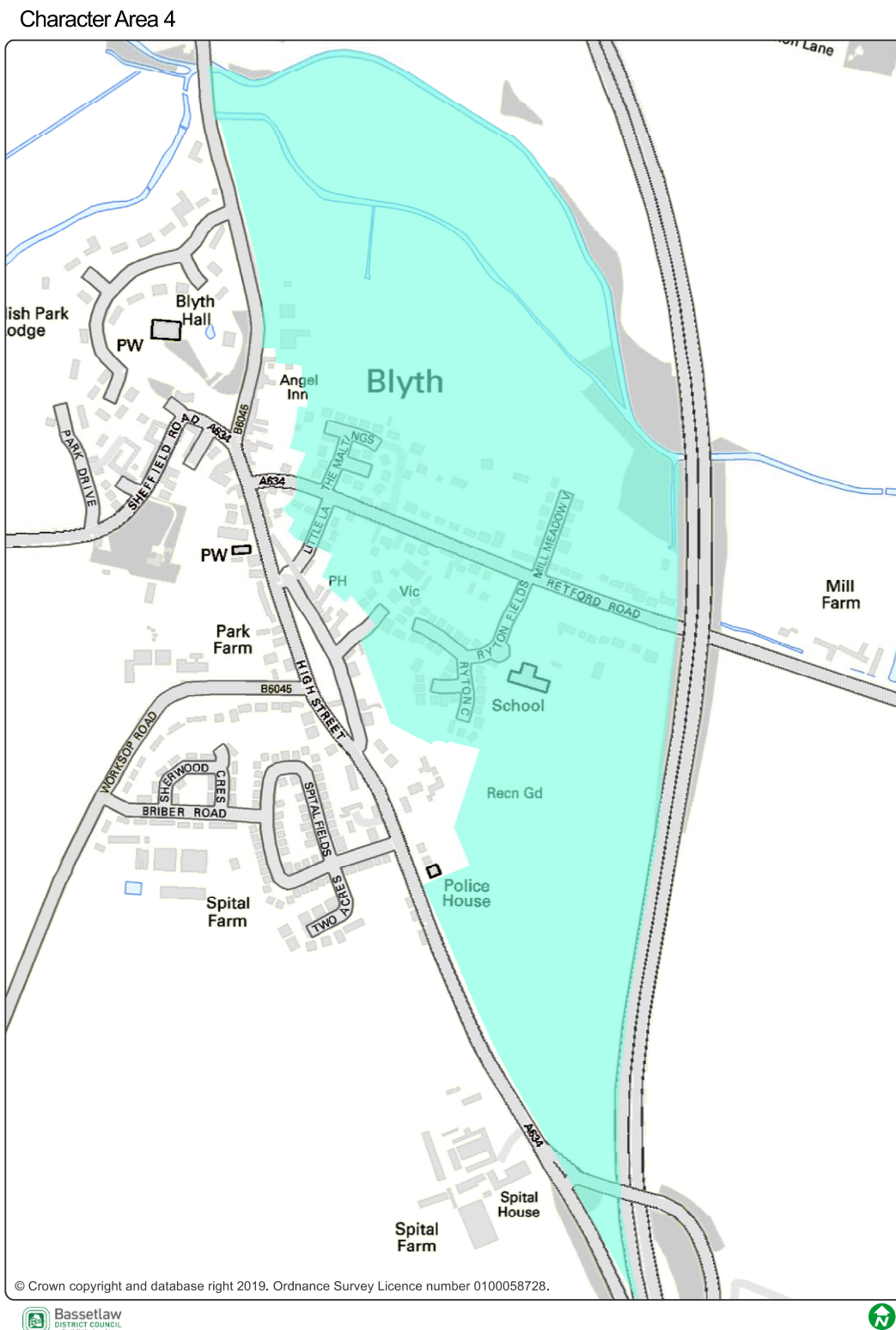


Figure 5: Neighbourhood Area Map 4 - East

Overview Table of the Neighbourhood Area- East

Neighbourhood Area 4 – East	
Topography	<ul style="list-style-type: none"> The area is generally flat with dwellings to the northern side of Retford road situated at a slightly lower level, being closer to the River Ryton.
Age (when was it built)	<ul style="list-style-type: none"> The buildings in Area 4 range in date from the late 16th century with Rose & Crown Cottage (once a Public House) to the 20th century. There are some Victorian properties mixed with more recent dwellings along the length of Retford Road up to the A1 bridge. The dwellings east of the A1 bridge extending to the Parish boundary which is situated to the northern side of the A 634 Retford Road, are a mix of 18th & 19th-century construction, including the Old Mill (Mill House) The Blyth Primary School of Mary & St Martin is of 1950's construction. Mill Meadow View is a 1950's development. Ryton Fields & Ryton Close were constructed 1980's The Hollies a mix of 20th-century construction Little Lane was built in the 1930/50's The Maltings was developed in the 1970s
Land Uses	<ul style="list-style-type: none"> Blyth Primary School and sizeable playing fields Directly to the south of the Primary school is situated the Recreation Park complete with children's play area. The balance is a village residential area created of detached or semi-detached houses either set on the road or set back with sizable front gardens.
Roads & Street scene	<ul style="list-style-type: none"> The A634 Retford Road has a speed limit of 30mph and a 20mph for the length adjacent to the Primary School which are rarely obeyed and is subject to high volumes of heavy goods traffic throughout the day.

	<ul style="list-style-type: none"> • Retford Road is in poor condition with numerous patches and uneven surface for cyclists. The footpaths are also in need of improvement particularly to the east of the A1 bridge where the path is almost non-existent. • There are bus stops on either side of the road at the western end of Retford Road adjacent to The Maltings.
Layout Types	<ul style="list-style-type: none"> • The dwellings in Area 4 either front Retford Road or are formed by Cul de Sacs accessing onto Retford Road. • Predominantly more modern cul-de-sac developments feature properties with front gardens and provision of off-street car parking,
Natural Features & Open Spaces	<ul style="list-style-type: none"> • There are three open spaces within Area 4 one being the Primary School playing fields which are not for public access. The Recreation Field situated directly south of the Primary School and the fields to the east of Bawtry Road on the approach to Blyth from the north.
Services & Facilities	<ul style="list-style-type: none"> • There is a public footpath providing access to the Recreation Park from Retford Road adjacent to the A1 over the bridge • St Mary & St Martin Primary School is located centrally within Retford Road between the Conservation Area and the A1 bridge.
Buildings	<ul style="list-style-type: none"> • Retford Road - mix of a few terraced houses some bungalows predominately semi-detached and detached housing, the older properties are of limestone construction more recent of red brick construction. • Ryton Fields and Ryton Close - entirely detached dwellings • Mill Meadow View - semi-detached housing • The Hollies - detached housing • Little Lane - predominately - semi-detached housing. • The Maltings - Detached dwellings
Landmarks	<ul style="list-style-type: none"> • St Marys & St Martin Primary School 3.1. • Rose & Crown Cottage (Once a Public House)

	<ul style="list-style-type: none"> • Mill House & the Threshing Barn at the Western extent of Retford Road.
Views & Vistas	<ul style="list-style-type: none"> • The Approach to the Village from the East provides views of green areas, substantial trees and sympathetically renovated farm and mill buildings. • The mix of dwellings styles along the length of Retford Road • The View of the School playing fields to the south of Retford Road. • At the western end of Area 4 as the road rises past Rose & Crown Cottage the view of the conservation area including Blyth Church. • The fields to the east of Bawtry Road down to the river Ryton provide an outstanding vista on the approach to the historic heart of the village.
Community Assets	<ul style="list-style-type: none"> • Primary School • Play area and recreation field
Improvement Ideas	<ul style="list-style-type: none"> • The footpath to the Recreation Park requires substantial improvement, i.e. constructing with stone and asphalt plus footpath signs • Retford Road requires resurfacing as do the footpaths. • The footpath to the east of the A1 up to Ranskill Road needs improving, i.e. widening and surfacing. • The speed limit of 30mph on Retford Road is rarely maintained and would benefit from a speed indicator on the eastbound side of the road between The Maltings and Mill Meadow View. To ensure the traffic speed is safe past St Mary & St Martin School.

Pictures of the Neighbourhood Area 4- East



The Maltings 1970's cul-de-sac development



Little Lane, mixture of 1930's & 1970's dwellings



Rose and Crown Cottage 17th century



Victorian houses Retford Road



Retford Road 1930's housing



Mill Meadow View 1970's development



The Threshing Barn and Old Mill development

Ryton Fields 1980's development





Blyth Primary School



Footpath adjacent to A1 embankment leading to play area



H

The approach to Blyth from the east along Retford Road, A634



The view of St Marys & St Martins school playing fields from Retford Road



The view at the western end of Retford Road where it meets the High Street



Bawtry Road B6045 - view to the east on the approach to the village from the north

Views and Vistas of the Neighbourhood Area 4- East

ID Policy Letter	Direction of the View	Description of the Importance of the View or Vista
H	The Approach to the Village from the East	The route along the A634 - Retford Road into the Village, provides views of well-manicured agriculture, edged by substantial trees lining the field boundaries. The Old Mill and Threshing Barns have been sympathetically renovated, maintaining the Georgian/ Victorian appeal and vista. Blyth Church can be viewed in the distance at the western extremity of Retford Road approach to the village.
I	The western end of Retford Road	At the western extremity of Area 4, Retford Road rises which provides a view of a section of the Village Conservation Area which includes some ancient structures including Blyth Church, The Red Hart Public House, The Fourways Hotel Rose & Crown Cottage plus all the adjoining red tile roofs. This vista shows Blyth character to its full.
J	The vista to the east of Bawtry Road	The route to the Conservation Area from the north along the B6045 Bawtry Road provides the village with a green open area on the approach to the historic heart of the village of Blyth

Key Recommendations of the Neighbourhood Area 4- East

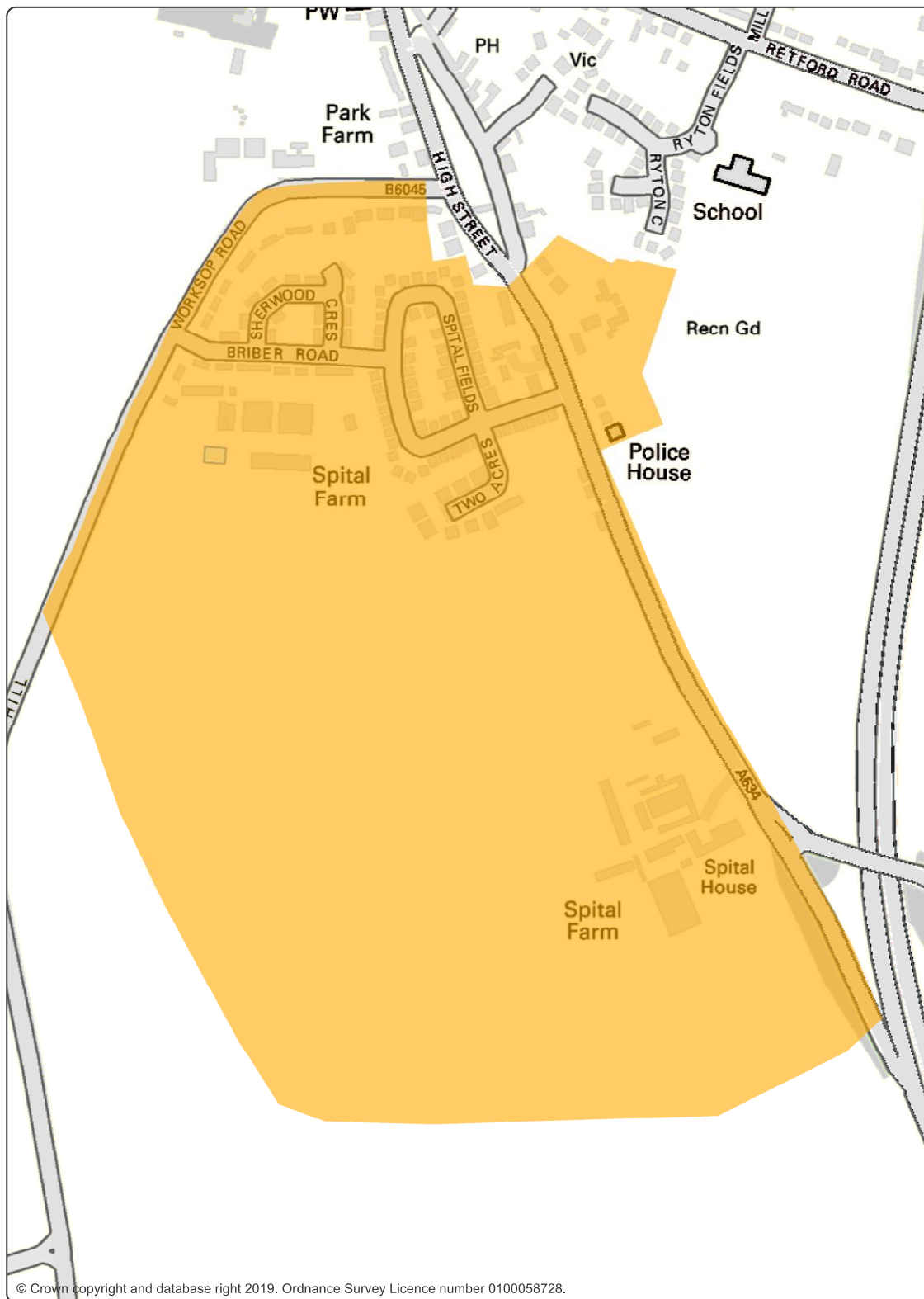
34. Materials utilised in proposed residential developments should have regard to the mix of brick and limestone on existing properties in Area 4, with the majority of 20th & 21st-century developments utilising brick entirely.
35. Area 4 has been characterised over its recent history with some distinct residential developments with different materials used and layouts implemented, restrictions on replicating design should, therefore, be limited in this area reflecting and completing further this pattern. This excludes developments fronting onto Retford Road directly, however, due to this acting as a key gateway into the village and the Conservation Area.
36. Proposals for residential development in Area 4 should seek to deliver a mix of detached and semi-detached properties reflecting the existing residential developments.
37. Proposals for residential development should have regard to the predominant layout of existing residential properties in the area, despite a significant number of properties fronting onto Retford Road in linear patterns, a number of cul-de-sacs are present across Area 4.
38. A number of important views and vistas have been identified in Area 4 that should be identified within the Neighbourhood Plan, ensuring the impact of development proposals in the area is considered and mitigated. The views identified are:
 - (H) The approach to the Village from the East
 - (I) The western end of Retford Road
 - (J) The vista to the east of Bawtry Road
39. A range of community assets are present across the area, two of these is deemed to be suitable for identification and protection in the Neighbourhood Plan, this is:
 - Blyth Primary School
 - Play Park
40. The recreation field has been identified as an important green space in Area 4 that should be explored further for possible designation as a Local Green Space, due to its importance to the local community.
41. The following projects have been identified and should be incorporated and represented in the Neighbourhood Plan, including seeking their delivery through developments proposed in the area where appropriate:

- Seek to provide new and upgrade existing footpaths, including the provision of cycle tracks:
 - Footpath to Recreation Park
 - Footpath to the east of A1 bridge
- Work with relevant authorities to improve the safety of the following routes:
 - Retford Road

Neighbourhood Area 5 – South

43. Area 5 represents the southern end of the village of Blyth. Briber Road acts as the western boundary of the area leading to Worksop and Spital Road represents the eastern boundary, providing direct access to the A1 (M).

Character Area 5



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Figure 6: Neighbourhood Area Map 5 - South

Overview Table of the Neighbourhood Area 5- South

Neighbourhood Area 5 – South	
Topography	<p>The area is generally sloping as Worksop Road and Spital Road elevate upwards towards the village boundaries away from the river course and a large part of Spitalfields slopes down towards Spital Road.</p> <p>Briber Road and Sherwood crescent are predominantly flat having been built in an elevated position at the edge of the village.</p>
Age (when was it built)	<p>Predominantly 1930s with a small number of houses currently in development, with the additions of Spitalfields and Two acres introduced in the late 1960s/1972 respectively.</p>
Land Uses	<p><u>Briber Road/Sherwood Crescent</u></p> <ul style="list-style-type: none"> • Predominantly residential and built initially as local authority homes. • Includes community facilities and borders agricultural land on the southern side. <p><u>Spital Road</u></p> <ul style="list-style-type: none"> • Predominantly residential following the lay of the main exit route to the A1 South. • Includes community facilities and borders agricultural land. With a large arable farm at the southern edge of the village. <p><u>Spitalfields/Two Acres</u></p> <ul style="list-style-type: none"> • Predominantly residential. <p><u>Worksop Road</u></p> <ul style="list-style-type: none"> • Predominantly Residential in a linear design along the southern side of Worksop Road. The northern side is currently farmland with future plans to develop the farmland for residential housing.
Roads & Street scene	<p><u>Briber Road/Sherwood Crescent</u></p> <ul style="list-style-type: none"> • The road has street lighting and pavements on either side. On Sherwood Crescent, there is a parking area for approximately three /four vehicles. <p><u>Spital Road</u></p>

	<ul style="list-style-type: none"> The road has street lighting and pavements on either side. There is a 30mph speed limit which starts at the junction with Spitalfields. It is a hectic and fast road with traffic, including numerous large lorries entering the village directly from the A1 slip road to gain access to routes to Worksop, Retford, Sheffield/Rotherham. It presents a danger to school children crossing Spital Road at the junction with Spitalfields as there is no designated crossing. <p><u>Spitalfields/Two Acres</u></p> <ul style="list-style-type: none"> The road has street lighting and pavements on both sides. <p><u>Worksop Road</u></p> <ul style="list-style-type: none"> The road has street lighting and pavements on one side. This B road is the main access road to Worksop and other villages. It is a very busy road with numerous large lorries using it to gain access to the A1. There are bus services and two bus stops, one with a shelter serving the bus routes between Worksop and Doncaster.
Layout Types	<p><u>Briber Road/Sherwood Crescent</u></p> <ul style="list-style-type: none"> Houses are built in a linear design on each side of the road. The semi-detached and terraced style houses and bungalows are set back from the road by small front gardens which some residents have altered to allow for off-road parking. Sherwood Crescent is situated on the northern side of Briber road and this crescent of semi-detached, LA built, houses and bungalows surround a small children's playground. Many of these properties are occupied by elderly or disabled residents. <p><u>Spital Road</u></p> <ul style="list-style-type: none"> Houses are built in a linear design on each side of the road. Detached houses and semi-detached houses are set back from the road by front gardens and a small row of terraced houses (built initially as workers cottages) at the curbside. Lawson Square is situated off Spital Road via a narrow access road and contains a small number of cottages, which are set back from the main road. <p><u>Spitalfields/Two Acres</u></p> <ul style="list-style-type: none"> Detached houses with front and rear gardens, garages and private driveways. Small, quiet estate development. <p><u>Worksop Road</u></p>

	<ul style="list-style-type: none"> Houses are built in a linear design on one side of the road only. The mixed composition of houses and bungalows are set back from the road by elongated front gardens.
Natural Features & Open Spaces	<ul style="list-style-type: none"> There is a children's playground with access from both Briber Road and Sherwood Crescent. There is an elongated hedge on the western side of Spital Road, running alongside the footpath/pavement and green verge.
Services & Facilities	<ul style="list-style-type: none"> There is a public footpath giving access to Worksop Road. Access to Nursery Yard is via a narrow footpath next to the Electricity Sub-station. Public footpath giving access to the playing field, children's playground and school beyond. This large, well-used area also has a skateboard park and football posts. The public footpath leads to access to Retford Road and is popular with dog walkers. One of the village notice boards is located here. The overspill cemetery is located on the western side of Spital Road. The Bowling Club with its bowling green is located opposite the end of Spitalfield. There is a public footpath through the area known as the Ridings which runs along the southern edge of the farmland of Park Farm, opposite the end of Briber Road. This is a popular and well-used area by walkers and dog owners.
Buildings	<p>Historically, Blyth is known as the red brick village.</p> <p><u>Briber Road/Sherwood Crescent</u></p> <ul style="list-style-type: none"> A mix of semi-detached, terraced houses with some bungalows. Most homes do not have garages. Properties are built of brick with tiled roofs. <p><u>Spital Road</u></p> <ul style="list-style-type: none"> At the southern edge are the Grade 2 listed Nursing Home and Spital Farm, including farm workers cottages and Spital Farm Lodge (Wm Moores). A small development of large detached houses is under construction on the eastern side at the very southern edge of the village. There is also a row of maisonettes original built as local authority properties. Properties are constructed predominantly of brick with tiled roofs

	<p><u>Spitalfields/Two Acres</u></p> <ul style="list-style-type: none"> • Two Acres is a small development of nine detached bungalows set off from Spitalfields. Properties are built of brick with tiled roofs. <p><u>Worksop Road</u></p> <ul style="list-style-type: none"> • Most properties are built of brick with tiled roofs, and there are a small number of timber-built dwellings.
Landmarks	<ul style="list-style-type: none"> • Nursing Home situated at the southern edge of the village and the western side of Spital Road. • The Grade 2 listed War Memorial is situated at the entrance to the overspill cemetery on the western side of Spital Road. • The bowling club is situated on the eastern side of Spital Road opposite the entrance to Spitalfields. • Park Farm is situated in the centre of the village where it is easy to see the cattle, ducks, chickens and other farm animals.
Views & Vistas	<p>Area-wide</p> <ul style="list-style-type: none"> • Wm Moore's Farmland runs alongside the western side of Spital Road, and there is a public footpath across the land towards Briber Hill. This area is very popular. It is situated in an elevated position and has beautiful wide-ranging views across farmland and the village, to the Church and beyond. • There are many beautiful trees and far-reaching views towards Hodsock which a public right of way takes you past the beautiful and historical gatehouse of the Priory. • The path known as the Ridings, bordered by beautiful trees, turns towards the river and over a wooden bridge with footpath access as far as Carlton in Lindrick. • As you leave the village via Briber Hill, there are beautiful, far-reaching views across farmland.
Community Assets	<ul style="list-style-type: none"> • Bowling Green & Pavilion • Footpaths • Nursing Home • War memorial
Improvement Ideas	

- Footpath off Spital Road narrows and only allows space for one person to pass which is difficult for parents with young children or staff from the nursing home taking elderly/disabled residents out in wheelchairs.
- The footpath on the southern side of the busy Worksop Road narrows and overgrown hedging and grass verge makes it difficult to pass.
- Spital Road is the primary exit road southbound and merges with the junction to the A1. A speed restriction of 30 mph has been imposed with a flashing speed alert sign placed outside of the cemetery gates. Traffic is entering the village from the south often exceeds this limit which is dangerous for children who use the footpath to the school as there is no formal crossing over Spital Road.
- Car owners who park partially on pavements or within the legal restrictions of junctions impact the safety of residents.
- Surface water drainage impacts pedestrians along the western side of Spital Road

Pictures of the Neighbourhood Area 5- South



Briber Road Housing.JPG



Looking North along High St, from Spital Rd



Houses on Spital Road



Spitalfields Housing



Entrance to Blyth from south



Briber Road Playground



Spital Road Playground



View of Worksof Road on Village Green



Bowls Club off Spital Road

Views and Vistas of the Neighbourhood Area 5- South

ID Policy Letter	Direction of the View	Description of the Importance of the View or Vista
K	Entrance to Blyth from the south.	Facing an NNW direction alongside Spital Rd which faces into the heart of the village and has a picturesque view of the Church of St Mary and St Martin by the road, and predestination users coming into the village.

Key Recommendations of the Neighbourhood Area 5- South

44. Materials utilised in proposed residential developments should have regard to the dominant use of brick and tiled roofs on existing properties in Area 5, particularly the use of red brick.
45. Proposals for residential development in Area 5 should seek to deliver a mix of properties types reflecting the existing residential developments, a significant number of bungalows are present across the area resulting in the majority of current dwellings being single storey.
46. Proposals for residential development should have regard to the predominant layout of existing residential properties in the area which is cul-de-sacs with the exception of some properties fronting onto Worksop Road which are set back with large front gardens.
47. An important view has been identified in Area 5 that should be identified within the Neighbourhood Plan, ensuring the impact of development proposals in the area is considered and mitigated. The view identified is:
 - (K) Entrance to Blyth from the south.
48. A range of community assets are present across the area, one of these is deemed to be suitable for identification and protection in the Neighbourhood Plan, this is:
 - Bowling Green
 - Playpark
49. The children's play area should be explored further for possible designation as a Local Green Space, due to its importance to the local community.
50. The following projects have been identified and should be incorporated and represented in the Neighbourhood Plan, including seeking their delivery through developments proposed in the area where appropriate:
 - Seek to provide new and upgrade existing footpaths, including the provision of cycle tracks:
 - Footpath off Spital Road
 - Worksop Road
 - Work with relevant authorities to improve the safety of the following routes:
 - Worksop Road

4. Key Recommendations for Neighbourhood Plan Policies

Development Management Policies

51. Neighbourhood Plans allow communities to manage residential and non-residential development in a way that promotes the short- and long-term sustainability of the local community. For this reason, they often include a number of Development Management Policies aimed at allocating sites or more generally setting criteria to control the location and typology of a proposed development.
52. Assessment and allocation of different proposed sites have been achieved through the Site Allocation Assessment Report. Specific policies for each of these sites have been designed, incorporating design and layout requirements drawn from statutory consultees comments, residents' comments, and the evidence and conclusion of this Neighbourhood Profile.
53. As part of the Neighbourhood Profile exercise, residents identified a series of criteria that should be considered for inclusion in a Residential Development Policy:
 - Infill development
 - Redevelopment of brownfield sites
 - Houses that meet the local need in terms of size and type
 - Houses that are of a density and design in line with the character of the different areas as identified in this Report.

Employment Policies

54. Neighbourhood Plans may help promote the local economy and provide additional employment opportunities in the local area that are in keeping with the character of the local area. Blyth presents a number of business and employment-generating areas that should be considered in specific policies of the Neighbourhood Plan.
 55. The Blyth Service (Moto) adjacent to the A1(M) is an active employment site that should be promoted and protected. In this location, development will need to implement landscaping solutions that will screen and minimise its visual impact on the area. Walkability, cycling routes and connectivity between the residential areas in the north and the Blyth Service (Moto) will be protected and implemented.
-

56. As the large employment site to the north of the village site is due to be developed as employment sites, it could contribute to the extension of the gas supply infrastructure so that existing and future development in the area can enjoy direct gas supply.
57. Blyth Village Centre presents a number of commercial activities that offer local employment opportunities and services for the local community. Such establishments should be protected and helped to thrive, promoting, in particular, the visitor economy. Opportunities for residents to work from home could also be supported reflecting current trends and demands.

Local Green Space Policy

58. A number of sites have been identified as important open spaces by the community as part of the Neighbourhood Profile Exercise: such sites should be further investigated to assess their potential to be designated as Local Green Spaces.
59. As part of their Neighbourhood Plan, qualifying bodies can identify the most important open spaces in the settlement such as cemeteries, playgrounds, village greens, parks, sports pitches etc., and protect them as Local Green Space. If designated as a Local Green Space, sites enjoy the same level of protection Green Belt land does, which would prevent any development of the site except in "very special circumstances".
60. The following sites have been identified based on the Neighbourhood Profile exercise, and should be further investigated and assessed:
 - a) Recreation Field off Spital Road; and,
 - b) Church Green; and,
 - c) The Village Green; and,
 - d) The Ridings; and,
 - e) Park and Garden of former Blyth Hall.
61. The LGS designation is not appropriate for all sites: to qualify for protection, a site must meet a series of requirements contained in Paragraph 99, 100 and 101 of the National Planning Framework. The Steering Group will need to perform an assessment of each site to demonstrate how it meets the criteria.
62. Once the assessment has been successfully completed, the Neighbourhood Plan will present a Local Green Space Policy designating the sites as Local Green Space; such sites will be identified on a map which will be referenced in the Policy. The Local Green Space Assessment will be part of the evidence-based documents supporting the Neighbourhood Plan.

Views and Vistas Policy

63. As part of the Walkabout, residents identified a number of views and vistas toward the village, within the village, and out of the village (mostly toward the surrounding countryside and the limestone escarpment). These views are considered particularly beautiful and a key contribution to the character of the village.
64. Although the loss of view from private properties does not constitute a material consideration for planning decisions, particularly valuable views from publicly accessible vantage points can enjoy a certain level of protection as a result of a Neighbourhood Plan policy. A Views and Vistas Policy can be included in the Neighbourhood Plan listing all protected views: view will need to be identified on a map, clearly marking the vantage point and the direction of the view; each view will need to be linked to an assessment describing the reasons that make the view worthy of protection and to photographic pieces of evidence. This Report already contains these elements, and as such it will be referred to in the Policy; these elements can be reproduced in the Neighbourhood Plan as well if required.
65. Once identified in the Policy, new development proposals that may potentially have a detrimental impact on any of such views will either need to demonstrate that there is no impact, or that all adequate alternatives or mitigation measures have been implemented, or that the benefits originating from the development clearly outweigh its impact.
66. The following views and vistas have been identified and assessed based on the Neighbourhood Profile Walkabout exercise, and should be considered for inclusion in the Views and Vistas Policy:
- (A) Approach south into Nornay; and,
 - (B) Church from Sheffield Road; and,
 - (C) Church Green from Bawtry Road; and,
 - (D) Blyth Village Green from High Street; and,
 - (E) Ivy Cottages from Sheffield Road; and,
 - (F) Village Entrance from Worksop Road; and,
 - (G) Views of the western approach; and,
 - (H) The approach to the Village from the East; and,

- (I) The western end of Retford Road; and,
- (J) The vista to the east of Bawtry Road; and,
- (K) Approach from the south of the village; and.
- (L) Views of Blyth Hall parkland and cricket ground.

Community Facilities and Assets Policy

67. Neighbourhood Plan policies can be used to protect community facilities and services that are important for the current character and future development of the community.
68. Such Community Facilities and Assets Policies prevent changes of use and redevelopment of such facilities into other forms and uses that do not deliver the same level of community service and benefit unless it can be demonstrated that maintaining the site in its current use is no longer economically and socially viable.
69. Such Policy would also prevent development proposals having a detrimental impact on the listed community facilities and assets, unless it can be clearly demonstrated that the community benefits originating from the development clearly outweigh its impact and/or adequate alternatives and mitigation solutions have been identified and implemented.
70. The following Community Facilities and Assets has been identified through the Neighbourhood Profile Exercise, and should be considered for inclusion in a Community Facilities and Assets Policy:
- Jayne's Café; and,
 - The Angel Inn; and,
 - The Red Hart; and,
 - The Fourways Hotel; and,
 - White Swan; and,
 - Barnby Memorial Hall; and,
 - Blyth Medical Surgery; and,
 - Cricket ground & pavilion; and,
 - General Store and Post Office; and,
 - Dental Surgery; and,
 - Blyth Primary School; and,

- Play Park on Spital Road; and,
- Play Park on Briber Road; and,
- Bowling Green & pavilion

Green Infrastructure Policy

71. Neighbourhood Plans can contain the provision for the general protection of the existing public right of ways and green infrastructures. Such Green Infrastructure Policy would support proposals that enhance existing green infrastructures and linkages, this will require development proposals that may cause a detrimental impact to demonstrate that the community benefits originating from the development outweigh its impact, and/or adequate alternatives and mitigation solutions have been identified and implemented. Such Policies are normally accompanied by a map identifying green infrastructure and linkages.
72. As part of the Neighbourhood Profile exercise, residents identified key recreational routes (footpaths, cycle routes, horse riding etc.), woodlands placed close to the gateways into the village, as well as more in general verges, hedgerows and trees which characterised such green linkages and infrastructure. These elements should be considered for inclusion in a Green Infrastructure Policy. Examples of particular important green infrastructure linkages are listed below:
- A public footpath connects Bawtry Rd with Harworth Road, passing through Harworth Avenue; and,
 - Footpaths between the residential areas & the Moto Services; and,
 - Ridings Public Footpath; and,
 - Public footpath to Hodsock; and,
 - The public footpath is providing access to Recreation Park from Retford Road.
73. In terms of blue and green features, the following should be included as assets to be protected and restored:
- The woodland to the east & south of the housing on Bawtry Rd; and,
 - The woodland to the north & south of Moto Services; and,
 - The Whitewater Drain; and,
 - Fields to the east of Bawtry Road; and,
 - Bowling green located opposite the end of Spitalfields; and,

- Recreation Park and associated children park area.

74. In term of improvement of green infrastructure linkages, it has been noted by residents that:

- Residents on the northern side of the A1(M) have reasonably safe pedestrian access across the motorway, but not beyond, into the main village; and,
- Limited connectivity between Harworth Avenue and Bawtry Road; and,
- Improvement to the footpath along the A614 is needed, in particular, to make the footpath suitable for people with disabilities and reduced mobility; and,
- Improvements to the footpath on Bawtry Road connecting Nornay with Blyth Village; and,
- Improvements to the footpath on Retford Road, in particular to the east of A1 bridge.

Design and Character Policy

75. Neighbourhood Plans can identify a series of design principles for new development proposals to ensure that new buildings do not have a detrimental impact on the character, landscape, townscape and historic heritage of the village. Such Design and Character Policies support developments that demonstrate compliance with identified principles, and can refer directly to the Neighbourhood Profile Report as an evidence-based document and as a source for additional details regarding individual street and photographic examples.

76. As a result of the Neighbourhood Profile exercise (both the Neighbourhood Overview and the Neighbourhood Walkabout), it was identified that a variety of house typologies (bungalow, detached houses, semi-detached, etc.) and designs are present in the Parish of Blyth, resulting in a level of diversity valued by most residents. Such specific house typologies and design characteristic have been described for each Character Area as part of the tables provided in this Report, and summarised at the end of each Character Area Section.

77. The Design and Character Policy will list the different design aspect future development proposals will be expected to consider in their design, and it will refer directly to this document for additional details on what is acceptable and in keeping with the different Character Areas.

Community Aspirations

78. As a result of the Neighbourhood Profile exercise, residents identified a number of community aspirations and improvement ideas. Although most of these propositions are not related to development management or land use planning, and thus cannot be delivered through Neighbourhood Plan Policies, they may still represent the starting point for Parish Council

projects, community projects, funding applications, S106 agreements, cooperation with relevant authorities, etc.

79. Although they cannot form part of the Neighbourhood Plan, such community aspirations are important for local residents and represent a valuable output of the Neighbourhood Plan Consultation Process. It is common practice to include these aspirations in an Appendix to the Plan, and consult on them as part of Regulation 14 Consultation.

80. The following ideas and aspirations have been identified through the Neighbourhood Profile exercise, and should be considered for inclusion in a Community Aspiration Appendix:

- Provision and upgrade of footpaths – Nornay (access to the main village), Harworth Rd & the A614; and,
- Provision of cycle tracks on the Blyth Road and Bawtry Road; and,
- Clearance of overgrowth from Whitewater Drain; and,
- Reduction of the speed limit on Harworth Rd; and,
- Provision of some recreational facilities/open spaces in Character Area 1; and,
- Ridings Public Footpath that leads down to the River needs maintenance; and,
- The constant speed of traffic over 40mph – speed signs would improve this; and,
- The narrow pavement, making it dangerous for pedestrians to walk from North Blyth to the village, and particularly when walking back up the hill, as lorries driving mirrors have come dangerously close to pedestrians; and,
- The pavement needs re-surfacing in a lot of places on Bawtry Road in Nornay; and,
- Pedestrians have to duck under overhanging branches in some places on Bawtry Road in Nornay; and,
- Get rid of the graffiti on the side of the bridge on Bawtry Road in Nornay; and,

- The footpath to the Recreation Park requires substantial improvement, i.e. constructing with stone and asphalt plus footpath signs; and,
- Retford Road requires resurfacing as do the footpaths; and,
- The footpath to the east of the A1 up to Ranskill Road needs improving, i.e. widening and surfacing; and,
- The speed limit of 30mph on Retford Road is rarely maintained and would benefit from a speed indicator on the eastbound side of the road between The Maltings and Mill Meadow View. To ensure the traffic speed is safe past St Mary & St Martin School; and,
- Footpath off Spital Road narrows and only allows space for one person to pass which is difficult for parents with young children or staff from the nursing home taking elderly/disabled residents out in wheelchairs; and,
- The footpath on the southern side of the busy Worksop Road narrows and overgrown hedging and grass verge makes it difficult to pass; and,
- Spital Road is the primary exit road southbound and merges with the junction to the A1. A speed restriction of 30 mph has been imposed with a flashing speed alert sign placed outside of the cemetery gates. Traffic entering the village from the south often exceeds this limit which is dangerous for children who use the footpath to the school as there is no formal crossing over Spital Road; and,
- Car owners who park partially on pavements or within the legal restrictions of junctions impact the safety of residents; and,
- Surface water drainage impacts pedestrians along the western side of Spital Road.