



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Clumber Park SSSI Recreational Impact Supplementary Planning Document

## **Consultation Statement**

February 2026

<https://www.bassetlaw.gov.uk/>



## 1. Introduction

- 1.1 This document has been prepared in order to demonstrate how the Council has followed the requirements of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) in preparing and adopting the Council's Managing Recreational Impact at Clumber Park SSSI Supplementary Planning Document (SPD).
- 1.2 SPDs were introduced as part of the Planning and Compulsory Purchase Act 2004. The [Planning Policy Guidance](#) is clear that an SPD needs to add further detail to policies in the Bassetlaw Local Plan (May 2024) and that they can be used to provide further guidance for development on particular issues. They are a material consideration for determining planning applications, albeit they do not form part of the development plan.
- 1.3 The Managing Recreational Impact at Clumber Park SSSI SPD provides further guidance for applicants and developers on how planning applications can address and satisfy requirements set out in the following Local Plan Policy:
  - Policy ST38: Biodiversity and Geodiversity
- 1.4 The SPD also assists local interpretation of relevant [National Planning Policy Framework](#) policy including conserving and enhancing the natural environment.

## 2. Local Planning Regulations and Habitats Regulation Assessment / Strategic Environmental Assessment Screenings

- 2.1 This consultation has been carried out in accordance with [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended). In line with Regulation 12(a), before adopting an SPD, a Local Planning Authority must prepare a statement setting out who was consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed. This document is the Consultation Statement for the SPD as required by Regulation 12(a).
- 2.2 Regulation 12(b) requires that the draft SPD must be published for a minimum of 4 weeks and that the Council specify the date by which representations must be made and the address to which they must be sent.
- 2.3 Regulation 35 requires the documents must be made available to the public at the principal office of the Council and other places the Council consider appropriate as well as publishing on the Council's website.
- 2.4 The Government's national [Planning Policy Guidance](#) states "SPDs do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies."
- 2.5 Every stage of the Bassetlaw [Local Plan's](#) preparation (from initial scoping through to Adoption) were subject to a comprehensive sustainability appraisal incorporating strategic environmental assessment with a number of changes to policies made to address each individual report's recommendations. The [Bassetlaw Local Plan Habitats Regulation Assessment \(2023\)](#) concluded that the policies in the Plan (either alone or in combination) would not impact on any of the European Sites either within, or in close proximity, to Bassetlaw District.

2.6 As set out above, the SPD provides further guidance and detail to the relevant adopted [Local Plan](#) policies, and does not result in any significantly different effects over and above those already considered and assessed through the preparation of the recently adopted Local Plan and the relevant policies (listed above) which are the strategic policies that the SPD 'hangs off'.

### **3. Consultation Details**

3.1 Consultation on the draft SPD took place for a period of six weeks from 29 October to 10 December 2025. Consultation was in line with the Council's [Statement of Community Involvement](#) and involved contacting via email/letter all persons and organisations who had signed up to the Council's Planning Policy database.

3.2 The draft SPD and response form were made available on the Council's website and a hard copy was available to view during normal office hours at the Customer Service Desk at Bassetlaw District Council: Queen's Buildings, Potter Street, Worksop, S80 2AH, at Retford Town Hall and Harworth & Bircotes Town Hall, and all libraries in the district.

3.3 Consultation comments were invited by email to [planningpolicy@bassetlaw.gov.uk](mailto:planningpolicy@bassetlaw.gov.uk) via an online form on the Council's website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk), or by post via: Planning Policy, Queen's Buildings, Potter Street, Worksop, S80 2AH.

### **4. Who was Consulted?**

4.1 In accordance with Regulation 12, interested parties, including everyone on the Planning Policy database, and those listed in Appendix 2 of the [Statement of Community Involvement](#), were notified of the consultation. This includes a variety of stakeholders, such as town and parish councils, residents, landowners, developers, statutory consultees and other local planning authorities.

4.2 At the close of the consultation, the Council had received responses from 6 organisations and 2 residents.

## **5. What Were the Main Issues Raised During Consultation?**

5.1 [Appendix 1](#) sets out in more detail a summary of the issues that were raised and how they have been addressed; as well as a limited number of changes to the SPD, where considered appropriate.

5.2 The main issues raised are as follows:

- Natural England welcome the SPD and consider that it will provide a useful framework to manage potential recreational impacts on the SSSI from new residential development. But query if Hardwick Village Visitor Facilities are an appropriate habitat mitigation measure.
- Historic England consider there is no reference to the historic environment within the SPD or in considering the significance of heritage assets on this site and request that greater reference is made to the impact new greenspace could have upon heritage assets.
- National Trust state that project figures provided previously are incorrect and that monitoring and surveying should also be included as a mitigation measure to enable the Trust to make changes to management of the SSSI where necessary.

Appendix 1 – Summary of Consultation Responses and Changes Made to the SPD

Name/ Organisation	Content Summary	BDC Response	SPD Amendments
Nottingham and Nottinghamshire Integrated Care Board	No comments	-	-
Anglian Water	No comments	-	-
Natural England	Welcome the SPD and consider that it will provide a useful framework to manage potential recreational impacts on the SSSI from new residential development. Pleased to note that our comments and suggestions from our previous discussions on this topic have been incorporated into the document. The only point that we would query is the Hardwick Village Visitor Facilities (i.e. toilets, including disabled facilities, changing place, parent facilities and seating) included in the listed mitigation measures (p9) and suggest that this may need to be justified as a habitat mitigation measure.	Support welcome and noted. Following further consideration of the details of Hardwick Village Visitor Facilities project it is not considered to be a habitat mitigation measure so it is not appropriate for it to be included within the SPD.	Delete Hardwick Village Visitor Facilities from the mitigation table.
Resident	In danger of ruining North Notts with over-development. There appears to be little consideration for wildlife, green spaces, and halting spiralling pollution, water shortages, and congestion. Only designated brown land should now be built on. This insatiable drive for "economic growth" is a ruinous and unsustainable fallacy.	The SPD provides further guidance to protect and enhance the protected characteristics of Clumber Park SSSI from new development reinforcing the approach taken in the Local Plan to habitat connectivity, enhancing open spaces and managing pollution.	No change required.
Resident	They are both good plans in theory	Support noted and welcome.	No change required.
Coal Authority	No comments	-	-
Historic England	<p>There is no reference currently to the historic environment within this SPD or in considering the significance of heritage assets on this site. Is this an area in which the Council will be developing at a later stage?</p> <p>Section 5.3 considers the potential creation of new greenspace to alleviate the recreational pressure on the SSSI. This could also be a benefit for the historic environment; however, careful consideration would need to be given to the location of any new greenspace, its suitability in the context of the historic environment and recreational pressure that could then occur due to this newly created space. Welcome engagement with the Council to ensure that the historic environment is fully considered and appropriately mitigated.</p> <p>Section 5.6 could include a reference to the need to protect the significance of heritage assets, including their setting.</p> <p>Section 5.8 the historic environment should be fully considered in the creation of any new greenspace and in the introduction of natural features such as trees and woodlands etc. and manmade features such as children's play parks etc. to ensure any additions are appropriate in the context of heritage assets and the historic landscape.</p>	<p>The purpose of this SPD is to provide more planning guidance about Local Plan Policy ST38: Biodiversity and Geodiversity 1 d), specifically relating to Clumber Park SSSI. A SSSI is a nature designation not a heritage designation so the historic environment is not a focus of the SPD. There is no policy requirement in the Local Plan to manage the impacts of recreation associated with new housing development on the heritage assets of Clumber Park.</p> <p>The provision of new greenspace identified by 5.3 relates to space on or near a housing development site not at Clumber Park. Historic England will be consulted on all relevant planning applications so will have an opportunity to ensure the historic environment is fully considered.</p> <p>The minimum requirements for suitable alternative natural greenspace are those provided by Natural England and are considered necessary to mitigate recreational impact of this type.</p> <p>As the SPD's focus is enhancing the natural environment, 5.8 focuses on impacts to the natural environment. For clarity an additional paragraph will be included to highlight the importance of considering the historic environment as well.</p>	<p>No change required.</p> <p>No change required.</p> <p>No change required.</p> <p>Add new paragraph 5.10: <u>Additionally, the historic environment should be fully considered in the creation of any new greenspace and in the introduction of natural features, such as trees and woodlands, and manmade features such as children's play space to ensure</u></p>

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	Appendix 1 should include a reference to the need to consider the significance of the historic environment, heritage assets, including their setting.	Appendix 1 states that the list of requirements expected on a Suitable Alternative Natural Greenspace have been provided by Natural England. It would be inappropriate for the Council to amend the list.	<u>provision is appropriate in the context of heritage assets and the historic landscape.</u> No change required.																					
<b>National Trust</b>	<p>The project figures in the consultation document differed from those provided in draft. The correct figures are below. Recognise that upgrading drainage (previously suggested) is not compliant so has not been included. The £250,000 for 3 peripheral car parks is included within the £4,500,000 figure in the table.</p> <p>Request that a line for increased monitoring and surveying for SSSI notified features is included. This will ensure that these don't decline with increased recreation. It could allow us to make changes to management so we don't see a decline in the condition assessment of SSSI with the increased usage of the park from development opportunities outside our boundary.</p> <p>NT Draft</p> <table border="1" data-bbox="655 911 1338 1528"> <thead> <tr> <th>Project</th> <th>Description</th> <th>Cost (£)</th> </tr> </thead> <tbody> <tr> <td>New Car Park and Visitor Arrival Experience</td> <td>All-weather year-round car parking to sustain current visitor numbers and cope with anticipated growth</td> <td>4,500,000</td> </tr> <tr> <td>3 New Peripheral Car Parks</td> <td>3 small car parks (c50 vehicles) on the periphery of the estate for locals that do not wish to access the central part of the Park</td> <td>250,000</td> </tr> <tr> <td>Hardwick Village Visitor Facilities</td> <td>New visitor facilities at the lake on the edge of Hardwick Village to include toilets, including disabled facilities, changing place, parent facilities and seating</td> <td>950,000</td> </tr> <tr> <td>Upgrade to Waste and Water Security</td> <td>Upgrade water and sewerage infrastructure to support additional visitors</td> <td>2,700,000</td> </tr> <tr> <td>Paths and Path Infrastructure</td> <td>2m wide path with self-binding gravel surface and wooden edging; general path repairs and maintenance. Budget therefore flexible and available to pay for path improvements/repair as necessary and informed by monitoring.</td> <td>2,000,000</td> </tr> <tr> <td><u>Paddocks Outdoor Hub – associated crossing points</u></td> <td><u>New Outdoor hub to relieve pressure on the historic core area at Clumber by supporting better access to the wider park through cycling, walking etc.</u></td> <td><u>£1,500,000</u></td> </tr> </tbody> </table> <p>Consultation Draft</p>	Project	Description	Cost (£)	New Car Park and Visitor Arrival Experience	All-weather year-round car parking to sustain current visitor numbers and cope with anticipated growth	4,500,000	3 New Peripheral Car Parks	3 small car parks (c50 vehicles) on the periphery of the estate for locals that do not wish to access the central part of the Park	250,000	Hardwick Village Visitor Facilities	New visitor facilities at the lake on the edge of Hardwick Village to include toilets, including disabled facilities, changing place, parent facilities and seating	950,000	Upgrade to Waste and Water Security	Upgrade water and sewerage infrastructure to support additional visitors	2,700,000	Paths and Path Infrastructure	2m wide path with self-binding gravel surface and wooden edging; general path repairs and maintenance. Budget therefore flexible and available to pay for path improvements/repair as necessary and informed by monitoring.	2,000,000	<u>Paddocks Outdoor Hub – associated crossing points</u>	<u>New Outdoor hub to relieve pressure on the historic core area at Clumber by supporting better access to the wider park through cycling, walking etc.</u>	<u>£1,500,000</u>	<p>The cost of the new car park and 3 peripheral car parks have been corrected.</p> <p>Monitoring and surveying can be used to monitor the impacts and effectiveness of mitigation measures provided (to provide an ongoing and accurate understanding of the impacts of recreation on the SSSI and to enable future refinements of mitigation policies and measures). The table will be amended accordingly. The cost of £700,000 is considered to be an appropriate sum to ensure surveying habitats at Clumber Park SSSI can take place in the short term.</p> <p>Reflecting Natural England's advice above the Hardwick Village Visitor Facilities, the project is not considered to be a habitat mitigation measure so it is not appropriate for it to be included within the SPD.</p>	<p>Amend table as follows:</p> <ul style="list-style-type: none"> <li>• New Car Park and Visitor Arrival Experience £4,500,000 (not £4,250,000).</li> <li>• Delete Hardwick Village Visitor Facilities.</li> <li>• Add new row for monitoring and surveying: <u>Monitoring and surveying the condition of the SSSI and notified habitats and species: £700,000</u></li> </ul>
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