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1 INTRODUCTION

1.0 INTRODUCTION AND METHODOLOGY

1.1 Bassetlaw District Council has commissioned Carroll Planning+Design and Clive Keble Consulting to undertake three related studies to support the emerging Local Plan. It has been necessary to ensure that this report on proposed Green Gaps is consistent with the recommendations in the Land Availability Assessment and the conclusions from the Review of the 2009 Landscape Character Assessment as substantive parts of it remain applicable.

1.2 The Council wishes to use the new Local Plan to safeguard the characteristics of areas of “important landscape” around more sensitive locations where there has been high demand for development, including Worksop, Retford, Langold/Carlton and Harworth/Bircotes. Based on small scale indicative maps and locations supplied by Bassetlaw District Council, the purpose of this report is to examine the wider context, establish a methodology and identify physical boundaries for each gap and justify why they are important.

1.3 The methodology adopted recognises the need to set the designation of Green Gaps in a clear context, including:

- Desk based work:
 - Alignment with national policy and guidance;
 - Identifying relevant recommendations/actions in the Natural England National Character Areas and the 2009 Study;
 - Identifying how proposed Green Gaps can fulfil Objectives and Policies in the 2011 Core Strategy, where they remain relevant;
 - Identifying and assessing how (Made & Emerging) Neighbourhood Plans provide a context for Green Gaps;
 - A consideration of Green Gap purpose and roles in relation to other policies;
 - The type of areas/land uses which can be included in a Green Gap;

- A basis for the definition of boundaries for and the extent of Green Gaps; and

- Comparable approaches in other Local Plans/Planning Authorities.

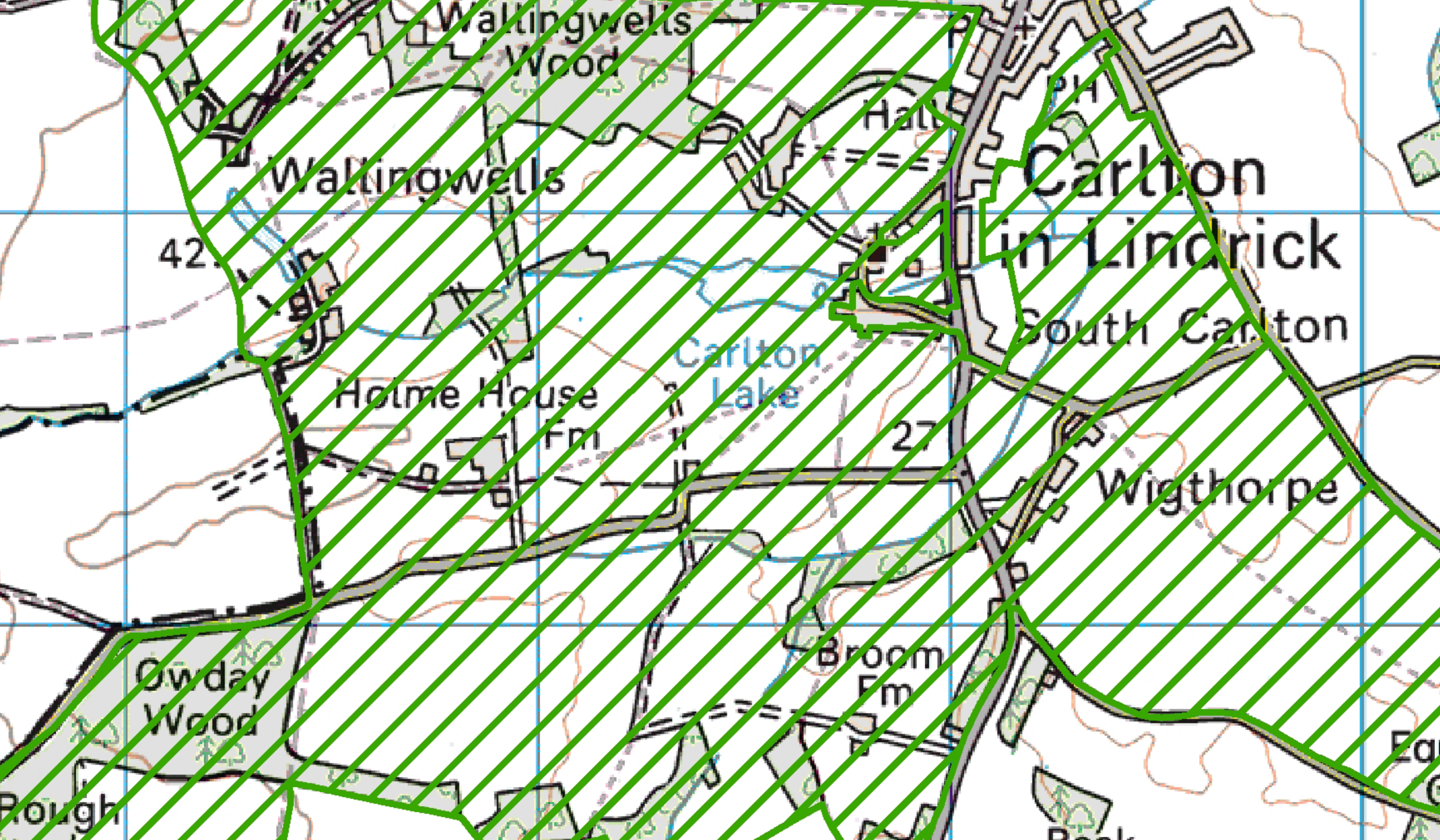
- Surveys and Analysis:

- The eight Green Gap areas were visited to record the following: location, current land use, neighbouring land uses, topography, landscape features, designations (within & adjoining), notable views (to/from site), recreational and habitat connectivity;

- Visits were also undertaken to the wider area around the potential Green Gaps.

Presentation of research/findings:

1.4 The structure and chapters of the report reflect the above, with a focus on descriptive material with general maps and illustrations in the earlier sections. Eight tables follow (one for each of the proposed Green Gaps), supported by detailed maps and site-specific photographs. Within each of the tables, there is a conclusions section which summarises the justification for the Green Gap in question. An overall conclusions section follows, and the report is supported by three appendices.





3 RELATIONSHIPS

3.0 RELATIONSHIPS

National Planning Policy Framework and Planning Guidance

3.1 In the National Planning Policy Framework (NPPF July 2018) the substantive advice on landscape is in Chapter 15. (Conserving and Enhancing the Natural Environment). The following paragraphs provide a basis for the identification and designation of Green Gaps. This is separate to the guidance on Green Belts and it is recognised in the current assessment that Green Gaps are not intended to fulfil the function of the Green Belt.

“170. Planning policies and decisions should contribute to and enhance the natural and local environment by:
a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.....”

“171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries....”

3.2 The most recent Planning Guidance (Ministry of Housing, Communities & Local Government- Natural Environment Guidance- January 2016, last updated July 2019) is also supportive of the identification and designation of Green Gaps, e.g., in paragraph 36.

“036 Landscape - How can planning policies conserve and enhance landscapes?”

The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the

conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”

Natural England National Character Areas

3.3 National Character Areas (NCA) were completed in 2014. They integrate a wide range of environmental information to create a ‘profile’ for each of England’s 159 major landscape areas, exploring the characteristic landscape, wildlife, cultural and geological features to be found, and providing information on how the landscape is changing, how it supports economic activity, and identifying the local environmental opportunities for the future. Until 2014, reliance was placed on Joint Character Area descriptions. The former character areas were fully revised and updated to create the NCAs. There are parts of four NCAs in Bassetlaw which relate to Green Gaps locations:

- NCA 30 Southern Magnesian Limestone;
- NCA 39 The Humberhead Levels;
- NCA 48 Trent and Belvoir Vales; and
- NCA 49 Sherwood.

3.4 The NCAs include a description of the natural and cultural features that shape landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area’s characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future. The identification and

designation of Green Gaps can help to fulfil achievement of SEOs. Appendix 2 of this report highlights how the eight potential Green Gaps reflect and fulfil the headline SEO) in the NCAs that cover Bassetlaw District.

2009 Landscape Character Assessment

3.5 The 2009 Landscape Character Assessment was prepared by the independent consultants, FPCR, on the instructions of Bassetlaw District Council. It formed part of the evidence base for the Bassetlaw Core Strategy and Development Management Policies Development Plan Document (CS), adopted in 2011. The intention was to “... provide an objective methodology for assessing the varied landscape within Bassetlaw and contains information about the character, condition and sensitivity of the landscape to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive.” The study is considered in detail as one of the three elements of the work being undertaken by Carroll Planning+ Design and Clive Keble Consulting.

3.6 The 2009 Study does not, in its own right, identify land around settlements to be designated as Green Gaps or protected open areas. However, based on a methodology applied in other parts of Nottinghamshire, linked to the Natural England National Character Areas (see following section), it used five County Character Areas as basis for identifying Policy Zones. Policy Sheets, one per Policy Zone, supported by a plan showing the resultant Policy for each Zone were then produced. Each Policy Sheet included an overall character summary, specific characteristic features, a matrix and summary of the landscape condition and sensitivity and a representative photograph. Finally, a series of landscape actions was defined for each Policy Zone:

- **Conserve** – actions that encourage the conservation of distinctive features and features in good condition;
- **Conserve and Reinforce** – actions that conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable;
- **Reinforce** – actions that strengthen or reinforce distinctive

features and patterns in the landscape;

- **Conserve and Restore** – actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features;

- **Conserve and Create** – actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition;

- **Restore** – actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features;

- **Restore and Create** – actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition;

- **Reinforce and Create** – actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition; and

- **Create** – actions that create new features or areas where existing elements are lost or are in poor condition.

3.7 These Policies and associated landscape actions have been used as part of the justification for the Green Gaps proposed in this report. In particular, where the Green Gap is located within a “Conserve...” Policy Zone, it is considered to support designation. Appendix 3 summarises the relationship between the eight proposed Green Gaps and the Landscape Policy Zones/Actions.

Existing Bassetlaw Core Strategy

3.8 The Core Strategy and Development Management Policies Development Planning Document (CS) was adopted in December 2011. It identifies protected/designated land (e.g. Sites of Special Scientific Interest (SSSI), Conservation Areas, Listed Buildings Local Wildlife Sites, Local Natures

Reserves and Areas of Risk at Flooding). Appendix 1 of this report summarises the extent of these designations in relation to each of the proposed Green Gaps. It is considered that the protection of the openness and character of land within a Green Gap would complement the CS policies aimed at protecting and/or enhancing these assets/features.

3.9 Therefore, whilst the CS did not include Green Gaps or Areas of Open Land, several of the CS Strategic Objectives are pertinent to the current consideration of Green Gaps, these are:

- SO7 (Attractiveness and Local Distinctiveness);
- SO8 (Natural Environment);
- SO9 (Heritage Assets); and
- SO10 (Green Infrastructure).

3.10 In addition, alongside a Settlement Strategy which focused upon Worksop (sub-regional centre), Retford (Core Service Centre), Harworth/Bircotes (Main Regeneration Settlement) and Carlton and Langold (Local Service Centres), the CS defined settlement boundaries for Worksop, Retford, Harworth, Langold and Carlton-in-Lindrick. Outside the settlement boundaries, development would need to be considered in the context of countryside and other Development Management Policies, for example:

- DM3 (General Development in the Countryside).
- DM4 (Design & Character).
- DM8 (Historic Environment).
- DM9 (GI, Biodiversity... Landscape, Open Space...)
- DM 12 (Flood Risk...).

3.11 Although details may be changed in the emerging Bassetlaw Local Plan, the principles behind the Spatial Strategy and suite of Planning Policies of the CS remain relevant and can legitimately inform and justify the Green Gaps proposed in this report

Neighbourhood Plans

3.12 Neighbourhood Plans (NP) have been encouraged by Bassetlaw District Council and there are 29 NPs that have been made or are being prepared. A number of these include

landscape or green infrastructure studies and related policies. Many include a landscape/built environment Character Study, designate Local Green Spaces and identify Key Views. The NPs relevant to the consideration of Green Gaps are listed below:

- Carlton-in-Lindrick (MADE);
- Clarborough Neighbourhood Plan (MADE);
- Harworth & Bircotes Neighbourhood Plan (MADE);
- Rhodesia Neighbourhood Plan;
- Shireoaks Neighbourhood Plan (MADE);
- Scrooby Neighbourhood Plan; and
- Hodsock (Langold) Neighbourhood Plan.

3.13 The implications of these Neighbourhood Plans for each proposed Green Gap are summarised in Appendix 1 (alongside the CS). These are matters relevant to the extent and boundaries of Green Gaps, including:

- Proposed Local Plan Site allocations;
- Settlement boundaries;
- Protected areas (including Local Green Spaces); and
- Important views of the landscape.



4 COMPARABLE APPROACHES IN OTHER LOCAL PLANS / PLANNING AUTHORITIES

4.0 COMPARABLE APPROACHES IN OTHER LOCAL PLANS/ PLANNING AUTHORITIES

4.1 This Green Gaps study, which is underpinned by detailed site visits and the analysis of local context, is intended to be bespoke to the needs and geography of Bassetlaw but it was also considered useful to look at approaches used in some other comparable areas. These include the following examples:

Hartlepool Borough Council - July 2017 Strategic Gap assessment by Re-Form Landscape Architects

4.2 This study was undertaken to support the latter (Examination) stages of the new Local Plan. It was accepted in part by the Inspectors, but the area of proposed Green Gap was reduced in the adoption version of the Plan. Interestingly, a subsequently “Made” Rural Areas NP appears to reinstate some of the deleted areas. The geography of the Hartlepool Borough Council differs from Bassetlaw in that the intent was (based on Green Belt principles) to prevent urban sprawl and coalescence through a contiguous strategic level gap wrapping around the western inland edge of the (North Sea facing) town. Hartlepool Borough has a population of almost 95,000 with the majority (88,000) residing in the town itself. In comparison Worksop has a population of 42,000, Retford 22,000 and Harworth/Bircotes 8,000. There are, however, some similarities between this piece of work and the requirement for Green Gaps in Bassetlaw and the following learning points have been applied to the current study:

- The principle that “...a gap is maintained between the main urban area of the town and surrounding villages, as built development within the gap could over time, lead to villages joining with the urban area and losing their distinct identities...” was accepted, it was just the extent of the gap which was challenged. It was agreed that the purpose of the gap could include:

“1. To limit the spread of urban areas and villages outside of the limits to development;
2. To prevent the urban area of Hartlepool coalescing with villages;
3. To protect the character of the countryside and rural areas; and
4. To maintain the separate identity and amenity of settlements.”

- However, the range of development permitted in the

Green Gap “...Development within Strategic Gaps will be strictly controlled and limited to development associated with farming and rural businesses...” is more restrictive than may be necessary in Bassetlaw. It may be as important to consider design and scale as much as a very limited range of uses, especially in the peri-urban areas under consideration. Commercial, leisure and even specialist (small scale/infill) housing may be appropriate?

- Existing data was reviewed and used, including the NCAs and an earlier Hartlepool Landscape Assessment, but the latter dated back to 2000 may not have been as applicable as the 2009 Bassetlaw Landscape Character Assessment is to this piece of work.

- Through a “Spatial Planning Assessment” the Hartlepool report considers that:

- “Land currently free from development provides a more defined differentiation between settlement and open countryside...”

- “Undeveloped land provides a clear physical separation of individual settlements.”

- “Land currently free of built development/urbanising influence helps to maintain the intrinsic characteristics of the landscape...”

- “Loss of open land between the settlements... would potentially lead to the erosion of individual settlement characteristics...”

- Each of these principles is applicable in Bassetlaw but because the landscape around the towns and villages of the District is more intimate, complex and varied than around Hartlepool, each of the Bassetlaw Green Gaps will need to be considered on an individual basis rather than through a single general scoring or ranking system, leading to scores of strong, moderate or weak.

- The Local Plan inspector concluded that “...The concept of strategic gaps is not expressly referenced in the NPPF* but paragraph 157 states that Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance and

contain a clear strategy for enhancing the natural, built and historic environment. There is no Green Belt in Teesside. Accordingly, mechanisms such as strategic gaps and green wedges are recognised development plan tools to manage urban expansion at a local level” (*The new NPPF may be interpreted similarly, but para. nos. differ), and: “The effect of the submitted strategic gap designation and associated policy content in Policy LS1 would be to severely limit development in terms of preserving the openness of the gap. Notwithstanding my view that the gap should be reduced **the policy also needs modification to strike the right balance between protecting land where development would be inappropriate and planning positively to support local, sustainable development.** For effectiveness and consistency with national policy the wording of Policy LS1 should allow for development where the core purposes of the strategic gap would not be harmed.” Therefore, as far as Bassetlaw is concerned, there can be confidence that the principle of designated Green Gaps will be supported but care needs to be taken to ensure that the new Local Plan policy is not too restrictive in terms of land uses.

CPRE Hampshire – January 2019 -An Assessment of the Effectiveness of Settlement Gap Policies in South Hampshire in preventing Urban Sprawl & the Coalescence of Settlements

4.3 As part of its ongoing efforts to influence Local Plans in the area, CPRE Hampshire commissioned this study to assess the effectiveness of the Gap policies adopted by South Hampshire local authorities, with particular reference to:

- whether Gaps have been effective or are succeeding in preventing sprawl & coalescence;
- whether Gaps have been sufficiently robust to stand in the absence of a five-year housing land supply; and
- whether Green Belt designation would provide stronger protection.

4.4 Whilst the background intent of this work was probably to argue the case for new Green Belt area in South Hampshire and the geography of the area is different, with the influence of the large cities of Southampton and Portsmouth, some of the research findings are helpful to the consideration of the use of Green Gaps in Bassetlaw, including:

- It notes that (the formal) Green Belt Purposes are usually wider than those attached to Green Gaps in Local Plans;
- Various paragraphs in the 2018 NPPF can be used to support a Countryside Gap policy, such as ‘recognising the intrinsic character and beauty of the countryside,’ (Para. 170), and it is agreed that there is nothing in the NPPF that prevents their designation, and some advice can be used to support their designation;
- At present all the local authorities with areas of countryside in South Hampshire have Gap policies but the form that they take substantially differs from authority to authority;
- Of 15 appeal decisions (over five years) for sites covered by Gap policies in Eastleigh, 6 were allowed and 9 dismissed. It was concluded that a substantial amount of development has been approved on appeal, justified by the absence of a 5-year housing land supply, coupled with the argument that a sufficient Gap between settlements would still be retained, and;
- The Inspector considering the Test Valley Local Plan (adopted in Jan. 2016) commented that; “...*the NPPF enables Local Plans to identify land where development would be inappropriate, for instance because of its environmental significance.....the coalescence of adjoining settlements, caused by development in the largely undeveloped Gaps, would clearly have an environmental effect...The principle of such a designated area is therefore in line with national policy....the Gap policy, which is broadly restrictive in nature, runs counter to the general national approach to enabling development. However, that approach is qualified by the NPPF policy that such development should be located in the right place, and that the natural environment should be protected.*” It was also concluded that the boundaries of the Gaps themselves were justified.

Eastleigh Borough Council -June 2018 - Local Plan Countryside Gaps Background Paper

4.5 Finally, the approach to the identification and designation of Green Gaps in Eastleigh (as referred to above) is considered (ref. Eastleigh Borough Local Plan 2016 to 2036 Countryside Gaps Background Paper – June 2018) from which the following points are taken:

- Settlement gap policies in Hampshire date back over 30 years, when they were in Structure Plans in 1988, 1994 and 1996/2011;
- The assessment criteria for the existing gaps included:
 - *The designation is needed to retain the open nature and/or sense of separation between settlements;*
 - *The gap performs an important role in defining the settlement character of the area and separating those at risk of coalescence;*
 - *No more land than necessary to prevent the coalescence of settlements with regard to maintaining physical/visual separation;*
- This study was need to improve the evidence base for a Local Plan, the Inspector had commented that he saw “nothing in the Council’s evidence base which seeks to justify on a rigorous and comprehensive basis the need for a gap designation; the choice of location for gaps or the extent of the designated area of any of the gaps identified in the Plan”;
- The following physical attributes were identified as supporting the definition of character and separation of settlements:
 - The land lies between settlements
 - The land is predominantly undeveloped
 - The land is predominantly open
 - Coherent land management
 - The land has clearly defined boundaries
 - The land contains major roads, rivers or railway lines as physical barriers between settlements
 - The land has public footpaths or roads which provide a transition from one settlement to another
 - The individual settlements shows a distinctive character/urban form
 - The individual settlements have a strong urban edge;
- Existing policies defined two types of Gap (Strategic and Local). The review resulted in the following change: “...*it is recommended that the Eastleigh Borough Local Plan 2016-2036 **considers the designation a single tier of Gaps between main settlements...***”;

- The multi-functionality of gaps in terms of open space and biodiversity value should be acknowledged;
- Pressure for ‘urban fringe’ activities mean that it may be appropriate to indicate that temporary activities are acceptable in gaps;
- Gaps should not preclude provision being made for development in the overall District/Borough area; and
- Heed Inspectorate advice that the purpose of the policy should not be to prevent all development within a defined Gap.

Overview

4.6 Hartlepool, South Hampshire and Eastleigh (densely developed/adjoining large cities) are different to Bassetlaw. However, there are lessons and common principles from the approaches taken in these areas which could apply to potential Green Gaps in Bassetlaw, e.g.:

- 1- The identification and designation of Green Gaps is a legitimate policy tool, within the scope of the NPPF;
- 2- Examinations show that good bespoke evidence is needed to justify Green Gaps, focusing on the local area and its character;
- 3- Green Gap policies should complement growth proposals as part of a suite of complementary actions in Local Plans;
- 4- Green Gaps may reflect elements of Green Belt purposes but it is clear that they should not replicate the Green Belt;
- 5- The extent/area of Green Gaps should be limited to that which is necessary to achieve their local purpose;
- 6- The range of uses/types of development acceptable in Green Gaps should not be unduly restrictive;
- 7- Openness is an important justification for a Green Gap, but other factors (e.g. landscape quality, heritage, biodiversity, recreational potential and the value of land to the local community) are also relevant;

8- Local Green Spaces (designated or future) may be located within a Green Gap, but the justification for each action is separate; and

9- Green Gap boundaries should be readily identifiable, long term and defensible.



5 THE PRINCIPLES FOR GREEN GAPS IN BASSETLAW

5.0 THE PRINCIPLES FOR GREEN GAPS IN BASSETLAW

Why are Green Gaps needed?

5.1 Bassetlaw has experienced considerable change over the last 20 years or so and the emerging Local Plan needs to look forward over the next 20 years with policies and designations that will stand the test of time to provide as much certainty as possible for communities, landowners and developers. The changes which were considered in the review of the 2009 Bassetlaw Landscape Character Study include:

- The absolute decline in deep coal mining;
- Infrastructure investment including the A1 upgrade, associated links & the East Coast railway;
- New employment, in particular large warehousing and distribution buildings;
- The reduction in, and anticipated demise of, coal fired electricity generation; and
- Extensive new housing development (e.g. around Worksop, Harworth and Retford).

5.2 It is certain that similar pressures will continue over the next 20 years. There will be a continued focus on using brownfield sites, but it is important to note that:

- Many former collieries are within or on the edge of settlements (e.g. Firbeck between Langold and Carlton in Lindrick);
- Ground conditions, location and sensitive biodiversity issues render some former mining sites unsuitable for residential development;
- The scale of development required and the need for sustainable access to facilities mean that some greenfield sites around existing town and villages will need to be developed; and
- There is development pressure from the adjoining metropolitan areas such as Doncaster.

5.3 The consequence of the above factors is that the towns and larger villages in Bassetlaw have experienced substantial development in recent years. In some cases, this is leading to the settlements extending into the countryside with the potential for them to merge in the future. The potential adverse consequences of this include the erosion of local landscape character between settlements some of which is

locally valued and has historic value. Examples of this include:

- Worksop (W). Commercial and residential development around Shireoaks and Rhodesia;
- Worksop (N). Residential development (recent and committed);
- Worksop (E). The (commercial) development of Manton Wood with major HQs and warehouses;
- Harworth/Bircotes. Residential and commercial development of the colliery linked to the A1;
- The A1 junctions, services and associated development (Blyth, Morton, Elkesley & Markham; and
- New housing in Retford.

5.4 The identification of Green Gaps in the emerging Local Plan are intended to enable high quality development to continue to be proposed in appropriate locations in and around these settlements, but also to identify and avoid the development of land which is integral to the character and identity of that settlement.

Purpose of Green Gaps and role in relation to other policies

5.5 The proposed Green Gaps are not intended to duplicate existing policies/designations (e.g. Green Belt, Local Green Space, Open Countryside, Protected Landscapes and Habitats).

5.6 The purpose of identifying Green Gaps is to help to manage the location and scale of future development, such that the setting and character of the settlements involved is protected and where possible enhanced, particularly in areas directly adjacent to the open countryside.

5.7 There are no Green Belt designations in Bassetlaw and it is important that the policy approach to Green Gaps is not perceived as a “back-door” way of introducing it. Unlike the Green Belt, which is a strategic policy tool and must be consistently applied in accordance with national guidelines, Green Gaps can reflect the different local circumstances that occur around the various settlements. The development restrictions within Green Gaps are not intended to be as categorical or limited as in Green Belt areas. Indeed, there may be potential for different forms of development provided that the necessary consideration is given to scale, location, siting and design. However, Green Gaps may (or may not) fulfil

some of the stated purposes of the Green Belt, for example:

- To check the unrestricted sprawl of large built up areas. (Not applicable, because the towns and villages in Bassetlaw do not constitute large built up areas);
- To prevent neighbouring towns from merging into one another. (This is applicable, but the concern is the relationship between towns and villages and between pairs of villages);
- To assist in safeguarding the countryside from encroachment. (This is applicable);
- To preserve the setting and special character of historic towns (Not applicable in Bassetlaw); and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land. (This may apply in part, but if derelict land in open countryside or adjoining villages is developed landscape issues will need to be carefully considered).

5.8 However, the proposed Green Gaps are not as extensive as the majority of Green Belt areas and they are not necessarily contiguous.

5.9 The proposed Green Gaps may include, but are not intended to replace/duplicate the protection from other designations, (e.g. Local Green Spaces, Scheduled Parkland, Conservation Areas, SSSIs, Tree Preservation Orders (TPOs) etc.). Existing landscape studies, e.g., the Natural England (NE) National Character Areas (NCAs) and especially the Landscape Policy Zones (LPZ) in the 2009 Bassetlaw report can be used to cross reference the validity of and inform decisions on the extent of Green Gaps.

What type of areas/land uses can be included?

5.10 Green Gaps can include a variety of land uses and activities, including farmland, woodland, water areas, playing fields/pitches, open spaces, golf courses, schools, parkland/ estates, cemeteries, churchyards and even larger gardens or residential curtilages.

5.11 As with the Green Belt, but unlike designated landscapes/habitats, landscape quality need not to be a defining feature of a Green Gap. Existing habitat or recreational connectivity is not necessarily a requirement for designation of a Green Gap, but the potential to improve connectivity (e.g. between separated woodlands

or watercourses) may be a consideration. In addition, the opportunity to use existing or improved footpaths and cycling links running through Green Gaps, to connect existing and new development could be important. The value placed on an area of land by the local community may also be a relevant consideration.

Boundaries and the extent of Green Gaps

5.12 The proposed boundaries for each of the Green Gaps are intended to be clear, long term, defensible and recognisable. Prepared in accordance with Planning Policy Guidance, the approach will be to use readily recognisable features such as roads, streams, belts of trees or woodland edges, footpaths/tracks, canals and railway lines. Topography may also be important, for example where a cohesive landscape (a low lying valley, a broad plateau or extensive parkland), has been considered as one of the determinants of the boundaries for Green Gaps. It may also be reasonable to use changes in landscape as a potential boundary, for example, the escarpment which rises on the other side of the flat valley to the East of Retford, coupled with lanes and track means that the Green Gap can be relatively compact. Conversely to extend it up the escarpment and onto the undulating ridge/plateau would have meant continuing the designation well into what is obvious open countryside in an expansive rural area.

5.13 Boundaries can also consider the need to maintain open areas and the landscape transitions from the urban edge (e.g. of Worksop and Retford) to the rural areas beyond. Key Views from/to land within Green Gaps might also be relevant to the definition of boundaries.

5.14 Planning Policy guidance states that wherever practicable, the Green Belt should be several miles wide, to create an appreciable open zone around the built-up area concerned. In this report (and the emerging Bassetlaw Local Plan), it is not intended that Green Gaps should cover extensive areas as they are intended to complement rather than replace open countryside policy and the Green Gaps are not a surrogate Green Belt.

5.15 In addition to the above, the analysis of the eight proposed Green Gap areas that follows take account of the (potential) site allocations that are to be included in the

new Local Plan and those that have been identified in made Neighbourhood Plans.



6 ASSESSMENT OF THE PROPOSED GREEN GAPS AGAINST ACKNOWLEDGED CRITERIA AND DETAILED DESCRIPTIONS OF EACH GREEN GAP

**6.0 ASSESSMENT OF THE PROPOSED GREEN GAPS
AGAINST ACKNOWLEDGED CRITERIA AND DETAILED DE-
SCRIPTIONS OF EACH GREEN GAP**

6.1 The first part of this section is a summary table (Table 1) showing how each of the proposed Green Gaps fulfils criteria derived from the analysis in the previous sections. This is followed by detailed summary sheets, boundary maps and photographs, for the eight proposed Green Gaps.

Green Gap	NPPF & Guidance	NE NCAs	2009 Assessment	2011 Core Strategy	Neighbourhood Plan	Emerging Local Plan	Appropriate Ex- tent	Strong Boundaries	Objectives Fulfilled
GG1 Harworth Bircotes & Bawtry	Yes	Yes	Part (Create & Reinforce)	Yes (past development taken into account)	Yes(reflects/ complements (Made)	Yes (allows for other development)	Yes	Yes (Existing)	Separation Character Heritage Views
GG2 Oldcotes, Langold &Carlton	Yes	Yes	Yes (Conserve)	Yes	Yes (reflects/ compliments) (Made)	Yes (allows for other development)	Yes (but enlarged into Country Park)	Yes (Existing & subject to future development)	Separation Character Recreation Heritage
GG3 Carlton and Worksop N	Yes	Yes	Yes (Conserve/ Reinforce)	Yes (past development taken into account)	Yes (reflects/ compliments) (Made)	Yes (allows for other development)	Yes (excludes likely future development)	Yes (Existing & subject to future development)	Separation Character Biodiversity Heritage
GG4 Worksop W Shireoaks & Rhodesia	Yes	Yes	Part (Create, Conserve, Reinforce)	Yes (past development taken into account)	Yes (reflects/ compliments) (Made and emerging)	Yes (allows for other development)	Yes	Yes (Existing)	Separation Character Biodiversity Recreation
GG5 Clarborough & Welham	Yes	Yes	Yes (Conserve)	Yes	Yes (reflects/ compliments) (Made)	Yes	Yes	Yes (Existing & subject to future development)	Separation Character Biodiversity Recreation
GG6 Retford East	Yes	Yes	Yes (Conserve)	Yes (past development taken into account)	N/A	Yes (reflects limited potential)	Yes (focus on valley bottom not extending to east scarp)	Yes (Existing)	Separation Character Biodiversity Heritage
GG7 Retford S and Eaton	Yes	Yes	Yes (Conserve)	Yes (past development taken into account)	N/A	Yes	Yes, reflects landscape and landform	Yes, definite boundaries and the edge of settlement	Separation Character Biodiversity Views
GG8 Retford West	Yes	Yes	Yes (Conserve)	Yes	N/A	Yes (reflects limited potential)	Yes, including Babworth Park	Yes (Existing)	Separation Character Biodiversity Heritage

Table 1: Green Gaps and Fulfilment of Selected Criteria

GG1 HARWORTH BIRCOTES AND BAWTRY (LHS)

Location

Land east of Harworth Bircotes and South of Bawtry. Adjoins Doncaster MBC boundary along A631 (Bawtry Road) and around the southern edge of Bawtry. The River Ryton forms the eastern boundary of the area.

Current land uses

Agriculture, small woods adjoin the settlements and there is a reservoir. The railway and main roads (A631, A614 & A638) influence the landscape, with commercial development around the junction of the latter.

Neighbouring Land Use

The settlements of Harworth Bircotes/Bawtry adjoin the area, including an industrial area to the north west. Agricultural land extends beyond the area to the north, east and south, with the small village of Scrooby further south. There is some commercial and leisure development just outside the area at the A614/A638.

Topography

East of the railway line, the low lying (5m) valley of the River Ryton is broad and flat. West of the railway and the A638, the land rises up to a plateau (36m) near Bircotes.

Landscape features

The woods adjoining Harworth Bircotes and Bawtry are attractive landscape features and the gently rising plateau creates a real sense of separation between the settlements. The valley of the River Ryton is a low-lying landscape feature, reinforcing how separate Bawtry is from neighbouring settlements.

Designations (within)

See Appendix 1. White House Plantation and land adjoining the A638 N of Scrooby are Local Wildlife Sites. (Core Strategy Policy DM9 and land in the river valley is at risk from flooding (Policy DM12). Harworth and Bircotes NP (made)-the Green

Infrastructure Project includes proposals for new green space, woodland linkages, other habitat/green features and footpath improvements on the east side of Harworth Bircotes.

Designations (adjoining)

See Appendix 1. Bawtry Hall and Fish Pond Wood (Doncaster MBC) are in a Conservation Area. There is also a Conservation Area in Scrooby. The Green Gap would contribute to the setting of these features.

Natural England (National Character Area)

See Appendix 2. The land within the Green Gap fulfils: Humberhead Levels SEO1 & SEO3: “Safeguard, manage and expand wetland habitats...” (e.g. Ryton Valley) and “Protect the open and expansive character of the landscape...”

Landscape Policy Zone (2009 study)

See Appendix 3. The Green Gap is in the Idle Lowlands 5 (Reinforce) & 11 (Create). The Green Gap would fulfil the following policy intentions.

- Conserve what remains of the rural landscape, concentrating new small-scale development around Harworth and Bircotes.
- Conserve and reinforce rural character.

Potential site allocation (in emerging Local Plan)

None

Notable views (to and from site)

North and south along the River Ryton valley from Bawtry Bridge and Mill Lane (Scrooby). Views across open land to Bircotes (west) and Bawtry (east) from Lady Holt’s Lane (footpath). Views across open land from A631.

Recreational connectivity

Reasonable along Lady Holt’s Lane but otherwise limited with no connections through to Bawtry or across the Ryton valley.

Habitat connectivity

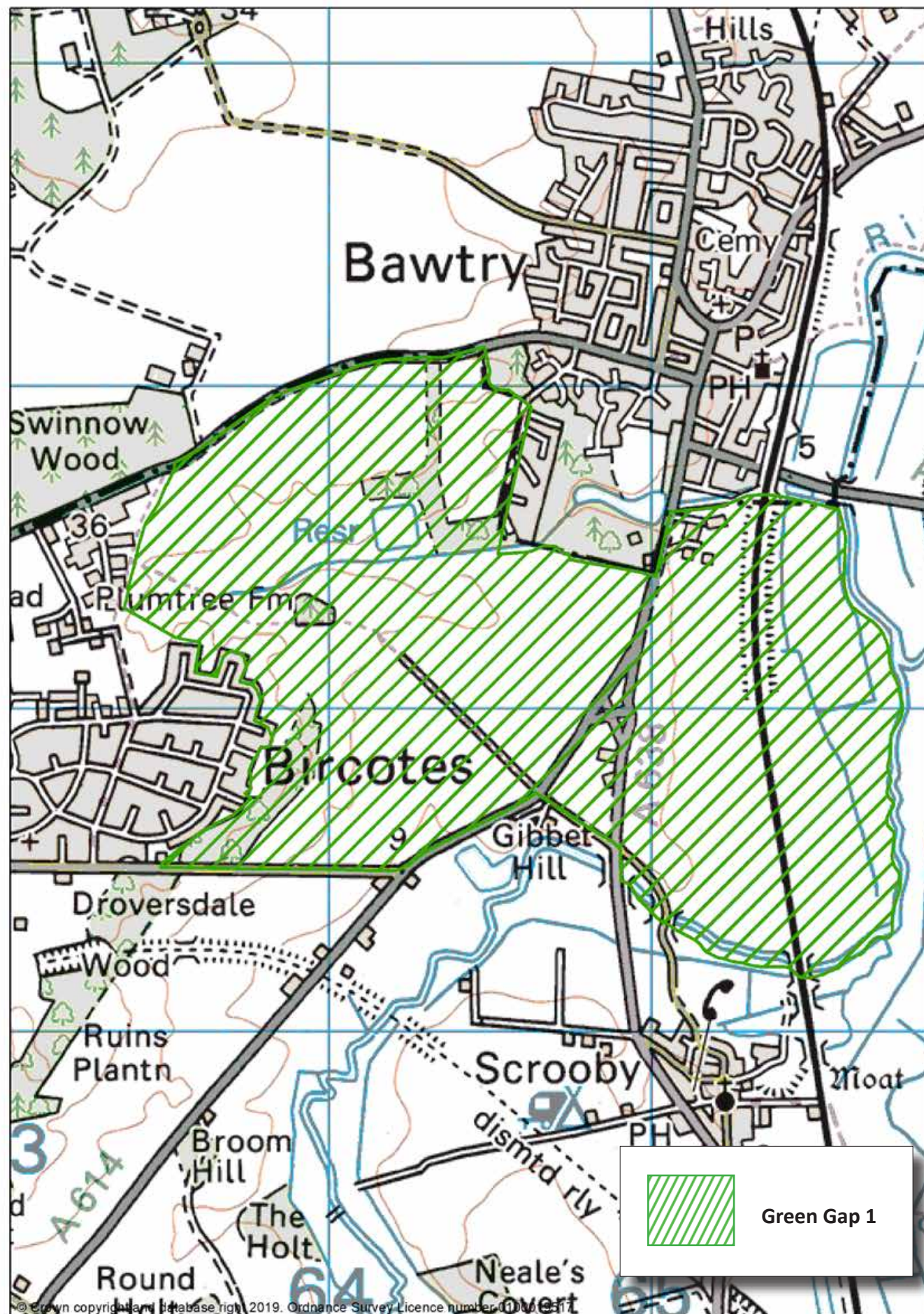
Poor, limited to the River Ryton and the small woods adjoining

the settlements.

Conclusion

The closure of Harworth/Bircotes colliery and related operations led to reclamation/redevelopment with housing and employment schemes, either ongoing or recently completed. In Doncaster, Bawtry is popular, with pressure for development. The LPZ intentions (create & reinforce) enabled development, including former mining land/sites on the A1. However, further development east of Bircotes, towards Bawtry would have an adverse impact on the open landscape, contrary to the intent of concentrating development around existing settlements.

Green Gap1



Photography

- 1 A614 South Carr - looking east to Bircotes
- 2 Edge of Bircotes (east) showing new houses
- 3 A614/Lady Hollows Lane
- 4 Bawtry Bridge A614 looking S along valley
- 5 A631 Bawtry Road (east) adj. Bawtry
- 6 A631 Bawtry Road (west) adj. Bircotes

GG2 OLDCOTES, LANGOLD AND CARLTON IN LINDRICK (LHS)

Location

Land between Oldcotes and Langold and between Langold and Carlton in Lindrick. In the north, it adjoins the Rotherham MBC boundary along A634 (Bawtry Road) and south around Dyscarr Wood. It then extends to the west, including Langold Country Park, running south to Rotherham Baulk. To the east, the boundary is formed by Woodhouse Lane, public footpaths around Hodsock Woodhouse, a ditch/field boundary to Goldthorpe Plantation and a track/footpath north to Oldcotes. The inner boundary is tight up against the three villages, taking account of four committed new housing sites.

Current land uses

Agriculture, with several woods and parkland/open space/ playing fields in the country park adjoin the settlements and there is a reservoir. The main road (A60) bisects the area which is also broken up by the settlements. There are several large farm complexes on farmland to the east.

Neighbouring Land Use

Agricultural land extends all around the area, but there is some pressure on the gap between Carlton and Worksop to the south. Other than the former and derelict Firbeck Collier, the industrial estate in Carlton in Lindrick and shops/local facilities, the three settlements are residential.

Topography

The valley of the Oldcotes Dyke in the north is pronounced, as is the land occupied by Langold Lake. The land rises from around 25m in the east to 50m in the west. The former Firbeck Colliery spoil heap rises to 81m. The land to the west of the A60 is more undulating than the area to the east.

Landscape features

Langold Country Park is an historic and attractive landscape feature. The woods (Dyscarr, Cow, Burntout, Hermeston and Goldthorpe) are important features. The valley of Oldcote Dyke is significant in the north of the area.

Designations (within)

Oldcotes Dyke is an area at risk of flooding (CS Policy DM12). Dyscarr Wood is an SSSI, Ancient Woodland and Local Nature Reserve. Langold Country Park, Dry Lake, the disused railway east of Doncaster Rd. and Costhorpe Plantation are Local Wildlife Sites. There are several protected open spaces (cemetery, football field, playground, playing fields and allotments in Langold) and cricket ground/adjoining land in Carlton). The Carlton-in-Lindrick NP has “Important Views” east of Doncaster Rd. Goldthorpe and Oldcotes Mills, Goldthorpe Farmhouse, Hodsock Grange, Hodsock Woodhouse and Hodsock Cottage are all Listed Buildings.

Designations (adjoining)

See Appendix 1. Oldcotes Conservation Area.

Natural England (National Character Area)

See Appendix 2. NCA 39 Sherwood & NCA 30 Southern Magnesian Limestone apply. The land in the Green Gap fulfils: (1) Sherwood SEO1 & SEO 3:

“Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...” and (2) Magnesian Limestone SEO2 & SEO3 “Protect and manage existing semi-natural habitats...”& “Protect the rural landscape.”

Landscape Policy Zone (2009 study)

See Appendix 3. The area includes Idle Lowlands 12 (Carlton in Lindrick- Conserve & Reinforce) and the Green Gap fulfils the objective to Conserve and Reinforce rural character by concentrating development..... north of Worksop and the south edge of Carlton-in-Lindrick. The Magnesian Limestone Ridge (Five zones) also apply:

- 1- Langold – Conserve (Area north of Langold & west of A60).
- 2 – Langold – Reinforce (Adjacent to Oldcotes north of Langold).
- 3 – Langold – Conserve (Directly north & north east of Langold).
- 4- Carlton-in-Lindrick – Conserve (east of Langold)
- 5- Carlton-in-Lindrick – Conserve (Located west of Langold and A60).

In all cases the Green Gap fulfils the policy objective to conserve rural character, including the setting of Langold Country Park and the pastoral landscape of Hermeston Hall.

Potential site allocation (in emerging Local Plan)

None. The Green Gap boundary excludes four committed housing sites.

Notable views (to and from site)

East and west along the valley of the Oldcotes Dyke. Across open land to the east of the A60, from the B6463 and A60 west & south west across open countryside between Oldcotes and Langold. Across open land from the footpaths west of Langold and Carlton in Lindrick showing the setting of those settlements.

Recreational connectivity

Good in the west, focused on Langold Country Park and several footpaths within and outside the Green Gap. Much more limited in the east with only one footpath.

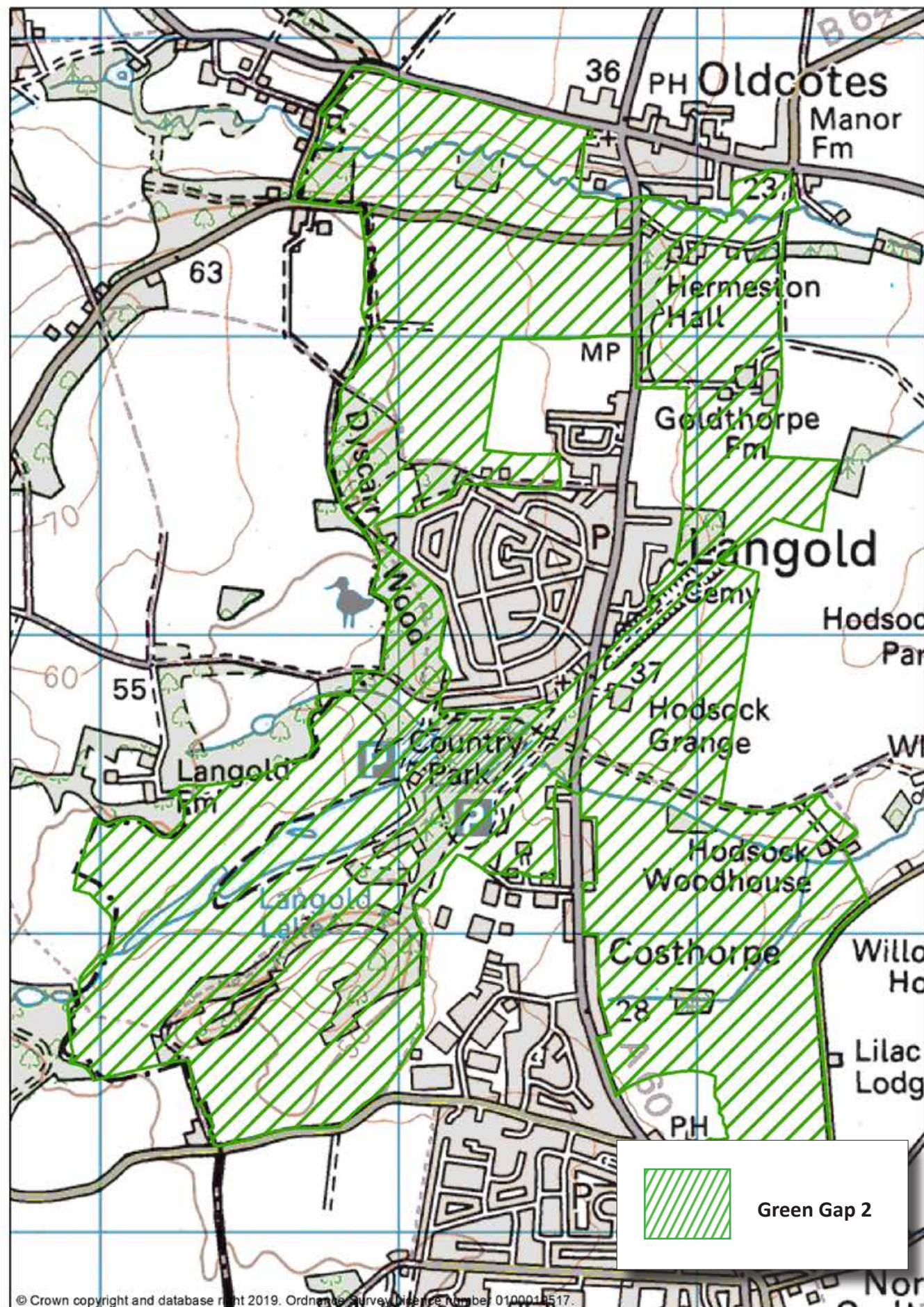
Habitat connectivity

Excellent within and adjoining the Country Park and adjoining woods. The Oldcotes Dyke is also significant. Much more limited/fragmented to the east.

Conclusion

The need to regenerate Firbeck Colliery, coupled with other planned and reactive commitments for new housing in Langold and the northern side of Carlton in Lindrick is leading to pressure on the open land that separates these distinct communities. The Green Gap enables these commitments to be fulfilled but will prevent further reduction of the open land between the three settlements. In addition, the Green Gap supports the approach taken in the Carlton in Lindrick Neighbourhood Plan, recognises the importance of Langold Country Park and fulfils the Landscape Policy Zone intentions (Conserve & Reinforce) for the rural land between and around Oldcotes, Langold and Carlton in Lindrick.

Green Gap 2



Photography

- 1 North east from B6463 towards Oldcote village across the valley
- 2 Open land to east of A60 from track to Goldthorpe Farm
- 3 Playing field leading across to open countryside west of Langold
- 4 Langold Country Park (Lake)
- 5 Open land east of A60 from footpath South of Hodsock Grange
- 6 Former Firbeck Colliery Spoil Heap from Carlton Industrial Estate

GG3 CARLTON IN LINDRICK AND WORKSOP (NORTH) (LHS)

Location

Land south and south east of Carlton in Lindrick extending towards the edge of Worksop. The northern boundary is the built-up edge of Carlton in Lindrick, extending west along a footpath to Castle Garden. It then turns south along a footpath to Owday Wood and extends along Owday Lane, around Rough Piece linking along field boundaries to Dog Kennel Plantation, skirting recent/committed housing (Harlequin Drive). Using the southern edge of woodlands (Whipman, Nab Ashes, Sand Hill Plantation), it reaches the A60 and runs north east to Red Lane. It extends along that road to the edge of mixed development off the B6045. Hundred Acres Lane/Tinkers Hill forms the north east boundary through to South Carlton, but excluding housing areas. Rotherham MBC lies west beyond Wallingwells and Owday Lane.

Current land uses

Primarily agriculture, but there are a number of significant woods (large and small) and some substantial houses and farm buildings. It includes the hamlet of Wigthorpe.

Neighbouring Land Use

Agricultural land extends to the west and east with some established mixed development on the B6045. The built-up area of Carlton in Lindrick abuts the area in the north and the edge of existing and committed housing in Worksop to the south.

Topography

The land to the east is plateau at around 30m, rising gently to 45m at Red Lane/B6045. The western section is more undulating, ranging from 30m at Carlton lake to 55m at Wallingwells and Owday Wood.

Landscape features

The many woodlands contribute to an attractive rolling landscape with mixed farming. There are remnants of parkland around Carlton Hall Farm and Carlton Lake. Owlands

Wood Dyke flows in an attractive valley into the lake.

Designations (within)

See Appendix 1. Carlton Wood, Holme Wood, Wallingwells Woods and Nab's Ashes Wood are Ancient woodlands (CS Policy DM9). Carlton Lake, Nab's Ashes Wood and Owday Plantation are Local Wildlife Sites (also CS Policy DM9). Some lower lying areas are "at risk of flooding" (policy DM12). In the east, there are three Listed Buildings and a Medieval settlement/field system in Wigthorpe. Broom Farmhouse is Listed. There are seven Listed Buildings at Wallingwells associated with the Estate and a Listed Walled garden at Carlton Hall. The Green Gap will help to protect heritage assets and their settings.

Designations (adjoining)

See Appendix 1. Carlton-in Lindrick Conservation Area (CS Policy DM8). Numerous listed buildings in South Carlton. Adjoining the Green Gap will help to protect these heritage assets and their settings.

Natural England (National Character Area)

See Appendix 2. NCA 39 Sherwood & NCA 30 Southern Magnesian Limestone apply. The land within the Green Gap fulfils: (1) Sherwood SEO1 & 3:

"Protect, enhance and promote Sherwood..." and "Integrate new green infrastructure and conservation of historic features..." and (2) Magnesian Limestone SEO2 & SEO3 "Protect and manage existing semi-natural habitats..."& "Protect the rural landscape..."

Landscape Policy Zone (2009 study)

See Appendix 3. It includes part of NCA 12 Idle Lowlands: Carlton in Lindrick- (Conserve & Reinforce), NCA Sherwood 37 Hodsock Estate & Plantations (Create) & NCA6 Magnesian Limestone Ridge: Carlton (Conserve). The Green Gap fulfils several Policy Zone Objectives: "Protect sparsely settled/undeveloped character, concentrate development to the NE of Zone, screen development on B6045. "Conserve rural character, concentrate development around existing settlements (South Carton, Carlton and Worksop"

Potential site allocation (in emerging Local Plan)

The Green Gap boundary allows for further housing at Gateford Hill/Peak Hill and Eddison Avenue, north of Worksop. However, the woods should be retained/extended to connect to those in the Green Gap.

Notable views (to and from site)

From the track/footpath north of Owday Wood, over open countryside to the west, east and north. Also, from the footpath at Wigthorpe looking south east and along the valley from footpaths around Carlton Lake.

Recreational connectivity

Good, especially with the extensive footpath network in the west, focused on the Country Park and several footpaths within and outside the Green Gap. More limited in east with just a footpath linking Wigthorpe to 100 Acre Wood.

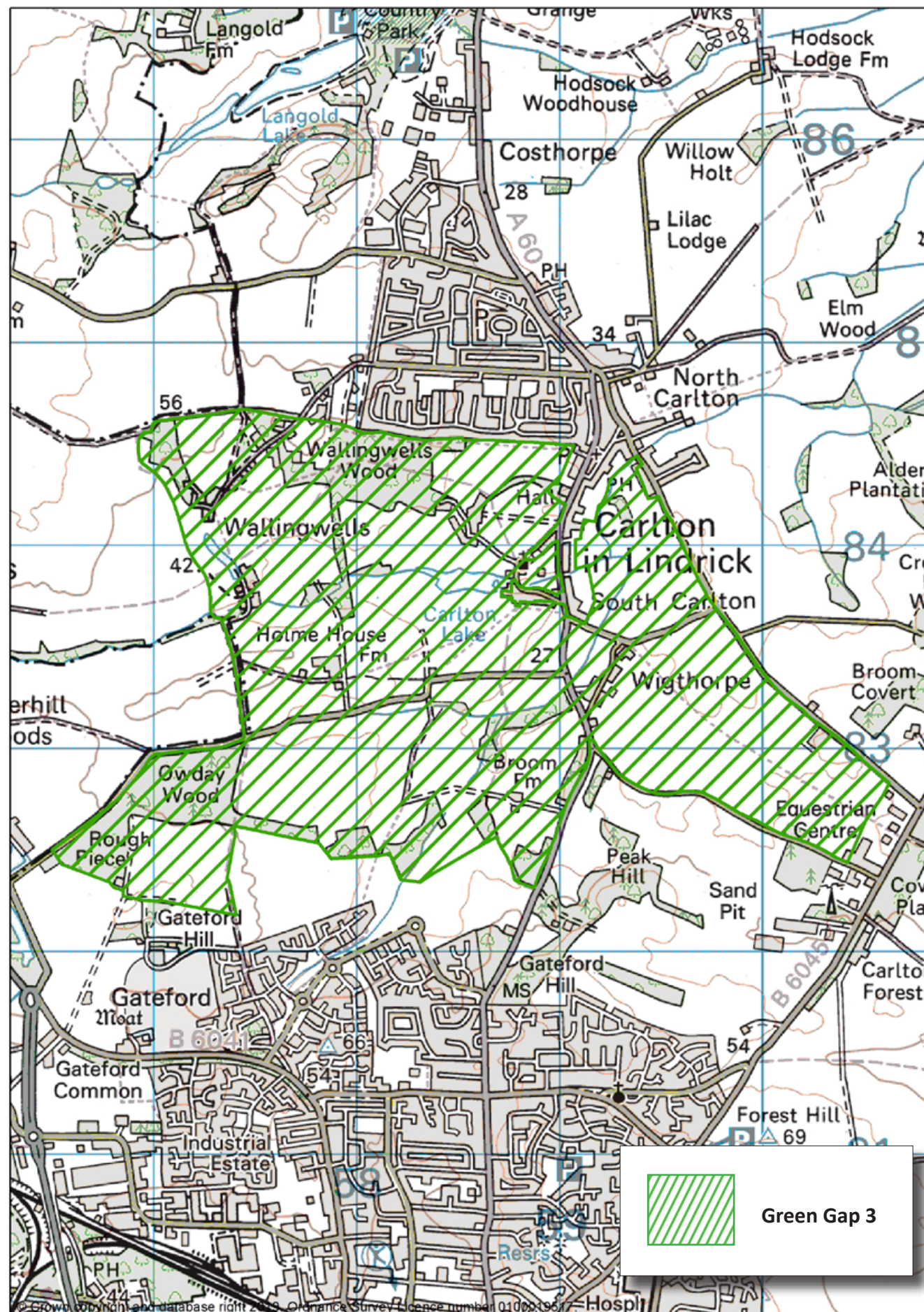
Habitat connectivity

Good, especially in the woods around Wallingwells and Owday and along the valley to the lake. There is less connectivity between fragmented woods closer to the A60.

Conclusion

Recent, committed and likely housing around the northern edge of Worksop is justified in terms of planning and sustainable development but reduce the gap between the physically separate and distinct communities of Worksop and Carlton. Whilst the (2009 study) Sherwood Policy Zone 37 intent (create) gives potential for development around Worksop, further built development beyond Owday Wood in the west and Peak Hill in the east would be contrary to the intent of concentrating new development. The protection of the open character of the area between Carlton in Lindrick and Worksop is in accordance with the Policy Zone intentions (Conserve, Conserve and Reinforce) for the Idle Lowlands and Magnesian Limestone.

Green Gap 3



Photography

- 1 Open countryside east of A60 and south of Broom Farm
- 2 Red lane, with Green Gap to the north/left
- 3 Track/footpath leading north from Owday Wood (Green Gap to the right/east)
- 4 View looking over open countryside and farms from higher ground at track/footpath leading north from Owday Wood
- 5 Wallingwells Wood next to the rear of houses in Carlton
- 6 Open countryside west of Tinkers Hill, south of Carlton

GG4 WORKSOP WEST, SHIREOAKS AND RHODESIA (LHS)

Location

West of Worksop, north of the A60 & West of A57 but excluding retail/commercial development and the former colliery village of Rhodesia. To the north, the boundary comprises the railway line and the built-up edge of Shireoaks. The western boundary is formed by the track running North from the A619 linking Lodge Farm and Holme Carr Farm and then by Spring Lane.

Current land uses

Some agriculture, but the area also includes the (restored) former Shireoaks colliery spoil heap, the Lady Lee nature reserve, small woods and some public open spaces. (the Chesterfield Canal Marina and allotments at Shireoaks are not included- they are covered by policies in the Shireoaks NP).

Neighbouring Land Use

The 1960s and more recent housing estates adjoin the area, as do the residential parts of Rhodesia and Shireoaks. There is extensive commercial and employment development in Worksop, large-scale warehousing at the Shireoaks Triangle and large-scale new housing north of Shireoaks. There is also farmland to the west and north west.

Topography

The land falls gently from around 45m in north and south to the lower lying valley of the River Ryton at around 30m. The Shireoaks colliery spoil heap is a local high point at 79m.

Landscape features

The Ryton valley is an attractive feature giving extensive views to the west and into Worksop. Lady Lee, on Magnesian limestone, was quarried from C17 until the 1920s. The Chesterfield Canal is a significant feature. Farmland is on a plateau giving views to older settlements and new development.

Designations (within)

See Appendix 1. Lady Lee, the Country Park and Holme Carr Wood are Local Wildlife Sites (CS Policy DM9). The Ryton Valley is an area at risk of flooding (policy DM12). Manor Lodge is a Listed Building in an archaeological zone.

Designations (adjoining)

See Appendix 1. Shireoaks Conservation Area (including the Canal. Lodge Farm is a Listed Building. Neighbourhood Plan focuses on the character of Shireoaks.

Natural England (National Character Area)

See Appendix 2 The Green Gap falls within NCA 39 Sherwood and NCA 30 Southern Magnesian Limestone. The land within the Green Gap fulfils:

- (1) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “ Integrate new green infrastructure and conservation of historic features...” and
- (2) Magnesian Limestone SEO2 & SEO3 “Protect/manage semi-natural habitats...” and “Protect the overall rural landscape...”

Landscape Policy Zone (2009 study)

See Appendix 3. It includes Magnesian Limestone Ridges 10 (create) and 11 (Conserve & Reinforce). The Green Gap fulfils several Policy Zone Objectives:

- Enhance tree cover and landscape planting generally
- Conserve and reinforce rural character
- The urban edge of Worksop is seen to the east.

Potential site allocation (in emerging Local Plan)

None.

Notable views (to and from site)

East and west along the River Ryton Valley. Views west across higher open farmland. Wide views from the top of the former colliery spoil heap.

Recreational connectivity

Good along the footpath/track to Lady Lee and Holme Carr Farm linking through to the Chesterfield Canal towpath and the country park.

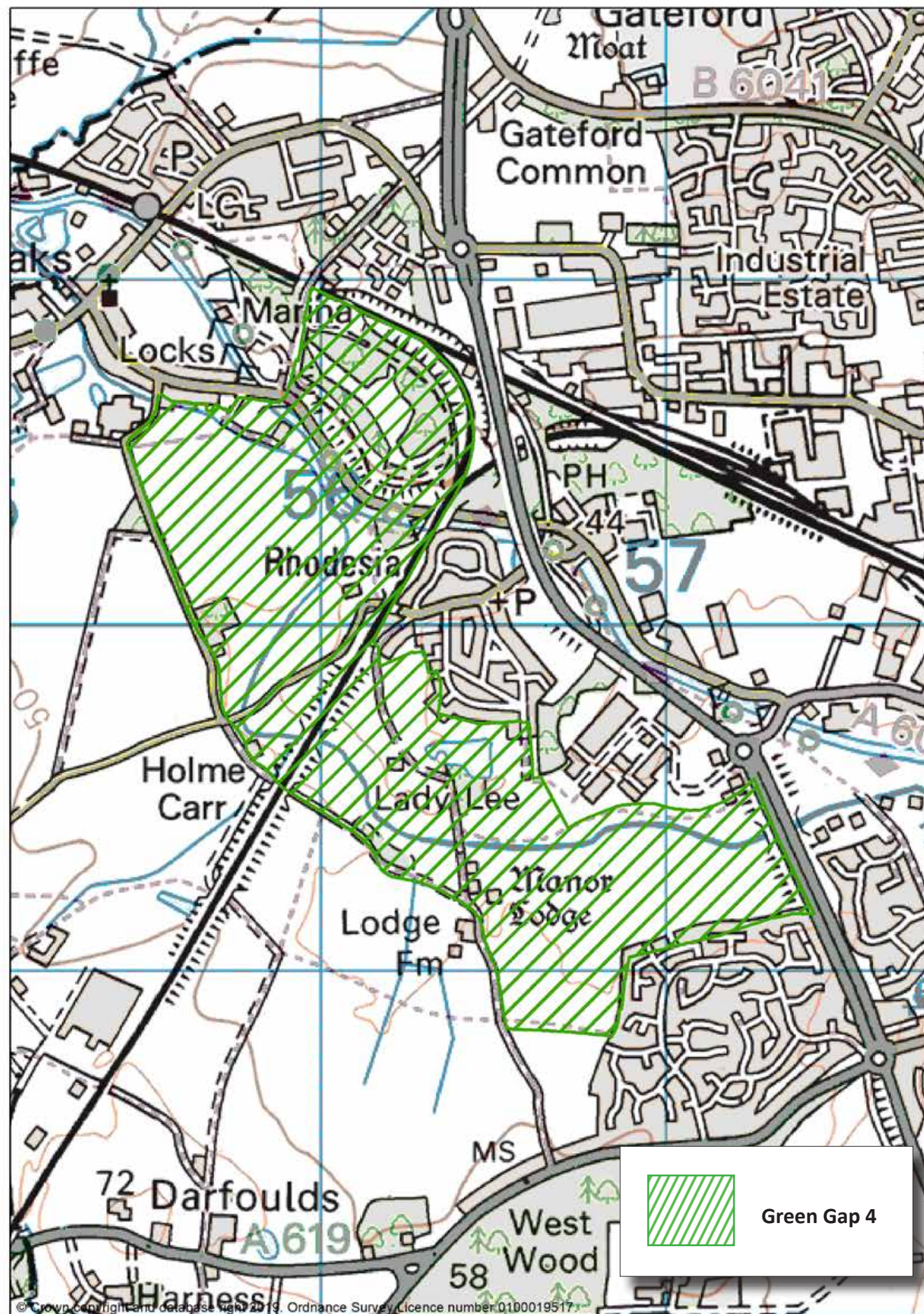
Habitat connectivity

Good, in the north along the canal and the country park and in the south along the Ryton Valley into Lady Lee local nature reserve.

Conclusion

The closure of Shireoaks colliery and related operations and good road access led to large scale redevelopment housing and employment on the site and in nearby locations. This has created pressure on the limited areas of open land between Worksop, Rhodesia and Shireoaks threatening the separate identity of these distinct communities.

Green Gap 4



Photography

- 1 Lady Lee Quarry Nature Reserve
- 2 Open land & River Ryton (tree line left). East towards Worksop
- 3 Open land looking east towards Worksop
- 4 Restored colliery (Country Park) with canal behind trees
- 5 Open land looking south east from near Hall Farm Shireoaks
- 6 Open land adjoining railway line at Rhodesia

GG5 CLARBOROUGH AND WELHAM (ADJOINS GG2 RETFORD EAST) (LHS)

Location

Land north east of Retford separating the villages of Welham and Clarborough. The Chesterfield Canal forms a distinct western boundary. The northern boundary follows the built-up edge of Clarborough and the southern boundary follows the main road (A620) which is also the northern edge of GG7 (Retford East).

Current land uses

The area is primarily farmland but there are some commercial and institutional uses on the A620 (e.g. nursery, caravan sales) and in Welham it includes larger properties west of the A620, including Welham Grange. The Canal, railway and the A620 all influence the landscape.

Neighbouring Land Use

Land to the east, south and west is primarily agricultural, but the built-up area of Retford is only a short distance to the south west. Welham and Clarborough villages lie immediately to the south and north on the A620.

Topography

The land in the west and south, near to the canal and railway is low lying, at around 15m. It rises to around 25m to the East alongside the A620 in Clarborough. Beyond that, there is a distinct ridge rising to 90m m around Grove and Little Gringley.

Landscape features

The low-lying land either side of the canal is an attractive farmed landscape. The higher escarpment/ridge of hills to the east is an attractive and distinct landscape feature.

Designations (within)

See Appendix 1. The Chesterfield Canal is an SSSI and Welham Grange is Grade 2 Listed. Both are covered by policies in the Core Strategy and the Neighbourhood Plan.

Designations (adjoining)

See Appendix 1. In the Clarborough & Welham Neighbourhood Plan (made), land off Celery Meadows is allocated for housing. This is excluded from the Green Gap, but an adjoining area, for open space and canal uses is included.

Natural England (National Character Area)

See Appendix 2 The Green Gap is in NCA 48 (Trent & Belvoir Vales). It fulfils SEO 4: “Maintain and enhance the character... carefully manage distinctive elements that contribute to sense of place/history....”

Landscape Policy Zone (2009 study)

See Appendix 3. The area is within the Mid Notts Farmlands 4 (Clarborough, East of Retford) and the intent is to “Conserve rural character concentrate development around settlements. The protection of the open character of this area with a Green Gap is in accordance with the Policy Zone intention (Conserve).

Potential site allocation (in emerging Local Plan)

Not Applicable.

Notable views (to and from site)

The views along the line of the canal are important. As are views for the ridge to the east, over villages and the lower land along the canal, demonstrating the separate nature of Clarborough, Welham and Retford.

Recreational connectivity

Good, along the Canal (Cuckoo Way) connecting to a wider network of footpaths linking both villages.

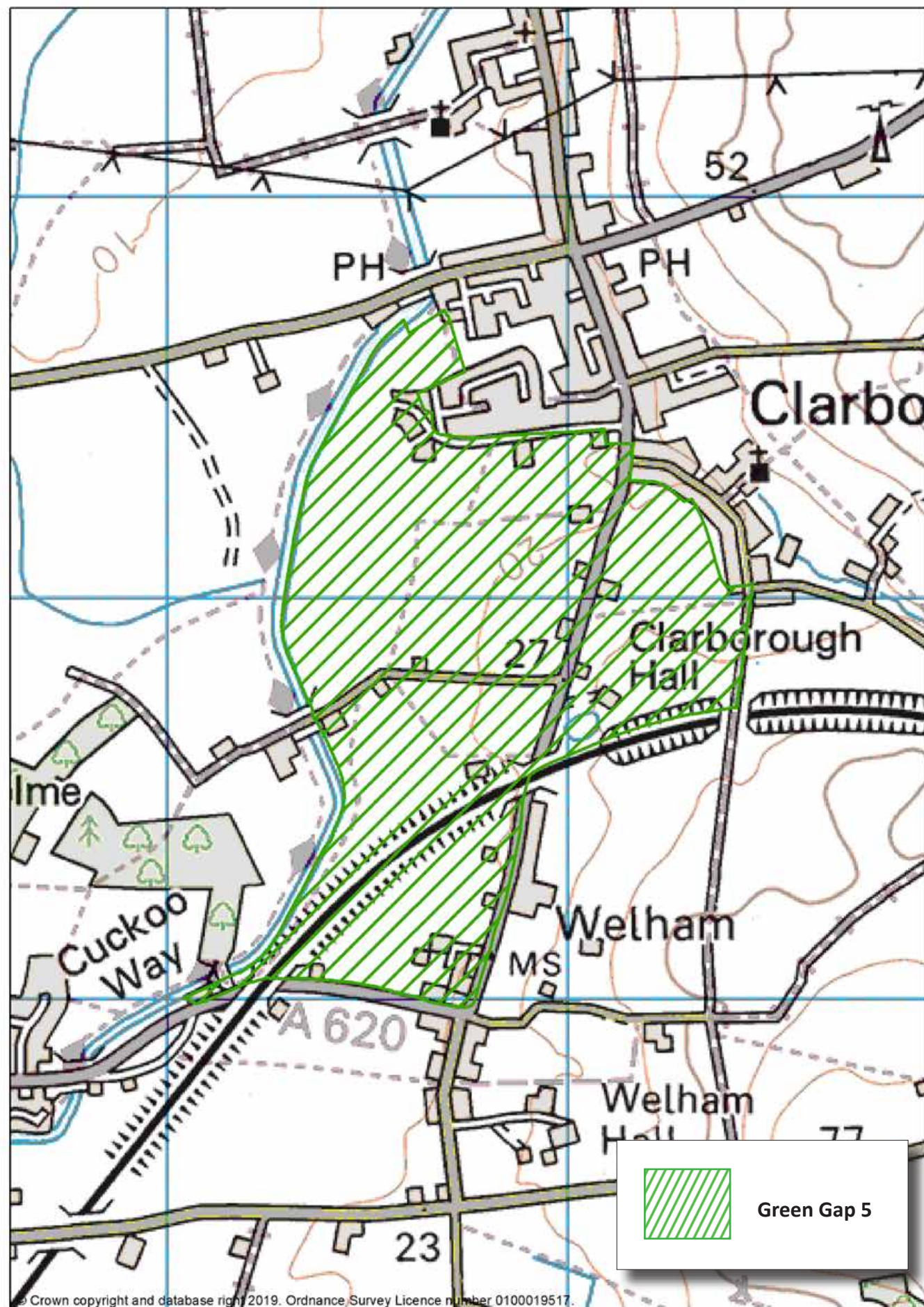
Habitat connectivity

Reasonable, especially along the course of the canal, otherwise limited.

Conclusion

There is pressure for more new development around Retford and for (more limited) new housing in Clarborough. Maintaining the openness of the land between the settlements is in accordance with the Conserve intent of the Landscape Policy Zone (2009) study, the Core Strategy and, in particular the Neighbourhood Plan. It is important to the distinct character of Clarborough and Welham.

Green Gap 5



Photography

- 1 North from Canal
- 2 South between A620 and railway
- 3 North from Bone Mill Lane
- 4 North from Canal at Bone Mill Lane
- 5 Clarborough looking NW from the ridge

GG6 RETFORD EAST (LHS)

Location

Land east of Retford (low lying, running east to the foot of an escarpment leading up to Grove, Castle Hill Wood and Durham Hill. The north boundary runs along the A620 and the Chesterfield Canal. At Balk Field, the boundary turns south, following the edge of the built-up area of Retford along the railway line and East along Grove Lane. It then shifts north along a ditch/field tracks to the footpath leading to Bracken Lane, linking to a footpath/track to Leverton lane, turning East and then North to the A620 at Welham Grange.

Current land uses

Primarily farmland, with a football pitch, school playing fields, an athletics/recreation ground. The northern part of the area is influenced by the line of the railway and the canal.

Neighbouring Land Use

The adjoining parts of Retford, including the neighbourhood of Newtown, are residential and land to the north, east and south is agricultural.

Topography

The area is level, varying between 15 and 20m south to north. Adjoining the area, to the east, the escarpment rises to 90m.

Landscape features

The views of the escarpment are dramatic, but the landscape of the area itself is intimate and complex, comprising small rectilinear fields separated by, in some cases, historic hedges. Many fields are used for pasture/grazing. There are no woods but some significant individual trees and copses.

Designations (within)

See Appendix 1. The northern part includes an area at risk of flooding (CS Policy DM12). There are 2 listed buildings (at Welham). There are 2 Local Wildlife Sites- S of Grove Lane & N of Leverton Rd. (CS Policy DM9).

Designations (adjoining)

See Appendix 1. Retford South Conservation Area.

Natural England (National Character Area)

See Appendix 2. The area is within NCA 48 Trent & Belvoir Vales. The Green Gap supports SEO 4: “Maintain and enhance the character...carefully manage distinctive elements that contribute to sense of place and history..”

Landscape Policy Zone (2009 study)

See Appendix 3. It is in the Mid Notts Farmlands 4 (Clarlborough) and Idle Lowlands 8 (Retford), both with a policy intent of “Conserve”. It is noted that “...The historic field pattern is evident at Retford, with strong hedgerows, but some are outgrown. To the east the landform is undulating with several high points, descending steeply towards Retford”. The Green Gap fulfils the following LPZ objectives to conserve: Historic field patterns and... existing hedgerows.. .and... Rural character (concentrate development in/on the edge of settlements.

Potential site allocation (in emerging Local Plan)

None.

Notable views (to and from site)

Views within the area are limited, restricted by the field pattern and hedges, but there are some longer views east and north from footpaths, lanes and the canal towpath. Views from the escarpment (e.g. Welham, Little Gringley and Grove Park) to the established eastern edge of Retford are important, albeit that the 1960/70s housing, South of Bracken Lane, is intrusive.

Recreational connectivity

Good; footpaths/lanes from Retford lead out to the escarpment providing good access to the countryside.

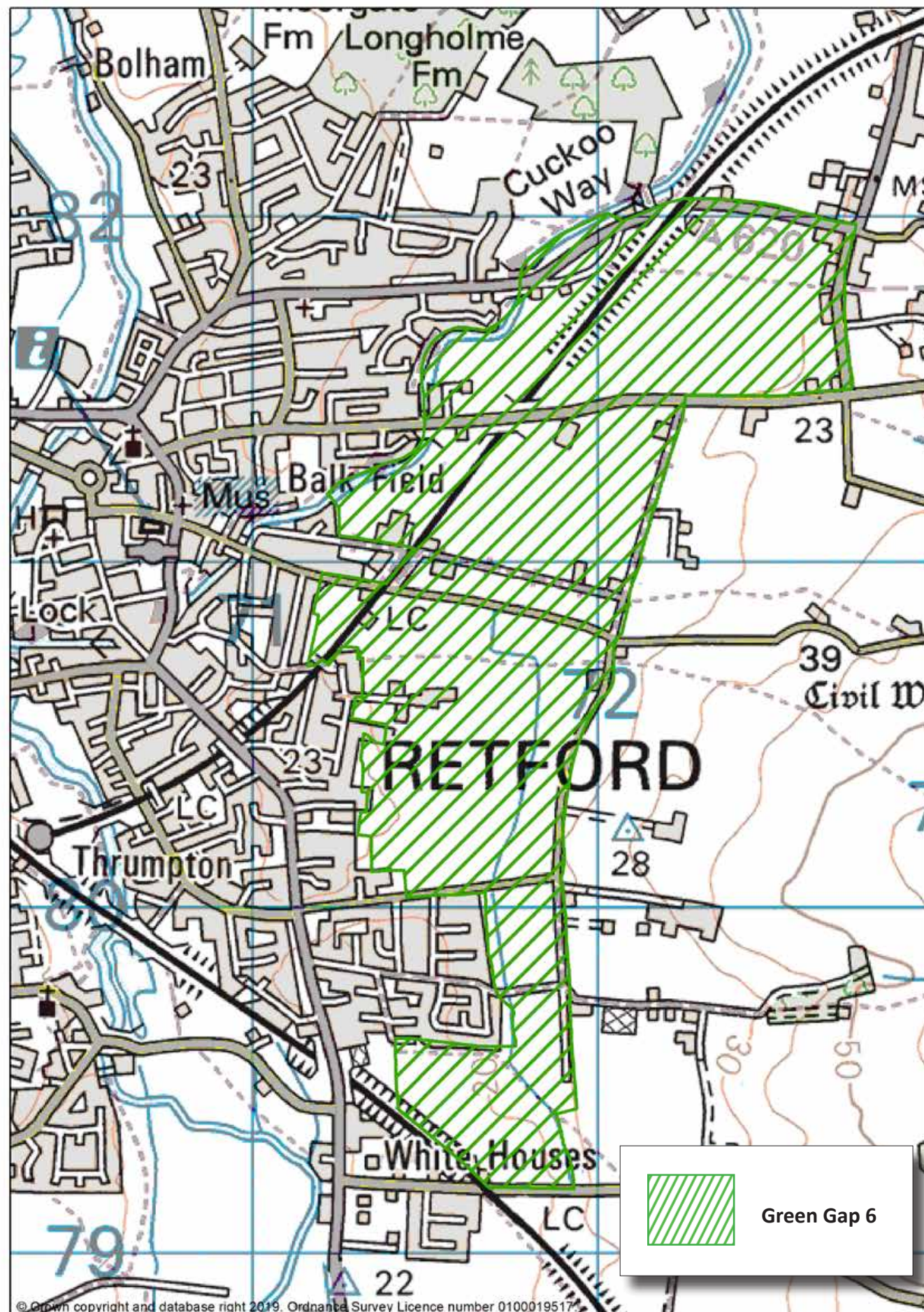
Habitat connectivity

Good, especially along the canal and the hedgerow network.

Conclusion

There is pressure for more development around Retford, including sites being considered in the new Local Plan. However, a Green Gap is justified and the protection of the open character of this area is in accordance with Policy Zone intentions.

Green Gap 6



Photography

- 1 View from Brackens Lane across field toward escarpment
- 2 NCC recreation ground and running track (Newtown)
- 3 Farmland looking north from near Dominic Cross Farm
- 4 Long view west for Grove Park (outside area)
- 5 View east from Leverton Road towards the escarpment
- 6 View east from Leverton Road towards Repton

GG7 RETFORD SOUTH (LHS)

Location

Land south of Retford running through to Eaton GG7 (Retford East). The northern boundary is formed by Goosemoor Lane/ Whitehouses Road and the western boundary by the footpath to the rear of properties on Bankside (excluding the long gardens). Allowing for a potential development allocation, it then follows the footpath south leading at an east-west track/ footpath leading to Ollerton Road, which then comprises the western boundary. The southern boundary is the lane connecting Ollerton Road to Eaton where it follows a footpath, the edge of a cricket ground and a small wood north-east, to the A638 (London Road). The A638 and Ollerton Road form part of the boundaries of GG6 and GG8 respectively.

Current land uses

The area is primarily farmland but includes the long rear gardens of houses on Bank Side and properties in Eaton. There are commercial uses on the A638 London Road into Retford. There is a cricket ground in Eaton and some small woodlands.

Neighbouring Land Use

Land to the north and north east is in the built-up area of Retford. In Eaton, there are houses and farms and a large religious/educational establishment.

Topography

The land in the Idle valley is low lying at 15m and flat. It rises to the west and Ollerton Road runs along a ridge at around 30m, dropping gently to 25 m at the junction with the minor road to Eaton. The A638 lies at around 22m.

Landscape features

The low-lying valley of the River Idle, with gently rising land either side, is an attractive landscape feature with views north and south from several points. The farmed landscape is well managed and attractive.

Designations (within)

See Appendix 1. In the Core Strategy, the Idle Valley is shown as an area at risk of flooding (policy DM12). Land between the River Idle and Whitehouse Road is in the Retford South Conservation Area (Policy DM8).

Designations (adjoining)

See Appendix 1. The Retford South Conservation Area continues into the town either side of the A638 and Eaton Hall is Grade 2 Listed. The setting of both assets is within the Green Gap.

Natural England (National Character Area)

See Appendix 2. The area includes NCAs 48 Trent & Belvoir Vales and 49 Sherwood, fulfilling (1) Trent & Belvoir SEO 4: “Maintain and enhance the character...carefully manage distinctive elements that contribute to sense of place and history..” and (2) Sherwood SEO1 & SEO3:

“Protect, enhance and promote Sherwood...” and “ Integrate new green infrastructure and conservation of historic features...”

Landscape Policy Zone (2009 study)

See Appendix 3. The area is within Sherwood 55 area (Conserve) and a Gap supports actions to:

- Conserve what remains of historic field pattern.
- Conserve rural character, concentrating small scale development around Gamston and Eaton but conserve the character/setting.

Potential site allocation (in emerging Local Plan)

None.

Notable views (to and from site)

The views along the valley, to Retford and open countryside are important. Views south from the ridge/ Ollerton Road to the open countryside are extensive, emphasising the rural setting of Retford South and Eaton.

Recreational connectivity

Good, connecting to a wider network of footpaths linking Retford, Eaton and countryside beyond.

Habitat connectivity

Reasonable, especially along the course of the river, otherwise limited elsewhere.

Conclusion

There is pressure for more new development around Retford. However, in landscape terms, development of the site would extend the settlement southwards into open countryside and detract from the quality and character of the area. Even a partial development adjoining the existing housing, north of the footpath/track would have an unacceptably adverse impact on the wider area. This conclusion accords with the Conserve intent of the LPZ study and is important to the character of Retford and Eaton.

Green Gap 7



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1



2



3



4



5

Photography

- 1 Idle Valley from Whitehouses Road
- 2 Track from Ollerton Road forming northern boundary
- 3 Ollerton road, looking South Eastover plateau to Idle Valley and ridge beyond
- 4 Ollerton Road, forming western boundary.
- 5 Minor road to Eaton forming southern boundary

GG8 RETFORD WEST (LHS)

Location

Land west and south west of Retford. North of the A620 it is bounded by Sutton Lane, the Chesterfield Canal and the eastern edge of Dog Kennels Plantation, (schools & cemetery are excluded). The western boundary crosses the A620 along Mansfield Road, turning south along the footpath/ track to Morton Grange, turning east along a track to Eaton Breck Farm and Ollerton Road. Ollerton Road is the eastern boundary until it follow the rear of houses off Glen Eagles Way. It runs north on Brecks Road to the Golf Club and rear of the residential area up to the railway and Ordsall Road. It continues around the Rugby Club and the rear of houses on Ordsall Road, onto Babworth Road and the rear of Dog Kennels Plantation.

Current land uses

The northern area is primarily agricultural but includes Babworth Hall and village. Other than woods at Whisker Hill and Breck Planation, the golf course and the rugby ground, the western area is also agricultural. The Leisure Centre, although it is built development, sits in woodland. Next to recent residential development at West Hill there are allotments and open spaces.

Neighbouring Land Use

Land to the west, south & south east is agricultural. Worksop is residential, except schools off Babworth Rd.

Topography

The north area rises from 12-15m along the stream in Babworth Park and around the canal to 30m along Sutton Lane. The stream continues through the southern section in a shallow valley (around 15m), rising to 40m at Whisker Hill and the golf course and 20m to the West (Morton Grange). It rises to 42m at Eaton Breck Farm falling gently to the East towards Eaton and Gamston.

Landscape features

TBabworth Hall and the landscape to the north is undulating

and attractive, as is the sloping woodland extending over the A620 to Whisker Hill and the golf course. To the south, the farmland is more gently undulating, but still open and attractive.

Designations (within)

See Appendix 1. The Canal, Golf Club two woods Babworth Park are Local Wildlife Sites, (CS Policy DM9). The stream in Babworth Park is an area at risk of flooding. Babworth Hall is a designated (GII) Park and Garden, with seven Listed Buildings.

Designations (adjoining)

See Appendix 1. None.

Natural England (National Character Area)

See Appendix 2. The area is in NCA 49 Sherwood. he Green Gap fulfils SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “ Integrate new green infrastructure and conservation of historic features...”

Landscape Policy Zone (2009 study)

See Appendix 3. The area is in Sherwood 40 (Babworth- Conserve & Create) & 23 (Babworth Park – Conserve). The Green Gap fulfils the following Policy intentions:

- Conserve rural character, small developments on transport corridors.
- Conserve historic field pattern & Babworth Park character/ setting.

Potential site allocation (in emerging Local Plan)

None.

Notable views (to and from site)

The views along the valley, to the Retford and open countryside are important. Views south from the ridge/ Ollerton Road to the open countryside are extensive, emphasising the rural setting of Retford South and Eaton.

Recreational connectivity

Good, there is a wide network of footpaths around Retford but the railway and the A620 are barriers.

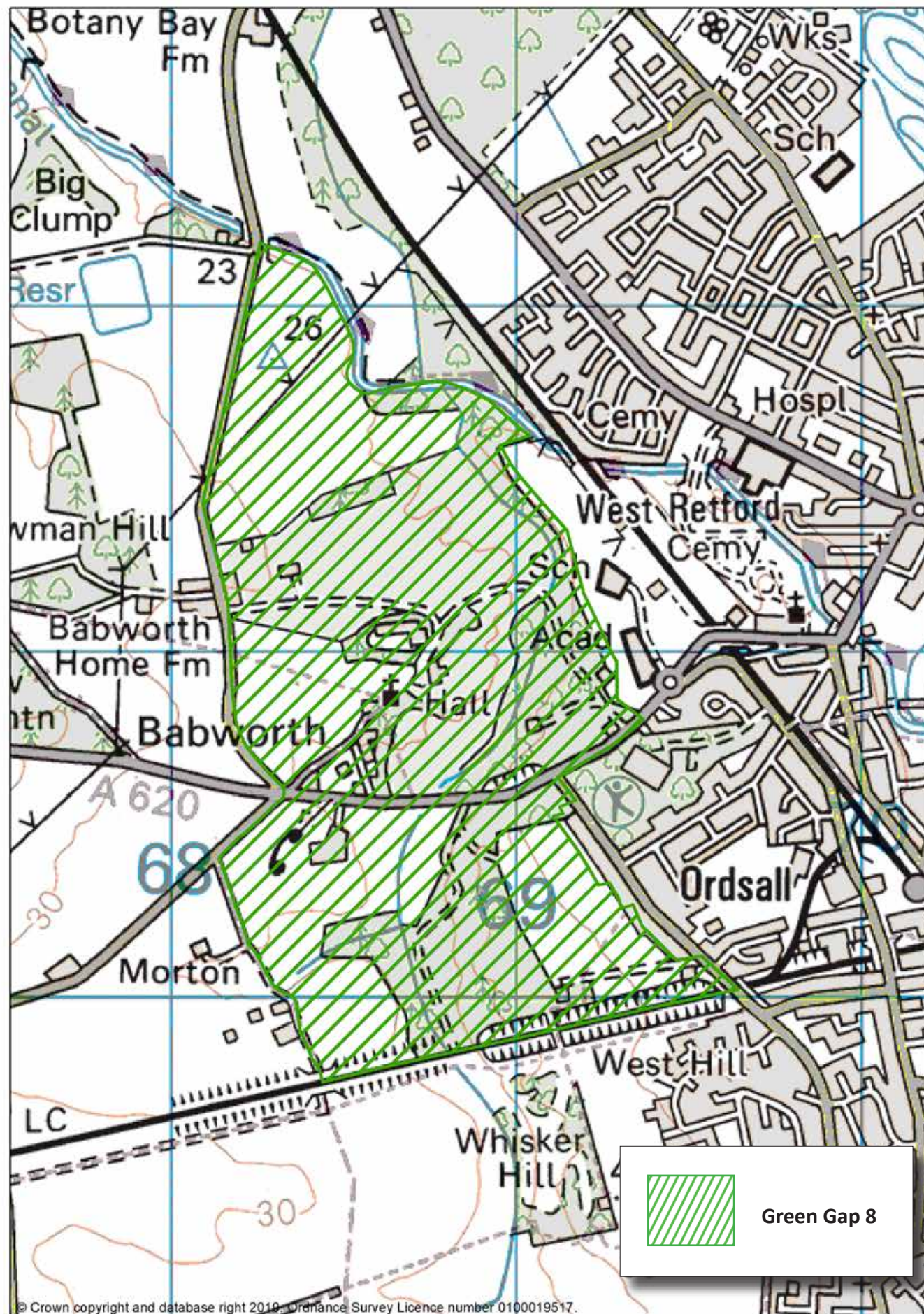
Habitat connectivity

Good in the north (Babworth Park/ valley and canal) and also in the mid-section around Whisker Hill woodlands. Otherwise more limited in the, predominantly arable, southern area.

Conclusion

There is pressure around Retford for more new housing, but this Green Gap includes intrinsically attractive landscapes which also have high heritage, recreational and biodiversity value. As with the east of the town, it is important to the character of Retford that a compact form, respecting open valleys and higher ground within and around it, is maintained.

Green Gap 8



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Photography

- 1 Babworth Park (looking east) from Sutton Lane
- 2 Chesterfield Canal, Green Gap boundary
- 3 Green Gap west of Ollerton Road
- 4 Green Gap landscape south of Golf Club
- 5 Green gap adjoining new housing (Newtown off Ordsall Road)
- 6 Green Gap (north west) boundary – Sutton Lane (off A620)



7 OVERALL CONCLUSIONS

7.0 OVERALL CONCLUSIONS

7.1 As documented in this and other reports connected with the new Local Plan, Bassetlaw has changed significantly over the past 20 years or so. The local economy has undergone restructuring especially related to the decline of coal mining and changes in power generation. Positive planning, infrastructure investment and land reclamations has enabled extensive residential and commercial development to take place, especially in and around the main settlement of Worksop, Retford and Harworth/Bircotes. However, much of the development has been on sites on the edge of the towns and as brownfield opportunities have diminished and more greenfield land is needed there is an increased potential for adverse impacts the landscape.

7.2 The towns and villages of Bassetlaw, although they expanded on the back of the mining industry, have a long history. The rural landscape has always been a combination of attractive farmed countryside, woodland and the historic parklands and estates of The Dukeries. These qualities have been recognised and valued in past landscape assessments, nationally, regionally and locally.

7.3 The Local Plan review is being undertaken in clear recognition of the above context and it has been informed by three independent external assessments, of landscape character/quality, possible development sites and potential Green Gaps around and between the larger settlements. The latter is the subject of this report.

7.4 The separate assessment of the 2009 Bassetlaw Landscape Assessment, including a review of the (Natural England) National Character Areas, showed that these studies remain pertinent. Therefore, whilst the impact of recent development must be acknowledged and recorded, there has been no need for a fresh landscape survey or classification to inform the consideration of site allocations or land that can be included in Green Gaps.

7.5 Using good practice derived from similar work in other authorities, referring to the NPPF and Government Planning Guidance and extensive site visits, this report sets out proposals, with a multi-faceted justification for each one, for eight Green Gaps to be designated in the new Local Plan.

7.6 They are in a limited number of locations around the towns and villages where there has been significant development over recent years but where pressure continues and where there is a combination of the following factors: a strong link to the settlement, landscape value, recreational potential, heritage and biodiversity.

7.7 The areas are not extensive and do not extend any further into open countryside than is necessary to manage development pressure. The chosen boundaries are recognisable and long lasting. Where it is appropriate from a landscape perspective, the boundaries have been drawn to enable committed and planned development to occur, in accordance with the Local Plan and Neighbourhood Plans. Finally, the areas are put forward on the basis that a wide range of land uses may be acceptable within the Green Gaps, based on the premise that the scale, mass and extent of any proposed development may be more important considerations than the use itself.



APPENDIX 1

Links with the 2013 Core Strategy (CS & DMP) and
Neighbourhood Plans (NP) in Bassetlaw

Ref. No.	Green Gap Location	Notes/Comments
GG 1	Bircotes/Bawtry	<p><u>CS and DMP</u></p> <p>Local Wildlife Sites -White House Plantation and site adjacent to A638 north of Scrooby (policy DM9); Areas at risk from flooding (policy DM12). Residential allocations and settlement boundary.</p> <p><u>Harworth and Bircote NP (made)</u></p> <p>The Green Infrastructure Project includes new green space, woodland linkages, other habitat/green features and footpath improvements on the east side of Bircotes. Integral to this is the “Green Wheel” circling the town and create a continuous, accessible corridor for walkers and cyclists. Settlement boundary policies are also included.</p>
GG 2	Oldcotes/Langold/Carlton in Lindrick	<p><u>CS and DMP</u></p> <p>Areas at risk from flooding (policy DM12); Local Wildlife Sites – Dyscarr Wood, Langold Country Park, Dry Lake, disused railway east of Doncaster Road and north of B6463 (south of Oldcote), Costhorpe Plantation (policy DM9); Ancient Woodland – majority of Dyscarr Wod and Old Lake (policy DM9); Site of Special Scientific Interest - Dyscarr Wood, Old Lake (policy DM9); Local Nature Reserve – western part of Dyscarr Wood, Langold Country Park, Dry Lake, Costhorpe Plantation (policy DM9); Oldcotes Conservation Area (policy DM8). Protected Open Space - Langold cemetery, football field adjacent to cemetery (east of Doncaster Road, Langold), playground, playing fields and allotment gardens north of Harrison Drive, Langold and cricket ground/bowling green and area of land immediately to the north located to the west of Doncaster Road, Carlton-in-Lindrick (policy DM9). Residential allocations and settlement boundary.</p> <p><u>Carlton-in-Lindrick NP (made)</u></p> <p>Identifies series of Important Views eastwards from Doncaster Road across open country. Site allocations and settlement boundary policies are also included.</p>
GG 3	Carlton in Lindrick/Worksop North	<p><u>CS and DMP</u></p> <p>Ancient Woodland – Carlton Wood, Holme Wood, Wallingwells Woods and Nab’s Ashes Wood (policy DM9); Local Wildlife Site - Carlton Lake, Nab’s Ashes Wood and Owday Plantation (policy DM9); Protected Open Space -Ramsden primary school (policy DM9); Areas at risk of flooding (policy DM12); Carlton-in Lindrick Conservation Area (policy DM8). Residential allocations and settlement boundary.</p> <p><u>Carlton-in-Lindrick NP (made)</u></p> <p>Identifies series of Important Views eastwards from Doncaster Road across open country. Site allocations and settlement boundary policies are also included.</p>

Ref. No.	Green Gap Location	Notes/Comments
GG 4	Worksop West/Shireoaks & Rhodesia	<p><u>CS and DMP</u></p> <p>Local Wildlife Site – Lady Lea, proposed Woodlands Country Park area and Holme Carr Wood (policy DM9); Areas at risk of flooding (policy DM12). Residential allocations and settlement boundary.</p> <p><u>Shireoaks NP (Made)</u></p> <p>Proposed Woodlands Country Park & marina/canal development. Community Objective 1: To ensure Shireoaks remains, as far as possible, physically separate from the urban area of Worksop and the village of Rhodesia. Settlement boundary.</p> <p>(The Rhodesia NP has no formal status at present).</p>
GG 5	Clarborough/Welham	<p><u>CS and DMP</u></p> <p>Site of Special Scientific Interest - Chesterfield Canal (policy DM9).</p> <p><u>Clarborough and Welham NP (made)</u></p> <p>Settlement boundary and residential allocation Policies to encourage canal uses and create open space next to canal.</p>
GG 6	Retford East	<p><u>CS and DMP</u></p> <p>Local Wildlife Sites – South of Grove La/north of Leverton Rd. (policy DM9). Areas at risk of flooding (policy DM12). Residential allocations and settlement boundary.</p>
GG 7	Retford South /Eaton	<p><u>CS and DMP</u></p> <p>Areas at risk of flooding (policy DM12) Retford South Conservation Area (policy DM8). Settlement boundary.</p>
GG 8	Retford West	<p><u>CS and DMP</u></p> <p>Local wildlife sites -Chesterfield Canal, Retford Golf Club, woodland north of railway line and south of Babworth Road (policy DM9). Residential allocations and settlement boundary.</p>



APPENDIX 2

Context of Natural England National Character Areas:
How Green Gaps fulfil Statements of Environmental
Opportunity (SEO)

Potential Green Gap	National Character Area	Notes/Comments
GG1 Bircotes/Bawtry	NCA 39 Humberhead Levels	The land within the Green Gap fulfils: (1) Humberhead Levels SEO1 & SEO3: “Safeguard, manage and expand wetland habitats...” (e.g. Idle Valley) “Protect the open and expansive character of the landscape...”
GG2 Oldcote, Langold & Carlton in Lindrick	NCA 39 Sherwood NCA 30 Southern Magnesian Limestone	The land within the Green Gap fulfils: (1) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...” (2) Magnesian Limestone SEO2 & SEO3: “Protect and manage existing semi-natural habitats...” and “Protect the overall rural landscape...”
GG3 Carlton in Lindrick/Worksop North	NCA 39 Sherwood NCA 30 Southern Magnesian Limestone	The land within the Green Gap fulfils: (1) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...” (2) Magnesian Limestone SEO2 & SEO3: “Protect and manage existing semi-natural habitats...” and “Protect the overall rural landscape...”
GG4 Worksop West/Shireoaks & Rhodesia	NCA 39 Sherwood NCA 30 Southern Magnesian Limestone	The land within the Green Gap fulfils: (1) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...” (2) Magnesian Limestone SEO2 & SEO3: “Protect and manage existing semi-natural habitats...” and “Protect the overall rural landscape...”
GG5 Clarborough/Welham	NCA 48 Trent and Belvoir Vales	The land within the Green Gap fulfils: (1) Trent & Belvoir SEO 4: “Maintain and enhance the character...carefully manage distinctive elements that contribute to sense of place and history..”
GG6 Retford East	NCA 48 Trent and Belvoir Vales	The land within the Green Gap fulfils: (1) Trent & Belvoir SEO 4: “Maintain and enhance the character...carefully manage distinctive elements that contribute to sense of place and history..”
GG7 Retford South	NCA 48 Trent and Belvoir Vales NCA 49 Sherwood	The land within the Green Gap fulfils: (1) Trent & Belvoir SEO 4: “Maintain and enhance the character...carefully manage distinctive elements that contribute to sense of place and history..” (2) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...”
GG8 Retford West	NCA 49 Sherwood	The land within the Green Gap fulfils: (1) Sherwood SEO1 & SEO3: “Protect, enhance and promote Sherwood...” and “Integrate new green infrastructure and conservation of historic features...”



APPENDIX 3

Context provided by the 2009 Landscape Study:
Landscape Policy Zones

Potential Green Gap	2009 Policy Zone	Conclusions
GG1 Bircotes/Bawtry	<p>Idle Lowlands 11 (Harworth) – Create. (Area around Harworth/Bircotes in the north) Conserve what remains of the rural landscape, concentrating new small-scale development around Harworth & Bircotes.</p> <p>Idle Lowlands 05 (Reinforce) – Reinforce. (Comprises River Idle in east & River Ryton in west). Conserve and reinforce rural character, respecting the scale and setting of Scrooby and Scaftworth.</p> <p>Both - Reinforce rural character by concentrating new development around existing settlements.</p>	<p>Green Gap Justified. Whilst the Policy Zone intentions (create and reinforce) enabled development around Harworth and Bircotes, including re-use of former mining sites and sites next to the A1.</p> <p>However, further built development east of Bircotes, towards Bawtry would be contrary to the intent of concentrating new development around existing settlements.</p>
GG2 Oldcote, Langold & Carlton in Lindrick	<p>Idle Lowlands 12 (Carlton in Lindrick) - Conserve & Reinforce. Conserve/reinforce rural character by concentrating development..... north of Worksop and the south edge of Carlton-in-Lindrick.</p> <p>Magnesian Limestone Ridge (Five zones)</p> <p>1 - Langold – Conserve (Area north of Langold and West of the A60). Conserve rural character by concentrating new development around existing surrounding settlements of Styrrup and Langold.</p> <p>2 – Langold – Reinforce (Adjacent to Oldcotes village, north of Langold). Conserve and reinforce rural character, concentrating new development around Oldcotes and Langold.</p> <p>3 – Langold – Conserve (Directly north and north-east of Langold). Conserve pastoral landscape of Hermeston Hall. Conserve rural landscape character by concentrating new small-scale development around Langold and Oldcotes</p> <p>4 - Carlton-in-Lindrick – Conserve (East of Langold and west of Carlton-in-Lindrick. Langold Country Park is located to the N&W). Conserve rural character; concentrate development around Langold and Carlton-in Lindrick.</p> <p>5 - Carlton-in-Lindrick – Conserve (Located W of Langold and A60). Conserve character and setting of the Country Park.</p>	<p>Green Gap Justified. The protection of the open character of this area is in accordance with the multiple Policy Zone intentions (Conserve, Conserve and Reinforce).</p> <p>Dyscarr Wood, a designated SINC and SSSI. A number of recreational facilities are afforded at the Country Park which has a partial municipal character. It is dominated by an extensive central lake, Langold Lake, also a SINC.</p>
GG3 Carlton in Lindrick/ Worksop North	<p>Idle Lowlands 12 (Carlton in Lindrick) - Conserve & Reinforce. Conserve/reinforce rural character by concentrating development..... north of Worksop and the south edge of Carlton-in-Lindrick.</p> <p>Sherwood 37 Hodsock Estate & Plantations - Create (Worksop adjoins eastern & northern half of zone). Protect sparsely settled/undeveloped character, concentrate development to the NE of Zone, screen development on B6045.</p> <p>Magnesian Limestone Ridge 6 (Carlton-in-Lindrick) - Conserve. (Located west of the A60, Worksop lies to the south and Carlton-in-Lindrick north). Conserve rural character, concentrating new development around the existing settlements of South Carton, Carlton-in-Lindrick and Worksop.</p>	<p>Green Gap Justified. Whilst the Sherwood Policy Zone 37 intent (create) enabled development around Worksop, including re-use of former mining sites, further built development beyond Peak Hill would be contrary to the intent of concentrating new development.</p> <p>The protection of the open character of the area between Carlton and Worksop is in accordance with the multiple Policy Zone intentions (Conserve, Conserve and Reinforce).</p>
GG4 Worksop West/Shireoaks & Rhodesia	<p>Magnesian Limestone Ridge 10 (Worksop) - Create (Area between Worksop and Shireoaks, with the Canal on the south edge and the A57 to the east). A former spoil heap covers most of the area. This has been restored (woodland, scrub and grassland). - Enhance tree cover and landscape planting generally to create across the Policy Zone.</p> <p>Magnesian Limestone Ridge 11 (Worksop) - Conserve & Reinforce. (Area west/south west of Worksop extends south of Shireoaks to Hodthorpe straddling the A60). - Conserve and reinforce rural character by concentrating new development around the Worksop and Shireoaks. - The urban edge of Worksop is seen to the east.</p>	<p>Green Gap Justified. The Sherwood Policy Zone 37 intent (create) enabled development around Shireoaks and Worksop, including re-use of former mining sites and adjoining roads. However, further development in this tightly bounded area would be contrary to the intent of increased visual unity and connectivity. It would also conflict with the intent of Magnesian Limestone Ridge 11 (Conserve and Reinforce)</p> <p>An area of parkland is evident in the north and a designated (the disused Lady Lee Quarry).</p>

Potential Green Gap	2009 Policy Zone	Conclusions
GG5 Clarborough/Welham	Mid Notts Farmlands 4 – Clarborough – Conserve. (East of Retford, stretching from north Wheatley to Askham, south east of Gamston). Conserve rural character concentrate development around settlements of Hayton & Clarborough.	Green Gap Justified. The protection of the open character of this area is in accordance with the Policy Zone intention (Conserve).
GG6 Retford East	<p>Mid Notts Farmlands 4 (Clarborough) - Conserve. (Area east of Retford; the Chesterfield Canal follows the north western boundary). The historic field pattern is evident at Retford, with strong hedgerows, but some are outgrown. To the east the landform is undulating with several high points, descending steeply towards Retford.</p> <ul style="list-style-type: none"> - Conserve historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerows. - Conserve rural character concentrating development around Hayton & Clarborough. <p>Idle Lowlands 8 (Retford) - Conserve (Area wraps around the north east and east of Retford).</p> <ul style="list-style-type: none"> - Conserve the historic field pattern, maintain existing strong hedgerow structure..... - Conserve open rural character by concentrating new development around the NE fringe of Retford. 	<p>Green Gap Justified. The protection of the open character of this area is in accordance with the Policy Zone intentions (Conserve). (Newtown Farm, Dominie Cross farm, an NCC recreation ground/running track and a school are not included in the Policy Zone, but they comprise important open spaces and open land on the edge of Retford. (continued overleaf)</p> <p>Green Gap Justified (see above).</p> <p>Abuts GG6 to north east.</p>
GG7 Retford South	<p>Sherwood 55 (Gamston) - Conserve Area south of Retford... the River Idle forms the western boundary and the A638 bisects the zone.</p> <ul style="list-style-type: none"> - Conserve what remains of historic field pattern. - Conserve rural character, concentrating small scale development around Gamston and Eaton but also conserve the character and setting of them. <p>Sherwood 57 (Gamston Airfield Village Farmlands) - Conserve and Create. (Area extends north to the edge of Retford).</p> <ul style="list-style-type: none"> - Conserve the sparsely settled character of the landscape by concentrating new development around Gamston Airfield. 	<p>Green Gap Justified. The protection of the open character of this area is in accordance with the intentions of the Policy Zone (Conserve and Conserve & Create).</p> <p>The create element is focused on the south of the area around Gamston airfield.</p> <p>Abuts GG9 to the west</p>
GG8 Retford West	<p>Sherwood 40 – Babworth - Conserve & Create. (An extensive area between Worksop and Retford). There is a steeply sloping wooded area around Ordsall village immediately south east of Retford.</p> <ul style="list-style-type: none"> - Conserve rural character, by concentrating small scale development around transport corridors. - Conserve Morton & Babworth Parks/Ranby Halls. <p>Sherwood 23 (Babworth Park Estates) - Conserve. Gently undulating wooded estate land located west of Retford. Includes Babworth Park & Golf Club. Historic, listed buildings, pasture, mature woodland and parkland trees is unique/rare in the Sherwood. - Conserve historic field pattern & character/setting of Babworth Park.</p>	<p>Green Gap Justified. The protection of the open character of this area is in accordance with the intentions of the Policy Zone (Conserve and Conserve & Create).</p> <p>Abuts GG8 to the west, south of Retford.</p>

