



Bassetlaw Local Plan Land Availability Assessment Addendum Document SEPTEMBER 2020



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NB: Report should be printed and viewed in A3 format



INTRODUCTION

In 2019, Clive Keble Consulting and Carroll Planning & Design undertook a landscape study of twenty-seven potential site allocations for the emerging Bassetlaw Local Plan. These included possible housing sites, employment land and four large scale sites that were being considered as potential locations for new villages. An evidence based report was prepared which explored the existing character and landscape value of each site and assessed their development potential in terms of landscape considerations. The intention was to enable the protection of the district's most valued landscapes and direct development to those least sensitive, most appropriate sites. For each of the 27 sites, a summary profile was prepared, which brought together numerous pieces of evidence and discussed the main landscape issues, constraints and opportunities of the sites. Maps and photography were also provided, which complemented the written commentary.

The Local Plan was subject to a formal public consultation in January/February 2020 and, arising from comments, two additional sites in Tuxford required assessment. In addition, to achieve a consistent treatment of larger sites, the Cottam Power Station Priority Regeneration Area which was the subject of an area based proposal for new residential and employment development in the Local Plan, has been assessed using the methodology applied to the potential New Village locations in 2019.

The context for this additional work remains that the landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors, including the underlying geology, climate, habitats, as well as human influence, both past and present. There are no statutory landscape designations (of national importance) occurring within Bassetlaw, but approximately 98% of the district is classified as rural. However, its distinctive and contrasting landscapes are highly valued and provide an attractive setting for towns and villages. Combined with good access to the wider region, this makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and the Bassetlaw Local Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets.

Clive Keble Consulting - September 2020

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ADDITIONAL SITE LANDSCAPE PROFILES

COTTAM POWER STATION PRIORITY REGENERATION AREA

PROPOSED USE: RESIDENTIAL AND EMPLOYMENT



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Site Reference	Survey date	Grid Reference (approximate centre)	Elevation	
N/A	20 June 2020	SK81661 79235	West/East 5m(W) to 12m(centre*) to 5m(E) North/South 5m(N) to 12m(centre*) to 5m(S) * This represents made ground within the existing power station and the ash tip to the north.	
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Landscape Character Assessment (2009) - Policy Zone(s)

Trent Washlands Policy Zones: 21 (Cottam, Rampton & Church Laneham Farmlands) and 22 (Cottam River Meadowlands).

Current Use

Former Coal Fired Power Station (operation ceased in September 2019) with some arable farmland west towards Rampton and north adjoining the railway line.

Previous Use(s)

Former Coal Fired Power Station, with extensive generation and distribution buildings and cooling towers. The site also includes:

- Ash tip (levelled and restored), with scrub and grassland in the northern section.
- Water and wetland areas in the southern section.
- Railway lines, track beds and sidings. Coal supply line running in from north and the (long disused) line running East over the Torksey Viaduct.
- Coal stocking areas.

- Arable farmland towards Rampton and adjoining the railway line, with paddocks in Cottam Village.

Neighbouring Uses

- River Trent, with floodplains contained within banks to the North East and South, used for pasture.

- To the East (in Lincolnshire) are the settlements of Torksey and Torksey Lock.

- Immediately to the north and west of the site are the respective settlements of Cottam & Rampton.

- The villages of Laneham, Woodbeck , Treswell and North & South Leverton lie slightly further afield.

- Other than Rampton High Security Hospital at Woodbeck and Sundown Adventure Land (a theme Park for children) at Rampton, the area is predominantly arable, with large fields and farms.

- This and other power stations are served by an extensive network of pylons and overhead cables.

Landscape features (e.g. trees, hedgerows, watercourses)

The site is very low lying and flat, but within the power station, the buildings are on made ground further adding to the way in which they impose their presence on the landscape. Other man-made features, including the two parallel River Trent flood protection banks and the formal mature (50/60 years old) tree, hedges and shrub planting around the power station, are significant. In addition, the extensive ash tips, wetlands and water areas created around the power station, originally for operational reasons, now have significant landscape and conservation value.

The arable land around the power station complex is extensive, with large fields which means that the remaining hedges and small areas of woodland are important in terms of landscape.

Built forms

The site hosts several exceptionally large/tall buildings and structures, including eight cooling towers, generator and turbine halls, substations, pylons/overhead cables, railway lines, access road network, flood banks, security fences and staff buildings. At present, the main power station structures (e.g. the cooling towers and turbine hall) are dominant in the landscape, both locally and from many miles around in all directions. There is mature landscaping around the buildings, but even 20m tall trees are dwarfed by these structures. It should be noted however, that in the event of redevelopment (e.g. for housing) the existing planting would screen new buildings to great effect.

There is a pumping station and outlet structures on The Trent.

At the western extremity of the site (Rampton village) there are farms, outbuilding and houses, the village hall and the Church. Many of these are designated or undesignated heritage assets. Leading into the site, from the East, is the Torksey Viaduct (former railway).

Notable views to and from site

The site is visible from near and far but, as noted above, demolition of the larger structures would reduce its prominence. However, there are several reference points/key views which should be protected, as the site is developed:

View from the site to Rampton Church (reflecting the Rampton Neighbourhood Plan) and taking account of the heritage assets on Torksey Street.
East across the Trent towards Torksey, including the Castle, Church and Torksey Viaduct.
North and South along the Trent Valley, noting the Bassetlaw Character Assessment and the route of the Trent Valley Way, including elevated sections along the top of the flood banks.
Footpaths/bridleways, e.g. Overcoat Lane, Torksey Ferry Road, Shortleys Road & Nightleys Road.

- Longer views, e.g. from rising land, west towards Retford and from North/South in the Trent Valley (Littleborough/Coates and Church Laneham).

Visual connectivity with surrounding roads, public rights of way, and residential developments

Cottam Road, effectively a gateway, provides the main access to the site. Town Street, from the North, provides clear views of the site, but is also the more intimate main street of Cottam village. Torksey Street (leading onto Torksey Ferry Road) running East from Rampton is similar.

There is an extensive network of rights of way (footpaths, bridleways, byways open to all traffic) in the area and many quiet lanes used by walkers, cyclists and horse riders. At present, the eye is drawn to the power station from all of these routes. In a similar way, the site is prominent from the residential areas of all the villages in the area. Demolition/redevelopment would reduce the visual impact of the site on its surroundings. It may be argued, therefore, that consideration of adjoining land uses, including nature conservation and recreation, will be as important considerations as visual impact.

Topography

In a natural state, the topography/landscape would be typical of the Lower Trent Valley, that is, low lying (at around 5m altitude) level and flat, creating a feeling of space with long/wide views and big skies. In this context minor changes in topography can be significant. Therefore, the made ground within the former operational areas of the power station site (around the cooling towers and buildings, the ash tipped area and various lagoons and wetlands) and the Trent flood banks, although they are only 5 to 8 m high, become significant topographical features. It is noted that, should the cooling towers be demolished and processed on site, the resultant material may be used to create more similarly raised ground to enable development.

Climate change mitigation

The existing planting within and around the site has landscape value and fulfils a limited carbon sequestration role. Wet woodland around the pools and the planting/scrub that is developing on the ash tip area also fulfils a similarly limited carbon role, however these areas are critical in landscape and habitat terms. As such, whilst they need to be retained and enhanced, they do not offer potential for any substantial tree planting or carbon sequestration.

However, there are two fields adjoining the railway line that exits the site to the North and two further fields to the West of the operational site linking through to Rampton village. The total area of these fields is (approximately) 40 hectares, the majority of which (an estimated 32 hectares) could be planted, taking account of access/maintenance needs and retaining views of Rampton church. This scale of tree planting could enable 16,640 tonnes of CO2 to be sequestered over a 100 year period. (The calculation based on work by Forest Research and the Woodland Carbon Code). However, the calculations and outputs can vary according to the type of woodland and management regimes involved.

In addition to carbon sequestration, new woodland planting could increase both habitat and recreational connectivity. Additional off-site tree planting may also be possible subject to landowner agreement.

Habitat connectivity

Connectivity is good along the Trent Valley and within the site, in particular across the wetland areas and the (part planted and naturally regenerating) fly ash tip to the north. The site perimeter planting (trees and hedges) and planting alongside the byway from Cottam to the river and Torksey Ferry Road also provide good connectivity. However, the extensive infrastructure on the site (e.g. railway tracks, pipelines and security fences) reduce wider habitat connectivity. Within the surrounding arable farmland there are some hedge and several woodlands, but they are poorly connected, because of the focus on large fields and arable production.

Recreational connectivity

On site infrastructure, security fencing and signage detract from recreational connectivity, but around the site and beyond, there is an extensive network of public footpaths, bridleways, byways and quiet lanes. In addition, the Trent Valley Way is a significant piece of strategic recreational infrastructure. The Torksey Viaduct, opened as a walkway in 2016, is another important link for recreational infrastructure in an area where river crossings are limited. However, it is not suitable for use by cyclists and horse riders and it stops at the edge of the operational site, with more difficult access using steps and gates to the Trent Valley Way and the two (West to East) byways.

In the wider area, which is flat, the guiet lanes and byways, provide potentially good and sustainable connections to the villages for active travel modes.

On site, the railway tracks/coal distribution routes provide potential for new pedestrian and cycling routes. There is also potential to use the former mineral line NW towards Clarborough Junction.

Strategic, national or local environmental designations

- Parts of the site lie within Flood Zones 2 & 3 (albeit that there are flood defences and raised ground).

- Fleet Plantation (a moated site in woodland) is a Scheduled Monument.

- Much of Cottam is designated by BDC as an area of Archaeological Interest. - There are two Listed Buildings in Cottam and five in Rampton, with the latter being concentrated in the old village around the church and Torksey Street, within and adjoining the site. Several other buildings and structure are non-designated (local) heritage assets. - The power station site was the subject of a "Certificate of Immunity" (Planning - Listed Buildings and Conservation Areas Act 1990) stating that the Secretary of State does not intend to list this building or to list buildings to which the notice relates for the period March 2018 to March 2023. However, the cooling towers and main operation building are currently nondesignated (local) heritage assets.

 Torksey Viaduct (adjoins the site, providing a pedestrian river crossing to Torksey is Grade 2* Listed.

- Cottam Wetlands, within the operational site, is a Local Nature Reserve. - Rampton churchyard is a Local Green Space and Cottam has a "Locally Important Open Space."

Development constraints or opportunities

The extent of large buildings and structures on the site, combined with the potential for contaminated land, represents a development constraint, as does the need to maintain existing flood protection and to take drainage measures for any future development.

The need to take account of the character and scale of adjoining and nearby settlements (Cottam and Rampton in particular) is a constraint.

The Trent Valley is a distinct landscape with archaeological, heritage and nature conservation interest which all need to be taken into account and protected.

In its current form, especially given the size of the cooling towers and main buildings, the site has an enormous impact, but arguably it is a landscape feature that people have become used to and may even appreciate. However, in the context of an historic landscape, the development (and many similar installations alongside the River Trent) is relatively recent and has only been in place for 60 years. A redevelopment, involving much smaller scale buildings, for example housing and associated facilities might sit within the landscape framework that was created to (in part) screen the power station. Smaller scale employment, commercial and recreational buildings may also be able to sit satisfactorily within a planned landscape.

At present, there are nine Nottinghamshire villages within 4 miles of the site and a further three in Lincolnshire, but the services they offer are limited. The nearest larger settlements are Retford (9 miles) and Gainsborough (11 miles). The redevelopment of the site is an opportunity to provide accessible, more sustainable services/facilities to serve new residents and the surrounding villages.

Notwithstanding the habitats and landscape features that need to be retained and enhanced, the extent of potentially developable brownfield land on the site represents an opportunity for new sustainable development reflecting the economic, social and environmental needs of communities seeking to address climate change.

Conclusions

Although Cottam Power Station is a landscape feature in its own right, it must be acknowledged that it can no longer meet the power generation needs of the future and it is entirely correct to consider and promote alternative use through the emerging Bassetlaw Local Plan.

There are important landscape, nature conservation and heritage considerations to take into account in considering a primary residential redevelopment of the site. Features including Cottam Wetlands, the former ash tip, existing trees and hedges, recreational routes (including the Torksey Viaduct) must be retained, but there is scope for a successful and sustainable redevelopment of the site.

The landscape, habitats and recreational routes features that have been identified can be retained and add value to the creation of a new community that can meet existing and anticipated sustainable development requirements. In particular, the topography of the site and surroundings, utilising quiet lanes, byways, public footpaths and former power station/ railway infrastructure, can facilitate active travel (walking and cycling). This would enable a well planned community (primarily residential, but with local employment and services), to serve the needs of the surrounding villages.

In addition, the retention and enhancement of existing planting and habitats, coupled with new tree planting on arable land can provide a high quality landscape framework for the development and support climate change adaptation through carbon sequestration.

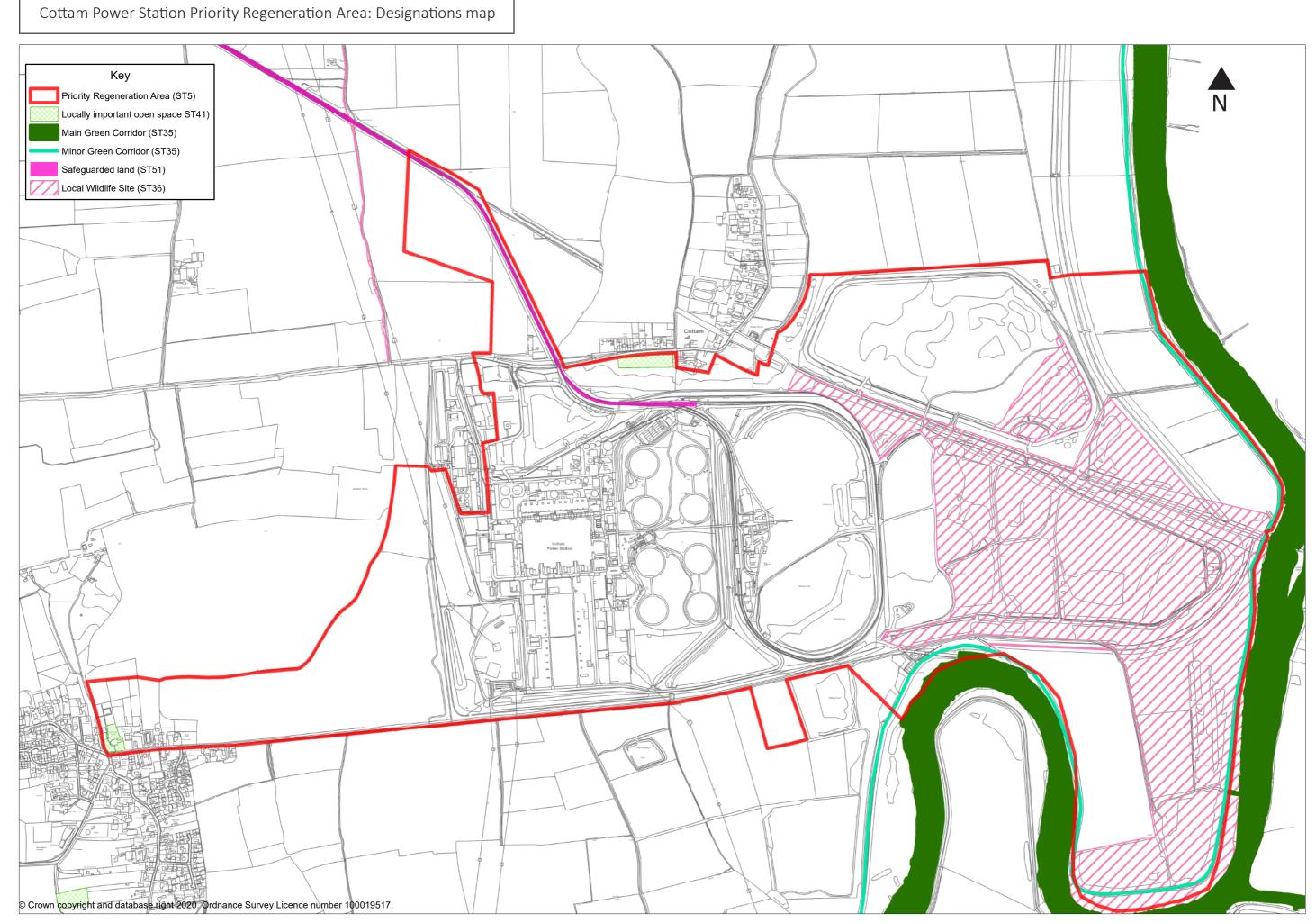
Redevelopment of the power station site would result in landscape change, but it has only been operational for 50 or 60 years and the wider landscape is far more historic. With new development which is lower and much smaller in scale focused on the footprint of the cooling towers and main buildings, the open character of this section of the Trent Valley can re-established at the same time as accommodating the sustainable development needs of current and future generations.

Relationship with potential Green Gap

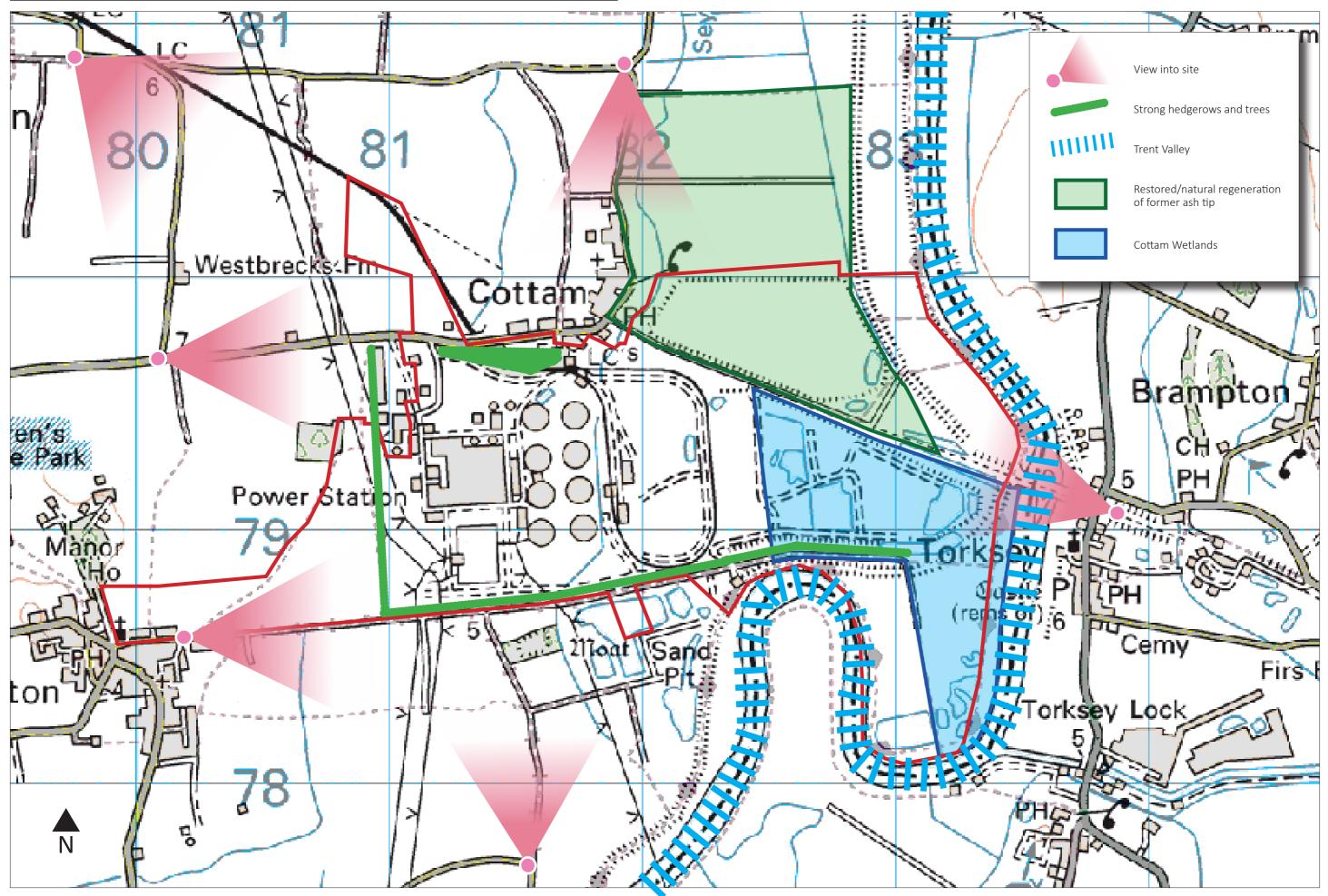
None.

Other comments

There is considerable power transmission infrastructure, (pylons, overhead lines and sub stations) in the area at present, but this may be affected, and possibly reduced, given the planned closure of coal fired power stations. However, other forms of generation would require distribution infrastructure and the extent of removal, with any landscape benefits that would arise, are difficult to assess.



Cottam Power Station Priority Regeneration Area: Views and landscape features map

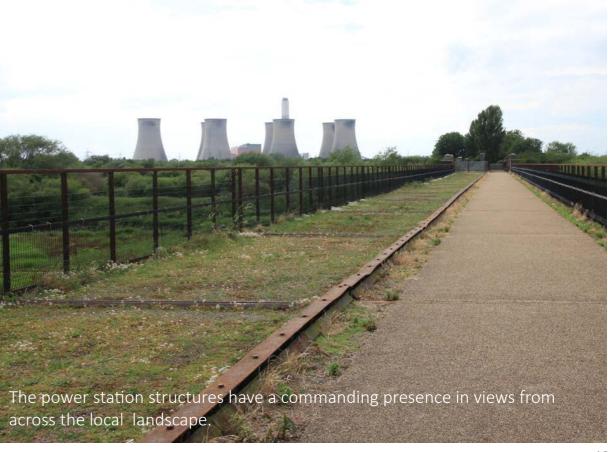


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Cottam Power Station Priority Regeneration Area: Image gallery





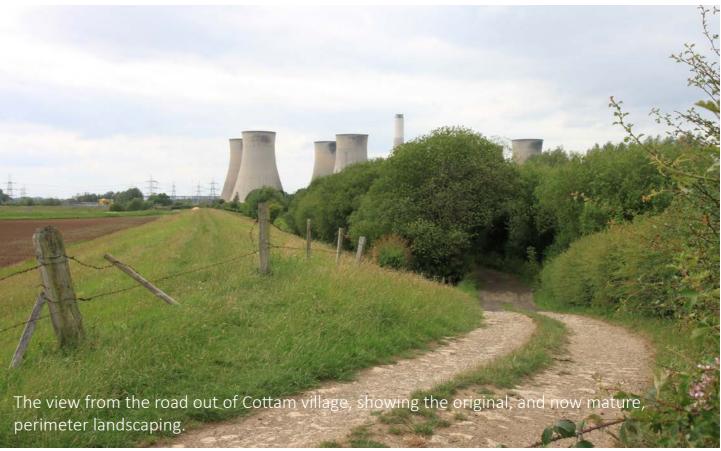


Cottam Power Station Priority Regeneration Area: Image gallery





Looking north across the restored/regenerating ash tip, which has both landscape and habitat value.



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Cottam Power Station Priority Regeneration Area: Image gallery





At the junction of Torksey Ferry Road and Shortleys Road the strong perimeter landscaping and the width and quality of the byways can be appreciated.



LAA476 (TUXFORD)

PROPOSED USE: RESIDENTIAL

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Site Reference	Survey date	Grid Reference (approximate centre)	Elevation			
LAA476	3 July 2020	SK73337 70853	58/59.6m (almost level with a gentle rise to the West)			
	Landscape Character Assessment (2009) - Policy Zone(s) Mid-Notts Farmlands Policy Zone 11 Tuxford					
Current Use Agriculture (arable).						
-						
Previous Us						
Agriculture	(arable).					
Neighbouri	ng Uses					
Residential (The Pastures) to the East and one house on the North side of Long Lane. There are two other detached properties, South of Long Lane. Countryside/farmland (arable) to the West (the site is part of a large field). There are two						
-	•	ss Ollerton Road to the I				
The main road, with a grass verge, including speed limit and village entry signs, adjoins to the North.						
A public right of way runs along the eastern boundary of the site.						
Landscape features (e.g. trees, hedgerows, watercourses)						
Limited. There is a boundary hedge (adjoining the site, to rear of The Pastures) and a gappy hedge along Ollerton Road. The site is part of a large arable field.						
Built forms						
None on site. There are electricity poles (3 wires) running at the rear of existing housing and across the SE corner of the site.						
Notable views to and from site						
There are views to the West from the public right of way, across open countryside.						
Visual connectivity with surrounding roads, public rights of way, and residential developments						
The site is clearly visible from the West, along Ollerton Road looking East. It is also clearly visible from the rear gardens of The Pastures and the houses off Long Lane.						
-	yside. In additio		edge of the site provides clear views West ble from further West along Long Lane, a			

Topography

The land is almost level, but it is an elevated landscape, close to the built up area.

Strategic, national or local environmental designations

None. However, the Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59. "Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people."

Habitat connectivity

Poor, the only feature is the patchy hedge along the eastern boundary (to the rear of The Pastures).

Recreational connectivity

Good, the public right of way connects to countryside to the North and (via Long Lane) into the older part of Tuxford. Tuxford town centre may be accessed by the footway on Ollerton Road.

Development constraints or opportunities

The site is clearly outside the built-up area, within open countryside, notwithstanding the two detached properties on the south side of Long Lane.

Conclusions

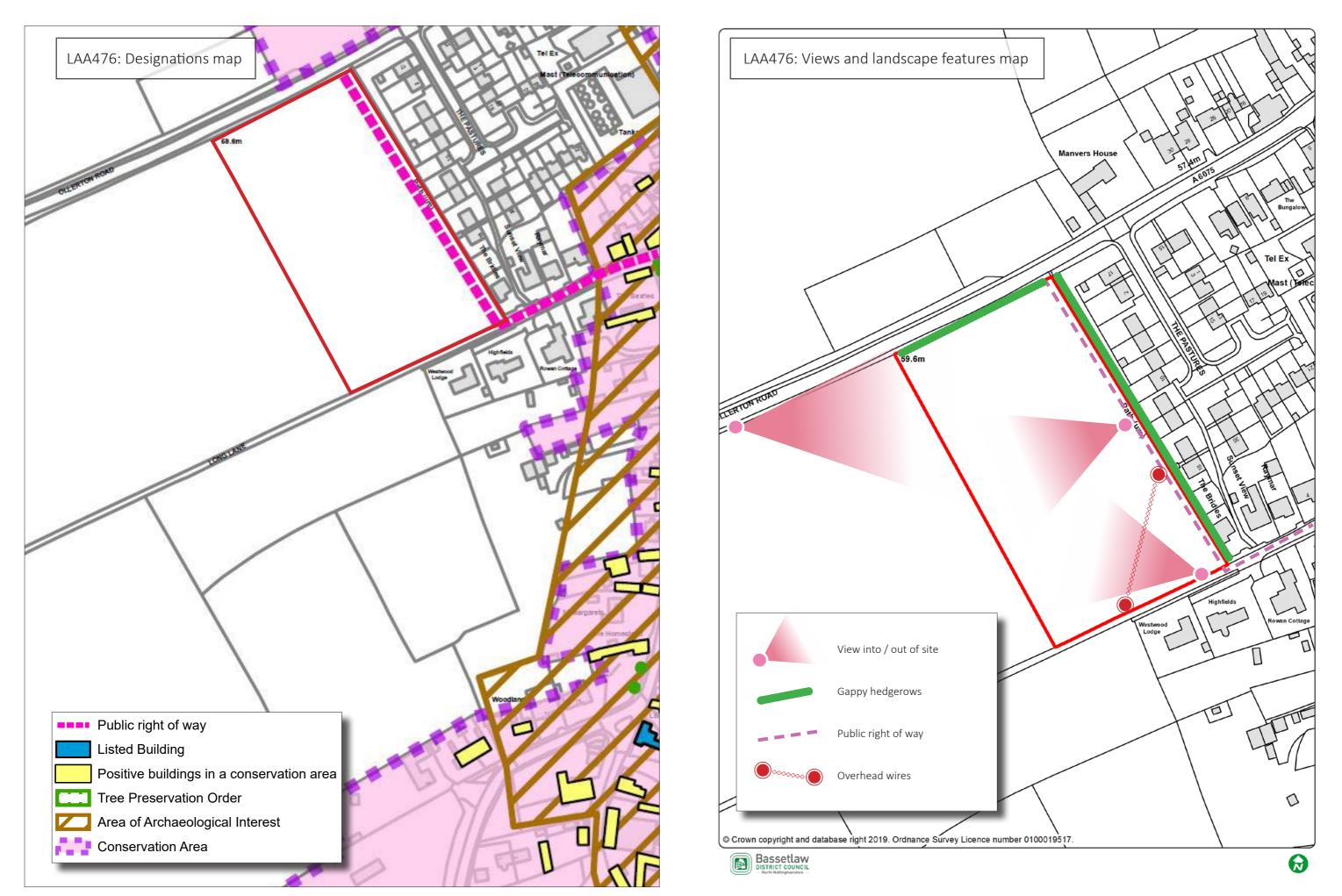
The site adjoins the built-up area however, it clearly extends into open countryside and occupies a prominent position in the local landscape. It is a medium-sized site which could make a reasonable contribution to the overall dwelling requirement. However, the harm to open countryside and landscape interests that would result from development is likely to outweigh the benefits of new housing.

Relationship with potential Green Gap

None.

Other comments

Although there are clear site boundaries to the North, East and South, the western boundary is completely undefined within an open extensively farmed landscape, as part of a very large field.



LAA476: Image gallery







LAA476: Image gallery









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LAA495 (TUXFORD)

PROPOSED USE: RESIDENTIAL

Land Availability Assessment Addendum 20

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation				
LAA495	3 July 2020	SK73333 & 70972	57 to 55m (slopes down from South to North).				
Landscape Character Assessment (2009) - Policy Zone(s)							
Mid-Notts Farmlands Policy Zone 11 Tuxford.							
Current Use							

Agriculture (pasture).

Previous Use(s)

Paddock/small field.

Neighbouring Uses

Paddock/small field adjoins to the West, with countryside/farmland (arable) beyond. Countryside/farmland (arable) to the North. Ollerton Road, with a verge/footway, including speed limit and village entry signs, adjoins the site, with open countryside and farmland (arable) beyond. To the East is a small (part walled) garden with a shed and outbuilding which is part of a substantial detached property (The Manvers) with a public right of way running through it. The main edge of the built-up area of Tuxford lies across Ollerton Road to the South East, which comprises an estate of bungalows (The Pastures).

Landscape features (e.g. trees, hedgerows, watercourses)

The land slopes from South to North by (around) 2m.

The hedges and trees around the site, on all four boundaries, are an important feature.

Built forms

See above, only an electricity pole.

Notable views to and from site

There are views to the North from the site, across the valley of a small stream and upslope beyond. The trees and hedges around site appear as important landscape feature seen from Bevercotes Road.

Visual connectivity with surrounding roads, public rights of way, and residential developments

The site, albeit screened by the hedges and trees, is visible from Ollerton Road and from the North, off the PROW running between Ollerton Road and Bevercotes Lane.

Topography

The land is at a slightly lower level than Ollerton Road (around one metre) and thereafter, it slopes from South to North by (around) 2m.

Strategic, national or local environmental designations

The land is within the Conservation Area, the boundary of which runs along Ollerton Road and the western boundary of the site. Manvers House is identified as a positive building within the Conservation Area.

In addition, the Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59. "Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people."

Habitat connectivity

Hedges around the site, including 4 trees on the north boundary, connect to a hedge running North down to a stream and to a the similarly enclosed field/paddock which lies immediately to the West.

Recreational connectivity

Fair, whilst there is no public access within the site, the adjacent Ollerton Road footway links to an adjoining public right of way and provides a connection to the town centre. The adjacent public right of way provides good links to the wider countryside.

Development constraints or opportunities

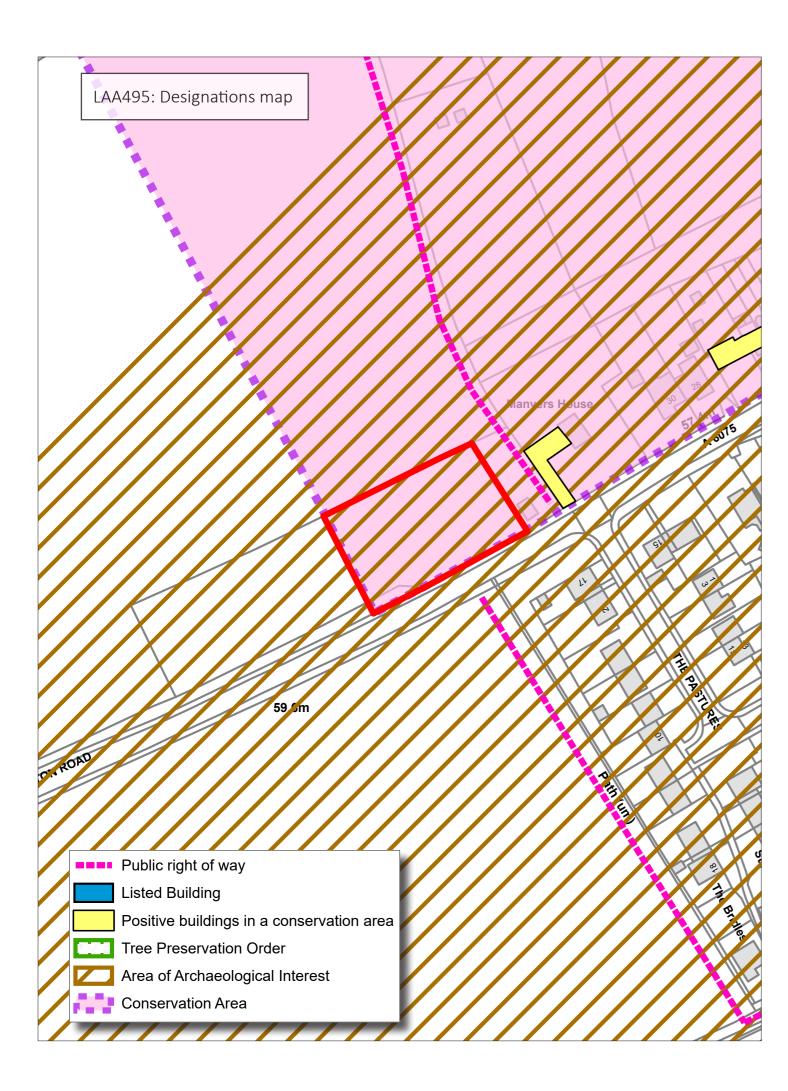
It is a small site, with potentially difficult access. Development could have an adverse impact on the existing mature trees and hedges.

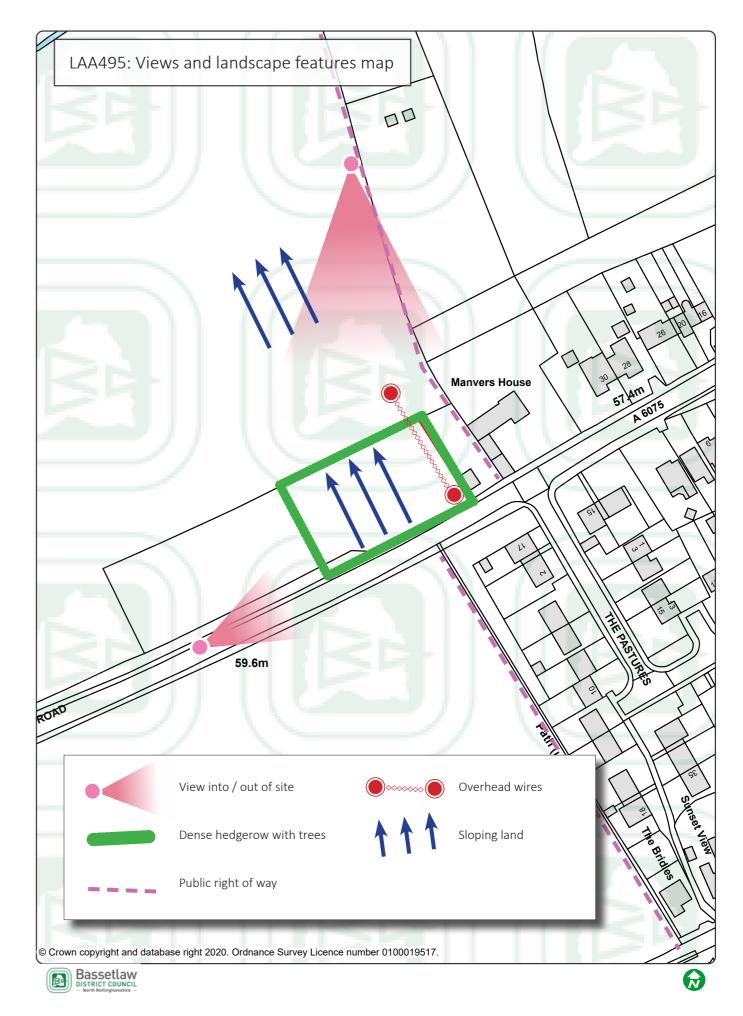
Conclusions

Although the site adjoins the built-up area, the extensive curtilage of the first property within Tuxford (The Manvers), displays a spacious character. Although built development would be at a slightly lower level than Ollerton Road and could be screened to an extent by the hedges, it would represent an incursion into open countryside. As a small site, with a limited capacity, the contribution to the overall dwelling requirement would be minimal. The way in which the site forms part of the landscape setting of the Conservation Area is also an important consideration. The need for any development to pay special attention to the desirability of preserving or enhancing the character or appearance of the area must be taken into account. The harm to open countryside, landscape and heritage interests that would result from development may, therefore, outweigh the benefits of new housing.

Relationship with potential Green Gap

None.





LAA495: Image gallery









LAA495: Image gallery







