

Bassetlaw Local Plan
Land Availability Assessment
2nd Addendum Report
March 2021



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



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NB: Report should be printed and viewed in A3 format



1 INTRODUCTION

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1.1 This is the third, landscaped based, land availability assessment which has been undertaken in connection with site allocations in the emerging Bassetlaw Local Plan. It has been necessitated by comments received during a second consultation which was undertaken on the Draft Bassetlaw Local Plan (November 2020) between 25th Nov. 2020 and 20th Jan. 2021.

1.2 The methodology adopted for this assessment is the same as that used in the (original) 2019 assessment of twenty-seven sites and the 2020 addendum which covered two additional sites (in Tuxford). The latter arose from consultation on the first version of the Draft Local Plan in January/February 2020.

1.3 In this assessment, a summary profile has been prepared for each of the six additional sites which have been promoted through the consultation. The assessment brings together numerous pieces of evidence and discusses the main landscape issues, constraints and opportunities of the sites. Maps and photography are also provided, which complement the written commentary.

1.4 The result is an evidence-based report which explores the existing character and landscape value of each site and assesses their development potential in terms of landscape considerations. The intention is to enable the protection of the district's most valued landscapes and to direct development to those least sensitive and more appropriate sites.

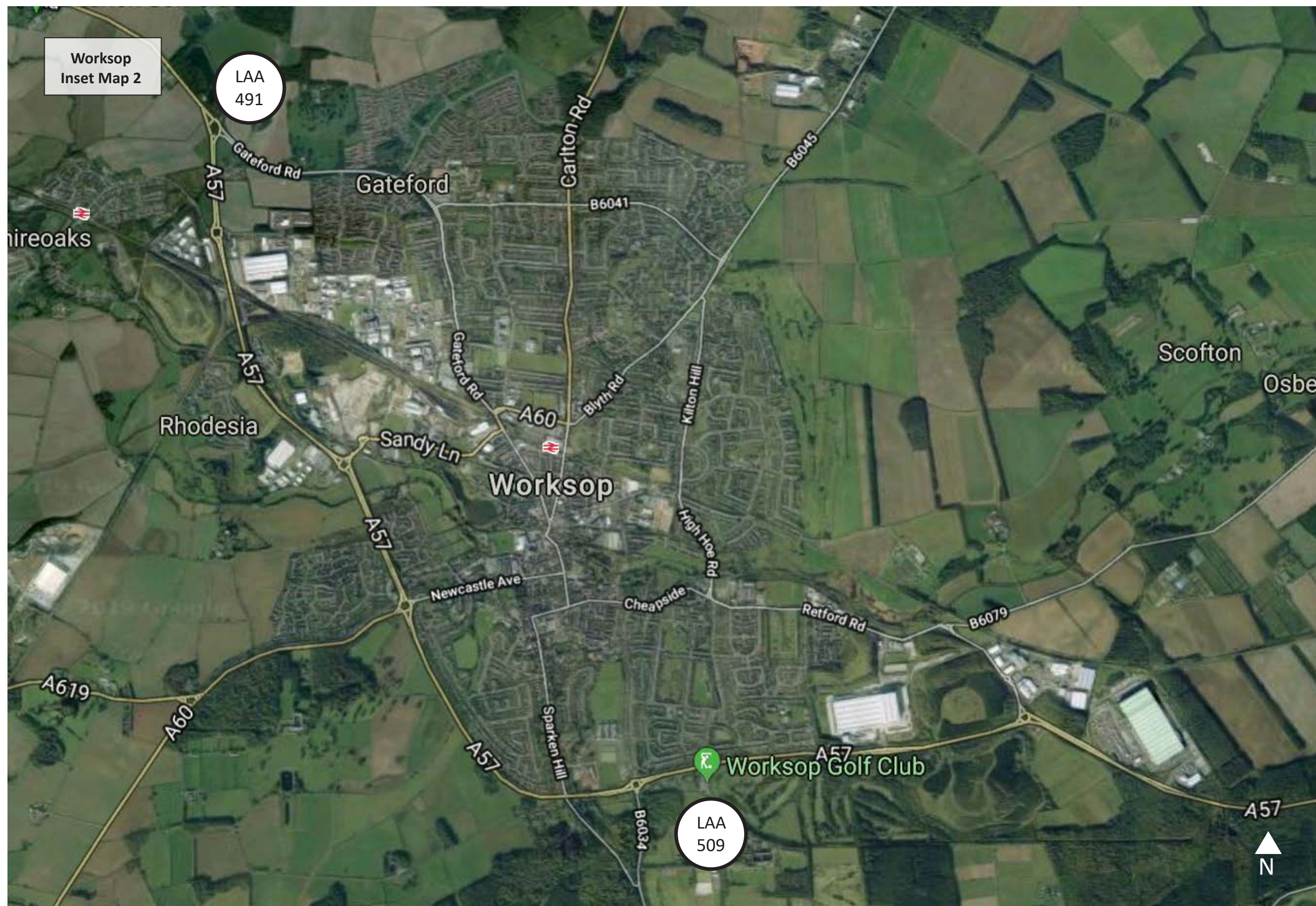
1.5 The context for this additional work remains that the landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors; including the underlying geology, climate, habitats, as well as human influence, both past and present. There 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 - March 2021



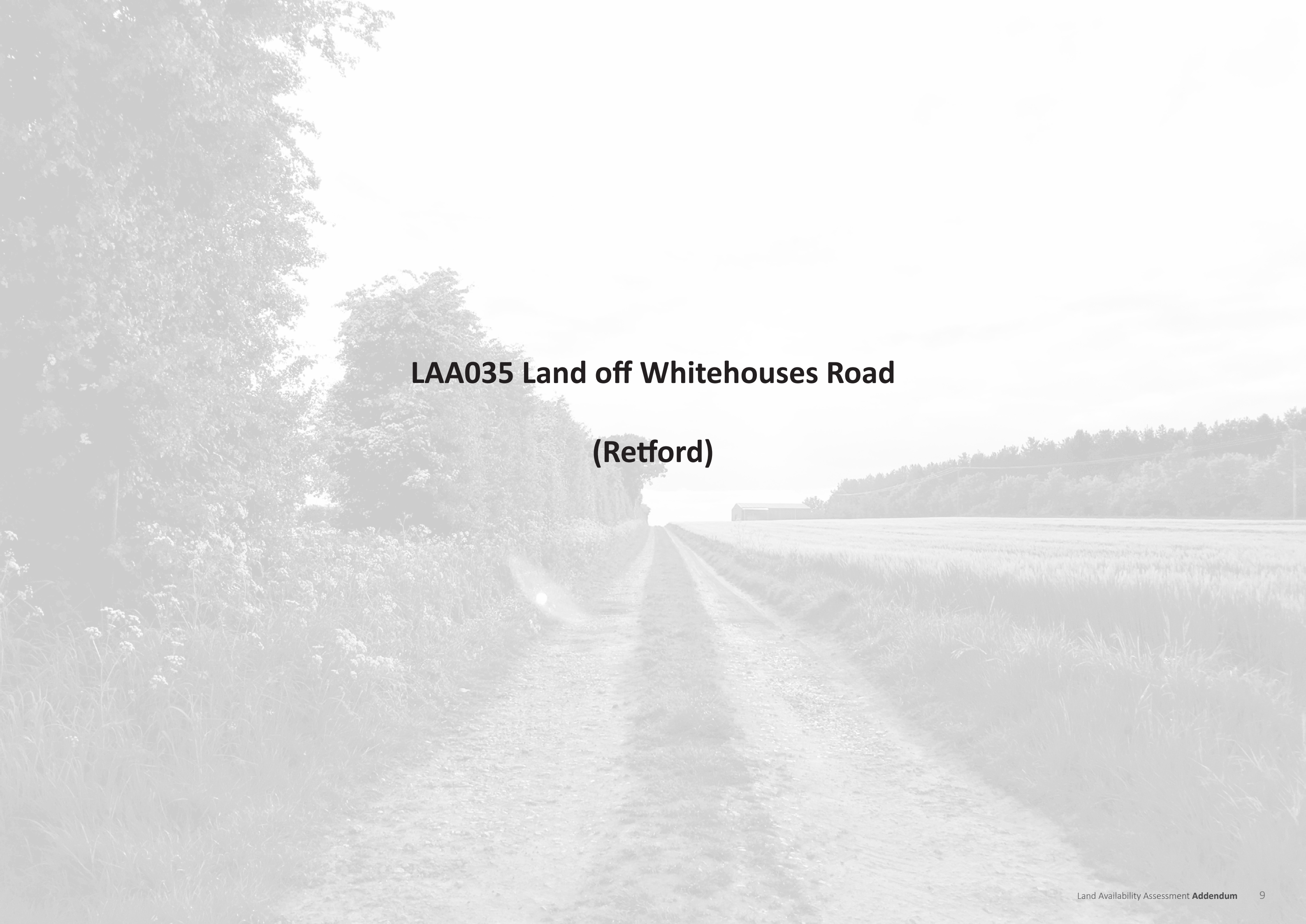
Retford
Inset Map 1







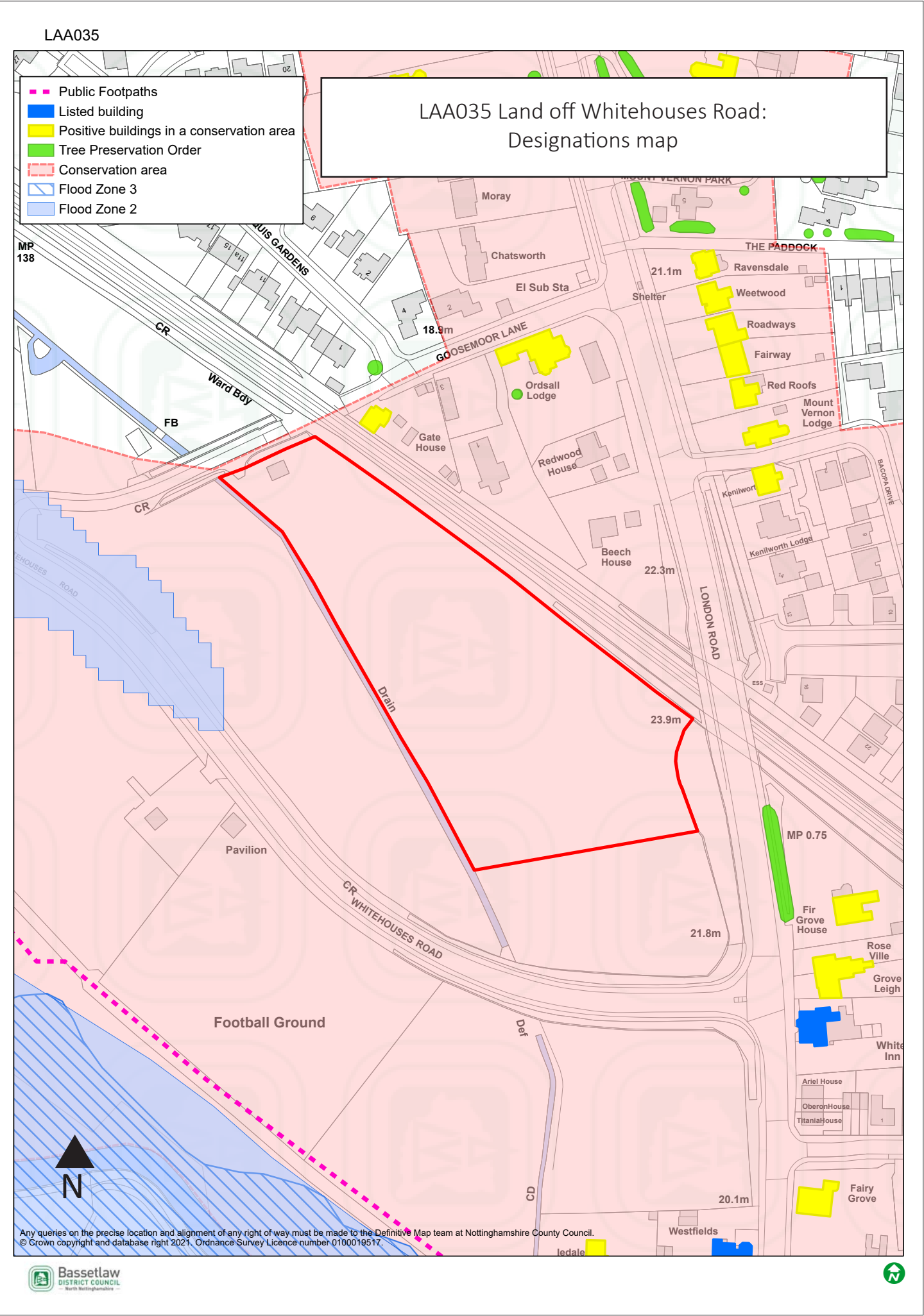
2 ADDITIONAL SITE LANDSCAPE PROFILES



LAA035 Land off Whitehouses Road (Retford)

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Retford – LAA035	1st March 2021	SK71169 & 79541	17m (very gentle slope up from west to east).
Landscape Character Assessment (2009) - Policy Zone(s)			
(Northern tip of) Kirton River Meadowlands 56 – Create and Restore			
Current Use			
Unused agricultural/grazing land.			
Previous Use(s)			
Active agriculture, possibly horticulture.			
Neighbouring Uses			
To the north the site is bounded by Goosemoor Lane which appears to be a private road with no public access and locked gates to the railway line. To the west is a drainage ditch with a field beyond which has a long frontage to Whitehouses Road. To the south is another field, also with a frontage to Whitehouses Road. To the east is the electrified (East Coast Main) railway line, which is crossed by a bridge on London Road (in the south eastern corner of the site). The railway line boundary is enclosed with a galvanised palisade fence. Goosemoor Lane crosses the railway line and connects to London Road but the lane is gated and locked close to its junction with Whitehouses Road.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The site frontage to Goosemoor Lane is formed by an overgrown hedge and trees. A good hedge runs along the east side of the drainage ditch which forms the western boundary of the site. The boundary with the field to the south is also formed by an overgrown hedge.			
Built forms			
Possible remains of small barn in the northern end of the site, concealed by trees.			
Notable views to and from site			
There are views across to the site from Whitehouses Road and from the embankment of the London Road railway bridge.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
The wider area within which the site sits, is part of a very open and low-lying area between the road bridge over the River Idle on Goosemoor Lane and the junction of Whitehouses Road with London Road. The wider undeveloped area is visible from the PROW connecting London Road and Whiteladies Road which crosses the low-lying land which is part of the Idle valley. Railway passengers would enjoy fleeting glimpses of the site.			

Topography
The site is almost level, rising very slightly towards the railway line. It is slightly higher than the adjoining fields. The railway bridge embankment is steep.
Habitat connectivity
Fair. Hedgerows and the drainage ditch enable some connectivity to the area to the north east. That of the railway line is limited by the London Road bridge and the (abandoned) Goosemoor Lane crossing.
Recreational connectivity
Limited. No public access or road frontage to the site other than via Goosemoor Lane which is gated and locked. There is a footway along Whitehouses Road which allows access to nearby PROWs.
Strategic, national or local environmental designations
The site is part of a Locally Important Open Space under Policy ST48 of the Draft Local Plan, which is to be protected. The land is within the southern part of the Retford South Conservation Area.
Development constraints or opportunities
The site is outside the built-up area. It is within a generally undeveloped low-lying area within the wider Idle valley on the southern edge of Retford. The railway line alongside the eastern boundary of the site has had the effect of creating a natural edge to built development in this part of Retford.
Conclusions
The site adjoins the built-up area but is completely disconnected from this by the (East Coast Main) railway line which forms the eastern boundary of the site. It is a small/medium sized site which could make some contribution to the overall housing requirement. However, it essentially forms part of an area of open countryside within the wider valley of the River Idle and the harm to this and landscape interests that would result from development is likely to outweigh the benefits of new housing.
Relationship with potential Green Gap
Adjoins the Retford South (Eaton) Green Gap which is immediately to south, across Whitehouses Road.



LAA035: Image gallery



View across site, looking SW from London Road railway bridge (north side).



View N from Whitehouses Road across other land into site.



View SE from Whitehouses Road/Goosemoor Lane across other land into site.

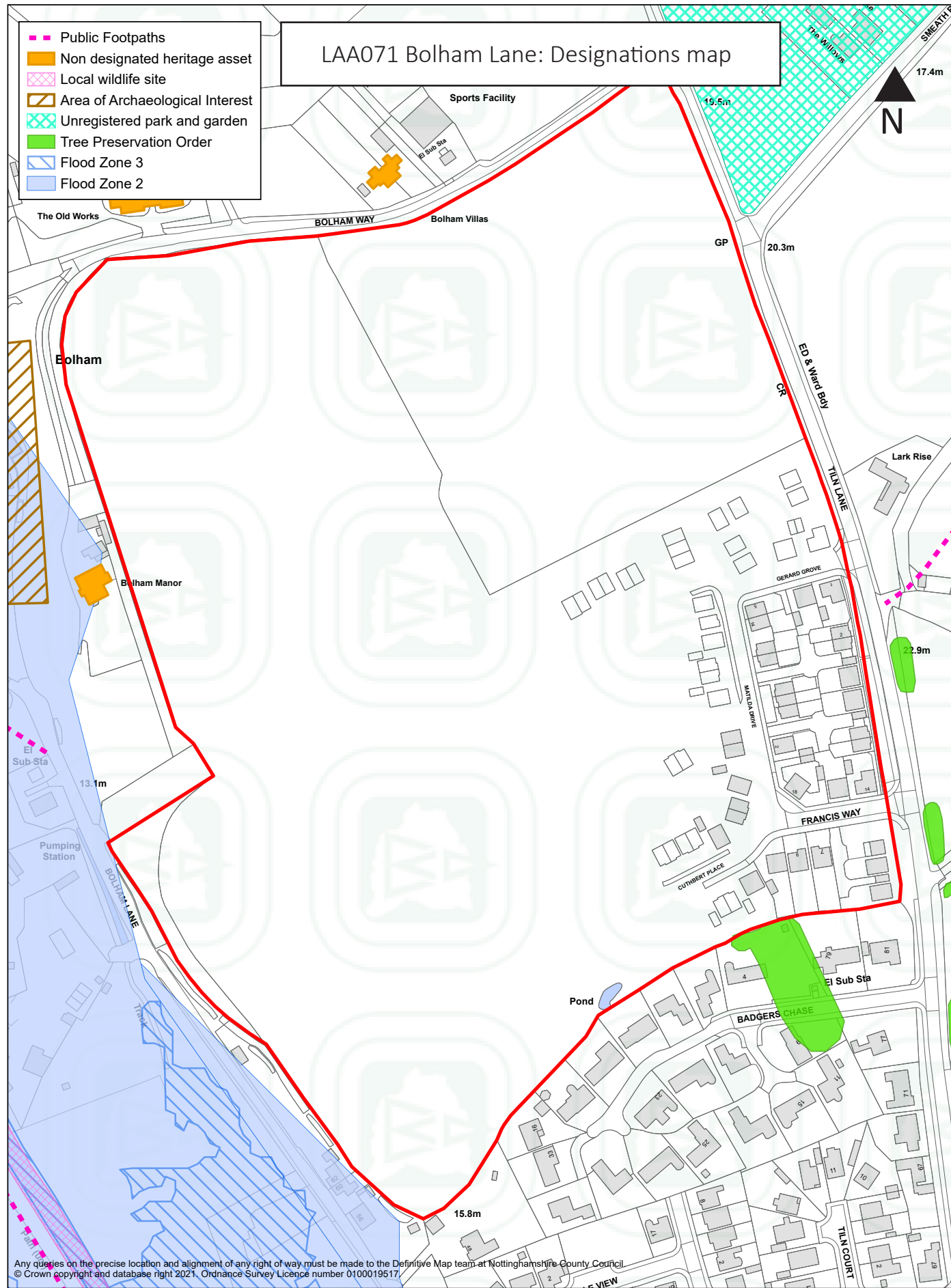
LAA071 Bolham Lane
(Retford)

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Retford – LAA071	1st March 2021	SK70685 & 82609	23m to 21m (gently slopes down from east to west)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 08 – Retford Conserve			
Current Use			
Agricultural land not currently cultivated.			
Previous Use(s)			
Agriculture.			
Neighbouring Uses			
The site is bounded to the north by a narrow single-track lane, Bolham Way. On the north side of this is a building known as The Old Works which appears to be used as a yard and for storage purposes. This building was formerly the Bolham Water Pumping Station associated with former sewage works. There are also three residential properties on the north side of Bolham Way. There is a small area of woodland between The Old Works and the westernmost residential property. Also on the north side of Bolham Way, at the junction with Tiln Lane, is a football pitch. There is a brick-built building associated with this also used by a boxing club. To the east of the site is Tiln Lane and the land beyond this is agricultural, but with several houses and farm houses/buildings off it and off Smeath Lane. The area adjacent to the south is residential which is currently being developed by Linden Homes, known as Treswell Gardens. To the west is Bolham Manor which is accessed from Bolham Way. This is a private residence and guest house, with extensive wooded gardens which run the depth of the site. Bolham Lane, which gives access to a nursing home and a private house, is to the south west of the site and is at approximately 7m lower, below a sandstone cliff.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The Tiln Lane and Bolham Way frontages of the site are enclosed by well-maintained hedges. The hedge along Bolham Way includes some scattered trees. There is an intermittent line of trees between the site and the new housing development to the south. Bolham Manor which abuts the site, stands in wooded grounds, which falls away to the W over the low sandstone cliff which forms the side of the Idle Valley.			
Built forms			
There are none on the site, but nearby and adjoining, off Bolham Way, The Old (Water) Works and Bolham Manor, are locally interesting buildings.			

Notable views to and from site
There is an interesting view within the western part of the site looking N towards The Old Works, with its brick triptych and tall chimney.
There are views from Smeath Lane W towards the site and from the junction of Smeath Lane/ Tiln Lane into the site in which The Old Works and Bolham Manor can be seen.
Visual connectivity with surrounding roads, public rights of way, and residential developments
Site is visible from Tiln Lane and Bolham Way and from the adjacent housing development currently under construction on the land adjacent to the site to the south. The change in level and the trees on the east side of Bolham Lane limits views of the site from this location.
The new housing includes open space with a footpath link to Bolham Lane and at the top of the cliff, close to Bolham Manor, views to the north will be afforded.
Topography
Within a gently undulating land scape, the site forms a slight plateau.
Strategic, national or local environmental designations
Southern section is a committed housing site, which is under construction. No designation within the remaining area. In the Local Plan, land to the NE is a Playing Field and to the W, the Idle Valley is a Main Green Corridor.
The sandstone cliff, close to the site, is a Local Geological Site in the Draft Local Plan (Policy ST45).
Bolham Manor, The Old Works and Bolham Villas, which adjoin the site, are non-designated heritage assets.
Habitat connectivity
Good. Existing hedges provide potential to connect to wooded areas on the small escarpment which forms the eastern bank of the River Idle.
Recreational connectivity
Poor. Very limited options to connect to PROWs. Roads adjacent to the site do not have footways. However, the Treswell Gardens development will include a pedestrian link to Bolham Lane which will then enable access to the two PROWs in the Idle valley.
Development constraints or opportunities
The site is clearly outside the built-up area, within open countryside, notwithstanding the three residential properties, The Old Works and the football ground related building on the north side of Bolham Way.

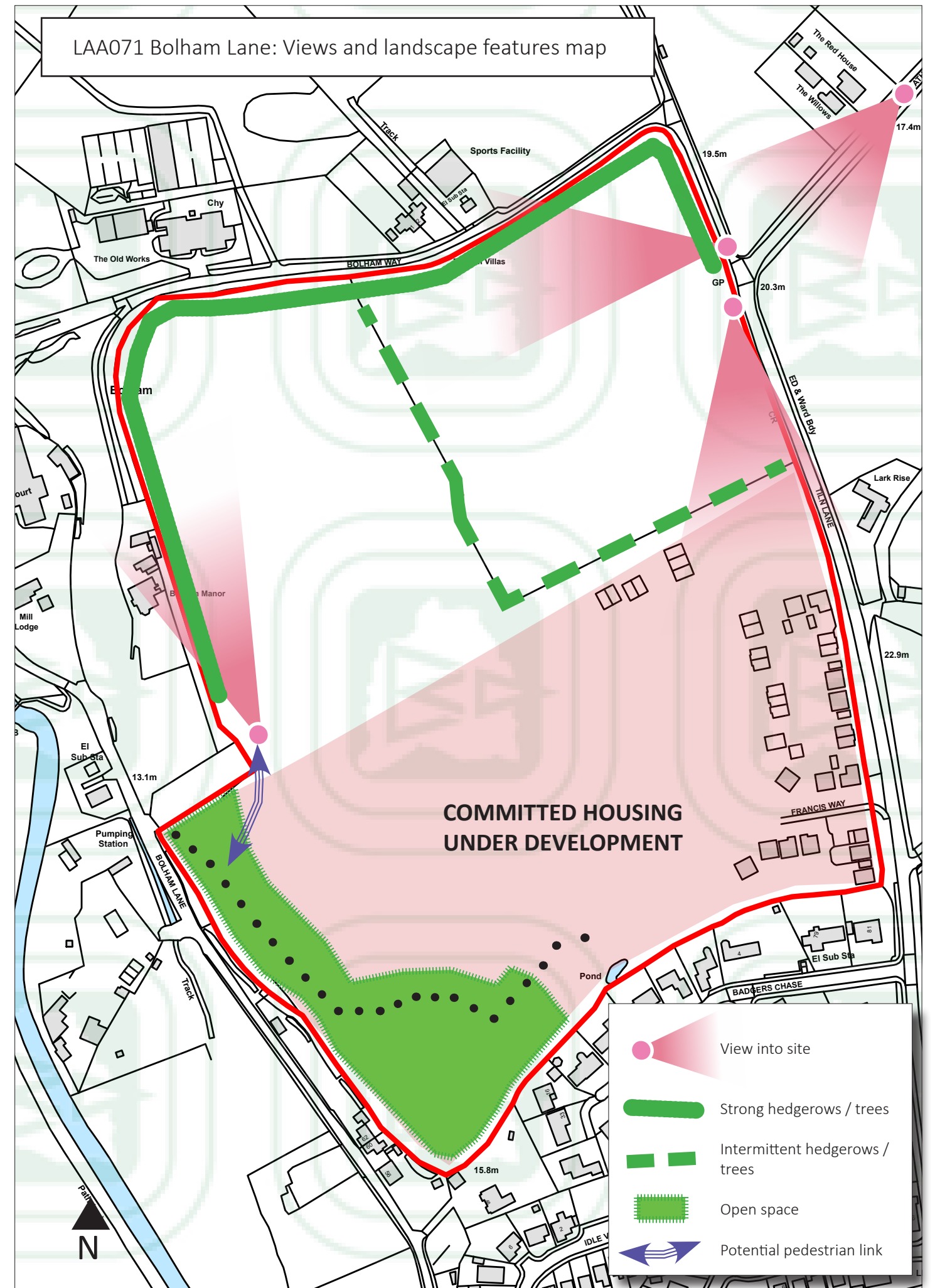
Conclusions
By virtue of the residential development currently under construction on the land to the south of the site the site adjoins the built-up area. However, it remains in open countryside, albeit contained by Tiln Lane and Bolham Way, beyond which is an extensive rural landscape. In landscape terms, it is arguable that these lanes provide a more identifiable and robust edge of settlement boundary. Therefore, some new development could be accommodated provide that a landscape led approach is taken such that the layout of any new development, reflects the need to fulfil the following objectives. - Retain hedges, adding new planting to maintain the rural aspect of Tiln Lane and Bolham Way. - Provide a connection to the new footpath within Treswell Gardens. - Respect the wooded setting of Bolham Manor. - Use linear open space to maintain the view to the north of The Old Works.
Relationship with potential Green Gap
Not applicable.

LAA071 Bolham Lane: Designations map



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LAA071 Bolham Lane: Views and landscape features map



**COMMITTED HOUSING
UNDER DEVELOPMENT**

- View into site
- Strong hedgerows / trees
- Intermittent hedgerows / trees
- Open space
- Potential pedestrian link

LAA071: Image gallery



The view looking north from Tiln Lane along the eastern side of the site.



Hedgerows bound the eastern edge of the site.



Looking North to The Old Works.

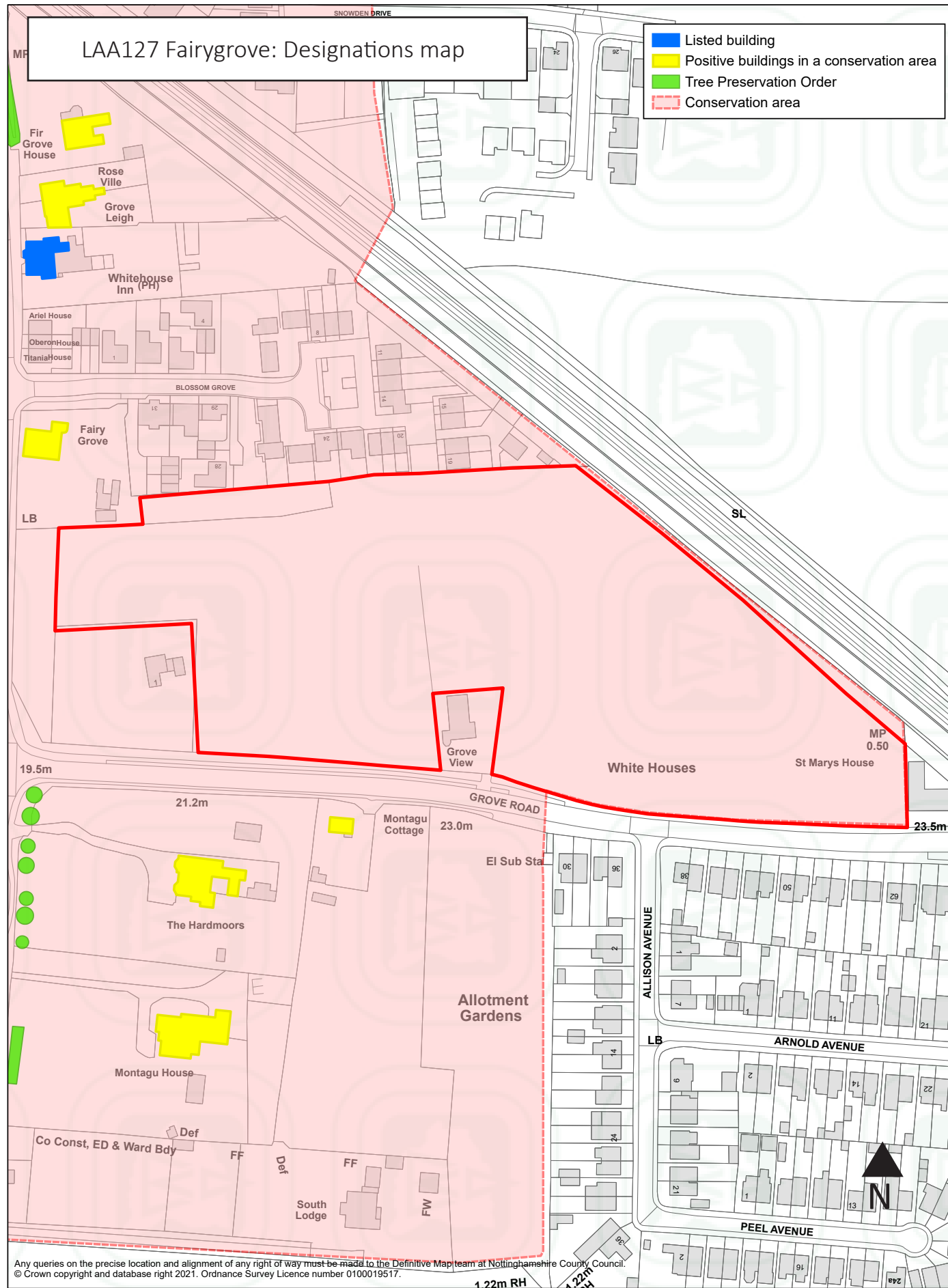
**LAA127 Land at Fairygrove
(Retford)**

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Retford – LAA071	1st March 2021	SK71486 & 79252	22m (level).
Landscape Character Assessment (2009) - Policy Zone(s)			
Mid Notts Farmlands 04 – Clarborough - Conserve			
Current Use			
Agricultural and garden/grounds of adjoining houses. The (larger) eastern part of the site is in agricultural (arable) use.			
Previous Use(s)			
Assume agricultural and possibly horticulture.			
Neighbouring Uses			
To the north of the site is residential development under construction. To the north east the site is bounded by the electrified (East Coast Mainline) railway line beyond which is open countryside. The southern boundary is formed by Grove Road. Three residential properties on the north side of Grove Road are excluded from the site but adjoin it. On the opposite side of Grove Road, towards the eastern end of the site frontage, is a small area of 1930s residential development which is disconnected from the main built-up area of Retford. There are also allotments and detached properties, in extensive grounds, leading along to London Road. The western boundary site is a small rectangular woodland, creating a frontage to London Road.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The Grove Road frontage of the western part of the site is formed by a dense laurel hedge with a number of trees which is slightly elevated above road level. The boundary alongside the railway line is a palisaded security fence. The site is split by a hedge running north-south and there are also good, but non-native hedges around two of the residential properties. In the northern part of the western portion of the site, adjacent to the new housing development, is an area of trees and bushes.			
Built forms			
None.			

Notable views to and from site
Within the site, there are views to the NW, across the site towards the new housing. To the east of the railway line, across a flat valley, the land rises and there are views from the site and from Grove Road across this area of open countryside. About 500m further east along Grove Road (from a public footpath running NW to Retford) views of the site are limited by hedges and the railway, with the new housing clearly visible in the background.
Visual connectivity with surrounding roads, public rights of way, and residential developments
The site is visible from Grove Road and from the rear gardens of the new residential development to the north.
Topography
None, the site is level.
Strategic, national or local environmental designations
The land is allocated for proposed residential use in the Draft Local Plan (Policy HS11). It is in the southern part of the Retford South Conservation Area.
Habitat connectivity
Poor, connectivity is severely limited by roads and the railway line.
Recreational connectivity
Limited. Grove Road has footways along its' length between London Road and the level crossing which would allow safe access to the PROWs in the River Idle valley.
Development constraints or opportunities
The site is just inside the built-up area on the southern edge of Retford. It is open but is separated from the open countryside to the east and south by Grove Road (with housing) and the railway line. The spacious nature of some of the older houses in this part of the Conservation Area requires consideration.
Conclusions
The site sits between older residential development to the south and recent development to the north which is under construction on a brownfield site. It is part of the open countryside to the east of this part of Retford although has a sense of being slightly disconnected in landscape terms because of the electrified railway line which forms the north eastern boundary. It is a medium sized site which could make a reasonable contribution to the overall housing requirement.
Relationship with potential Green Gap
Although separated by the railway line, the site adjoins the Retford East Green Gap designated under Policy ST40 in the Draft Local Plan.

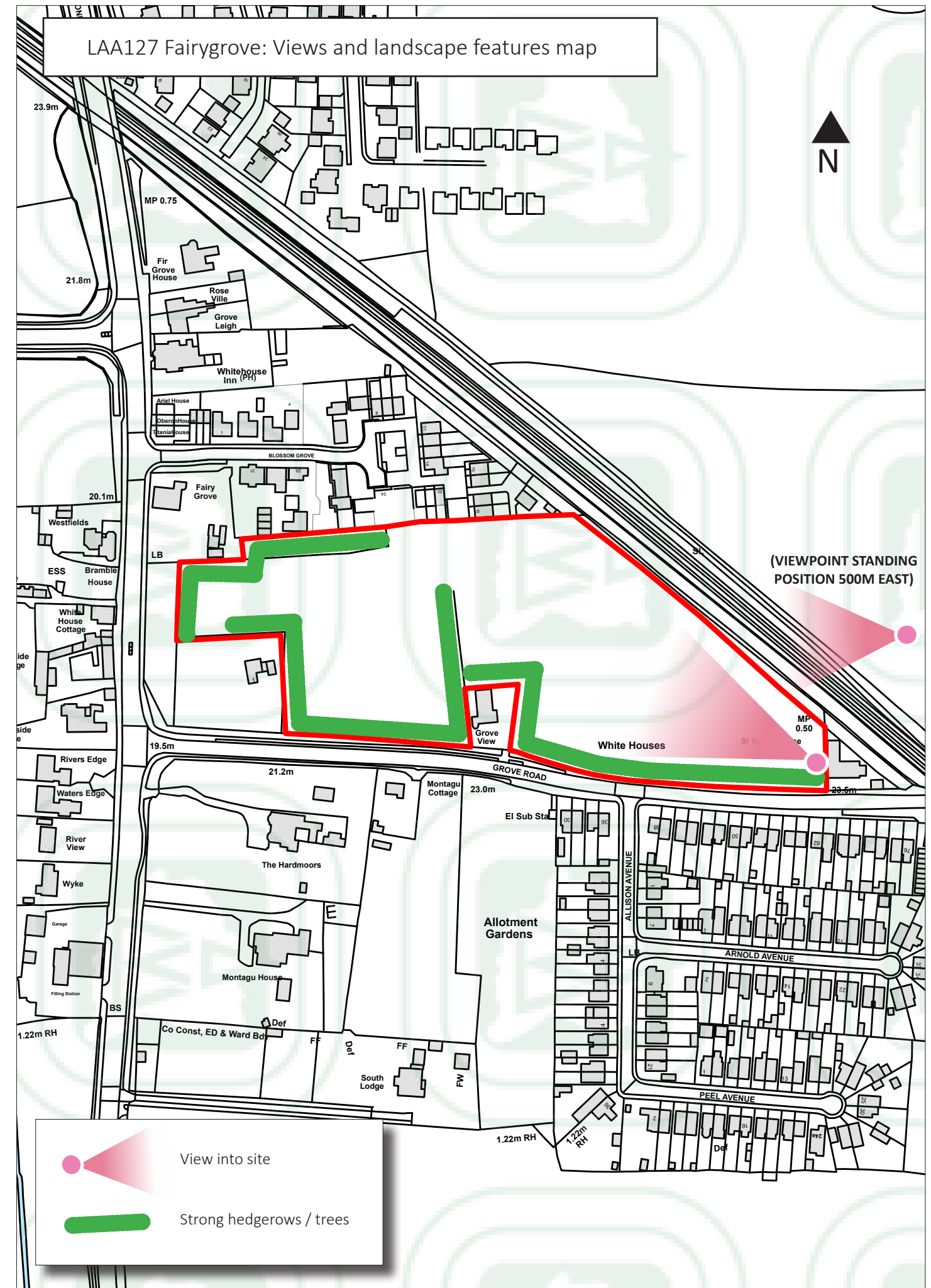
LAA127 Fairygrove: Designations map

- Listed building
- Positive buildings in a conservation area
- Tree Preservation Order
- Conservation area



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LAA127 Fairygrove: Views and landscape features map



 View into site

 Strong hedgerows / trees

LAA127: Image gallery



Hedges on Grove Road frontage.



View NW across the site from Grove Road (near crossing).



View from outside site, further east along Grove Road.

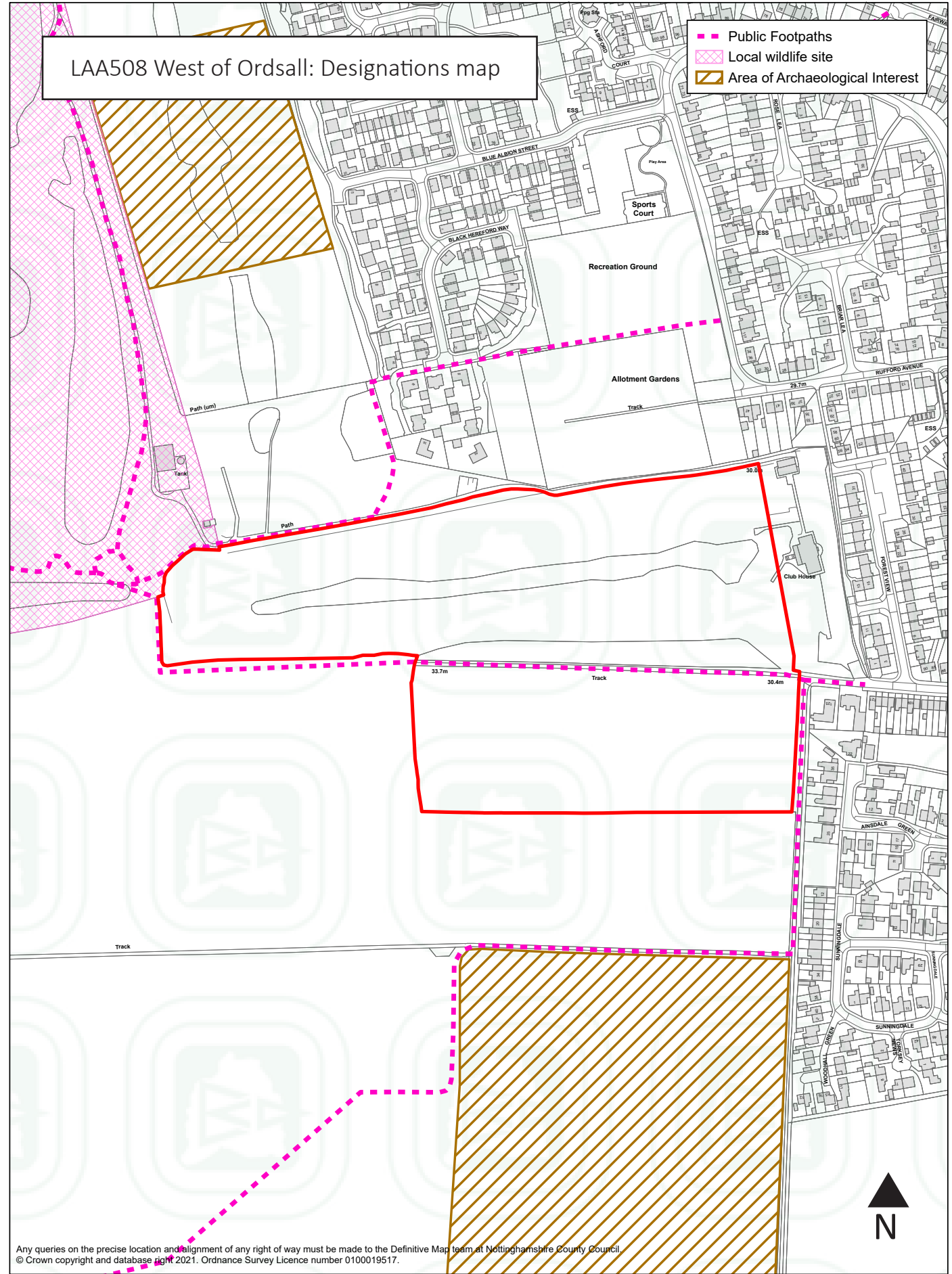
**LAA508 Land west of Ordsall
(Retford)**

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Retford – LAA508	1st March 2021	SK69545 & 79301	36m to 31m (gently slopes down from north east to east and south east).
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 – Conserve & Create			
Current Use			
The northern portion is part (first and last holes) of a golf course which extends to the north. The southern portion is a golf practice ground. The southern boundary of the golf practice ground is open and defined only by a post and wire fence, but the west boundary is a strong hedge with trees. This continues westwards, but with several gaps, on the southern boundary of the main golf course and then turns north into Whisker Hill. The western boundary of the northern portion of site is open and connects into the main golf course until the allotments where there is a stronger, but low, hedge. The eastern boundary is undefined and runs into the car park and the grounds of the clubhouse.			
Previous Use(s)			
Assume historically agriculture.			
Neighbouring Uses			
Adjacent to the northern boundary of the site is the continuation of the golf course, a recently completed housing development and allotment gardens. Immediately to the east of the northern portion of the site is the clubhouse and associated car parking and beyond that there is residential development (elderly persons bungalows). To the east of the practice ground there is also residential development (bungalows). To the south is agricultural land and north west is more of the golf course.			
Landscape features (e.g. trees, hedgerows, watercourses)			
There are substantial boundary hedges to the east and west of the golf practice ground. The western hedge is elevated on a raised bank. The boundary between the golf practice ground and the golf course is also formed by a substantial hedgerow with trees. There is a strong hedge line with trees dividing the golf practice ground and the golf course. There is an informal belt of trees running east to west through the golf course. To the north west is an area of woodland. The northern boundary of the golf course is formed by an intermittent hedge with scattered trees.			
Built forms			
Golf tees, greens, bunkers and buggy routes. A course maintenance building and snack hut are on land immediately adjoining the west of the northern part of the site.			

Notable views to and from site
Long and extensive views to the south and south west over open countryside from the PROW crossing the site which leads to Whisker Hill.
Visual connectivity with surrounding roads, public rights of way, and residential developments
Site is visible from the PROW along Brecks Road and from the rear gardens of the bungalows on Ainsdale Green which back on to Brecks Road. The southern portion (practice ground) is also visible from the PROW to the south (running W & SW) from Brecks Road. Further to the SW, the land slopes away limits the view.
Topography
Site gently slopes gently down to the west, from a high point in the north east corner. The slope increases to the W & SW, outside the site.
Strategic, national or local environmental designations
None within the site, but there are areas of archaeological interest to the north and south and the western section of the golf course (Whisker Hill) is a Local Wildlife Site. In the Draft Local Plan, the whole site is included in a Green Gap, but land immediately to the south is allocated as a new housing site (Policy HS13), beyond which (on the west facing slope) and abutting the corner of the golf course, is an area of safeguarded land (Policy ST58). These policies require a master plan approach, including a new 23 ha country park, as part of wider development plans. There is a particular requirement for a green buffer along the northern boundary of the proposed allocations, which affects this site, especially the practice ground. The intention is to retain separation between existing and proposed housing, with green fingers connecting the two.
Habitat connectivity
Good. Boundary hedges and trees connect to woodland on Whisker Hill.
Recreational connectivity
Excellent. A PROW from Brecks Road runs east to west through the site connecting to other PROWs in the Whisker Hill area. A PROW also runs south along Brecks Road. Both routes provide important access from the built-up area, to an extensive network of paths through the countryside around the edge of Retford. There is a further PROW, crossing the golf course at the western tip, which (with two right angle turns) runs adjacent to new housing, between the allotments and recreation ground and connects into existing housing.
Development constraints or opportunities
The site is outside the built-up area and extends towards open countryside.

Conclusions
The golf course itself is part of an integrated well wooded landscape that connects into Whisker Hill and the presence of the two PROWS means that this landscape, including extensive views to the west can be enjoyed by the public. The trees on the course and a strong hedge on the boundary are important to the landscape and habitats. This area should be retained in the current use, fulfilling landscape, habit and recreational objectives. The practice ground has less intrinsic landscape value and in effect runs into the field to the south which is allocated for development. However, in its open state, it provides view south and west from the PROWS. Development of the southern section of the practice ground may be possible without compromising this landscape provided that a generous landscaped (with native species) corridor is maintained for an enhanced PROW and to provide a landscape buffer to an extended new housing area.
Relationship with potential Green Gap
The site lies within the Retford West Green Gap defined in Policy ST40 of the Draft Local Plan, which includes the remainder of the golf course, the allotments and playing fields to the north and abuts the existing residential areas.

LAA508 West of Ordsall: Designations map



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LAA508 West of Ordsall: Views and landscape features map



- View into / out of site
- Strong hedgerows / trees
- Intermittent hedgerows / trees
- Sloping topography (downslope)
- Footpath

LAA508: Image gallery



The open practice ground, showing the PROW and hedge alongside the golf course.



The golf course, showing trees and recent housing in the background.



Hedge with trees, screening the practice ground from field to the west.



The PROW along the W section of the golf course, showing change in level and trees.



The golf course looking east from the PROW towards recent/existing housing.

**LAA491 Land West of Gateford
(Worksop)**

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Gateford/Work-sop – LAA491	1st March 2021	SK56807 & 82280	42m to 61m (slopes down in all directions from an approximately central high point).
Landscape Character Assessment (2009) - Policy Zone(s)			
Magnesian Limestone Ridge 06 & 07 – Carlton in Lindrick and Worksop – Conserve.			
Current Use			
The site can be divided into distinct elements: - agricultural land to the west and in the central portion, related to California Farm; - three areas of woodland, the two largest areas form the northern edge and are known as Owday Wood, Owday Plantation and Rough Piece; - an area of historic parkland with mature trees in the south and south eastern part of the site, adjacent to Gateford Hall.			
Previous Use(s)			
Same as current but historically the adjoining the care home will have been a private residence.			
Neighbouring Uses			
The west, north and north western boundaries of the site are formed by Woodside Lane and Owday Lane. Beyond is open countryside which is primarily in agricultural use. Gateford Hill House (a care home) is adjacent to the site and is a Grade II listed building. Immediately to north of the driveway to Gateford Hill House is a field and small area of woodland known as Dog Kennel Plantation which is all a housing commitment. South of Gateford Hill House and north of Gateford Hall is an area of historic parkland with scattered mature trees, known as The Lawn, which is wrapped around by the site to the south and west. The built-up edge of Worksop (an estate of larger detached properties) lies to the east beyond the parkland. These houses abut the pastureland to the south, beyond a belt of trees. Further north (to the east) is a housing development, under construction, known as Gateford Park. To the north of the Gateford Hill House is agricultural land which is a housing commitment in the Local Plan. Adjacent to the north side of Gateford Road is Gateford Hall which comprises a house with substantial stone outbuildings. It is a Grade II* listed building.			

Landscape features (e.g. trees, hedgerows, watercourses)
The road frontages to Gateford Road, Woodsetts Lane and Owday Lane are formed by substantial hedges with some trees. California Farmhouse is surrounded by a small belt of trees. The south eastern corner of the site fronting on to Gateford Road is used for pasture, with some individual trees. The open character of this land provides a view to the formal parkland beyond. There is a small belt of trees along the eastern edge of this part of the site immediately to the west of the residential development accessed from Old Gateford Road. Rough Piece and Owday Wood are two substantial areas of woodland in the north western part of the site. There is also a smaller area of woodland north west of Gateford Hill House, known as Ashes Wood.
Built forms
California Farm (a substantial house and farm buildings) is accessed from a farm track off the busy Gateford Road (B6041). It is recognised as a building of local historic interest. There is also a residential property in the south eastern corner of Rough Piece for which vehicular access is gained along the same farm road as California Farm. Gateford Hall and Gateford Hill House are substantial buildings, adjoining rather than within the site.
Notable views to and from site
There are key views across open land into the site from Gateford Road (to the east and west of Gateford Hall), from Woodsetts Lane, from the PROW which runs south through the edge of Owday Wood to Mountford Road, at the point where it emerges from the wood. Owday Lane provides good views of the two woods.
Visual connectivity with surrounding roads, public rights of way, and residential developments
The site has road frontages to Gateford Road, Woodsetts Lane and Owday Lane. Views into the site from Owday Lane are primarily of the two woods. There are also glimpses into the site from part of Owday Lane across agricultural land. From Woodsetts Lane, close to the roundabout junction with the A57 and Gateford Road there are more extensive views across the farmland towards Gateford Hill House. The site has a long frontage to Gateford Road (B6041). The land rises from Gateford Road and there are generally extensive views across the site. From Gateford Road, to the west of Gateford Hall, the view is over agricultural land with trees beyond. To the east of Gateford Hall there are views north towards the historic parkland with glimpsed views of Gateford Hill House. The site is currently visible from existing housing which forms the western edge of this part of Worksop, although new housing off Mountford Road and Churchill Way will impact upon these views. From further north, the undeveloped wooded character of the site can be seen from an elevated point on the footpath/access track to Wallingwells.

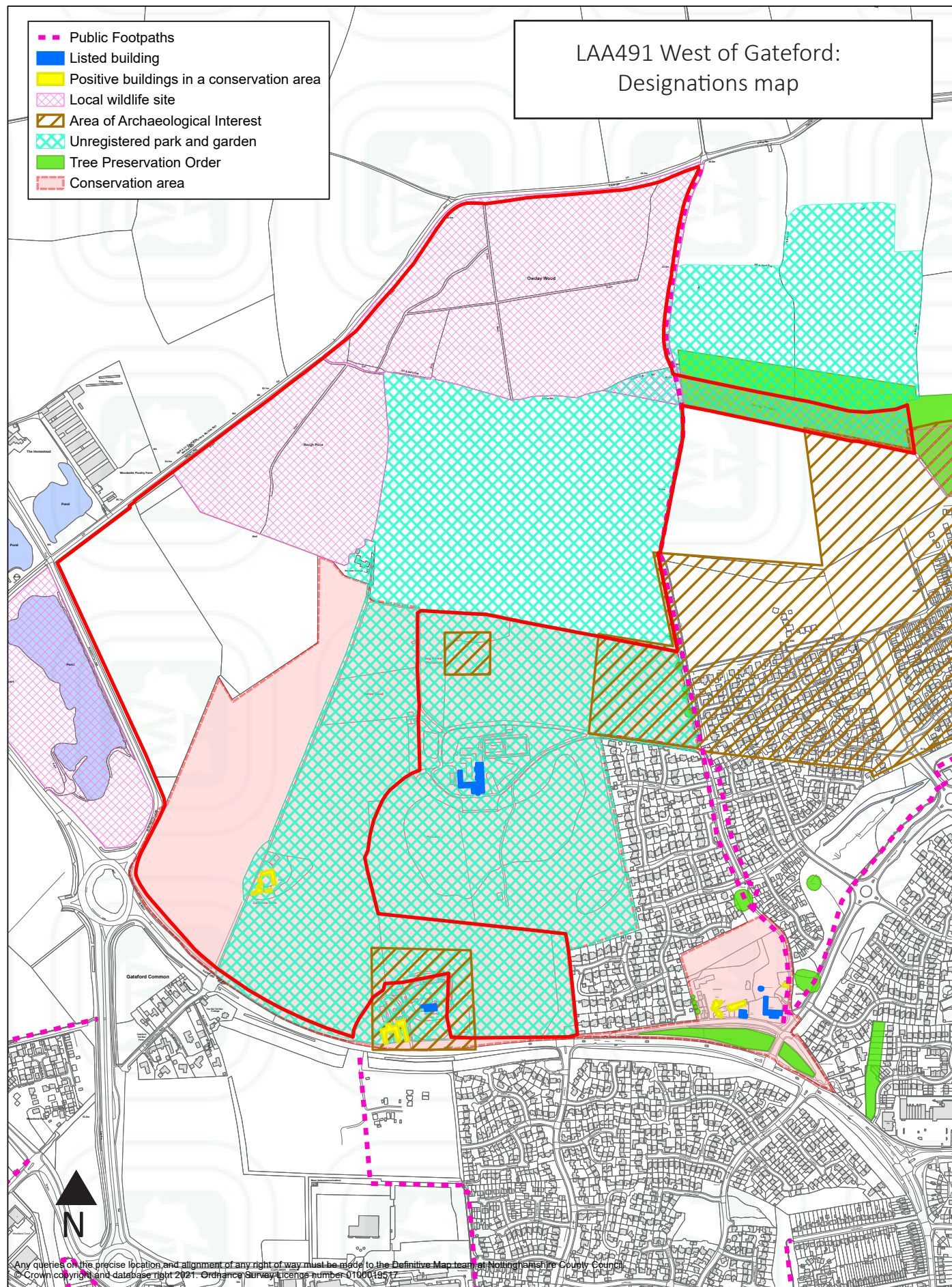
Topography
The site generally rises in all directions from its boundaries to a high point of 61m near Dog Kennel Plantation. It very gently rises from Gateford Road. There is a more notable slope up from the PROW running from Mountford Road to Owday Lane but it remains fairly gentle.
Strategic, national or local environmental designations
Part of the site falls within the boundary of the Old Gateford Conservation Area. Gateford Hill House and Gateford Manor are Listed Buildings and California Farmhouse is of local interest. In the Draft Local Plan sites to the north of Gateford Hill House and (across the PROW) to the north of existing housing are recognised as commitments. These are currently under construction. The remaining land to the north, including Rough Piece, Owday Wood and the field to the south, all of which are in the site, are included in the Carlton in Lindrick/Worksop Green Gap (Policy ST40). Woodland and a lake, to the west of Woodsetts Lane (enclosed by Gateford Road and Owday Lane) is identified as a Locally Important Open Space (Policy ST48). Rough Piece, Owday Wood and Owday Plantation are Local Wildlife Sites. The fields and parkland north of Gateford Road running up to Owday Wood and east of the track to California Farm are part of an unregistered park and garden. This area, and an area of land West of California Farm, are in the Old Gateford Conservation Area. Gateford Hill House and Gateford Hall are Listed Buildings. California Farm and the farm buildings associated with Gateford Hall are identified as positive buildings within a Conservation Area. Land around Gateford Hall is an area of archaeological interest.
Habitat connectivity
Very Good. The extensive areas of woodland and parkland, together with the hedges on this large site, provide good internal connectivity and provide habitat corridors to the north and west. To the south and east, Gateford Road and the built-up edges of Worksop are barriers for wildlife.
Recreational connectivity
Fair. This is currently limited to the only PROW within the site, which runs north from Mountford Road to Owday Lane. This provides access to a number of PROWs in the countryside to the north of Owday Lane. Depending on the layout of the committed housing site, there is a potential link along Owday Plantation to the PROW further east running north from Harlequin Drive to Owday Lane.

Development constraints or opportunities
The site is clearly outside the built-up area, within open countryside. The housing commitments only abut land within the site for a short distance and in no way enclose it. The Conservation Area, Listed Buildings, formal parkland, pasture and woodlands are all important landscape features.
Conclusions
The site adjoins the edge of the built-up area in this part of Worksop, but it is clearly an area of countryside and occupies a very significant position in the local landscape supported by the gently rising topography. It comprises a mix of agricultural land, woodland and parkland, part of the site is within the Old Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is dependent upon the existing landscape character. As positive buildings in the Conservation Area, the landscape settings of California Farm and the Gateford Hall farm buildings must also be taken into account. The importance of the landscape has been recognised by its inclusion in a Green Gap in the Draft Local Plan and provision of new housing has been enabled by planning decisions focused on more sustainable sites to the east, adjoining existing housing, which are less sensitive in landscape terms. Overall, the site provides the western, landscape led, gateway to Worksop along the busy A57 and complements the rural character of the areas to the north and north west. There is a clear landscape distinction between the open character of the site, viewed from Gateford Road, and the existing housing to the east (Swinderby Close and Winthorpe Road). Therefore, while this is a large site which could make a reasonable contribution to the overall dwelling requirement, the harm to the open countryside and landscape interests that would result from the development of any part of it outweighs the benefits of new housing or other development.
Relationship with potential Green Gap
Rough Piece, Owday Wood, Owday Plantation and the field to the south are all within the defined Carlton in Lindrick/Worksop North Green Gap, identified in the Draft Local Plan (Policy ST40).

LAA491

- Public Footpaths
- Listed building
- Positive buildings in a conservation area
- Local wildlife site
- Area of Archaeological Interest
- Unregistered park and garden
- Tree Preservation Order
- Conservation area

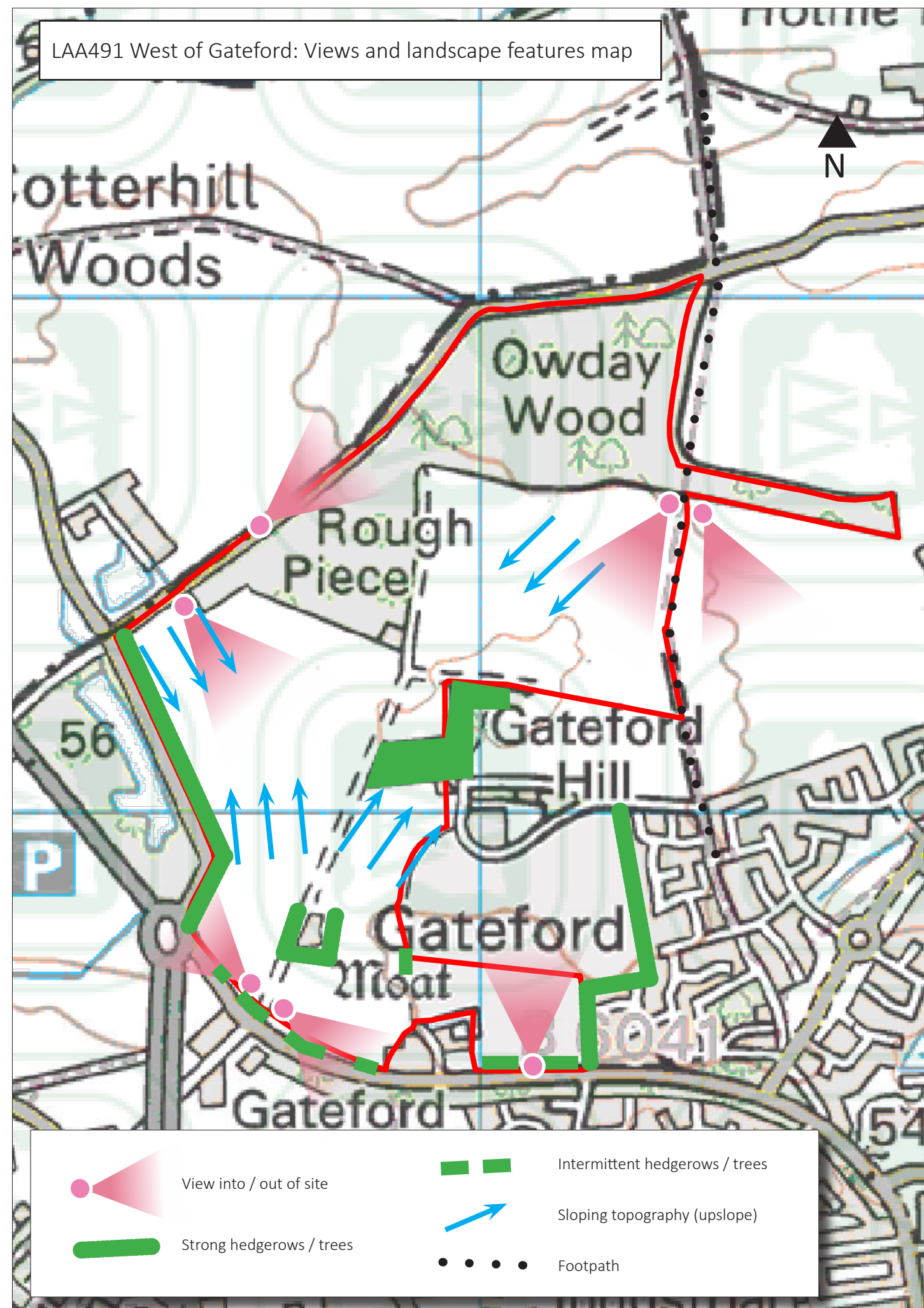
LAA491 West of Gateford:
Designations map



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LAA491 West of Gateford: Views and landscape features map



View into / out of site

Strong hedgerows / trees

Intermittent hedgerows / trees

Sloping topography (upslope)

Footpath

LAA491: Image gallery



Track to California Farm, showing parkland in background.



View of southern part of site (W) along Gateford Road.



View of southern part of site (E) along Gateford Road.



Rough Piece woodland off Owday Lane.



Pasture land adjoining Gateford Road (in submitted site) to parkland beyond.



Rising open land in submitted site, looking SE from Woodsetts lane.



View of committed housing from PROW, downslope E of the submitted site.



PROW from Owday Wood, looking across rising open land in submitted site.

A grayscale photograph of a dirt road stretching into the distance. The road is flanked by dense trees and foliage on the left and a field on the right. In the background, a small building is visible on the horizon. The sky is overcast. The text "LAA509 Worksop College" and "(Worksop)" is overlaid in the center of the image.

LAA509 Worksop College
(Worksop)

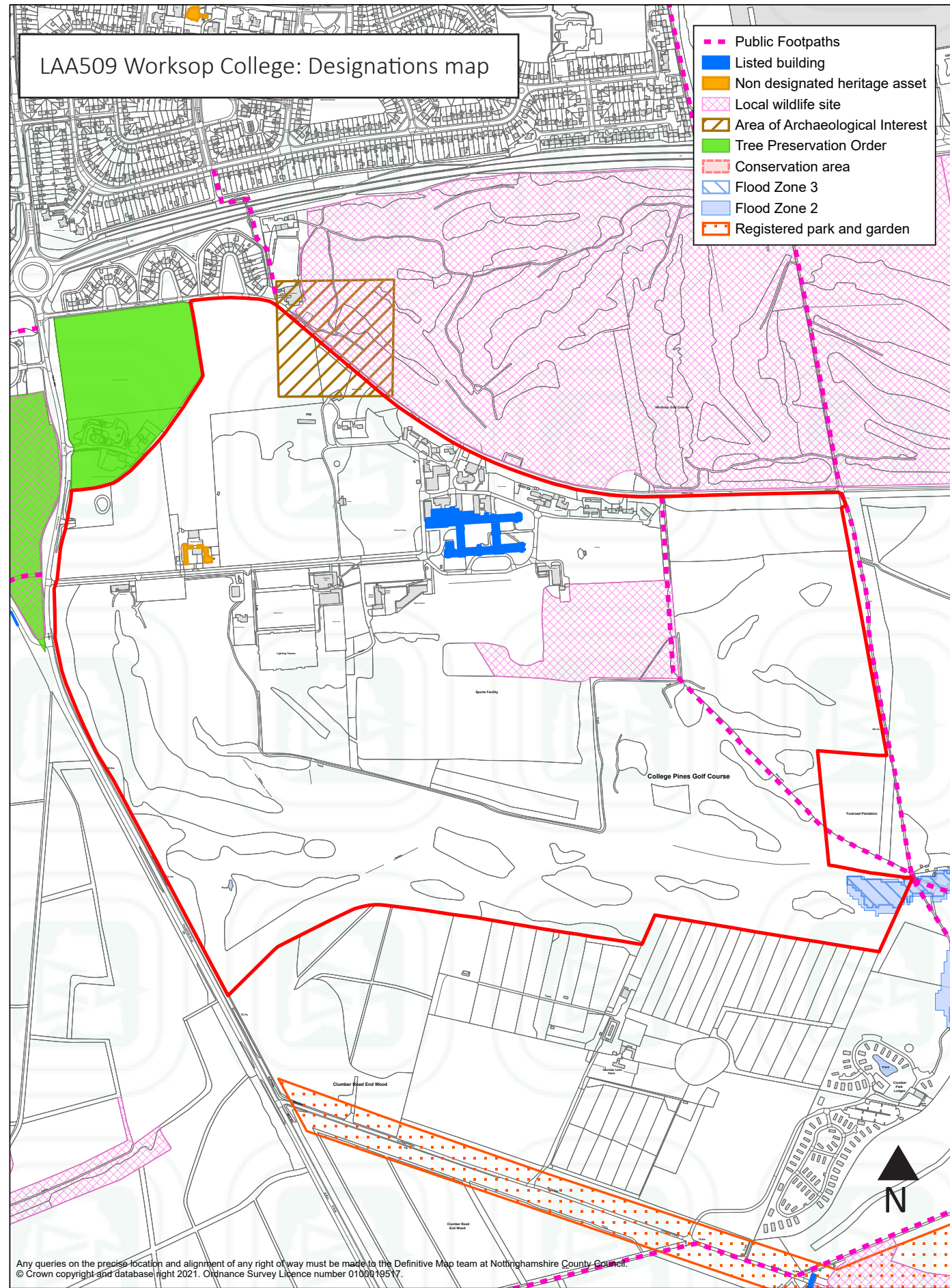
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
Worksop College – LAA509	1st March 2021	SK59821 & 76959	63m to 78m (slopes down from west to north, east and south east).
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 31 – Worksop - Conserve			
Current Use			
School and grounds. Includes; buildings, playing fields (cricket, rugby and football), sports hall, swimming pool, tennis courts etc., a golf course (College Pines), several woodland areas and three pieces of rough pasture. There is also a farmhouse and outbuildings on the north side of the tree lined Cuthberts Avenue which is the main school access. There is a secondary access off Windmill Lane.			
Previous Use(s)			
A purpose built school established in 1895, assume previous forestry and agriculture.			
Neighbouring Uses			
The site is bounded to the north by Windmill Lane. Towards the eastern end of this, on the northern side of Windmill Lane is a post war residential development with an unusual layout. Further to the east, on the northern side of Windmill Lane, is Worksop Golf Club course. To the north west, alongside Windmill Lane and Ollerton Road is an area of woodland which includes an access and some depot type buildings. Hannah Park Cemetery lies west of Ollerton Road and to the south there is a wood, the northern part of which (Hannah Park) is open access land. Beyond that, to the south and west, there is extensive plantation woodland. South and east of the College Pines golf course, lie Clumber Road End Wood, Clumber Lane Farm, Forest Road Cottages Wood and Kidney Clump. These three woods are open access land. Overall, the area typifies Sherwood Forest, with a high proportion of woodland cover.			

Landscape features (e.g. trees, hedgerows, watercourses)
Opposite the third cul-de-sac of housing on Windmill Lane and the entrance to Worksop Golf Club, there is a field rising to woods beyond, enclosed by a metal palisade fence. Further along Windmill Lane, the northern boundary of the site is enclosed by a hedgerow which continues beyond the secondary access into the school grounds. This encloses a variety of educational, administrative and residential buildings. Beyond that, also behind a gappy hedge, is a rectangular pasture field which appears to be reverting to woodland through natural regeneration. A dense triangular woodland which is not in the site, fronts on to the western and northern sections of Windmill Lane and Ollerton Road. Thereafter, to the south, the frontage to Ollerton Road is similarly enclosed with hedges. The private drive to the school from Ollerton Road (Cuthberts Avenue) is lined with an avenue of trees. On the north side of Cuthberts Avenue is an L shaped field of grazing land in poor condition. There are also areas of trees around the playing field which are located to the south of the school buildings and to the north west of the complex of school buildings. The College Pines Golf Course includes informal belts of tree planting and small areas of heathland between the fairways. The various playing fields are closely mown and well maintained with, in some cases, perimeter hedges and tree belts.
Built forms
The main body of buildings on the site are those associated with Worksop College which are approximately centrally located in proximity to the Windmill Lane frontage of the site. Immediately to the east of the complex of school buildings are a number of residential properties which are in the grounds of the college. Sparken Hill Farm is located north of the private drive, Cuthberts Avenue, off Ollerton Road (B6034) which leads to the college buildings. It is an excellent example of a 3 storey and double-bay Victorian farmhouse (red brick, stone dressings and blue slate) and outbuildings (redbrick and clay pantiles). To the south of the drive is a golf club house associated with the College Pines Golf Club, a residential property, and two buildings associated with the colleges' sports facilities. Cuthberts Avenue, (tarmac drive from Ollerton Road) provides access to the golf course and the school; car parking areas associated with the school and the golf course; circulation areas within the school grounds and the secondary entrance to the school from Windmill Lane.

Notable views to and from site
The junction of Ollerton Road and Cuthberts Avenue, with open land either side of an avenue of trees, provides fine vistas. The private drive also enables views of Sparken Hill Farm and provides extensive views to the south across the golf course. Views from Windmill Lane are more restricted because it is narrow and enclosed. However, the open field opposite the post war housing is visible, but longer views are restricted by the upslope and woodland to the rear. Further east along Windmill Lane, at the point where the PROW meets the road, a longer view opens out to the east and south over a low hedge and across the abandoned pasture which is undergoing natural regeneration to woodland and heath.
Visual connectivity with surrounding roads, public rights of way, and residential developments
The eastern end of the site is visible from Windmill Lane and the site rises towards the south west. The unused agricultural land on the west side of the site adjacent to Ollerton Road is visible from the junction of this with the private drive leading to the school. There are two PROWs leading southwards from Windmill Lane. The eastern most of these is within the site and crosses the golf course, connecting with the other PROW which runs through the woodland known as Kidney Clump. This PROW is also part of National Cycle Network route 6. The two paths provide views across the site to the south and west over rising ground.
Topography
The NW corner, from Windmill Lane to the pasture west of Sparken Hill Farm, rises from 64m to 78m and is a high point. The central section is almost level, falling gently to the east. Thereafter, the land falls away south across the golf course (from 74m to 63m). Beyond the site, it then rises again to 75m. This gentle undulation is important in terms of views and the open character of most of the site.
Habitat connectivity
Very Good. South of the A57 a combination of woodland and hedges provide good opportunities for connectivity south and east to extensive forestry linking through to Clumber Park and beyond. Ollerton Road is a barrier, but otherwise there is similar connectivity to the west. Within the site, the spacious school grounds, areas of pasture, trees, woodland and hedges and in particular, the College Pines golf course, are critical elements of landscape and habitat connectivity.
Recreational connectivity
Reasonable. There is a footpath/cycle route (with a bridge over the A57) from Windmill Lane leading into Manton which is part of the built-up area of Worksop. There are two PROWs on the east side of the site running south, off Windmill Lane. These provide access to a network of paths and cycle trails which eventually link to Clumber Park and surroundings.

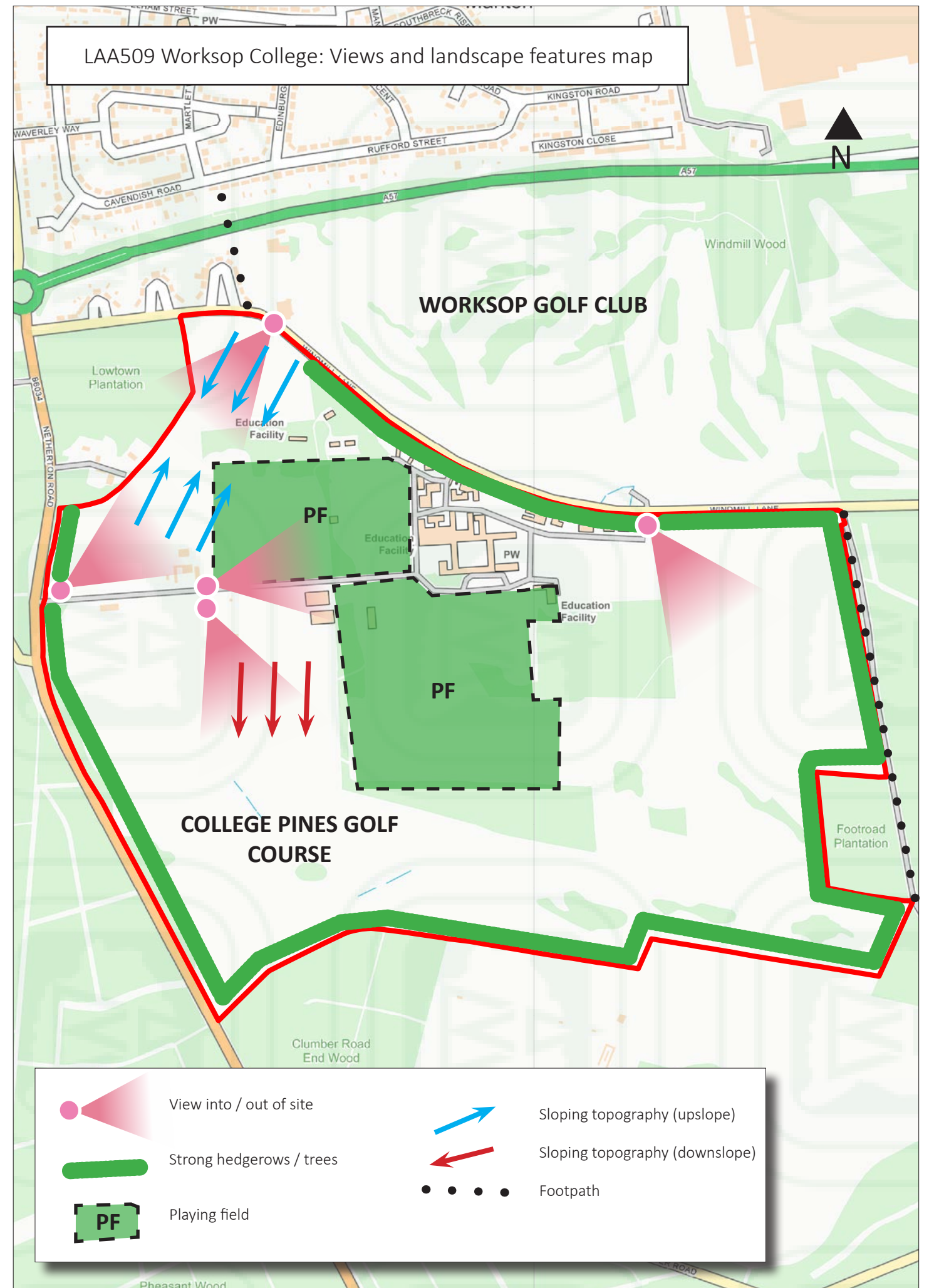
Strategic, national or local environmental designations
Several of the school buildings are Grade II Listed, (school buildings with hall, ante-hall, west wing and part of north wing, headmasters house, south wing and chapel). For full details refer to: https://historicengland.org.uk/listing/the-list/list-entry/1370073 In the Draft Local Plan the school and its grounds (the entire site) are identified as Playing Fields and Outdoor sports facilities (Policy ST48), Windmill Lane (with the connecting footpath/cycle route) is identified as a minor Green Corridor (Policy ST41) and the land around the houses on the north side of Windmill Lane is identified as Locally Important Open Space (Policy ST48). Adjoining the site (NW) Lowtown Plantation and Hannah Park are covered by TPOs and the latter is a Local Wildlife Site. Within the school grounds, a wood (SE) of the main buildings is also a Local Wildlife Site. Adjoining and within the site (with the Worksop Golf course clubhouse in the corner), there is a (square shaped) area of archaeological interest. Sparken Hill Farm (and outbuildings) is identified as a non-designated heritage asset.
Development constraints or opportunities
A combination of factors, including the current educational and recreational uses, the Listed Buildings, other buildings of interest and the open land connections to the wider Sherwood Forest and Dukeries landscape, act as constraints on extensive built development. In addition, despite the footpath/cycle link and bridge over the A57, the site is dislocated from the built area of Worksop. It is noted that a master plan has been provided to illustrate aspirations and options for various parts of the site but that does not appear to address these constraints in detail.
Conclusions
There is scope for continued investment in the school to improve facilities and some potential for intensification of the current uses, but the constraints identified above mean that the focus should be on the existing built footprint. Any significant loss of open land within the site would diminish the important landscape role that the site has, which complements the important education and recreational function it serves. The landscape setting of setting of the listed buildings and the two non-designated heritage assets must also be taken into account. The only area where built development, that is new housing, could be accommodated without prejudice to the wider landscape value of the site, is the field opposite the existing housing on the north side of Windmill Hill. It is for the LPA to decide if that is a suitable site in terms of access and the relationship with Worksop, but a well-designed, low density scheme would reflect the character of the nearby housing and sit reasonably comfortably against the background of the wood to the rear. Any development should not, however, encroach through the gap between the woodlands onto the higher ground at the rear of Sparken Hill Farm.
Relationship with potential Green Gap
Not applicable, none in proximity.

LAA509 Worksop College: Designations map



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LAA509 Worksop College: Views and landscape features map



- View into / out of site
- Strong hedgerows / trees
- Playing field
- Sloping topography (upslope)
- Sloping topography (downslope)
- Footpath

LAA509: Image gallery



Field off Windmill Lane, opposite existing houses, woods to rear.



Main entrance off east side of Ollerton Road and adjoining open field to north of Cuthberts Avenue.







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