

# Bassetlaw Garden Village Vision Statement

September 2021



# A New Village for Bassetlaw

Bassetlaw Garden Village will have a unique identity, becoming a destination in its own right, distinctive from surrounding towns and villages. Over time, this area will transform into a self-sustaining, healthy, active and green new community representing a lifestyle choice for those who wish to live or work there. By doing so, Bassetlaw Garden Village will provide a legacy to the benefit of future generations. Designed to be inclusive of all the community, secure environmental gains, deliver sustainable, active travel and a transportation modal shift whilst providing quality homes and places of work Bassetlaw Garden Village will be more than just a new settlement. It will be underpinned by the core values of the Garden City principles and Sport England's Active Design principles utilising the best and latest design guidance and driven by sustainability to create a sense of community.

The village will be a dynamic new place, providing an opportunity to promote a step change in the District's economy by delivering exemplar business space, with well-paid, higher skilled jobs; supported by quality housing capable of supporting local needs, in an environment where technological advances and climate resilience is built in to provide flexibility in the future.

There are many benefits of a new freestanding Garden Village including:

- Its ability to maximise community benefit in the form of infrastructure rather than the infrastructure being prejudiced by artificially high land values
- Its ability to deliver rather than being subject to competition from sequential sites
- Its ability to deliver to a planned schedule, providing services as and when they are required rather than relying on the existing services of a settlement
- Providing a choice of location for home owners/business occupiers

# Scope

The key purpose of this document is to establish a vision for the garden village and set out the key principles and objectives that will guide development and deliver the vision. This Vision Statement has been developed in response to the site, its context, the opportunities and constraints presented, and an aspiration to protect and enhance the key natural and heritage assets and secure meaningful green and social infrastructure.

The document will also begin to add shape to the garden village in the form of a Concept Plan that sets out spatially how the garden village may be developed.

These are based on evidence and extensive stakeholder and community engagement and consultation that have taken place to date.

Accordingly, this document will set out:

- a Vision as a statement of intent to guide development of the envisaged garden village at Bassetlaw;
- a set of 6 Key Principles and objectives which will form the basis of the broad development and design parameters sought to deliver the Vision;
- a Concept Plan for the garden village which sets out spatially how the village embodies the Vision, Principles and Objectives;
- A density plan, indicating the broad density appropriate to different parts of the settlement

This Vision Statement is not a detailed masterplan, but is the first step in providing certainty and confidence to the landowners and our stakeholders, that the village will be designed appropriately in future, whilst not being unduly restrictive so that developers are able to create a liveable new settlement.

This document is, therefore the first key step in a series of stages of developing a comprehensive masterplan framework for Bassetlaw Garden Village. Further stages with associated engagement and consultation will take place over the coming years (see the Next Steps) and are closely linked to the evolution and requirements of emerging local planning policy.

# Relationship to the emerging Bassetlaw Local Plan and other guidance

The garden village is proposed to be allocated for development under the Bassetlaw Local Plan which considers proposals between 2020 - 2037. Emerging Policy ST3 (Bassetlaw Garden Village) proposes the allocation of a site of 216 hectares to the east of the A1/A57 junction for the development of the new settlement (500 homes to 2037 with a further 3500 to follow). It also requires comprehensive master planning and the adoption of a Masterplan Framework as a Supplementary Planning Document (SPD) before any planning application is determined and that the Masterplan is subject to extensive public consultation.

In looking to respond positively to this context, the opportunity is being grasped now in the emerging Local Plan to develop and determine the key choices and decisions for the first phase to be delivered by 2037, at the same time as establishing a clear picture and understanding of the broader, longer term concept for the wider garden village. This approach should offer real benefits to the overall outcomes and place-making by better informing key decisions and choices in the masterplan framework.

The National Planning Policy Framework, 2019 identifies that the supply of new homes can sometimes best be achieved through planning for larger scale development, such as new settlements, provided they are well located and designed and supported by the necessary infrastructure and facilities. Matters that need to be considered include: the area's economic potential, the scope for new environmental gains, opportunities presented by planned infrastructure investment; that the new community will have good access to services and employment and that clear quality standards are identified, such as the Garden City principles. All are addressed by the Garden Village.

Reflecting the Government's Garden Communities Prospectus, August 2018 the scale and complexity of the settlement justifies its status as a Garden Village (1,500-10,000 homes).

The Town and County Planning Association (TCPA) locally-led Garden City principles overleaf provide a framework for good place-making, delivery and management at a Garden Village level.

These are not rules for creating the Garden Village rather should be the basis for innovative, imaginative and locally specific use. It is the first two principles that make a Garden Village distinctive from other housing allocations. These principles have been translated into a vision, key principles and objectives appropriate to Bassetlaw.

### **Town and Country Planning Association Locally Led Garden City Principles**

- Land value capture for the benefit of the community
- Strong vision, leadership and community engagement
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes and housing types that are genuinely affordable
- A wide range of local jobs in the Garden Village within easy commuting of homes
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and uses zero-carbon and energy positive technology to ensure climate resilience
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

Sport England's Active Design principles below provide a framework to encourage and promote sport and physical activity through the design and layout of the built environment to support a step change towards healthier and more active lifestyles. These will be used as the basis for delivering healthy place-making at the Garden Village and will help ensure that the World Health Organisation Physical Activity and Sedentary Behaviour guidelines are delivered locally.

### **Sport England Active Design principles**

- Activity for all
- Walkable communities
- Connected walking & cycling routes
- Co-location of community facilities
- Network of multifunctional open space
- High quality streets and spaces
- Appropriate infrastructure
- Active buildings
- Management, maintenance, monitoring & evaluation
- Activity promotion & local champions

# Understanding the area

Bassetlaw Garden Village presents an excellent opportunity to create a sustainable development set within a strong landscape framework which is well connected to the strategic road network: the A1 and the A57.

Located in North Nottinghamshire, situated equidistant between Worksop and Retford the site is genuinely accessible: the A1 bounds the site to the west; the Sheffield-Lincoln railway line runs along the northern edge; Mansfield Road bisects the site east-west providing access to Retford, the A57, A1 and Worksop.

The Garden Village benefits from direct access to the A1/A57 junction, linking with the A1 (M) and nearby South Yorkshire to the north, Newark and the East Midlands to the south. The A57 crosses east-west connecting to Lincoln and Sheffield, indirectly connecting to the M1 to the west. Sheffield-Doncaster Airport is within a 10 mile drive.

Clumber Park is situated to the south west of the A1. This is a nationally protected SSSI and heritage asset.

The conceptual work done to date has identified some natural and built features which should influence the design and future development of the area. These include areas of woodland, the A1 and railway line, long views across the site from the A1, on site heritage, and the need for a green buffer between the garden village, the built features and Clumber Park. Working with the constraints of the site and the opportunities that arise from these provides a framework for development. Some of the key constraints and opportunities are shown on the adjacent plan and described below.

- Landscape: the existing tree-lined byway and woodland adjoining to the north, small areas of well-established woodland close to the current Upper Morton Farm to the south-east of the village and the trees that screen Morton Hill Farm to the north, and hedgerows provide opportunities to create a network of green corridors and open space
- Several areas of quality trees/woodland are worthy of retention and improvement: including the young maturing lime trees lining the approach to Upper Morton Farm, the tree lined byway and the broad grassy track lined with large hedges leading to Morton Hill Farm. Together with the retention of existing hedgerows, all should be protected and with careful management would reinforce local distinctiveness, provide areas of shade and should provide the basis of the village's ecological network. New green infrastructure should be complementary, add value and variety. Opportunities exist therefore for species-rich grassland, new native hedgerow and woodland planting, wood pasture, and wetlands to support a range of wildlife
- The site gradually rises from the south-east up in a north westerly direction to Morton Hill Farm and up in a westerly direction to the A1. South and east of Mansfield Road feels almost flat with the most discernible slope up being north of the byway leading up to Morton Hill Farm at approximately 47m.

- The A1 is slightly elevated above the site; Large parts of the site are clearly visible from the A1 and there are clear views across parts of the site to the west of Mansfield Road from the byway and views south across the eastern part of the site from the bridleway leading to Ordsall, Retford. Opportunities exist to incorporate important views and a sense of openness within the built form, integrating the countryside with the village.
- The biodiversity and heritage value of nearby Clumber Park SSSI will need to be protected. This creates an opportunity to provide a circular suitable alternative natural greenspace on site to provide another option for informal recreation for residents close to home
- Overhead power lines cross the village providing opportunities for new wide green corridors, also linking the existing green infrastructure features and potentially supporting movement corridors
- Settings of historic landscape features and the Morton Hill Farm non designated heritage asset will need to be protected/ enhanced. There is an opportunity to ensure that its local distinctiveness is reflected in the design of that part of the village. The site is also within an area of archaeological interest. This warrants further investigation and will inform the final masterplan and approach taken to design
- A byway crosses the site east-west from the A1/A57 junction continuing east to Ordsall, Retford. Across the A1 the public right of way network continues through Clumber Park. Effectively assimilating the byway into the green infrastructure network, with its gentle gradient would allow good access and circulation of pedestrians and cyclists to the wider recreation network
- New employment areas can take advantage of the good links to the A1 and to the railway line and the shop window they provide, and can also act as a buffer in terms of addressing any noise concerns generated by the transport network
- Mansfield Road runs through the area providing good access to Worksop and Retford, local employment and local facilities



# Engagement

Extensive engagement and collaborative working has taken place with a number of stakeholders forming the Bassetlaw Garden Village Consultative Group such as urban designers, highways and transportation specialists, ecologists, flood risk and drainage specialists; utility providers, education, heritage, leisure and health professionals; as well as with parish council representatives forming the Bassetlaw Garden Village Parish Council Group.

Full membership is listed below.

Active Notts	Nottingham Trent University
Anglian Water	Nottinghamshire County Council
Bassetlaw District Council	Nottinghamshire Wildlife Trust
D2N2 LEP	Openreach
Environment Agency	Savills – agents for both landowners
Highways England	Sheffield City Region
Historic England	Severn Trent
Homes England	Sport England
Lincs Archaeology	Stagecoach East Midlands
Midlands Regional Energy Board	Sustrans Bassetlaw
National Trust	Western Power Distribution
Natural England	The Woodland Trust
Network Rail	
NHS Bassetlaw	Landowners

Both landowners are committed to developing the Garden Village and are working collaboratively with the Council and key stakeholders with an aim to present the proposal as a credible location for a new settlement.

The key findings from this engagement have informed the Vision, Principles and Concept Plan contained in this document. These key findings include:

- Ensure the new community is integrated with Bassetlaw, physically and socially
- Provide a green buffer around the settlement boundary
- Support healthy place-making with space for sports, leisure and recreation to meet the needs of the existing and new communities – being happy where you live, active, inclusive and safe
- Provide sustainable urban drainage systems and integrated water management
- Need for good quality employment in a high quality environment to upskill local residents and attract better paid jobs for local people – reducing out-commuting
- Need business hubs with fast broadband, links with higher education and quality apprenticeships
- Importance of community: create focal points for gathering people together
- Need for a multipurpose community hub with provision for healthcare, sport and leisure catering for all ages

- Need for a central local centre with local shops, services, education and community centre – as a focal point of the village
- Easy to find and move your way around
- Timely provision of infrastructure
- Suitable mix of housing to meet local needs, high quality, well designed and built housing, including care homes and variety of tenures
- Use of innovative design and new technology with low running costs and self-sufficiency designed in
- Flexible live-work space, in part to cater for home-working
- Community ownership and stewardship of open space and community facilities, optimised to build community cohesion
- Respect and respond to natural features, incorporate renewable energy, grow your own food; environmentally sensitive
- Prioritise walking and cycling, green routes, connect north and south of Mansfield Road and across the A1, and to Worksop, Retford and employment areas
- Provide a new railway station as the anchor for a new transport interchange with supporting bus services, electric vehicles and cycle hire/share schemes
- Provide significant green infrastructure; including a park and green corridors; space for wildlife; bringing the countryside into the village; and a green perimeter trail
- Landscape-led design with characterful new development appropriate to place
- Protect and enhance heritage assets on site and in the locality; being responsive to archaeological assets on site
- Introduction of a greater number and species of trees, woodland and a greater diversity of habitats to support a range of species
- Future proof development and the landscape through sustainable design, ability to incorporate new technologies

# Vision and key principles

*Bassetlaw Garden Village will be a new exemplar characterful settlement, highly accessible and sustainable, sitting within a rural, wooded setting, sensitively integrated into the local landscape. Encompassing the Garden City Principles, this new settlement will provide extensive and distinctive interconnected multifunctional green/blue infrastructure. Connecting a robust network of community hubs and public spaces this network will ensure that all the community is easily able to benefit from healthy place-making, whether it is by walking/cycling to a range of local shops, services, community facilities, employment and public transport, or by being able to enjoy the exercise, recreation, play, food production, sport, social and well-being benefits of locally accessible green/blue infrastructure, regardless of age and ability.*

*Climate resilience will be built in from the outset. Sustainable construction methods and materials will ensure new development and spaces deliver the highest standards in terms of energy and water efficiency and sustainable drainage, whilst significant net gains in biodiversity and woodland planting will minimise impacts, ensuring development and the environment is adaptable to change over time and is an exemplar in minimising its carbon footprint and the impacts of climate change. The benefits of innovation will be embedded so that the Garden Village is well placed to maximise the benefits of zero-carbon and energy-positive technology generation and consumption. Connectivity to new technology will strongly feature enabling residents and businesses to make the most of the latest and most effective digital and fuel technologies available.*

*The Garden Village will support a diverse community with a wide variety of housing types, sizes and tenures available to meet the needs of all, irrespective of age and time of life, adding diversity to the local housing market. Highly accessible employment opportunities will attract new business and investment adding significant value to the local and regional economy, providing opportunities to diversify the type of jobs and business space available and supporting the upskilling of local residents, whilst providing 'grow on' and incubator space to help local businesses develop and thrive.*

*Movement and accessibility within, to and from the Garden Village will be fundamental to its success. Connections for sustainable and healthy active travel will be maximised: a new rail station, bus services, and a well-defined network for pedestrians, cyclists and electric vehicles will provide sustainable access to nearby Worksop, Retford, surrounding villages and Clumber Park. Easy access to rail will enable ease of movement to the wider sub region whilst improvements to the local highways network will ensure vehicle movement is easy and safe for all.*

*Over its development lifetime, the Bassetlaw Garden Village will be an aspirational place to live where all life stages and abilities can be supported and celebrated. Quality will be retained to ensure the Garden Village remains a place where people choose to live, work or visit long into the future. From the outset, long term stewardship of green/blue and community assets will be a truly collaborative*

*approach with the new community and local people to ensure Bassetlaw Garden Village maintains its quality, local distinctiveness and thrives in perpetuity.*

This is a collective vision; that of the landowners, our stakeholders, as well as the Council. This collective buy-in to the principles of design and development from an early stage are essential to support the future delivery of a distinctive garden village that delivers the vision and key principles identified by the Vision Statement.

# Key Principles

## **1.A Healthy Active Place - where physical activity and mental wellbeing is embraced and designed in**

**Active Design:** The design and layout will be based on active design principles e.g. everyday services and specialist activities will be co-located at three hubs (overleaf), designed to be no more than 15 minutes' walk/cycle from homes, thereby promoting linked trips. The Garden Village will also promote the use of healthier travel choices by improving public rights of way and providing easy and safe opportunities for everyone to be physically active including walking and cycling routes for recreation and commuting. Spaces will be designed to promote sport and physical activity e.g. outdoor gyms and trim trails.

**Active lifestyles:** Opportunities will be provided for multifunctional open space catering for recreation, play and access to nature. Spaces should cater for different age groups and abilities, including children, young people, older residents and those with disabilities. Supporting facilities including toilets/changing facilities, wi-fi, seating etc are vital to encourage active use by everyone. Space for formal and informal indoor and outdoor sports facilities will encourage healthy lifestyles from a young age. Provision will be agreed with Sport England based on evidenced needs and expected mix of residents and will inform the masterplan and design.

**Safe buildings and spaces:** the design of buildings and homes will create attractive, safe places to provide opportunities for residents to live life well for as long as possible e.g. independent living for older people, and dementia-friendly design. Use of active design in business space will also encourage active use e.g. ensuring entrances are close to cycling parking and providing changing and shower facilities to promote active travel.

**Accessible natural environment:** A landscape based design should influence the garden village layout by carefully integrating walking/cycling trails and informal leisure opportunities linked to green corridors, landscape features, woodland and a linear park. This will facilitate active lifestyles, and importantly, enjoyment of tranquillity, mindful of people's positive mental health and wellbeing.

### **Hub 1 – Transport and Business**

- The positive re-use of the historic farmstead, connecting the new place to the past and creatively re-using the existing outbuildings
- Mixed-use business and commercial space, with a range of small-scale retail, commercial and community uses and a mix of uses on upper floors including residential and small-scale employment
- Localised opportunities for employment with a variety of workspaces, including flexible incubator, co-working, innovation hubs and affordable spaces that are complementary to district-level service centre uses
- A new railway station designed to meet industry standard technical and safety specifications, co-located with a bus interchange, electric vehicle charging hub and cycling hub, accompanied by all necessary supporting infrastructure
- A visitor orientation and information point

### **Hub 2 – Community Health and Wellbeing**

- A Local Centre with a convenience goods store of an appropriate size, commensurate to the settlement's size at ground floor level with residential on the upper floors
- Health care facilities appropriate to meet the needs of the village's residents, associated with the Linear Park, allotments and social infrastructure
- Specialist housing for older people, including extra care and dementia friendly accommodation
- A multi-purpose built community facility including changing accommodation and indoor and outside space for sports facilities
- A primary school, co-located with early years and childcare nurseries

### **Hub 3 – Recreational**

- A café, restaurant and farm shop and supporting infrastructure
- Visitor information point
- Cycle hub
- Small scale retail and other commercial businesses, such as space for local artists to complement the visitor focus and serve local day to day needs

## **2.A Well Connected And Integrated Place – *where travel choice is easy, active travel is optimised and interchange is effective***

**Physical connections and integration:** The garden village will be designed to foster integration between the new village and its surroundings through physical connections including bridges, roads, pedestrian links, cycle paths and public transport. Connectivity to the A1 and over it to Worksop and Clumber Park, as well as to Retford is a priority, including improved access for cycling. In the long term a 'green bridge' will encourage active travel and support the movement of wildlife. The re-aligned Mansfield Road will serve the main hubs whilst passing close to most new housing and business space in the village. The land to the south-east of the village will continue to be actively farmed. Private access to the farmholding must be maintained.

**Movement and travel choices:** Within the village, it will be easy and safe to make your way around and between the streets, places, neighbourhoods, green spaces and community facilities. The design will enable integrated and accessible movement and will prioritise walking, cycling and public transport to make them the most attractive forms of travel. Safe routes to school should be designed in to encourage active travel to the primary school. Opportunities to introduce cycle hire/bike share initiatives should be explored, and electric bicycle charging points will ensure the village can adapt to future residents' needs. A well-functioning road network and a new bus loop will also ensure that this is an attractive location for new development, minimising the impact on the wider road network and providing sustainable development that benefits the wider community.

**Linked trips:** The village will include a mix of housing, employment and local shops and services which in turn provides an opportunity to contain a large proportion of movements within the village rather than travelling to the wider highway network. The topography of the site is suitable for pedestrian and cycle access, so the design and layout should introduce good local connections to public transport and to local facilities. Cycle storage at properties and at local facilities, e.g. primary school and community facilities, including the central bus stops and station, will encourage cycling particularly for local journeys. Walking routes should be provided at a suitable gradient for all to use, whilst all dwellings should be easily accessible to local bus services.

**Public transport accessibility:** The street hierarchy and design of the internal road network, where relevant should be capable of supporting new bus services; bus priority measures can help reduce journey times and can increase patronage and may be appropriate. Bus routes are likely to focus on links to Worksop and Retford but this could enhance connectivity to existing local villages potentially benefitting nearby residents who currently have more limited access to public transport. Bus services should be introduced early in the first phase of development to ensure residents do not become car dependent. Opportunities to introduce a bus hopper

service between the railway station and Clumber Park would benefit the visitor economy, minimise car trips and environmental impacts on Clumber Park.

**Social connections and integration:** An excellent range of new community facilities will be provided within the garden village that can also help serve the needs of the surrounding rural community, including sports, education, health/wellbeing, community and faith spaces. The Garden Village will embrace the principles of accessibility for all. Inclusive cycling, storage for mobility scooters and pushchairs will encourage activity by all ages and abilities. With the potential to accommodate 4000 dwellings, the opportunity exists to promote car/bike sharing and shared mobility schemes within the village. This should be developed as part of the Travel Plan process and could include a village based web site allowing local residents to share transport with others.

**A legible and walkable place with local centres:** The garden village itself will be designed to create easily understood and navigable neighbourhoods, routes and connections that place people first. Key local services such as a school, healthcare, shops and jobs will be within easy walking distance of every home. Walkable and cyclable neighbourhoods within the garden village will be based on safe and attractive routes that intersect with public transport nodes. The principal road network will take the form of tree lined streets with segregated cycle lanes and traffic calming measures, reinforced by a 20mph speed limit to ensure that traffic is an 'invited guest'. Wayfinding will be supported by signage, landmarks and a clear hierarchy of routes and paths to ensure that everyone can confidently navigate the Garden Village, meeting the needs of all.

**Railway Station:** The potential to provide a railway station at the village can significantly improve the area's already excellent accessibility credentials bringing Sheffield within 35 minutes and Worksop/Retford within an easy 10 minute commute, potentially generating up to 150,000 trips a year on completion of the village. The direct link to Retford mainline station will enable good access to London. The station is a key part of the long term development strategy of the village, creating a distinctive gateway, attracting inward investment to the area and supporting a transport interchange for bus, cycle and private car. Significant added benefits are generated; potentially saving over a million miles in car journeys per year, with over 200,000 kg of CO<sub>2</sub> equivalent less per year going into the atmosphere.

### **3.A Sustainable Place - *that meets the needs of the present whilst not compromising those in the future***

**Design & construction:** the Garden Village will be designed to deliver exemplary sustainable design, for example housing and businesses will be designed to meet relevant high standards for high energy efficiency through their orientation, landscaping, shading and windows, using sustainable materials with a low embodied energy and low carbon and energy construction. Green roofs and walls will be sought. Buildings will be designed to be adaptable to changing needs and to take advantage of the natural environment, such as the use of sustainable drainage systems, as well as renewable energy. The layout will reduce reliance on the private

car whilst the mix of uses and densities within the village will ensure that people are close to work, public transport and employment to promote sustainable travel.

**Energy security, carbon & low emissions:** The garden village will promote ways to reduce the cost of living through sustainable design of housing, with homes incorporating the latest technology. The garden village will require a carbon reduction and low emissions strategy, promoting low carbon and energy positive construction, and should explore the potential for community energy schemes, to give fuel certainty and security and reduce the environmental impact of development. A site wide approach should be taken: Embedding these technologies from the outset will ensure that heat, power and technology benefits are maximised, and are appropriate to the end use. Given its location, infrastructure to support electric and alternative fuel vehicles charging would work well at both a commercial and individual scale.

**Zero carbon and positive energy technology:** The densities and uses at the hubs will support the establishment of district heating and co-generation providing a source of low carbon heat and/or energy to a significant proportion of the residents and businesses on site. Where densities are lower, heat pumps will be sought, ground sourced wherever possible, to serve residential and commercial properties. Solar PV will be sought on roofs that can accommodate this technology. At a local level, private wires will be employed linking key consumers with sources of electricity generation whilst localised battery storage and electric car charging will be employed to manage grid demand.

**Climate change resilience:** The garden village will create new neighbourhoods focused on climate change adaptation that will enhance the natural environment. Landscaping, including drought resilient planting and tree planting will provide shade and carbon reduction. Sustainable drainage systems, rainwater harvesting and re-use will be promoted, whilst urban greening such as green roofs and walls, rain gardens and bioswales incorporated into green spaces and public realm will bring wildlife into the heart of the village. Water efficiency will be designed in to maximise benefits to the environment, residents and businesses.

**Well connected:** High speed fibre broadband connections will be built in across the garden village, and flexibly designed neighbourhoods will allow adaptation to new patterns of working and living as technology increases digital connectivity. The garden village will be designed to be able to adapt to future smart transport solutions, and accommodate alternative fuels.

**Locally produced food:** A sustainable garden village with space for community food growing and orchards will give residents the chance to grow their own produce within a productive landscape, providing community interaction and cohesion. The garden village will enable everyone to live well by eating healthy locally grown food. An opportunity exists to create a 'green' service station adjacent the A1; dedicated to sustainable design, renewable technologies and electric vehicle charging it could provide a 'shop window' for local produce and green technology, whilst supporting the local economy.

**Tree/woodland planting and enhancement:** the tree canopy cover across the village will be extensive; 50 hectares of woodland could see an equivalent of 26,000 tonnes of CO<sub>2</sub> sequestered over a 100 year period, generating significant climate resilience benefits. This is species dependent; part of the emissions strategy should seek to identify and diversify the species mix that is best able to adapt to climate change. A new woodland belt along the A1, strengthening of the woodland along the south east boundary and along the byway with new woodland planting added to reinforce the value of the tree network, would bring landscape and amenity related benefits, including: acting as an acoustic/visual barrier to new development and maintaining separation from existing uses on neighbouring land. An appropriate tree planting strategy will be required to ensure adaptive management is sought with each phase of development.

#### **4. Innovation Built In – *an adaptable approach to meet the challenges and opportunities of the future***

**Innovation & technology:** The development and build-out of the Garden Village will be over 30 years or so; using innovative construction methods and new technologies is vital to keep the Garden Village at the forefront of design. The design will anticipate and build in opportunities presented by technological change, such as electric cars, the smart grid and digital connectivity. Opportunities for showcasing and ‘piloting’ new technological solutions will be available.

**Sustainable and resilient in construction and use:** High energy efficient buildings will incorporate the latest technology in terms of construction methods and low running costs. Consideration will be given to community renewable energy solutions, using resources available locally. Homes will be accessible and adaptable to people’s changing needs over time, such as room to extend, flexible space that can be used for work and/or home life, and that also support those who wish to ‘age in place’.

**Exemplar areas:** Opportunities for innovative building technologies such as modern methods of construction and modular homes, and design and technological solutions that will set the highest standards of sustainability could be piloted on the garden village in exemplar areas, and showcased to potential buyers and the wider development industry.

**Innovative ways of working:** business spaces are intended to support business innovation, green energy and low carbon technologies, modern methods of construction, research, design for manufacture, delivering the economic step change envisaged for the garden village and more widely for the District. Collaborative working environments and spaces will be promoted, which wider community benefits, as such space could be hired by those working from home. Locating close to the transport interchange would be ideal, where sustainable access could be achieved.

**Reflective practice:** Opportunities will be taken to capitalise on learning from the experience of building the Garden Village including collaboration with local universities to record and disseminate the process to support the concept of a green

living laboratory and genuine community engagement, allowing the vision and principles to continually evolve over the development's lifetime.

## **5.A Place Where Community Ownership And Participation Is Embraced – *where people can shape their environment and make new bonds***

**Strong locally-led vision and ongoing engagement:** A longstanding commitment is that the garden village is locally-led, backed by an ambitious vision. Extensive engagement and involvement of the local community, landowners, stakeholders as well as future residents and businesses, bringing together promoters and developers will create and deliver the garden village in a coherent way.

**Long term management and stewardship strategy:** Long-term management strategies will be developed early and put in place to ensure the principles of the Garden Village are re-affirmed throughout its lifetime, so that the quality and offer are maintained for future residents and businesses. The stewardship approach at Bassetlaw is likely to cover the active and positive management of community facilities and green infrastructure. A stewardship company could look to ensure that community assets can generate funding to ensure that all the village's assets will be cared for now and for future generations, essentially making the residents the custodians of their own community and the garden village way of life.

**Efficient and effective delivery:** Creating a masterplan that supports the timely delivery of infrastructure and an effective rate of development, will ensure that the garden village is a viable, accessible and successful place. It will also have multiple opportunities for residential and business developers (large and small) to operate, thereby increasing the rate of development at which activity and establishing a well-functioning new place is secured.

**Integrated with the surrounding community:** The relationship with nearby Worksop and Retford and the surrounding rural area, will physically and socially connect the village with existing communities, particularly as new facilities and open space would be available to all, creating a strong and socially inclusive community by bringing the two together. Public art should build on local heritage, character and traditions. Use of local artists would reinforce this approach.

**Strong recreational, sport and community offer:** a multi-purpose sports/community hub will help to support the new community, introducing opportunities for local leadership. Multi-functional open space and public realm are essential for social engagement and establishing community identity. Opportunities for community meeting places and spaces will help establish a successful community, particularly those that can be used for community-led activities and events.

**Safe, accessible places within walkable neighbourhoods:** the village must be a safe place so everyone feels comfortable and able to positively use their local environment. The layout, legibility and lighting of the Garden Village will ensure that

it is a safe and accessible place that can accommodate the needs of people of all ages including small children, those with mobility difficulties, older people and those with dementia.

**Fostering community pride and ownership:** community is at the heart of the garden village; whereby clear community engagement will influence the later phases of development through active participation, whilst maintaining the core concepts e.g. opportunities for physical activity programmes and delivery, innovation and design workshops and recruitment fairs for employers on site. Strong local leadership will reinforce the approach, such as the engagement of community rangers who will be the day-to-day point of contact for residents and businesses in term of public space maintenance, events, volunteering and inspections. A long term management strategy will contribute to the feeling of community empowerment.

## **6. Quality Of Place – *where all elements of the built and natural environment are the best that they can be.***

**Beautiful and distinctive designed:** Innovative and distinctive homes, buildings and neighbourhoods will be created through locally responsive design, capitalising on the site's natural assets and landscape features creating homes with a clear identity, reflecting local heritage and the best design approaches. Homes and buildings that are built to excellent design standards in terms of architecture, space, quality materials and build, will be sustainable, accessible and adaptable, with usable outdoor space and parking.

**Mix of housing designs, types and tenures:** A mixed community will be supported through delivery of a wide choice of homes to meet local needs in terms of housing types and tenure, affordability and design. The garden village will include family homes, starter homes, homes for all ages including those that require care, homes with workspace, private rented sector development and homes that are adaptable to changing needs over a lifetime. Opportunities will exist for smaller local developers, registered providers, self and custom builders as well as larger volume housebuilders.

**Employment & skills plan:** The Garden Village will look to support an ambitious economy, aiming to upskill residents and reduce out-commuting by attracting high quality jobs, targeting the green economy, digital and creative industries, modern methods of construction and setting the right conditions for inward investment. The plan will provide high quality skills training and apprenticeships, linked with local education and skills providers and businesses, to provide people of all ages with better life choices.

**Diverse employment opportunities for all:** A wide range of spaces will be provided to enable a diverse mix of businesses to function well, e.g. business start-ups, incubator hubs, flexible business space to provide opportunities for businesses to relocate to the area and for local businesses to expand and grow, as well as space for home working.

**Quality places and space:** essential to attract the quality of homes, diversify the business offer and secure investment, the garden village will aim to provide well designed buildings, set within a quality, distinctive landscape and public realm, with a mix of uses linked by an attractive green environment.

**Design and materials that reflect local character:** the Garden Village will have a coherent architectural theme. A locally distinctive design code will be developed, which should be followed throughout the development of the village. It will provide a clear understanding of the detail and style expected to ensure the creation of beautifully designed and distinctive buildings and spaces in the long term.

**Integrated with landscape, environment and heritage features:** The design of the Garden Village is landscape-led; this should flow into the masterplan ensuring that design is distinctive to place, respects and enhances the existing landscape, the topography of the area, its woodlands and heritage. The natural environment will be integrated within the built form e.g. by retaining important woodland, trees and hedgerows and the former brickyard as a wildlife area; and, by restoring existing landscape features. Opportunities should be taken to retain important views and highlight local landmarks. Heritage assets are important to the sense of place; the non designated asset at Morton Hill Farm and its setting will be enhanced, and key archaeological features should be preserved where possible in situ and reflected in the design of a locally distinctive village.

**Underpinned by Green and Blue Infrastructure:** A comprehensive green infrastructure network of existing and new green corridors, ecology features and hedgerows will be the focus, supported by a linear park, open spaces, wildlife areas and space for sport with low carbon approaches and climate resilience built-in. Multifunctional spaces will be a pre-requisite with ecological value and water management a priority. Careful and imaginative integration of surface water run-off should be taken through sustainable drainage. Space for access, recreation, play and education should be appropriately provided to meet residents' needs. Amenity and landscaping features will add value in terms of creating a distinctive place, and by managing noise and air quality issues along the A1 for example.

**Delivering net gain:** every opportunity will be taken to provide habitats and ecology within the Garden Village to significantly exceed minimum net gain. Woodland habitats will extend and strengthen the tree canopy, the re-creation of wood pasture and the establishment of new habitats e.g. grasslands, will diversify the biodiversity on site. Historically wetlands were common, and their provision as part of sustainable drainage or as stand-alone features will support a variety of priority habitats. Biodiversity, habitat protection and enhancement measures should be integrated along green corridors including the tree and hedge edged byway and linked woodland, which if expanded would create a mixed woodland habitat close to the centre of the development. The A1, the railway line, Mansfield Road and the power lines should be carefully integrated to ensure the design can positively promote biodiversity connectivity along these routes.

**Exemplary public realm:** Quality public spaces will be carefully designed, with appropriate use of hard and soft landscaping to create a distinctive environment to promote positive use: bespoke street furniture; supporting infrastructure, such as

water fountains, resting places; and quality, permeable, durable materials would create the most attractive and social spaces possible, that are accessible to residents of all ages in a safe, social environment. Locally sourced public art will be promoted that reflects the history of the landscape and its agricultural past, archaeology and the emerging cultural life and experience of the residents.

## Next steps

The allocation, design and management of the Garden Village will be guided by the emerging Bassetlaw Local Plan. The Vision Statement sets out the development and design principles to help shape and inform the next stage. A comprehensive masterplan framework, design code, parameter plans and accompanying strategies will be sought, with the content to be agreed with the Bassetlaw Garden Village Consultative Group to ensure the design, quality, delivery of development and associated infrastructure reflects the Vision Statement and the Local Plan.

The vision and principles in this document provide the link to the Local Plan's development strategy.

These will jointly form a framework for informing planning applications and the phased delivery of the village.

Development is anticipated to start on site after 2032. To make sure that necessary infrastructure can be in place work on the masterplan framework should be completed by 2025, to inform implementation. This is anticipated to tie in with funding bids to Government and other organisations.

The Vision Statement is accompanied by:

Appendix 1: A Concept plan: identifies the main land uses and infrastructure

Appendix 2: high level density plan to inform character areas

Appendix 3: A high-level form-based design code to guide the next stages of the design process

Bassetlaw Garden Village Indicative Concept Masterplan 1:5000 @ A1  
 August 2021



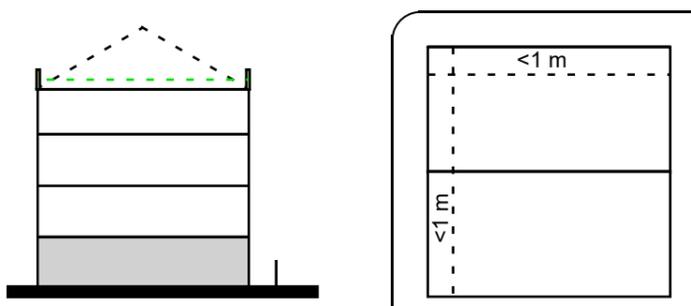
Key	
1	Hub 1
2	Hub 2
3	Hub 3
4	Green Service Station
5	Linear Park
6	Green Bridge
[Grid Pattern]	Allotments
[Green Square]	Playing Pitches
[Light Green Area]	Existing Green Infrastructure
[Light Green Square]	Wood Pasture
[Brown Line]	Internal Path
[Dashed Green Line]	External Pedestrian / Cycle Route
[Green Arrow]	New Pedestrian / Cycle Underpass
[Grey Square]	Car Parking
[Light Grey Square]	Bus Gate



**Key**

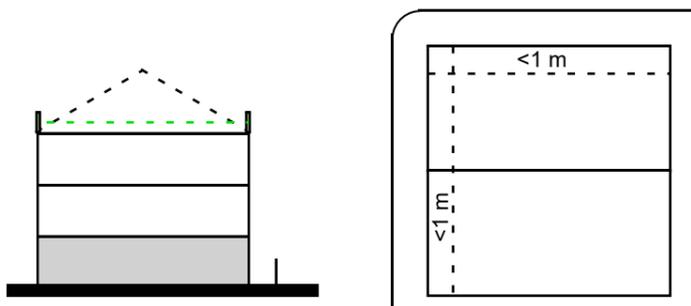
-  Hubs 1 and 2 - Mixed Use
-  Inner Core - Mixed Use
-  Outer Core - Residential
-  Edge - Residential and Hub 3
-  Employment

Hubs 1 and 2



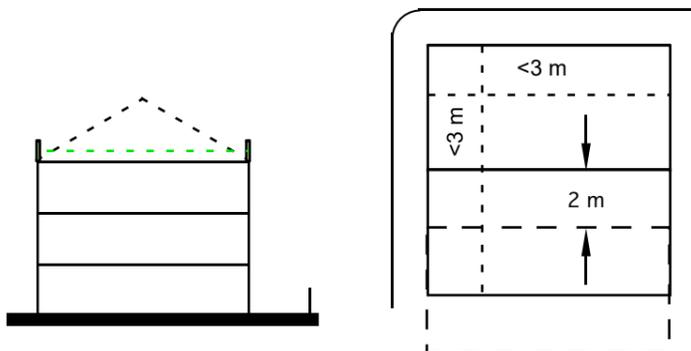
1. 4 storey maximum (Hub 2: 3 storey maximum).
2. The full width of the plot must be built out.
3. Set backs are limited to 1m with a suitable boundary (except civic and community uses).
4. Roofs less than 30% pitch must be green.
5. Car Parking is to be accommodated off site or in a basement (no forecourt parking).
6. Ground floors must be flexible to allow for commercial uses now and in the future.

Inner Core



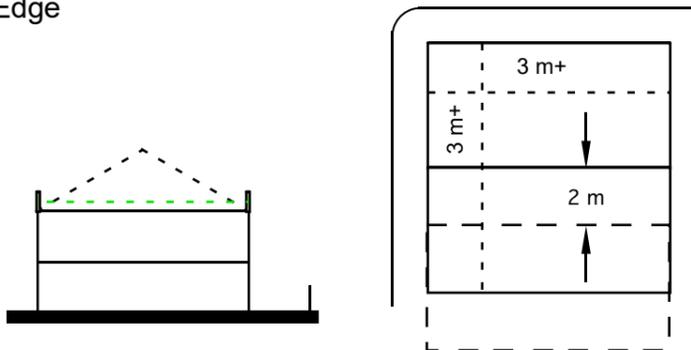
1. 3 storey maximum.
2. The full width of the plot must be built out.
3. Set backs are limited to 1m with a suitable boundary (except civic and community uses).
4. Roofs less than 30% pitch must be green.
5. Car Parking is to be accommodated off site, on street or in a basement (no forecourt parking).
6. Ground floors must be flexible to allow for commercial uses now and in the future on boulevard frontages and adjacent to squares.

Outer Core



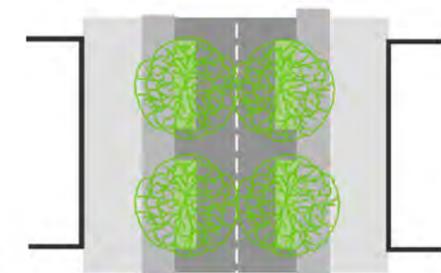
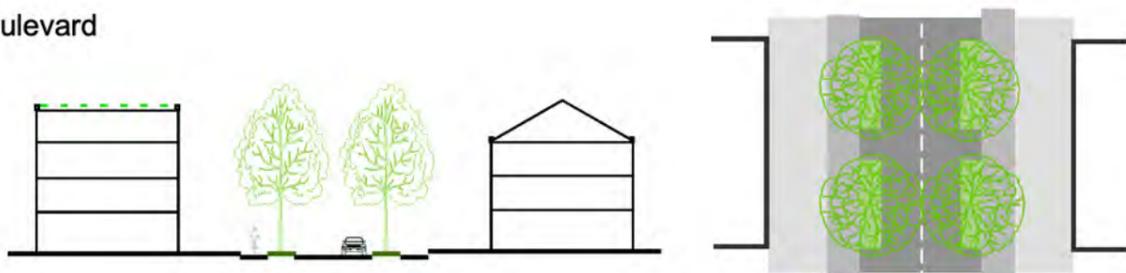
1. 3 storey maximum.
2. The full width of the plot may be built out, the minimum separation distance from building to plot edge is 2m in other cases.
3. Set backs are limited to 3m with a suitable boundary.
4. Roofs less than 30% pitch must be green.
5. Car Parking is to be accommodated off site, on street, on plot or in a basement.

Edge

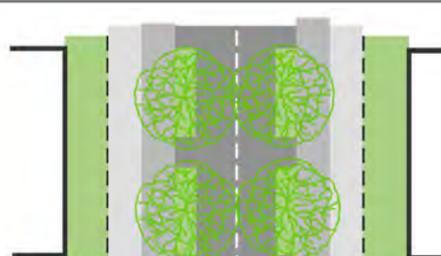
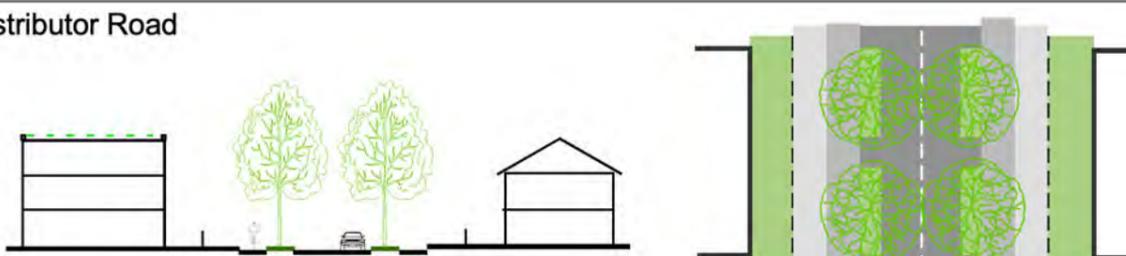


1. 2 storey maximum.
2. The full width of the plot may be built out, the minimum separation distance from building to plot edge is 2m in other cases.
3. Set backs are to be greater than 3m with a suitable boundary (except retail and community uses and adjacent to public squares).
4. Roofs less than 30% pitch must be green.
5. Car Parking is to be accommodated off site, on street, on plot or in a basement.

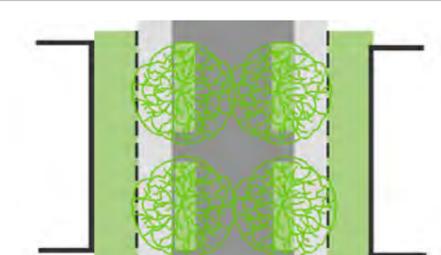
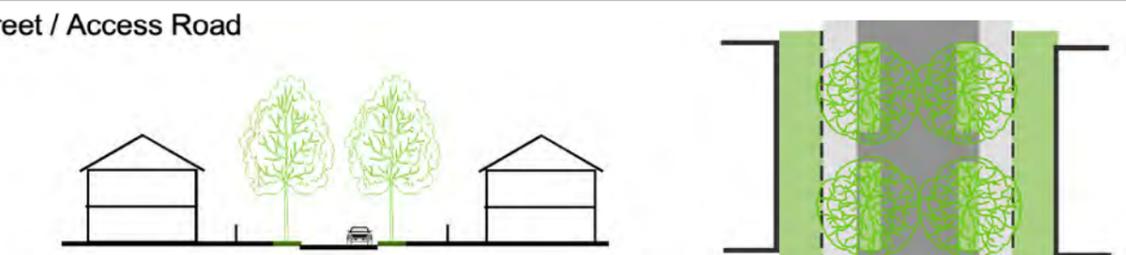
Boulevard



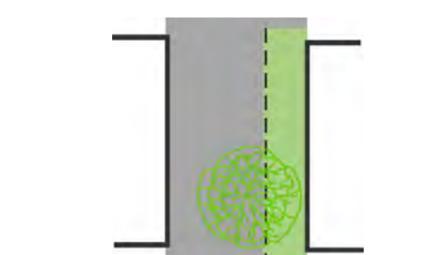
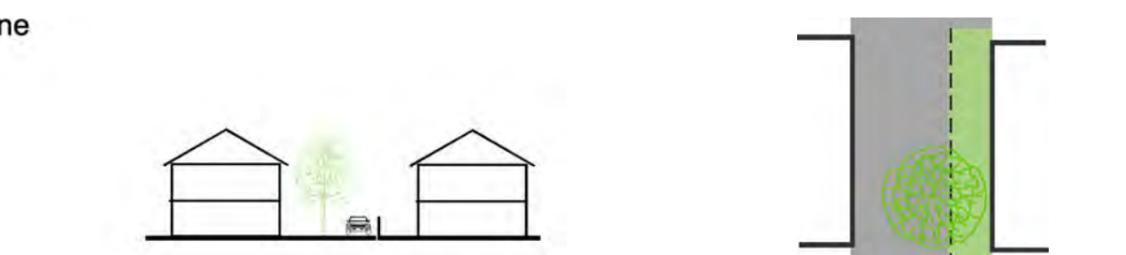
Distributor Road



Street / Access Road



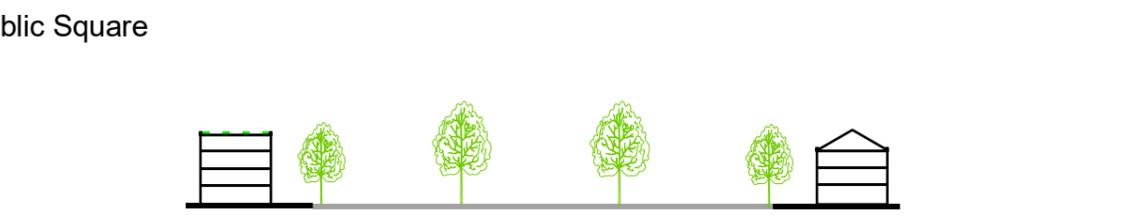
Lane



Linear Park

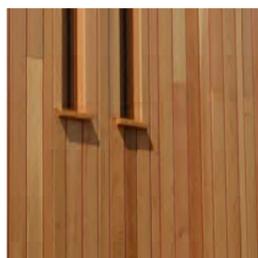


Public Square



MATERIALS

Wall



Timber



Living Wall



Lime Render

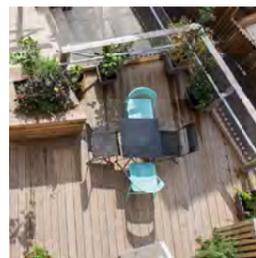


Eco Bricks / Earth

Roof



Living Roof



Roof Garden



Solar Roof Tiles



Pantiles

Ground



Grasscrete



Meadows



Bonded Gravel



Wetland