



STURTON WARD NEIGHBOURHOOD PLAN

Review

Sturton Ward Planning Group
2021-2037

PRODUCED BY THE STURTON WARD PLANNING GROUP ON BEHALF OF THE RESIDENTS, BUSINESSES AND ORGANISATIONS WITHIN THE THREE PARISHES OF NORTH AND SOUTH WHEATLEY, AND STURTON LE STEEPLE AND NORTH LEVERTON WITH HABBLESTHORPE, TOGETHER WITH THE HAMLETS AND SETTLEMENTS WITHIN THE WARD

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Common abbreviations

AECOM – Planning consultancy firm contracted by the UK Government to undertake technical studies for Neighbourhood Plans

AP – Aspirational policy

BDC – Bassetlaw District Council

BfL 12 – Building for Life 12

CIL – Community Infrastructure Levy

NCC – Nottinghamshire County Council

NPPF – National Planning Policy Framework (reference is always to the NPPF 2019)

RCAN – Rural Community Action Nottinghamshire

SHLAA – Strategic Housing Land Availability Assessment

SHMA – Strategic Housing Market Assessment

SPD – Supplementary Planning Document

SWNP – Sturton Ward Neighbourhood Plan

SWNPR – Sturton Ward Neighbourhood Plan Review

SWPG – Sturton Ward Planning Group

1 Foreword

- 1.1 Consultation about a Neighbourhood Plan for Sturton Ward was first undertaken in May 2013. Feedback at the time was unequivocal: Ward residents felt development was necessary to meet local housing need and supported small-scale commercial development to bolster the local economy.
- 1.2 A Neighbourhood Plan was subsequently prepared for Sturton Ward. This Plan was consulted upon widely with residents and businesses within the Ward, as well as with key agencies that operated within it. The first Sturton Ward Neighbourhood Plan was finalised and approved by referendum in February 2016.
- 1.3 In January 2020, it was announced that by 2037, Sturton Ward was expected to deliver up to 20% housing growth on baseline figures from August 2018. This was an approximate figure for growth which was part of Bassetlaw District Council's Draft Local Plan.
- 1.4 Following feedback on this target as part of the Council's consultation, in November 2020, the target housing growth figure for rural settlements was reduced from 20% to 5%. This change in District policy was due, in part, to the difficulty of finding suitable sites for development in rural villages like North and South Wheatley.
- 1.5 At the same time, there have been significant changes in UK energy policy resulting in the closure of the coal-fired power station at Cottam in September 2019. It is highly likely that the coal-fired power station at West Burton will close in 2021 and that both sites will be redeveloped by 2030.
- 1.6 Given all these changes, it was felt timely to take more control over where future growth within Sturton Ward takes place, by updating the Neighbourhood Plan to include site allocations. Site allocations can be used for a range of purposes including directing where local communities believe future development should be focused and prioritised.
- 1.7 The Sturton Ward Neighbourhood Plan Review (SWNPR) identifies sites for housing but also updates other policies including landscape policies to provide more policy protection for parts of the Ward most valued by the local community.
- 1.8 A team of c.20 residents has worked together for over 2.5 years to update this Plan. Their contribution towards the future protection of the Ward has been significant and I would like to thank them all for their time, dedication and hard work. We commend this Plan Review to you.

James Naish

District Councillor and Interim Chair of Sturton Ward Planning Group

2 Introduction

What is the Sturton Ward Neighbourhood Plan Review?

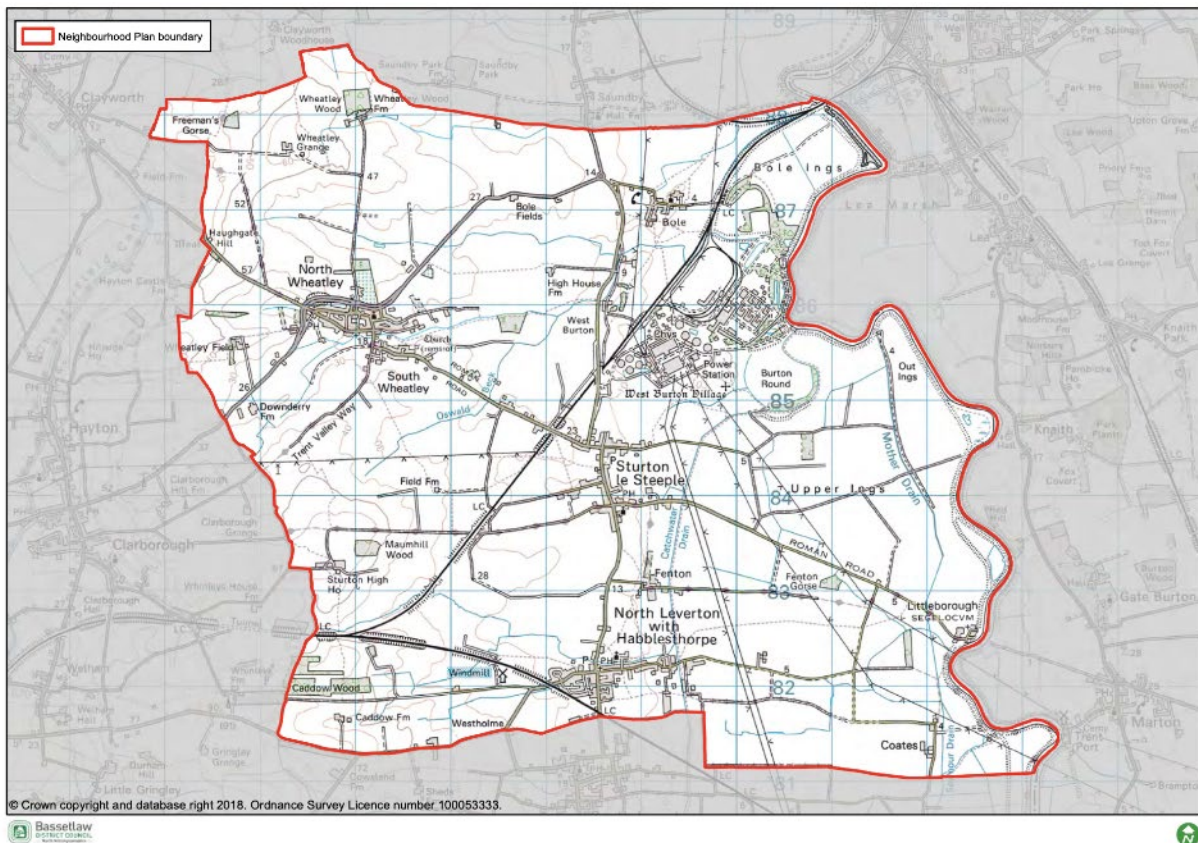
- 2.1 The Localism Act 2011 provides the opportunity and tools for communities to develop their own plans for their neighbourhood. These Neighbourhood Plans, if passed by an independent examination and supported in a local referendum, must be made by the Local Planning Authority (Bassetlaw District Council (BDC)) and subsequently become part of the legal planning framework for the Ward.
- 2.2 The Sturton Ward Neighbourhood Plan (SWNP) was formally approved by referendum in February 2016. This Plan was prepared by Sturton Ward Planning Group (SWPG) on behalf of the three parishes of North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe which make up Sturton Ward.¹ Since then, there has been a revised National Planning Policy Framework (NPPF, updated in February 2019). A Draft Local Plan is also being prepared by BDC and contains housing requirement figures for the Ward. The targets have fluctuated from a 20% growth requirement in the January 2020 version of the Draft Local Plan, to a 5% growth requirement in the November 2020 version of the Draft Local Plan.
- 2.3 In anticipation of these developments, the Parish Councils in Sturton Ward took the decision in July 2018 to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes future development within the Ward. The revised Neighbourhood Plan covers the period up to 2037 to align with BDC's emerging Draft Local Plan.



West Burton Power Station looking east from the remains of St. Helen's Church

- 2.4 The Neighbourhood Plan area, designated in 2012, is shown in Map 1 overleaf.

¹ Bole is also a parish in Sturton Ward but has a parish meeting rather than a parish council structure. Due to its size, it was not actively involved in either the SWNP or the SWNPR.

Map 1: The Neighbourhood Plan area covering Sturton Ward

Why do we need a Neighbourhood Plan?

Balancing competing demands

- 2.5 Sturton Ward is a special landscape character area with a ridgeline on the western boundary and the River Trent on the eastern border. The area contains three beautiful villages sharply juxtaposed against the backdrop of two power station sites. West Burton Power Station is within the Ward; Cottam Power Station (now largely closed) is just outside it.²
- 2.6 The presence of significant quantities of sand and gravel on the west bank of the River Trent has resulted in an approved application from Tarmac to quarry the deposits (7.5m tonnes over 15 years). A decision about future work on the site is expected to be taken within the next two years, following a recent application from Tarmac to extend nominal permission until 2022 (Q2 2020). Elsewhere, a planning application for a solar farm (20/00117/FUL) on over 200 acres of farmland north and west of Field Farm, Wood Lane, Sturton Le Steeple was approved in the summer of 2020. Construction is likely to start at some point in 2021.
- 2.7 The National Planning Policy Framework (NPPF) places great importance on the planning system's central role in delivering sustainable development. The three Parishes in Sturton Ward want to use the powers vested in them via the Localism Act 2011 to have a greater say about what future development in the Ward will look like. They want to encourage developments that enhance the

² Cottam Power Station closed in September 2019 and the Draft Local Plan allocates the site for a 'Large Rural Settlement'. See Policy ST5 in <https://www.bassetlaw.gov.uk/media/5315/draft-bassetlaw-local-plan-2020-final.pdf>.

rural character and quality of life already offered to Sturton Ward residents, and to ensure that future development is sustainable.

- 2.8 This Neighbourhood Plan provides a lot of detail about what Sturton Ward is like and has been prepared by people who have lived there for many years. Good planning decisions are made on the basis of a detailed and accurate understanding of an area.

The housing requirements for Sturton Ward

Table 1a: The housing requirements for Sturton Ward, as set out in ST2 of the Draft Local Plan

Parish	Base number of dwellings, August 2018	Housing requirement
North and South Wheatley	264	13
Sturton Le Steeple	213	11
North Leverton with Habbleshthorpe	465	23
		47

- 2.9 Policy ST2 D (1) of the Draft Local Plan (November 2020) states that “*Proposals should not exceed the number of dwellings in the eligible settlements in the parish by more than 5% individually or in combination with other housing developments with planning permission (granted since 1 April 2018) or through site allocations in respective neighbourhood plans*”. However, if a Neighbourhood Plan chooses to allocate sites, this housing requirement can be exceeded.
- 2.10 Table 1b (overleaf) is an extract from BDC’s Rural Monitoring Tables from December 2020. It shows extant planning permissions by settlement (66 dwellings in total). Once they are recorded as under construction, this housing figure is included by BDC in its monitoring of growth towards Sturton Ward’s housing requirement figure. Table 1b does not record planning applications that have been submitted.
- 2.11 Based on Table 1b overleaf on page 8, it is evident that North and South Wheatley has already exceeded its growth requirement by 2 dwellings; that Sturton Le Steeple has a shortfall of 2 dwellings; and that North Leverton with Habbleshthorpe has exceeded its growth requirement by 19 dwellings.
- 2.12 In North and South Wheatley and Sturton Le Steeple, once site allocations are included, the Sturton Ward Neighbourhood Plan Review (SWNPR) meets the 5% housing requirement. The development boundaries and support for limited infill means this housing requirement will be marginally exceeded.
- 2.13 In North Leverton with Habbleshthorpe, community consultation supported the allocation of a site for 10 dwellings to the west of the village and this has been included in the Neighbourhood Plan (see NP18 Policy 15a). This means the village significantly exceeds the 5% housing requirement. A revised development boundary has been drawn around the expanded built-up area. Limited infill will also be acceptable under the Plan.

Table 1b: Rural monitoring information from BDC³

Settlement/application reference	Net amount of houses*	Housing requirement ⁴	Known completions	Known under construction
North and South Wheatley		13		
17/01660/FUL, Laburnum House Low Street	3		1	2
18/00448/OUT, Whitegates Top Pasture Lane	6			
18/00651/FUL, Post Office Sturton Road	3			
18/01189/FUL, Sun Inn Low Street	1			
19/00145/FUL, Cotswold Top Street	1			
19/01540/FUL, The Manor Sturton Road	1			
Sub Total	15			
Sturton Le Steeple		11		
18/00627/RES, Land near Blacksmiths Arms Cottage	7		4	3
20/00078/FUL, Fourpaws Cattery Station Road	2			
Sub Total	9			
North Leverton with Habbleshthorpe		23		
17/01734/FUL, Land near East View Southgore Lane	1		1	
18/00690/RSB, The Cottage Main Street	8			8
20/00004/FUL, Olinda Southgore Lane	8			
18/01369/FUL, The Old Plough (Plot 2) Main Street	1			
19/00708/OUT, Orchard Lodge Southgore Lane	9			
19/00265/RES, Land SW of Orchard Lodge	15			
Sub total	42			
Number of new dwellings	66			

The Plan process

2.14 This document has been prepared by the Sturton Ward Planning Group (SWPG), an association of the three Parish Councils in the Sturton Ward area. These councils cover the Parishes of North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe. The lead Parish is North and South Wheatley. Membership comprises a mix of residents and Parish Councillors from the three Parishes, and the progress of the SWNPR is reported back regularly to each of the Parish Councils.

2.15 Local knowledge forms the backbone of the proposals. The Plan's policies focus on:

- providing houses to meet the needs of local people;
- helping local businesses to grow;
- supporting investment in community infrastructure;
- protecting the landscape and biodiversity across the Plan area; and

³ Table 6 shows an additional dwelling because it captures planning permission secured since Feb 2020.

⁴ Column added to demonstrate growth against policy requirement.

e) setting out a renewable energy policy that is endorsed by local people.

- 2.16 The Neighbourhood Plan sets these local policies in the context of the NPPF with its emphasis on a presumption in favour of sustainable development.
- 2.17 The SWPG's Pre-Submission Draft – published in June 2021 – included 23 sites in total, enabling a 15% increase in dwellings to 2037. This was below the 20% growth requirement stipulated by the Draft Local Plan of January 2020, reflecting identified flood risk, heritage and landscape constraints in all three villages.
- 2.18 Despite extensive work with planning consultants and specialists over a two-year period, only 9 of the 23 sites put forward by the SWPG in its Pre-Submission Draft were endorsed by BDC's Planning team as part of the Regulation 14 consultation (which took place in the summer of 2020). 5 sites in North and South Wheatley, 2 sites in Sturton Le Steeple and 4 sites in North Leverton with Hablesthorpe were not approved, with capacity reductions recommended on 3 other sites. The difficulty in finding suitable development sites in villages like North and South Wheatley contributed to BDC's decision to reduce the housing requirement figure for small settlements to 5% in the November 2020 version of the Draft Local Plan.
- 2.19 The Draft Local Plan still supports Neighbourhood Plans that seek growth greater than 5%, however, and all three villages plan to exceed this figure. Excess growth will be limited due to the challenge of finding acceptable development sites in North and South Wheatley; community concerns about non-linear growth in Sturton Le Steeple; and a substantial number of extant planning permissions in North Leverton with Hablesthorpe. For this reason, the SWPG has decided to reduce the number of site allocations to 7. This reflects policy changes in the Draft Local Plan.
- 2.20 The SWPG considers that the submission version of its Neighbourhood Plan, with the reduced scale of growth, better reflects community aspirations and the rural nature of the settlements, and helps to protect the Ward's heritage assets which are increasingly prone to flooding.

How does this Plan work within the planning system?

- 2.21 Planning policy is formulated and delivered by Bassetlaw District Council (BDC). This body will continue to have a legal duty to provide this service. This Neighbourhood Plan is required to be in general conformity with the National Planning Policy Framework (NPPF) and both County and District policy (the latter refers to Bassetlaw's Core Strategy, 2011–2028).
- 2.22 This Neighbourhood Plan is also supported by the evidence base of the Draft Local Plan for Bassetlaw which is currently at public consultation stage. The timeframe for the Sturton Ward Neighbourhood Plan Review (SWNPR) is aligned to the planning period of the Draft Local Plan (up to 2037).
- 2.23 A number of District-wide documents, which are supporting the preparation of the Draft Local Plan, have been used to support the preparation of the SWNPR. These include:
- a) Housing Land Availability Assessment, 2017;
 - b) SHMA OAN Update, 2017;
 - c) Residential Design Successful Places: Supplementary Planning Document, 2013.
- 2.24 Ward-based studies have also been commissioned to aid the development of the SWNPR. These include:

- a) Site assessment reports, AECOM 2019
- b) Housing Needs Assessment AECOM 2019
- c) Sturton Ward Design Code, 2020;
- d) Housing Needs Survey, Sturton Ward, 2014;⁵
- e) Residents' Survey, 2013.⁶

2.25 The Sturton Ward Planning Group (SWPG) has worked collaboratively with BDC to identify key issues facing the villages and their surroundings, and is proposing policies that will ensure any development over the Plan period will not adversely affect the character of the built and natural environment.

⁵ For the SWNP 2016.

⁶ For the SWNP 2016.

3 What is special about Sturton Ward?

- 3.1 Sturton Ward covers c.12,000 acres (source SEA/HRA Assessment) and consists of predominantly grade 3 agricultural farmland with small pockets of grade 4 agricultural farmland (for a map, please see Appendix J).
- 3.2 In 2011, the Ward had 961 houses. It is estimated that since 2011, 51 new homes have been built. The River Trent forms the eastern boundary to the Plan area and is also the county boundary.
- 3.3 The Sturton Ward Design Code (2020) is a supporting document to this Neighbourhood Plan and provides a colourful and detailed analysis of the natural and built environment of the Ward. The character assessment (section 3) should be read alongside this SWNPR to understand the historic and landscape quality of the Ward's parishes.
- 3.4 The villages in Sturton Ward are about 5.5 miles from the towns of Retford to the west and Gainsborough to the east. The Ward is well-served by community facilities.

Table 2: A non-exhaustive list of community assets in Sturton Ward

North and South Wheatley	<ul style="list-style-type: none"> • Shop and Post Office • Goachers' farm shop • Windsor Fish • The Sun Inn pub • Primary school • Methodist Chapel • Church of St. Peter and St. Paul and grounds • Church of St. Helen (ruined) and grounds 	<ul style="list-style-type: none"> • Village hall • Recreation Ground with tennis courts and a clubhouse, a cricket pitch and a pavilion, a children's play area and a Multi-Use Games Area (MUGA) • Community garden with a shelter • Bowling green • Butcher's shop (Retford Road) • The Hiring Triangle
Sturton Le Steeple	<ul style="list-style-type: none"> • Post Office • The Reindeer pub • Primary school • Church of St. Peter and St. Paul and grounds • Village hall and conference centre • Playing field with a children's play area and outdoor gym equipment 	<ul style="list-style-type: none"> • Butcher's shop
North Leverton with Hablesthorpe	<ul style="list-style-type: none"> • Shop and Post Office • The Royal Oak pub • Primary school • Doctors' surgery and pharmacy • Methodist Chapel • Church of St. Martin and grounds • Church of St. Peter (ruined) and grounds • North Leverton Windmill 	<ul style="list-style-type: none"> • 'Book exchange' in the old phone box • Playing field with a children's play area, outdoor exercise equipment, a sensory garden and a Multi-Use Games Area (MUGA) • Garage • Salon Royal hairdressers • Commercial units on Infield Lane

- 3.5 Between 2011 and August 2018, there was a 5% increase in the number of dwellings in Sturton Ward (based on the difference between census data in 2011 and BDC's baseline data for August 2018). Speculative planning applications continue to be submitted and – if they are all built out –

this will result in a further 7% growth in the size of Ward settlements.⁷ This demonstrates ongoing interest in the Ward as a popular residential location.

- 3.6 The Ward has a long history of agricultural use from the Domesday Book onwards. The area is rich in heritage and includes a plethora of Roman remains and roads which still follow ancient routes that connect to settlements which have, at their centre, a traditional range of cottages, farm buildings, churches and pubs. Within the Ward, there are three villages classified as “*rural service centres*” in Bassetlaw’s Core Strategy and four smaller settlements – namely Bole, Coates, Fenton and Littleborough.
- 3.7 Parts of North and South Wheatley are covered by a Conservation Area. The absence of Conservation Area status for parts of Sturton Le Steeple and North Leverton with Habbleshthorpe reflects previous perceived development pressure on these settlements, rather than any lesser intrinsic heritage or character.
- 3.8 The Plan area includes part of the Trent Washlands. According to the Nottinghamshire Landscape Character Assessment (2009), “*The historical pattern of land use and settlement is closely linked to the physical character of the valleys, with settlements along the Trent situated on the margins of the valley...the free draining soils, water supplies and ease of communication have attracted people and settlement to the region at all dates...settlement is characterised by a nucleated pattern of villages and isolated farmsteads. These have retained their distinctive vernacular character being of red brick and pantile roof construction*”.
- 3.9 In the late 1950s and early 1960s, the construction of West Burton Power Station (1.5 miles north of Sturton Le Steeple, to the northwest of the Plan area) dramatically changed the landscape of Sturton Ward. Power stations dominate the skyline, although the closure of the coal-fired power station at Cottam (just outside the Ward boundary to the south) and plans for its redevelopment will reduce the visual impact of the energy industry across part of the Ward. The process for clearing the site at Cottam is expected to take no longer than five years, meaning redevelopment could begin as early as 2024.
- 3.10 Under current proposals, West Burton A (a coal-fired power station) is due to stop producing energy in 2021, with the potential to be extended to 2025 subject to national policy decisions. Energy production at this site is expected to cease before 2025, however. West Burton B (a gas-fired power station) will continue to produce energy through to the 2030s and an application for a 299 MW gas-fired peaking plant – known as West Burton C – was approved by the Planning Inspectorate in Q4 2020. If built (not guaranteed), this will operate through to the late 2030s. EDF continues to manage the whole site and will engage the local community about its intentions to dispose of any land once key decisions have been made about existing and future energy production at West Burton.⁸
- 3.11 As part of the Regulation 14 consultation for this SWNPR, National Grid provided maps and a list of assets in the Plan area which are significant and relate to West Burton Power Station. See Appendix M for more details.

⁷ Assumptions based on analysis of recent data from BDC. See table 7 for more information.

⁸ The next iteration of this Neighbourhood Plan in three to five years’ time will require significant changes to reflect local plans for the future of West Burton Power Station. Community engagement on the future of the site started in the autumn of 2020 with 41.5% of 302 respondents saying they “definitely” supported the redevelopment of the site. Another 26.8% of people said they “thought” they supported redevelopment and 27.4% said they “weren’t sure”. Only 4.4% of respondents said they didn’t support the redevelopment of the site when asked.

- 3.12 The impact of West Burton Power Station is not just in its over-bearing scale and dominance on the local skyline but also in the web of pylons and power lines that take electricity to the rest of the country. Despite the presence of the power stations and their web of pylons, there are areas in Sturton Ward which people can go to where the presence of industry is neither heard nor seen. This is cherished by local people and while they want their communities to thrive, to provide sufficient housing and to promote local business growth, they also want to retain the setting of their villages and to protect their landscape from further incongruous intrusion.
- 3.13 People like living in Sturton Ward. When asked, 92% of local people thought Sturton Ward was a desirable place to live and 72% thought that the area had a good sense of community.⁹
- 3.14 However, public transport in the Ward is limited. It is currently served by Stagecoach service 95 which operates a two-hourly daytime service between Retford and Gainsborough. In 2020, Nottinghamshire County Council (NCC) submitted a bid for funding a “demand responsive bus network” in the area with dynamic booking and scheduling services. In its Regulation 14 consultation response, NCC noted that this new form of public transport provision “*should assist with providing better journey options for accessing health, shopping and other essential services*”.¹⁰ Beyond NCC, Bassetlaw Action Centre operates a social car scheme, a fully accessible Car Scheme Plus and a community minibuss providing access for rural communities.

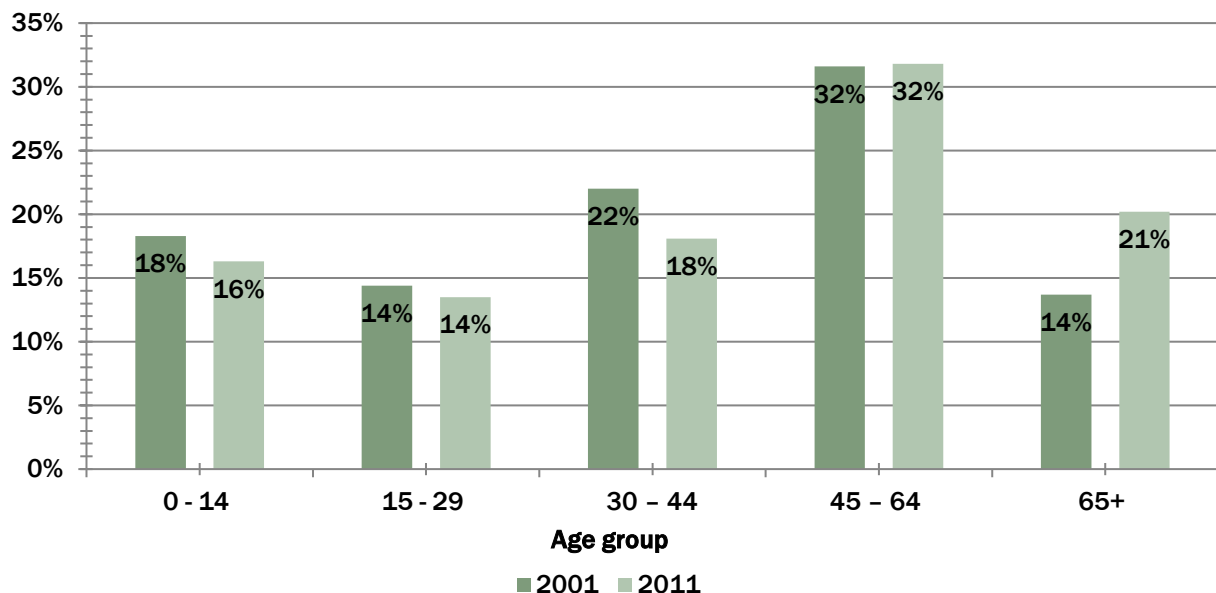
⁹ *Housing Needs Survey 2014.*

¹⁰ See Nottinghamshire County Council’s Regulation 14 consultation response for more details.

4 Sturton Ward today: challenges and opportunities

- 4.1 In August 2018, there were c.1,012 dwellings in Sturton Ward.¹¹
- 4.2 Between 2001 and 2011, the population of Sturton Ward increased by 5% to 2,280. This increase was similar to the District average but by 2011, in the Plan area, 21% of residents were aged over 65 compared to 17% of residents in Bassetlaw as a whole. Figure 1 shows the percentage change in population growth across all age groups in the Plan area. The increase in people over the age of 65, with a corresponding fall in all age groups under 45, has significant short-term planning implications.
- 4.3 That said, AECOM's Housing Needs Assessment (HNA) looks at population projections up to 2035 and notes that, in fact, the over 75s are expected to make up less of the local population by 2035 (13% in the Plan area compared to 15% in Bassetlaw as a whole).

Figure 1: Population change in Sturton Ward



- 4.4 Sturton Ward's housing stock stands in contrast to that of the wider District with a far higher proportion of detached dwellings than elsewhere in Bassetlaw (62% compared with 34%) and a notable absence of terraced houses and flats.¹² North Leverton with Hablesthorpe has a lower proportion of detached homes than the other parishes and, along with Sturton Le Steeple, has a very low proportion of flats.
- 4.5 In the 2014 Housing Needs Survey, 61% of respondents who expected to move in the future said that they expected to downsize to a smaller property. Only 16% of respondents said that they would require a larger home. 34% of households in Sturton Ward occupy dwellings with four or more bedrooms, compared with 21% of households in Bassetlaw as a whole. Sturton Ward's proportion of one-bedroomed dwellings is less than half that observed at District level.

¹¹ Based on data from BDC for the Draft Local Plan. Supported by electoral roll data for housing numbers in Fenton and Littleborough.

¹² Census 2011.

- 4.6 For the SWNPR, AECOM was commissioned to undertake a Housing Needs Assessment (HNA). The HNA notes that the supply of new dwellings in Sturton Ward between 2001 and 2011 was dominated by larger houses, with the overall number of smaller dwellings in decline – probably as a result of extensions. This trend has continued since 2011 with further analysis considered in Section 14 of this document.

Why does this matter?

- 4.7 Evidence has shown¹³ that a community thrives when it is made up of people from a mixture of ages and income levels. For example, young people keep the schools and shops going; young families provide children for the schools; working age people usually have more money to spend at the local pub or in the shops; and working age people may work within the community providing local services. In terms of social cohesion, communities need a range of people doing different jobs so that, from within the community, there are people employed in a range of services and industries.
- 4.8 The existing housing mix in Sturton Ward is not conducive to changing the current short-term trend towards an older population, nor will it fully meet the needs of this ageing population.

Supporting local businesses

- 4.9 Sturton Ward is a rural environment. Farming has historically provided the economic cornerstone of the area although in the last 50 years, the largest employers have been Rampton Hospital and the power stations. The EDF-owned power station at West Burton employs c.300 people plus over 175 contract partners. However, the closure of Cottam reflects the uncertainty over West Burton Power Station's future as a big local employer.
- 4.10 In addition to large employers, there are over 80 small- and medium-sized enterprises situated in the Ward. In 2011, 13.3% of the Ward's residents were self-employed compared to a District average of 8.3%. This is likely to have increased significantly. A study by the Office of National Statistics in 2018 compared the number of people working from home between 2008 and 2018. Nationally, there was an increase of 47% – a trend that will likely be reinforced by the COVID-19 pandemic.¹⁴
- 4.11 Compared to the District average, more local people in Sturton Ward are skilled trades people, professionals and people in senior positions in their jobs. 30% of local people have degrees compared to a District average of 20% and, as previously stated, 13% of people are self-employed compared to 8% across the whole of Bassetlaw. This Neighbourhood Plan proposes policies that foster this entrepreneurial spirit.

¹³ Joseph Rowntree Foundation, *Creating and Sustaining Mixed Income Communities*.

¹⁴ See

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/adhocs/009913homeworkersbyukregion2008comparedto2018>.

5 Community vision

- 5.1 The Neighbourhood Plan consultations in 2015-16 demonstrated that residents strongly support village life and are keen for it to be enhanced in every way. In particular, they want to see:
- a) suitable housing to meet the needs of all local people;
 - b) residential care for the elderly and infirm;
 - c) investment in infrastructure, especially drainage and roads, to support new development;
 - d) vibrant local businesses which can support long-term local employment; and
 - e) the maintenance and enhancement of the environment and landscape.
- 5.2 Based on these priorities, a community vision was prepared and shared with the community as part of the Regulation 14 consultation which took place in the summer of 2020. This vision was supported by 97% of consultation participants.

Vision

The villages and hamlets that comprise Sturton Ward will develop in a manner that protects the highly-valued rural character of the area, yet ensures that they remain vibrant and attractive places to live and work, sustained by a range of local services.

6 Community objectives

- 6.1 The objectives below reflect the aspirations of the residents of Sturton Ward and were drafted following significant consultation. They were supported by 87% of respondents in the Regulation 14 consultation of 2020.

Community objectives

Objective 1: to ensure that future housing growth meets the needs of the local community, especially those requiring starter homes and elderly residents who would prefer to downsize to smaller homes.

Objective 2: to promote the economic vitality of the Ward by ensuring that:

- a) working from home is encouraged where practicable;
- b) future development ensures that good broadband and 5G connectivity is possible;
- c) existing businesses are given more flexibility to expand; and
- d) new small businesses are encouraged to relocate into the Ward.

Objective 3: to protect and enhance the best of Sturton Ward's environmental assets to:

- a) promote biodiversity;
- b) enable people to access the countryside for leisure and recreation;
- c) retain the rural, open character of the Plan area; and
- d) retain the visual connections with the countryside from within the settlements.

Objective 4: to ensure that all new development does not detract from the setting of the settlements or adversely affect the landscape character of open countryside.

Objective 5: to ensure that all new development relates positively in form and function, in particular with respect to materials, style and connections where it will adjoin the existing settlement.

Objective 6: to protect and enhance our community assets such as pubs, village halls, shops, schools and churches.

Objective 7: to promote the tourism potential of the Plan area.

Objective 8: to reduce the carbon footprint of the Ward in ways which are sympathetic to the local environment.

7 Neighbourhood Plan policies

Engaging with the community: a key principle

- 7.1 This Plan Review reflects the community's desire to have greater involvement and influence over development proposals that come forward between 2020 and 2037.
- 7.2 The National Planning Policy Framework (NPPF) clearly recognises the importance of early discussion between applicants and the local community. Paragraph 128 of the NPPF states: *"Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot"*.
- 7.3 Encouraging dialogue and consultation between developers and Parish Councils at an early stage in the planning process will be of benefit to applicants so issues can be discussed and resolved at an early stage in the planning process. The key principle set out below is a voluntary process that was supported by 96% of Regulation 14 consultation respondents and is intended to encourage applicants who are submitting plans for new-builds or replacement buildings to talk to the relevant Parish Council *prior to* a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval from Bassetlaw District Council.
- 7.4 Householder development (i.e. a domestic extension) would be excluded from this approach as it is unlikely to significantly impact on the character of the Plan area.

Key principle: pre-application community engagement

1. Applicants submitting proposals for development excluding householder development are encouraged to actively engage with the relevant Parish Council and the local community as part of the design process at the pre-application stage.

2. Applicants are encouraged to provide a short document with the planning application to explain:

- a) how the developer has consulted with the community; and
- b) how issues of concern raised by local people and the Parish Council have been addressed; and
- c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Sturton Ward Design Guide (2020), BDC's Landscape Character Assessment and the Conservation Area character appraisal or equivalent); and
- d) (where the proposals are for housing development), how this meets local housing need.

8 Sustainable development principles

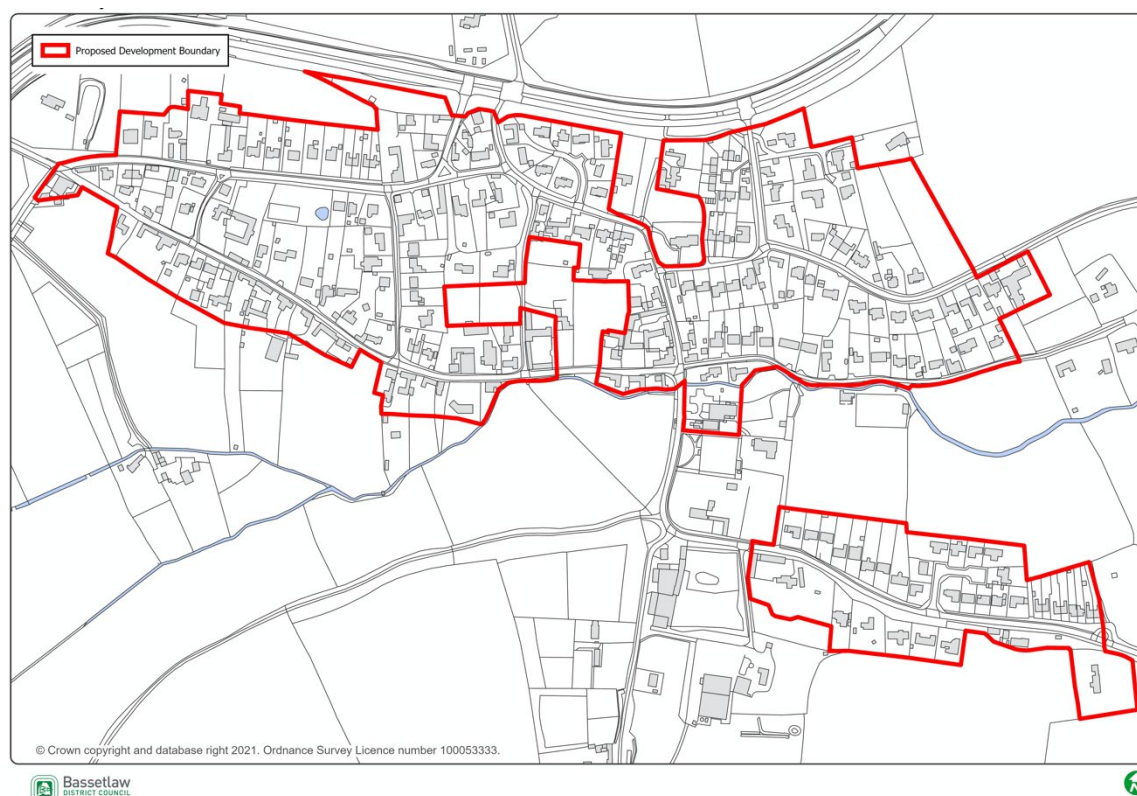
Justification

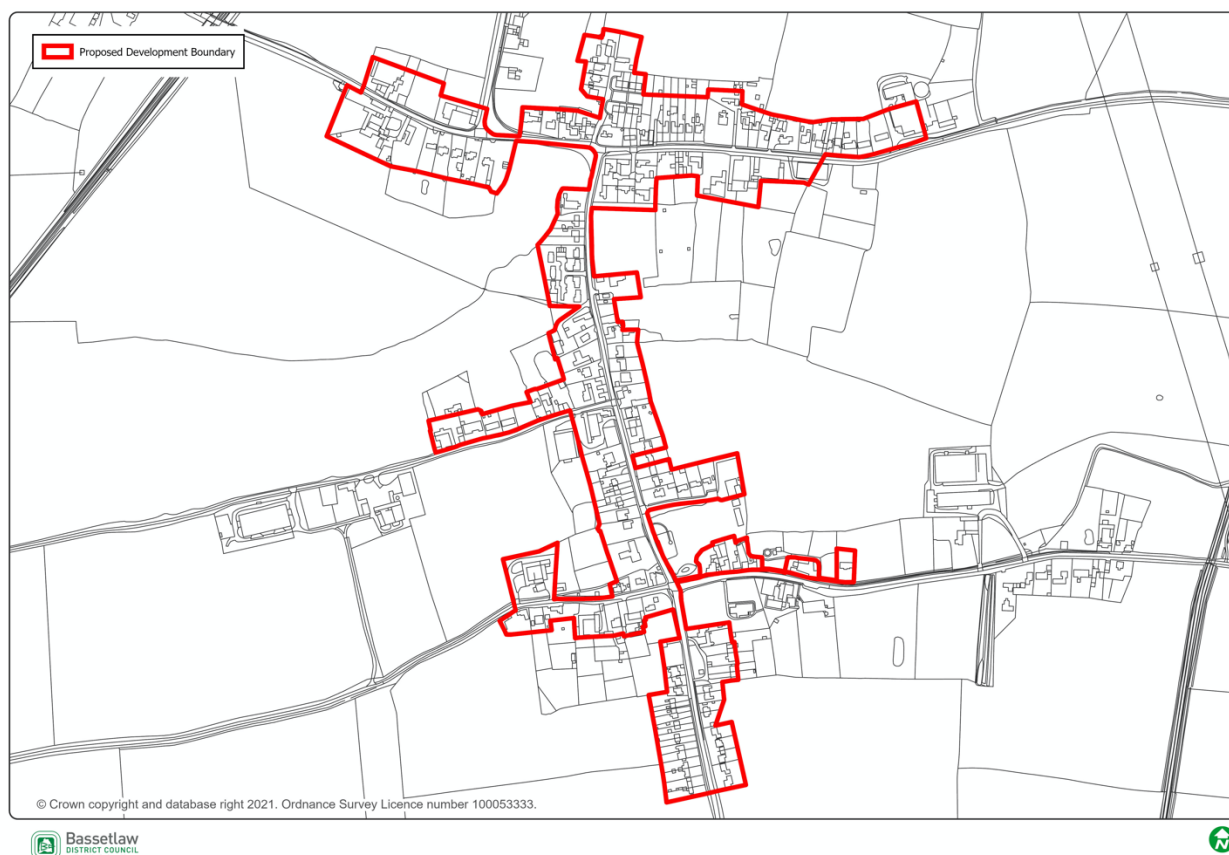
- 8.1 Over the Plan period, Bassetlaw District Council (BDC) is required to allocate land for housing and employment growth. In Bassetlaw's Core Strategy, Policy CS1 categorises the three main villages in the Plan area as *"rural service centres"* which are defined as offering *"a range of services and facilities ...and access to public transport that makes them suitable locations for limited rural growth"*.
- 8.2 BDC's Draft Local Plan from November 2020 identifies North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe as small rural settlements and Policy ST2 defines a growth rate of 5% for each of them. The quantum is set out in Table 1a above.
- 8.3 The SWNPR allocates sites to marginally exceed the 5% housing growth requirement for North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe. Two of the three villages have already exceeded this growth requirement (see Table 1b above). The SWNPR proposes new development boundaries which includes the 6 new site allocations and extant planning permissions. The revised boundaries will help to protect areas of valued landscape and open countryside across the Ward.
- 8.4 Any additional development in Sturton Ward should be concentrated within the development boundaries of the three main settlements.¹⁵ The following criteria have been used by the Steering Group, in collaboration with BDC, to define the extent of the villages' development boundaries:
- a) where relevant, understanding existing commitments by virtue of extant planning permissions for residential development, where permission is considered sustainable development in accordance with this Neighbourhood Plan; and
 - b) the presence of pre-defined physical features such as walls, fences, hedgerows, roads and streams; and
 - c) open areas including informal recreation spaces which contribute to the character or setting of settlements are excluded, either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from BDC's Landscape Character Assessment; and
 - e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2037, to meet the Housing Requirement Figure in accordance with national policy; and
 - f) a consideration of the findings of Bassetlaw's Rural Settlement Study (2018); and
 - g) analysis of the Sturton Ward Design Code (2020); and
 - h) the Housing Requirement in the Draft Local Plan November 2020
- 8.5 The options that the Steering Group considered and the reasons that they were either progressed or dismissed are set out below.

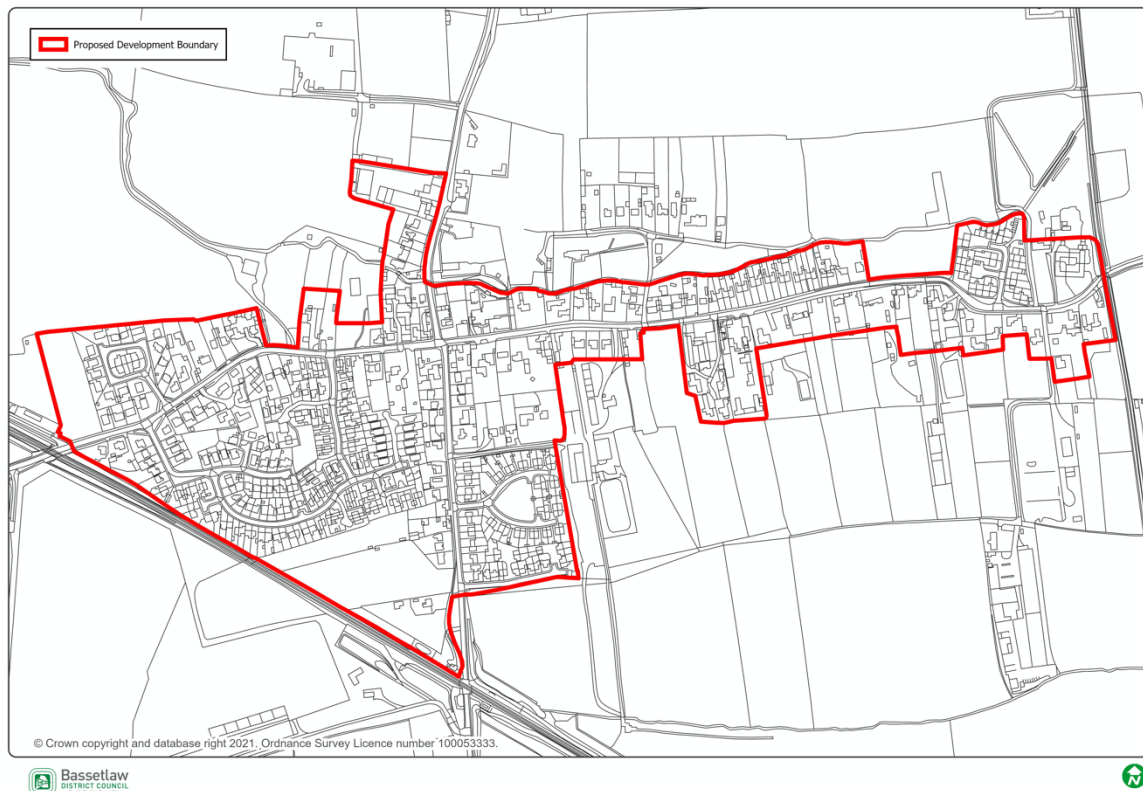
¹⁵ The suitability of development locations in Bole parish will be assessed in accordance with the SWNPR's infill policy and BDC's general planning policies.

Table 3: Development boundary assessment

Option 1	Reasoned assessment
Tightly-constrained development boundaries	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions
Option 2	Reasoned assessment
No boundaries	This does not provide a clear Ward-level policy framework and could endanger important significant views. This would be contrary to consultation and evidence of the need for more detailed policy guidance about where future development should be located
Option 3	Reasoned assessment
Settlement development boundaries that allow for modest growth in parts of the Ward that have the least landscape sensitivity	This allows for incremental, sustainable growth in the Ward on allocated sites, reflecting community consultation. This will enable the community to influence where future growth takes place and is, therefore, the preferred approach

Map 2a: Development boundary of North and South Wheatley

Map 2b: Development boundary of Sturton Le Steeple

Map 2c: Development boundary of North Leverton with Habbleshthorpe

Infill

- 8.6 It is possible that, over the Plan period, sites within the development boundaries will come forward for development which are not allocated sites. The cumulative effect of these developments could inadvertently change the character of the Ward if this isn't carefully managed. Not all gaps will be appropriate for infilling.
- 8.7 For example, early on during the review of the Neighbourhood Plan, the community recognised that the protection of "significant green gaps" was a key issue. These have been highlighted on Maps 6a, 6b and 6c. A key part of the character of the villages in Sturton Ward is attractive open spaces and other notable breaks between buildings which exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character of the Ward.
- 8.8 The Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built-up frontage by filling a small gap. The second criterion of the first part of Policy 1 comments about the need for infill development to be of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020). In most cases infill sites will be capable of accommodating one or two dwellings'
- 8.9 The SWNPR takes a positive approach to sustainable development where it ensures that the Ward remains an attractive and vibrant place to live and work. When commenting on development proposals, the Parish Councils will seek to take a positive approach that reflects a presumption in favour of sustainable development and will work proactively with applicants to find joint solutions.

- 8.10 In addition to setting out an overarching set of development principles, Policy 1 overleaf identifies a series of criteria against which individual applications will be assessed. Key elements include the protection of residential amenities and the safeguarding of historic and natural assets.
- 8.11 Note that Bole, as the smallest recognised village in the Ward with only 61 dwellings¹⁶, has no housing requirement in the Draft Local Plan of November 2020. No sites have, therefore, been allocated within this Plan but the settlement will still be subject to the policies contained within this SWNPR.

Policy 1: Sustainable development, infill and the development boundary

1. Development proposals that are within the development boundaries defined on Maps 2a, 2b and 2c will be supported where they can demonstrate that they satisfy the principles of sustainable development by:

- a) meeting development needs as defined in District and Neighbourhood Plan policies; and
- b) being of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020); and
- c) safeguarding the integrity, function and character of the significant green gaps (identified on Maps 6a, 6b and 6c), local nature reserves or any other area designated for its nature conservation or priority habitat (identified on Map 7); and
- d) incorporating into the scheme any natural or built features on the site which have heritage or conservation value, wherever possible; and
- e) promoting walking, cycling and the use of public transport; and
- f) including sustainable drainage systems (SuDS) that improve biodiversity, as well as mitigating surface water flood risk where outfall is a key design consideration in accordance with the drainage hierarchy (Planning Practice Guidance, paragraph 80).¹⁷

2. Development proposals outside the defined development boundaries will be carefully controlled in accordance with national and local planning policies.

¹⁶ Based on figures in BDC's Draft Local Plan at August 2018 (policy ST2).

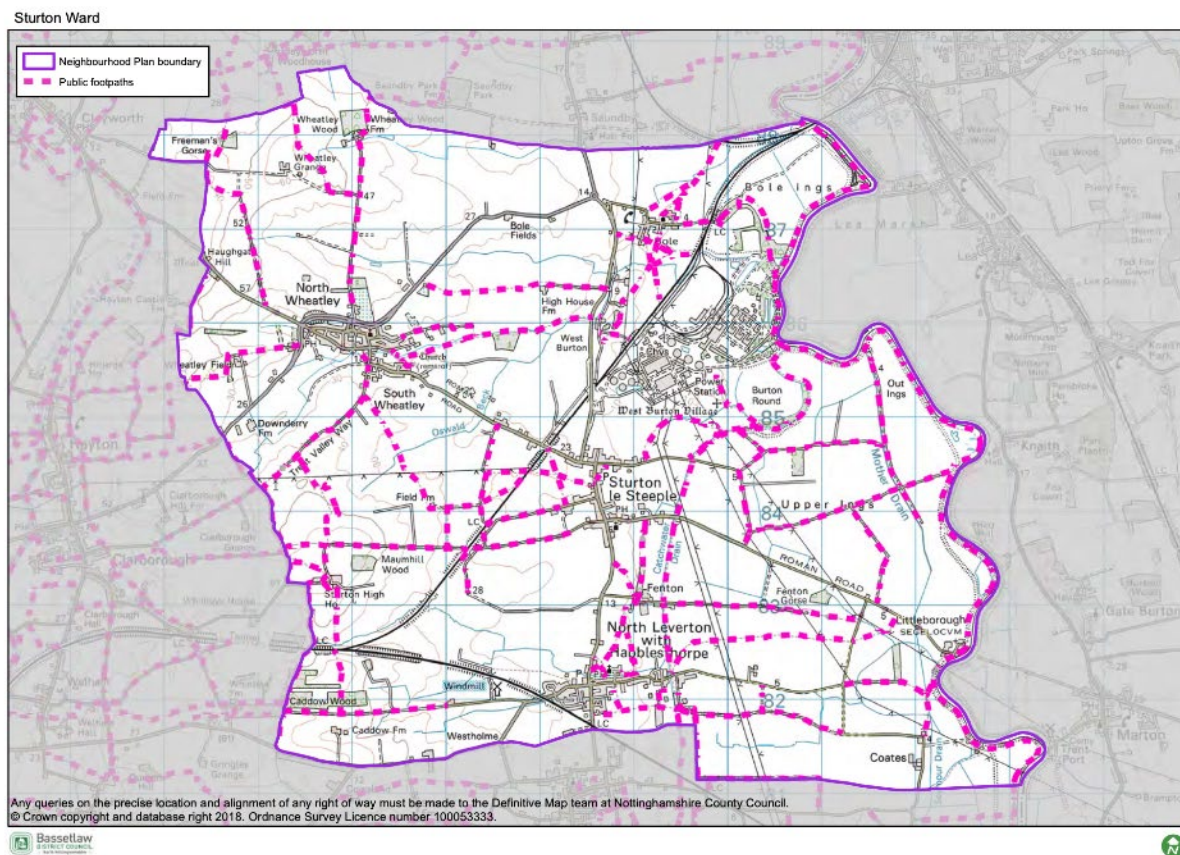
¹⁷ In Severn Trent Water's Regulation 14 consultation response, they sought to emphasise the importance of drainage hierarchy (Planning Practice Guidance, paragraph 80) and highlight the need to discharge surface water to the natural watercourse system instead of sewers.

9 Protecting the environment

Protecting landscape character

- 9.1 Results from the Residents' Survey of 2013 showed that residents highly value the rural nature of Sturton Ward and there is very strong support for maintaining its character. Many respondents stated that their decision to move to the area was influenced by the rural nature of the environment. Both new and long-term residents referred to open spaces, footpaths, bridleways, playing fields, wildlife and pleasant landscape character as assets that they would like to preserve.
- 9.2 Map 3 shows the network of public rights of way that cross Sturton Ward.

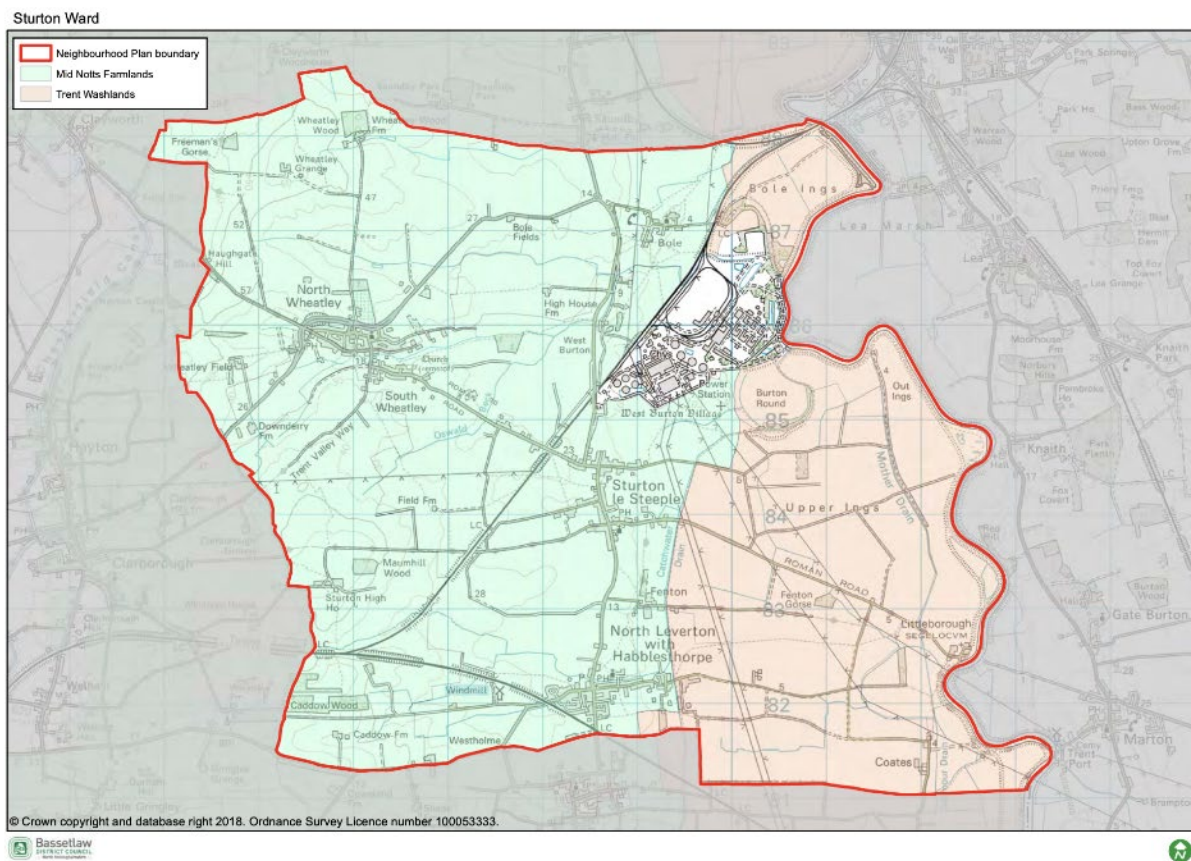
Map 3: Public rights of way in Sturton Ward



- 9.3 93% of respondents to the 2013 survey said that it was important for future development to be in-keeping with the existing character of the landscape. The Sturton Ward Design Guide (2020) provides detailed analysis of the Ward's landscape character. In addition, the Steering Group has consulted further with the community on key views and significant green gaps. This process has helped to identify the landscape areas which are most sensitive to change and forms the basis of the criteria for Policy 2.
- 9.4 Map 4 overleaf shows the landscape character areas in Sturton Ward. The western two-thirds of the Ward (and most of the settlements) are within the Mid Nottinghamshire Farmlands character area (policy zone 05). The landscape analysis says that the landscape conditions are good and "Although the landform is relatively flat it is considered dominant and affords high visibility across the Policy Zone in general. A moderate sense of place combined with high visibility results in high landscape sensitivity overall". The policy action is to conserve this landscape.

- 9.5 To the east, the Plan area is in the Trent Washlands (policy zone 23). This is defined as “being completely flat... the views to the north and south are long distances. Views to the east are more constrained by distant elevated ridgelines and vegetation”. The dominance of the power stations and power lines in PZ23 means the landscape sensitivity is moderate. The policy action is to conserve and reinforce.
- 9.6 Proposals on the allocated sites and any infill sites will need to demonstrate that they have taken into account the landscape character of the Plan area. In accordance with NPPF paragraph 130, “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area”.
- 9.7 None of the site allocations proposed are on areas that have formal designations such as Local Wildlife Site or Sites of Special Scientific Interest.

Map 4: Landscape character areas in Sturton Ward



Green spaces, public realm and streetscape

North and South Wheatley

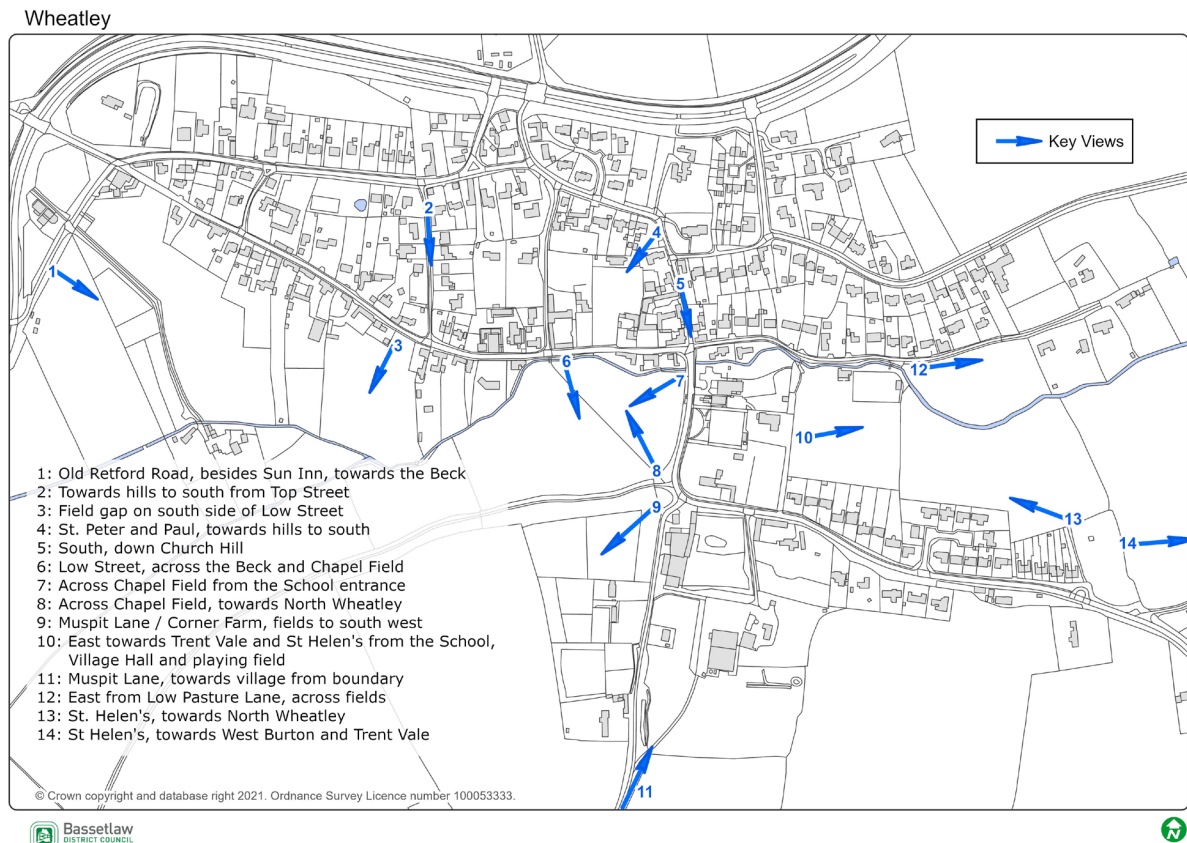
- 9.8 The majority of public green space in North and South Wheatley occupies the valley-floor floodplain of Wheatley Beck (“the Beck”) which runs through the centre of the villages. It hosts a range of well-equipped formal facilities centred around the Recreation Ground including a cricket pitch; tennis courts and a clubhouse within Wheatley Tennis Club; play and outdoor gym equipment; and a bowling green next to the school. A semi-circle of formal greenspace – with mown grass, raised planters, seating and a wooden shelter – provides a focal point on Sturton Road. Public footpaths cross the valley, providing access to the facilities and offering easily-accessible rural views. The Beck itself provides visual interest including a distinctive cobbled floor – formerly a sheep dip – which is visible from Low Pasture Lane.
- 9.9 North Wheatley is notable for the level of tree cover within private gardens which partly relates to the existence of former agricultural plots and smallholdings as well as historic orchards. In combination with garden planting, these trees provide a pleasing, balanced composition with the scattered brick houses often softening the visual influence of more modern properties. The presence of trees is accentuated by the sloping ground which rises to the mature specimens around the church of St. Peter and St. Paul and Fountain Lodge.
- 9.10 On the edge of South Wheatley, the well-maintained, recently-renovated churchyard around the ruined Church of St. Helen allows views across the surrounding countryside framed by mature trees.

Key views

- 9.11 The open corridor of the valley and rising slopes provide opportunities for attractive and changing views, to and from the brick-and-pantiled village and the surrounding rural landscape. These contrast with the more intimate, smaller-scale qualities derived from the interaction of the streetscapes, buildings and trees within the village itself. The Village Design Statement highlights some of these views including those across the valley from Muspit Lane (key view 9 on Map 5a) and from the two churches (key views 4, 13 and 14); and those across the fields and the Beck from near Corner Farm (key view 8) and Low Street (key view 3).
- 9.12 The combination of topography, built form and vegetation means that the longer-distance views of the countryside are mainly glimpsed through gaps from the elevated Top Street and Middlefield Road in North Wheatley (e.g. key view 2). Views to the north are largely screened, ensuring that the bypass has limited visual influence on the settlement.
- 9.13 Medium-range views are available along the Beck where the presence of actively-farmed local fields provides a rural foreground to North Wheatley, particularly across Chapel Field (key views 6, 7 and 8). The open, rural views from Low Street between the Methodist Chapel and Longhythe contrast with the relatively confined streetscape along this route.
- 9.14 Some of the most expansive views are from the ruined Church of St. Helen in South Wheatley. There are key views back towards the tower of St. Peter and St. Paul (key view 13). To the east, mature trees frame views across the Trent Vale including views of West Burton Power Station (key view 14). The influence of the power stations and pylons is generally limited within the village, other than along the eastern edge and around the Recreation Ground (key view 10), particularly when vegetation is in leaf.

- 9.15 The key views are shown on Map 5a. Development should not have a significantly adverse impact on these views. Ensuring that the size, scale, use of materials and on-site landscaping are complementary should mean that any future developments nestle within the settlement. They should not be unduly prominent.

Map 5a: Key views in North and South Wheatley

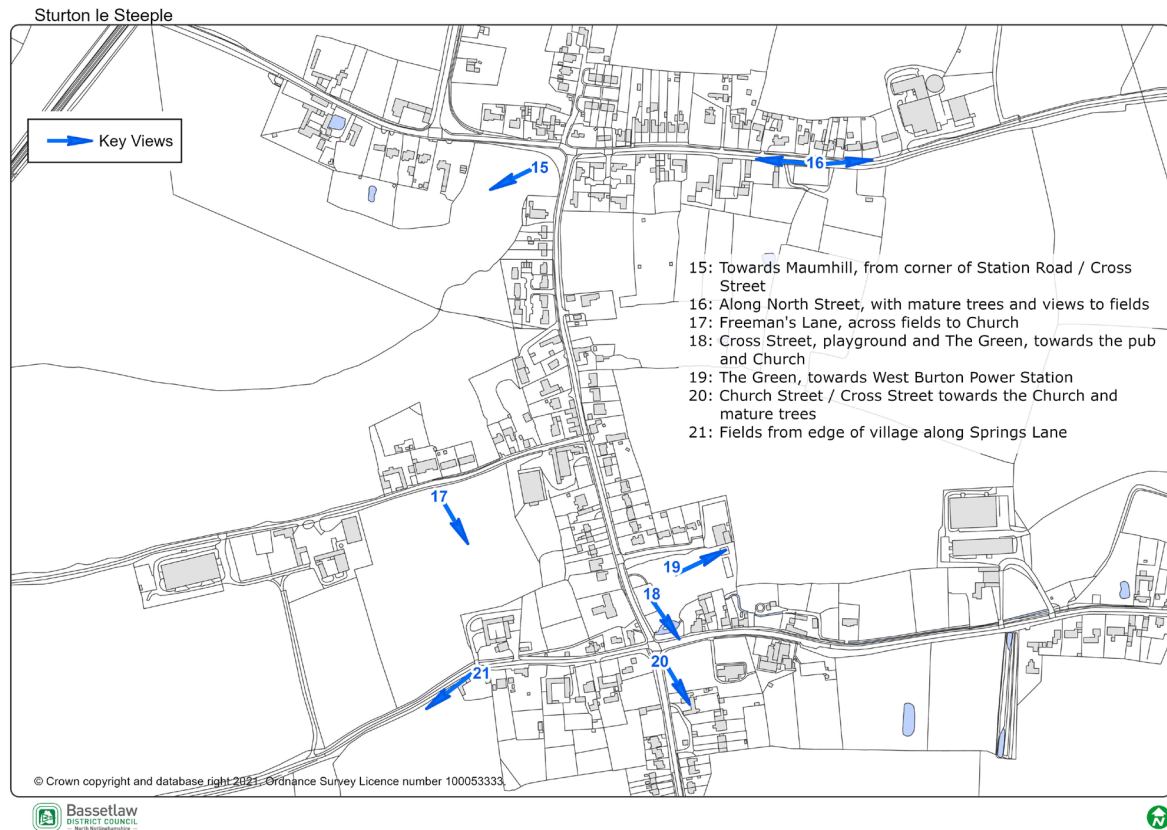


Sturton Le Steeple

- 9.16 The key public space and the central focus of Sturton Le Steeple is the expansive ‘village green’, an area of mainly sloping mown grass on the corner of Cross Street and Church Street. It incorporates play equipment and a sports field with goal posts to the east. A stream with a pond runs along the southern boundary, opposite seating and tables adjacent to The Reindeer pub. It is a popular space, overlooked on most sides and with good views of the Church of St. Peter and St. Paul, although the green itself is not a historic feature having been largely constructed on the site of old farm buildings. As such, parts of it have a slightly functional quality with open views towards West Burton Power Station to the north.
- 9.17 The Church of St. Peter and St. Paul is set in a green space of a similar size but very contrasting character, dominated by a large number of mature trees. The churchyard extends behind Sturton Le Steeple Church of England Primary School.
- 9.18 Elsewhere, public green space is limited to sections of mown grass verge, the most notable of which is on the corner of Station Road and Cross Street at the north end of the village. However, these verges soften the streetscape, particularly where complemented by hedges, some of which are relics of former field boundaries.
- 9.19 Mature trees are prominent in three main areas: the aforementioned churchyard which extends along Cross Street to form a ‘threshold’ close to the village green; around Croft House on North Street; and an outlier cluster near Manor Farm. The trees provide a sense of enclosure and time-depth at these locations. Elsewhere, trees are more scattered and tend to be located along rear garden boundaries. This provides some screening from properties but can accentuate the open character of Cross Street, allowing views of the countryside and the nearby cooling towers.

Key views

- 9.20 The distinctive tower of the Church of St. Peter and St. Paul, with its twelve steeples, is the primary landmark within the village (key views 18 and 20 on Map 5b). It is dominant in views from the central village green and when travelling south along Cross Street. The tower is a key landmark within the open countryside, providing a counterbalance to the power stations.
- 9.21 The open playing field also allows views to the northeast where the cooling towers of West Burton Power Station are visible (key view 19).
- 9.22 Elsewhere within the village, views are generally restricted to along the length of Cross Street, although there are some open views into farmland in both directions along North Street (key view 16). Rear garden vegetation tends to limit views elsewhere, meaning that the most open views are experienced either when leaving the village (e.g. key view 15) or travelling along linear road developments towards historic farm buildings (e.g. key view 17 on Freemans Lane and key view 21 on Springs Lane). These views of open, working fields add to the rural character of the settlement.
- 9.23 The key views are shown on Map 5b. Development should not have a significantly adverse impact on these views. Ensuring that the size, scale, use of materials and on-site landscaping are complementary should mean that any future developments nestle within the settlement. They should not be unduly prominent.

Map 5b: Key views in Sturton Le Steeple

North Leverton with Habbleshthorpe

- 9.24 The key public open space in North Leverton with Habbleshthorpe is Blacksmith's Playing Field which lies to the west of the crossroads, on the north side of Main Street. It comprises a flat, open grassed area with a range of play equipment, outdoor gym equipment, a shelter and a multi-use games area. To the north-east corner is an area with raised timber beds and ornamental planting, and mature trees line boundaries to the north and west of the site.
- 9.25 A semi-circular area of mown grass and trees provides a focal point for the Hawthorne Close/Bramble Close development in the south of the village, overlooked by houses that provide informal surveillance. Two smaller "leftover" areas of mown grass are located off Ashworth Crescent and Southfields Rise, bounded mainly by garden boundary fences and hedges.
- 9.26 Mature trees and areas of mown grass provide an attractive setting to the Grade I listed Church of St. Martin, through which a path provides pedestrian access between Main Street and Fingle Street. Prominent trees also form a valuable green corridor along "the beck", providing a backdrop to properties along the northern side of Main Street and limiting views towards West Burton Power Station when in leaf. Elsewhere, large trees are generally concentrated to the rear of older properties in the village, particularly those along Main Street including former farms, as well as along the railway line.
- 9.27 A small tributary runs parallel to Main Street in the western part of the village, offering visual interest and a narrow but valuable semi-public green corridor between the footway and private gardens. Mown grass provides a similarly narrow buffer in the eastern part of the village along Main Street, contrasting with the juxtaposition of gable ends and walls that abut the footway immediately west of the crossroads.
- 9.28 A final notable green space, just outside the village to the north of the Catchwater Drain, is the ruins of the Church and churchyard of St. Peter which was built around c.1300. The building was a similar size to the Church of St. Nicholas in Littleborough but, by 1743, was in ruins. There are still some remnants of the Church that remain today but the area is overgrown and difficult to access.

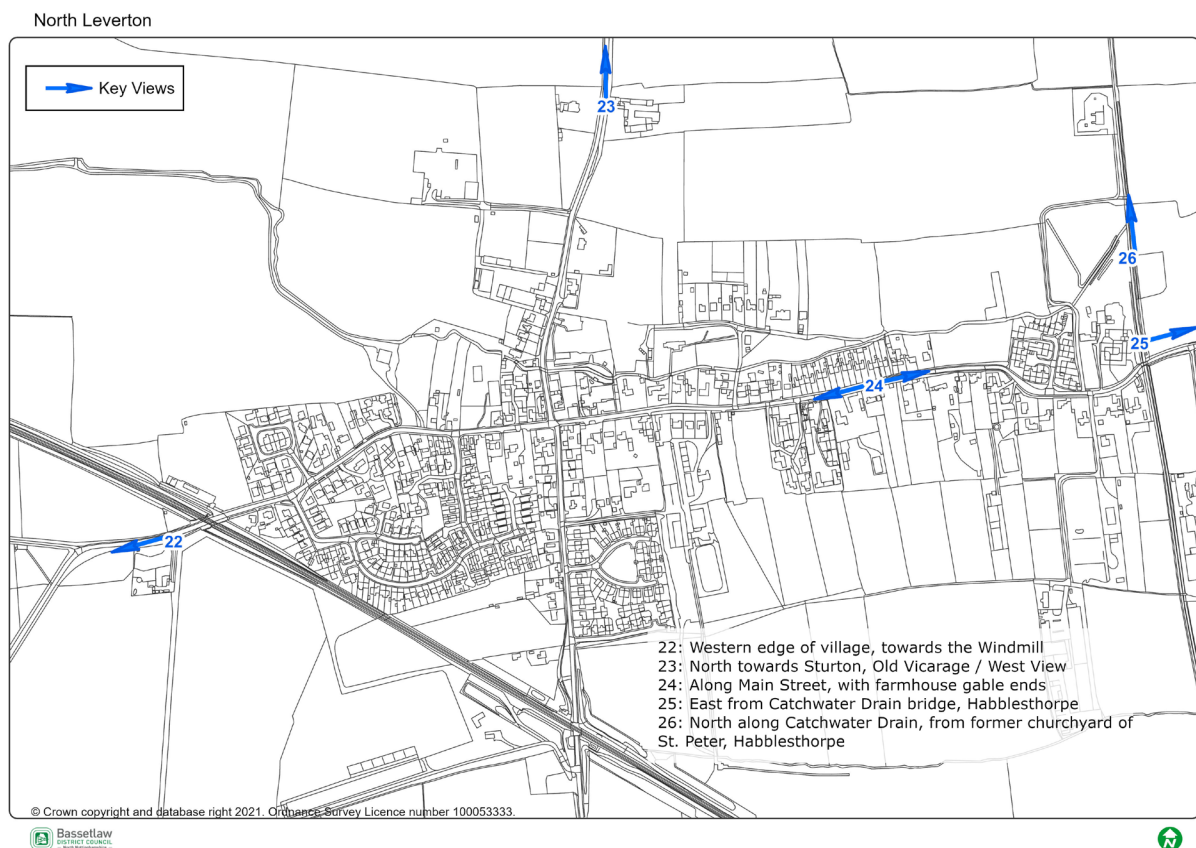
Key views

- 9.29 A combination of low-lying topography and mature vegetation – particularly along the beck and the raised railway line – tends to limit views from within the village into the surrounding countryside. Where these are available, they are generally restricted to glimpses through undeveloped plots or between buildings. It is this screening that also limits views of the power stations and their associated transmission lines, meaning that these features have limited visual impact from inside the village boundary.
- 9.30 The most open views are available at the northern and eastern entrances to the village, adjacent to The Old Vicarage/West View (key view 23 on Map 5c) and at the bridge over the Catchwater Drain (key views 25 and 26) respectively. Here, expansive panoramas across the Trent Vale – including Cottam and West Burton Power Stations – contrast with the more enclosed nature of the village.
- 9.31 Views of value within the village are generally short-range, comprising glimpses of the Church of St. Martin set within mature trees; the frontages of older, historic properties in well-tended gardens; the tree-lined beck; and the distinctive, sometimes imposing brick gable ends with the former rising

above the footways and verges (key view 24). The Royal Oak pub and the distinctive buildings associated with Corner House Farm are landmark features at the central crossroads.

- 9.32 Away from the village, the setting of North Leverton Windmill provides opportunities for long-distance, panoramic views across the Trent Vale towards Retford in the west (key view 22) and the Lincolnshire Edge in the east.
- 9.33 The key views are shown on Map 5c. The identified views are those included in the Design Guide. Development should not have a significantly adverse impact on these views. Ensuring that the size, scale, use of materials and on-site landscaping are complementary should mean that any future developments nestle within the settlement. They should not be unduly prominent.

Map 5c: Key views of North Leverton with Hablesthorpe



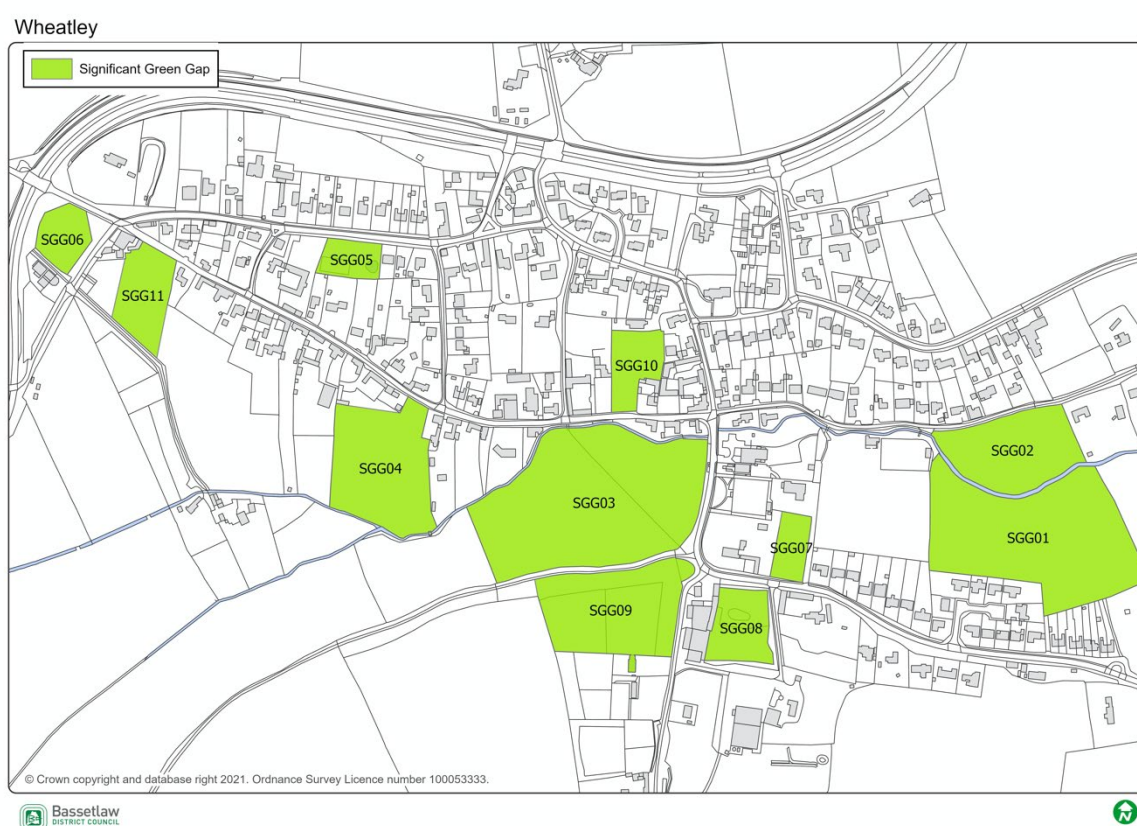
Significant green gaps

- 9.34 The significant green gaps identified in Maps 6a, 6b and 6c are valued landscape features. They provide a sense of openness to – and connection with – the wider landscape. This is a common characteristic of the three main settlements in Sturton Ward and contributes to their rural character. The significant green gaps were identified by the SWPG as part of the review of the Neighbourhood Plan. The criteria for identifying the SGGs is set out in Appendix A.

North and South Wheatley

- 9.35 In North and South Wheatley, some of the identified significant green gaps are within a Conservation Area (see Map 11 for the boundary of the associated Conservation Area). All the significant green gaps are reflected on Map 6a.

Map 6a: Significant green gaps in North and South Wheatley



- 9.36 The western-most significant green gap in North Wheatley is found to the west of The Sun Inn pub and to the east of the bypass (SGG06 on Map 6a). This open space is surrounded by mature vegetation and provides a welcoming entrance to the village, reinforcing its rural character. The space has traditionally been used as a play area for families and children using the pub. It is situated close to a second significant green gap south of Low Street (SGG11), between The Sun Inn and Conifers, which provides a welcome break to the streetscape when journeying in a north westerly direction towards the bypass.
- 9.37 A third significant green gap in North Wheatley is found to the south of Top Street and to the north of Low Street (SGG05). This privately-owned piece of land has historically been used for grazing and provides a semi-rural outlook for Top Street residents. It is similar in size to a fourth significant

green gap between Low Street and Middlefield Road (SGG10). This space is still used as an orchard and provides north-facing views from Low Street towards the Church of St. Peter and St. Paul.

- 9.38 There are three significant green gaps to the south of Low Street and to the west of Sturton Road (SGG03, SGG04 and SGG09). All three provide rural context for the villages of North and South Wheatley and are popular with ramblers. One of the green spaces – Chapel Field (SGG03) – contains a footpath which connects the two villages together, and both SGG03 and SGG04 form part of the floodplain for Wheatley Beck.
- 9.39 SGG07 and SGG08 are both part of Corner Farm and are enjoyed by the local community due to their close proximity to the village shop. SGG07 is a paddock containing a tennis court surrounded by mature vegetation. During the summer months, sheep can often be found grazing around the tennis court. SGG08 is another paddock which is used predominantly for equestrian and provides a view towards Sunny Mount to the south, one of the few remaining working farms in the village.
- 9.40 Finally, SGG01 and SGG02 are both part of the floodplain for Wheatley Beck and are enjoyed in equal measure by North Wheatley residents who look over this land from Top and Low Pasture Lanes to the north; and South Wheatley residents who look over this land from Sturton Road and The Meadows to the south. The land is frequently used for sheep farming and facilitates views towards West Burton Power Station to the east of the village.

Sturton Le Steeple

Map 6b: Significant green gaps in Sturton Le Steeple



- 9.41 The first of six significant green gaps in Sturton Le Steeple can be found in the north of the village, inside the bend that connects Station Road to Cross Street (SGG12 in Map 6b). This significant

green gap offers pleasant, far-reaching views in a south-westerly direction and helps to break the streetscape of Cross Street – which is home to a significant number of dwellings – with a pleasant rural view. It also accentuates the character of The Methodist Chapel (now inhabited) which sits adjacent to this gap.

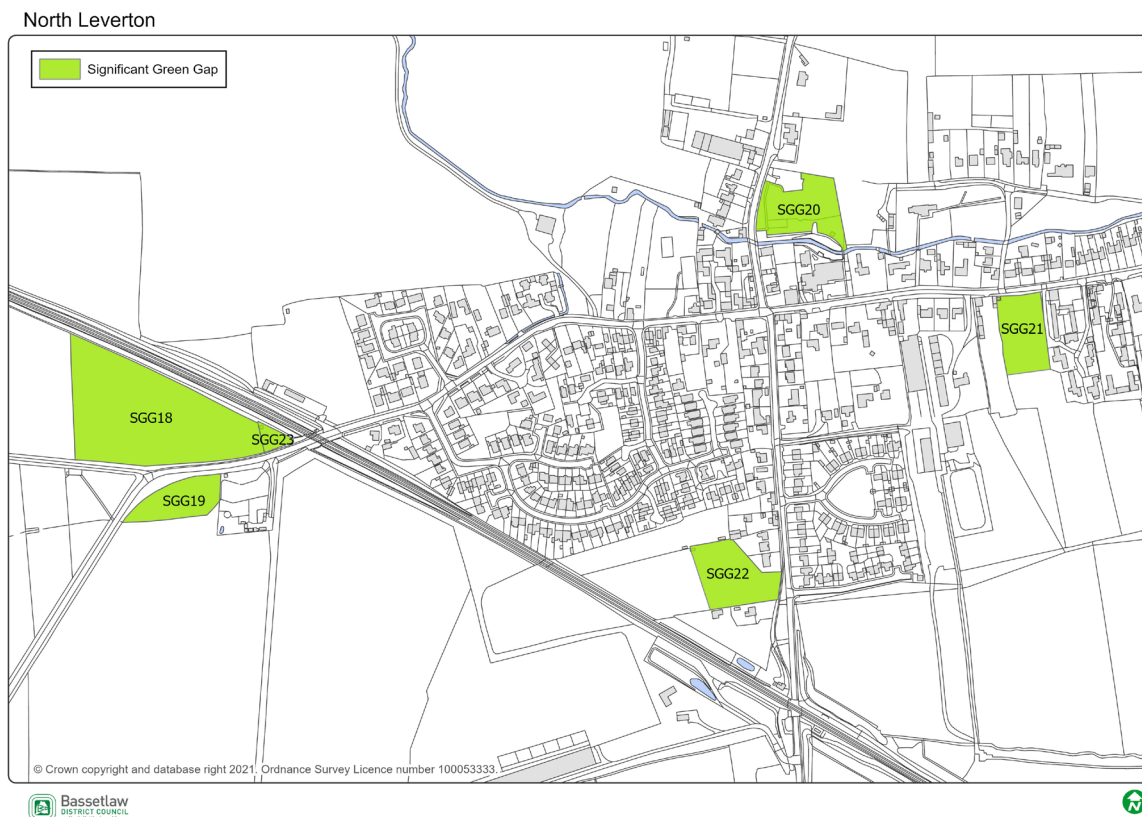
9.42 A second significant green gap (SGG13) lies to the south of Freemans Lane. A traditional but popular lane which is commonly used for dog-walking, Freemans Lane enjoys unhindered views to the south and this particular significant green gap facilitates views towards parallel properties on Springs Lane, helping to unify the northern and southern parts of the village which has developed in a linear manner over time.

9.43 There are three significant green gaps in the southern part of the village. First, to the south of Springs Lane, there is a significant green gap near Church Hill Farm (SGG16). This provides a welcome break in the streetscape of Cross Street as it morphs into Leverton Road. There are also two significant green gaps along Low Holland Lane: one to the north (SGG14) which creates a break between dwellings on Cross Street and Low Holland Lane itself; and one to the south (SGG15), adjacent to the primary school, which facilitates views back across the village in a southerly and south-westerly direction. Part of significant green gap SGG15 is also used by the primary school as an extended play area, as reflected in the photograph below:



Sections of Sturton Le Steeple primary school's play area on SGG15, to the east of the school

9.44 Finally, there is a sixth significant green gap to the north of the Telephone Exchange (SGG17). This site contains a public right of way and acts as a break in the streetscape to the east of Cross Street, adding value to the rural character of the settlement.

*North Leverton with Hablesthorpe***Map 6c: Significant green gaps in North Leverton with Hablesthorpe**

- 9.45 The main significant green gaps associated with North Leverton with Hablesthorpe are fields which bound the village to the north and west. These parcels of land have been meadow / pastureland for decades and continue to be farmed. Surrounding hedges and trees are ancient and wildlife is abundant, as is the flora which has established over the years.
- 9.46 SGG20 is the playing field of Leverton CofE Academy. It is an unusually large playing field which backs onto open fields and provides a pleasant open aspect to the east for dwellings on Sturton Road.
- 9.47 The significant green gaps to the west of the village (SGG18, SGG19 and SGG23) are slightly different in character. They mark the entry to the village from Retford and comprise small fields to the north and east of Mill Corner and Mill Lane. These meadow / pasture fields enable good views towards the Grade II listed “North Leverton Windmill” which lies just outside the village streetscape. Built in 1813, the windmill is still working and operational every weekend, attracting many visitors – especially on open days. The fields add to the rural setting of the Windmill and the village as a whole.
- 9.48 Finally, there are two significant green gaps which form notable gaps in the streetscape – SGG21 south of Main Street which facilitates far-reaching views towards agricultural land between North Leverton and South Leverton; and SGG22 which forms a significant green gap between two sizeable developments which already have planning permission to the west of Southgore Lane (BDC12 (19/00265/RES) and BDC13 (18/01007/RES)). Both these sites are critical to maintaining the balance between urban and rural landscapes in different parts of the village.

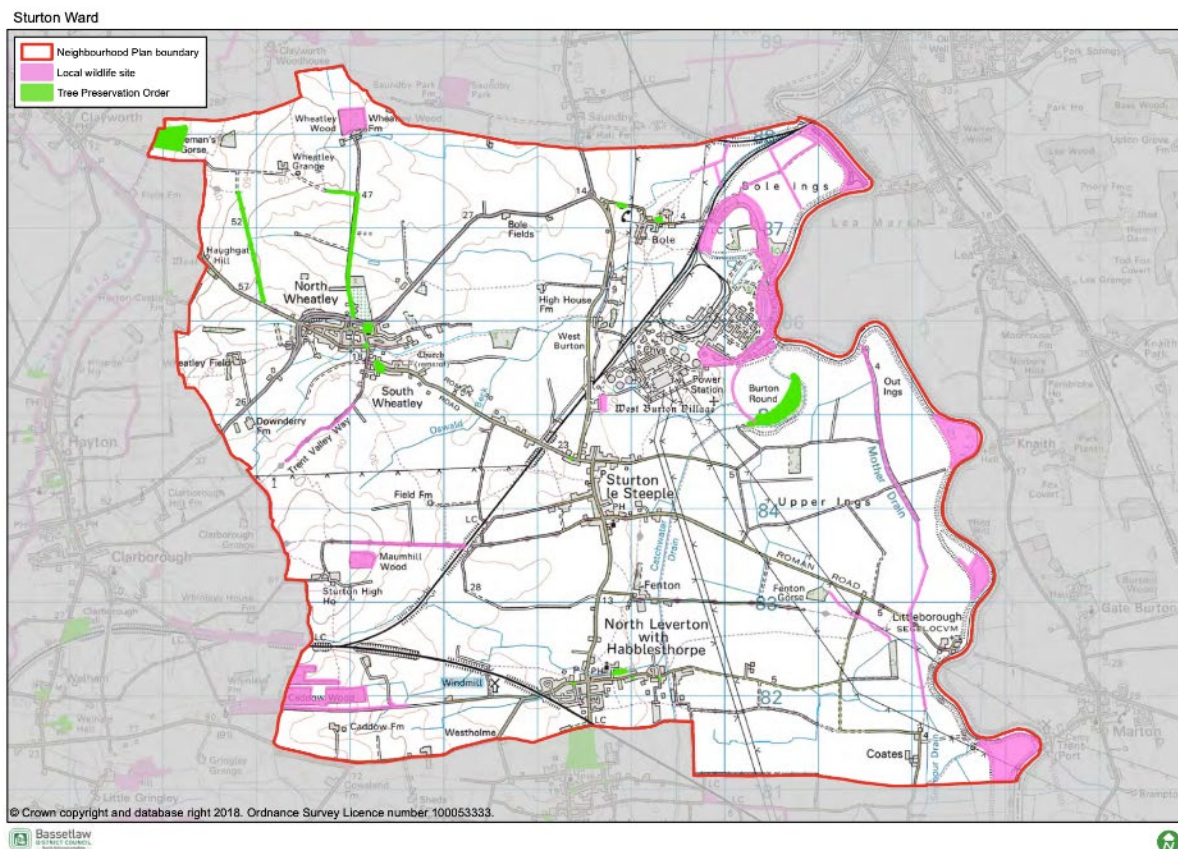
Policy 2a: Protecting the landscape character, significant green gaps and key views

1. As appropriate to their scale, nature and location, development proposals should protect the positive attributes of the open countryside and landscape character as identified within the Bassetlaw Landscape Character Assessment and the Sturton Ward Design Code 2020. Where appropriate, mitigation planting should include native species recommended for the Mid Nottinghamshire Farmlands or Trent Washlands character areas.
2. The Plan designates the parcels of land shown on Maps 6a, 6b and 6c as Significant Green Gaps. Development proposals should demonstrate how they would safeguard the positive contribution made by the affected Significant Green Gap to the landscape and character of the neighbourhood area, the role and character of a settlement affected and, where appropriate its relationship with settlements around the neighbourhood area. Development proposals which would have an unacceptable impact on the character of an identified Significant Green Gap will not be supported.
3. Development proposals should respect the views highlighted on Maps 5a, 5b and 5c by careful attention to their layout, massing and height. Development proposals which would have an unacceptable impact on the identified views will not be supported.
4. Development proposals (excluding householder development), should demonstrate they have regard to the guidance in the Sturton Ward Design Code (2020) and where practicable:
 - a) retain existing trees and hedges; and
 - b) use strong planting belts that run horizontal with the contours on sites close to the existing built form; and
 - c) maintain the natural flow of water through water courses and prevent surface water from being connected to the foul sewerage network.

Enhancing biodiversity

- 9.49 Bassetlaw's Green Infrastructure Study (2010) describes the assets in the Plan area, identifying components of the existing green infrastructure network for the District. Assets are divided into nodes (for discrete features (e.g. parks)) and corridors (for linear features (e.g. watercourses)). Nodes and corridors can be major or minor. Minor nodes and corridors *“represent features which have high potential to deliver great value through increases in their accessibility to all users, facilities provision or habitat value”*.
- 9.50 Wheatley Woods and Segelocum Roman Town (modern day Littleborough) are listed as minor nodes. The impact and value of the River Trent as a corridor for both wildlife and walkers is also noted. A list of nodes, corridors and environmental sites in the Ward is set out in Appendix H. Map 7 shows the environmental assets in the Ward.

Map 7: Environmental assets in Sturton Ward



- 9.51 All public bodies have a duty to conserve biodiversity.¹⁸ The UK Government's Biodiversity 2020 Strategy sets out its ambition to halt the overall loss of England's biodiversity by 2020. The Environment Bill 2020 will see biodiversity net gain become mandatory for all new development. Given the value placed on the quality of the landscape by Sturton Ward residents, development should ultimately demonstrate a net biodiversity gain.

¹⁸ Section 40 of the Natural Environment and Rural Communities Act (2006)

- 9.52 The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature.¹⁹
- 9.53 The Plan area has rich biodiversity due to the variety of habitats in Sturton Ward, as evidenced in the Nottinghamshire Local Biodiversity Action Plan which identifies the existence of otters, water voles, great-crested newts, bats and grass snakes, as well as barn owls, field and harvest mice.
- 9.54 Dry ditches are often located adjacent to site boundaries. These features are essential to the sustainable management of surface water and should be protected. The removal of watercourses and ditches from development sites presents a risk for future growth because if links to the natural walking water cycle are removed, this results in a potential increase to onsite and offsite flood risk. The removal of these features creates greater need to connect surface water to the sewage network – which is contrary to the drainage hierarchy outlined in planning practice guidance. Watercourses and ditches also provide a significant contribution to the setting, character and biodiversity of the local area. AECOM's Design Code (2020) noted the contribution that mature trees make to each of the settlements, both in relation to landscape character and biodiversity.

Policy 2b: Enhancing biodiversity

1. Proposals which would improve existing environmental assets and enhance biodiversity will be supported. The following enhancements will be particularly supported:

- a) strengthening hedgerows (gapping up), field boundaries and maintaining the natural flow of water through water courses to provide more robust blue-green habitat 'corridors'; and
- b) planting wildflower meadows and strips; and
- c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources; and
- d) providing sustainable urban drainage schemes (SuDS) (e.g. rain gardens, ponds and wetland creation) in new schemes and 'retrofitting' where appropriate; and
- e) providing habitat improvements (i.e. nest or bat boxes) to benefit all bats and bird species of conservation concern such as swifts, swallow, house martin and house sparrows; and
- f) protecting existing dry ditches which are essential to the sustainable management of surface water.

2. Proposals that would result in the net loss of biodiversity will not be supported. Development should aim to achieve a net biodiversity gain in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.

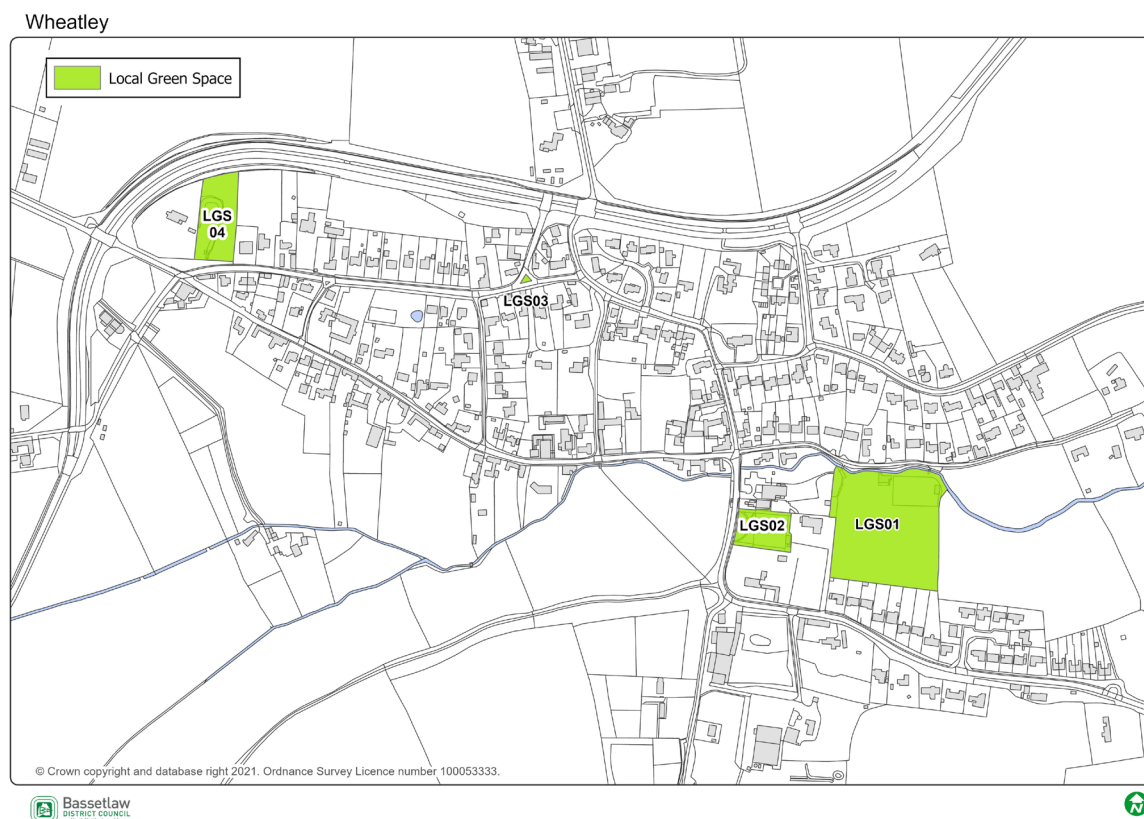
¹⁹ NPPF paragraph: 007. Reference ID: 8-007-20140306.

10 Local green spaces

- 10.1 The NPPF²⁰ affords Neighbourhood Plans the powers to designate certain areas as local green spaces (LGS) and protects them from development for the duration of the Plan period. It links the designation of LGS to the wider context of planning sustainable local communities and references the importance of LGS in “*complement[ing] investment in sufficient homes, jobs and other essential services*”.
- 10.2 The community has identified multiple spaces in the main three settlements that meet the NPPF’s criteria. These are shown on Maps 8a, 8b and 8c and are described with photos below. Policy 3 identifies a series of local green spaces and sets out a policy which follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy

North and South Wheatley

Map 8a: North and South Wheatley’s local green spaces



²⁰ NPPF paragraph 99-101.

LGS01	Description	Test against LGS criteria in the NPPF
Village playing field known as the 'Recreation Ground'. 1.55ha	This LGS incorporates a children's play area, a multi-use games area, a cricket pavilion, tennis courts and a clubhouse, fitness equipment, a cricket square and a football pitch. It hosts summer fetes, sports days and other community events during the summer, and is owned and maintained by North and South Wheatley Parish Council	Positioned at the heart of the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land



LGS02	Description	Test against LGS criteria in the NPPF
Bowling green and community garden. 0.25ha	The bowling green is home to a thriving local bowls club. The adjacent community garden provides a pleasant green area, including raised beds, outdoor seating and a covered shelter. It is used as a rest point for residents on their way to the village shop and/or while waiting to pick-up children from school, and is owned and maintained by North and South Wheatley Parish Council	Positioned at the heart of the community it serves, this LGS is demonstrably special because of its recreational value and tranquillity. It is not an extensive tract of land

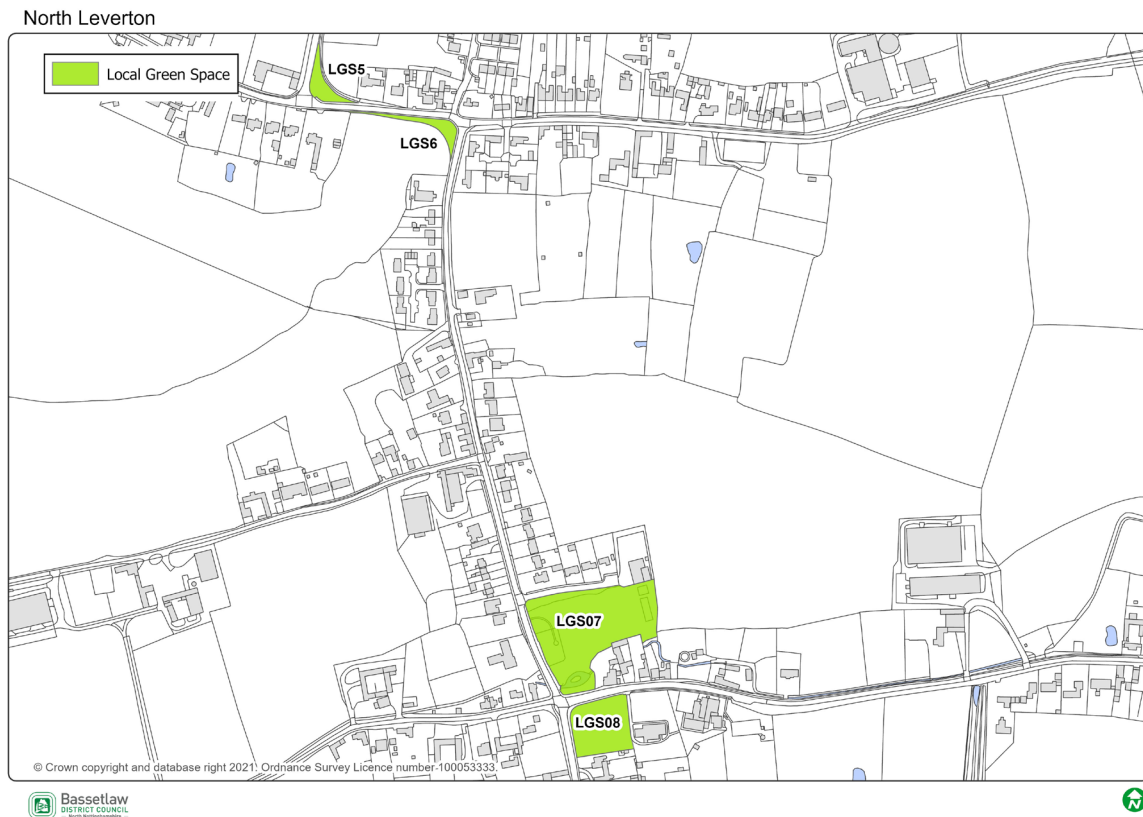


LGS03	Description	Test against LGS criteria in the NPPF
The Hiring Triangle. 0.01ha	This small grass triangle, surrounded by a road junction, is of historic importance as it was the site of the annual hiring fair for agricultural workers and domestic staff. It has recently been enhanced with new perimeter fencing and an infographic display board. It is owned by Highways / Nottinghamshire County Council but is maintained by North and South Wheatley Parish Council	In close proximity to the local community, this LGS is demonstrably special because of its historic significance. It is not an extensive tract of land



LGS04	Description	Test against LGS criteria in the NPPF
Plaster pits and allotment field. 0.42 ha	Situated opposite Top Street Flats, the plaster pits and allotment field have been well-used by the community over many generations, for a wide range of purposes. Part of the village's agricultural and working history, this LGS is owned and maintained by North and South Wheatley Parish Council which has recently planted 420 saplings on part of the site as part of its contribution to the nation's green agenda	In close proximity to the local community, this LGS is demonstrably special because of its recreational value and tranquillity. It is not an extensive tract of land



*Sturton Le Steeple***Map 8b: Sturton Le Steeple's local green spaces**

LGS05	Description	Test against LGS criteria in the NPPF
Corner of Gainsborough and Station Roads. 0.09ha	This semi-circular area of grass, within the bend of the wide T-junction, is a popular area for quiet reflection. Covered with fauna all year round, this open, sweeping LGS forms an attractive entrance to the village for motorists approaching via Gainsborough Road. It is owned by Highways / Nottinghamshire County Council but is maintained by Sturton Le Steeple Parish Council	In close proximity to the local community, this LGS is demonstrably special because of its tranquillity. It is not an extensive tract of land



LGS06	Description	Test against LGS criteria in the NPPF
Corner of Station Road and Cross Street. 0.07ha	This semi-circular area of grass, within the bend of the road, is a popular area for quiet reflection. Covered with daffodils during the spring, this LGS sits pleasantly between the road and the surrounding countryside, acting as a buffer between the inhabited village and surrounding countryside. It is owned by Highways / Nottinghamshire County Council but is maintained by Sturton Le Steeple Parish Council.	In close proximity to the local community, this LGS is demonstrably special because of its tranquillity. It is not an extensive tract of land.

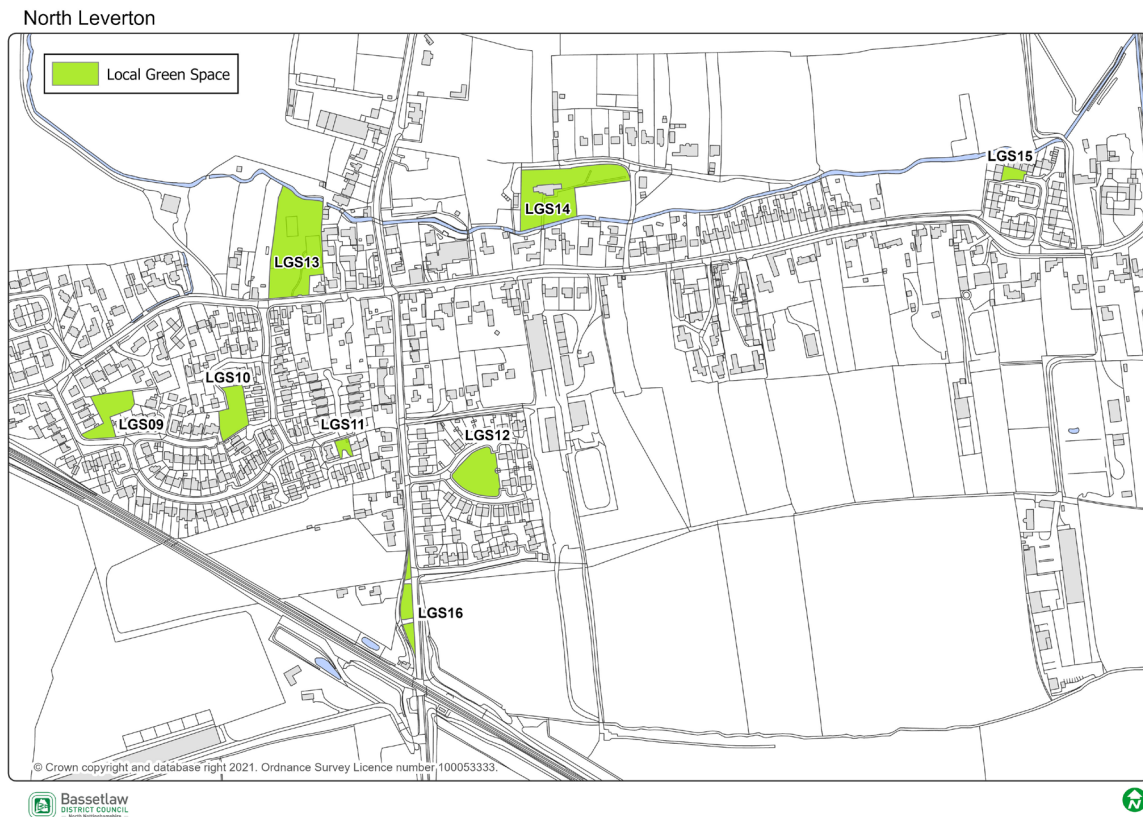


LGS07	Description	Test against LGS criteria in the NPPF
The village green. 0.95ha	This is an area of mainly sloping mown grass which incorporates play equipment and a sports field. A stream with a pond runs along the southern boundary, adjacent to The Reindeer pub. It is used for community events and race nights in the summer. It is part of the Osberton estate and maintained by Sturton Le Steeple Parish Council.	Positioned at the heart of the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land.



LGS08	Description	Test against LGS criteria in the NPPF
The village cemetery. 0.33ha	This rectangular piece of land, to the east of Leverton Road and to the south of Church Street, is a quiet and reflective space in the middle of the village. It is well-maintained and visited frequently by villagers and people retracing the Pilgrim Fathers. It is owned by the Church of England and jointly maintained by the church and Sturton Le Steeple Parish Council	Positioned at the heart of the community, this LGS is demonstrably special because of its tranquillity and its historic significance. It is not an extensive tract of land



*North Leverton with Hablesthorpe***Map 8c: North Leverton with Hablesthorpe's local green spaces**

LGS09	Description	Test against LGS criteria in the NPPF
Land to the north of Southfields Rise. 0.15ha	This area of grass, resembling a figure 8, is one of the few public green spaces in the Southfields Rise estate and is, therefore, a valuable area for recreation and relaxation. The northern part of the figure 8 is screened off, making it a safe area for children to play. It is owned and maintained by North Leverton with Hablesthorpe Parish Council	In close proximity to the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land



LGS10	Description	Test against LGS criteria in the NPPF
Land to the south of Ashworth Crescent. 0.14ha	This rectangular piece of land, to the south of Ashworth Crescent and to the northeast of St. Martin's Road, is a quiet and reflective space in the middle of the Southfields Rise estate. It is used frequently by children and families for exercise / games. It is owned and maintained by North Leverton with Hablesthorpe Parish Council	In close proximity to the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land



LGS11	Description	Test against LGS criteria in the NPPF
Land between Ferns Meadow and The Maltkins. 0.02ha	This very small piece of land, to the south of Ferns Meadow and to the north of The Maltkins, provides some much-needed rural relief in the middle of a more urban landscape. This space is used for small-scale recreational activities. It is owned and maintained by North Leverton with Hablesthorpe Parish Council	In close proximity to the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land



LGS12	Description	Test against LGS criteria in the NPPF
Land between Hawthorne Close and Bramble Close. 0.20ha	This sizeable, dome-shaped piece of land sits neatly between Hawthorne Close and Bramble Close. Covered in grass and a handful of trees, it is used frequently by children and families for exercise / games and is a welcome open space for residents living on this estate. To our knowledge, it is owned by Bassetlaw District Council and maintained by Nottinghamshire County Council	In close proximity to the community it serves, this LGS is demonstrably special because of its recreational value. It is not an extensive tract of land



LGS13	Description	Test against LGS criteria in the NPPF
The Blacksmith's Playing Field and Community Garden. 0.58ha	This is an area of flat land which incorporates play equipment, a multi-purpose play area and a sports field. It is a much-loved space for children and families, and is well-maintained. The same is true for the Community Garden to the northeast of the site which contains a range of flora not found elsewhere in the village. It is owned and maintained by North Leverton with Habbleshthorpe Parish Council	In close proximity to the community it serves, this LGS is demonstrably special because of its recreational value, tranquillity and wildlife. It is not an extensive tract of land



LGS14	Description	Test against LGS criteria in the NPPF
The grounds and land around St. Martin's Church. 0.4ha	The grounds of St. Martin's Church are set back from the road and, consequently, offer an idyllic rural setting for relaxation and meditation. These grounds back onto a well-manicured orchard which, in turn, sits proudly to the west of Fingle Street, accentuating the beauty of the 12 th -century church. It is owned by the Church of England and maintained by North Leverton with Hablesthorpe Parish Council	In close proximity to the community it serves, this LGS is demonstrably special because of its beauty, tranquillity and wildlife. It is not an extensive tract of land



LGS15	Description	Test against LGS criteria in the NPPF
Land within Hablesthorpe Close. 0.03ha	This small piece of land, in the middle of Hablesthorpe Close, provides rural relief in the middle of a more urban landscape. It is used for small-scale recreational activities and relaxation. To our knowledge, it is owned by Bassetlaw District Council and maintained by Nottinghamshire County Council	In close proximity to the community it serves, this LGS is demonstrably special because of its tranquillity. It is not an extensive tract of land



LGS16	Description	Test against LGS criteria in the NPPF
Land to the west of Southgore Lane. 0.1 ha	This convex area of grass, to the west of Southgore Lane, is a popular area for quiet reflection. It sits pleasantly between the road and surrounding development, acting as a buffer between the inhabited village and the surrounding countryside. It is owned by Highways / Nottinghamshire County Council but is maintained by North Leverton with Hablesthorpe Parish Council	In close proximity to the local community, this LGS is demonstrably special because of its tranquillity. It is not an extensive tract of land



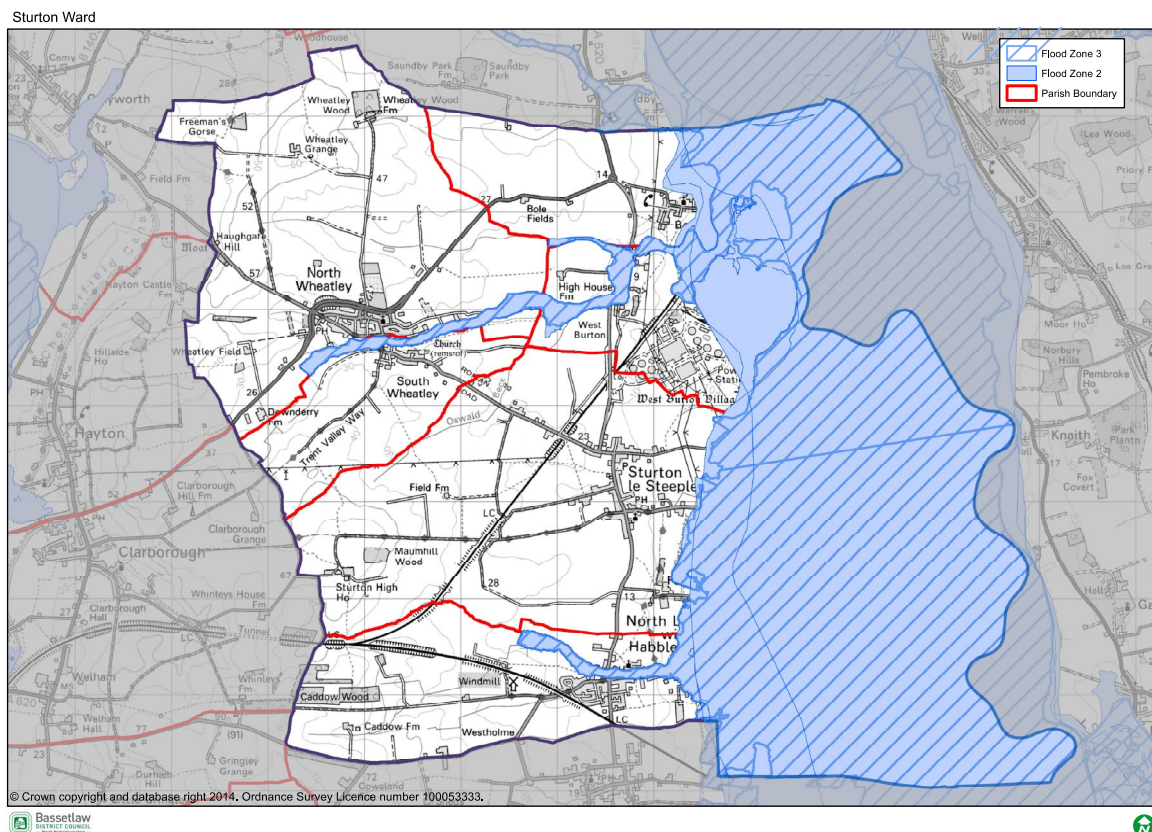
Policy 3: Designation of local green spaces

1. The sites identified on Maps 8a (LGS01-04), 8b (LGS05-08) and 8c (LGS09-16) are designated as local green spaces and are protected for their beauty, historic significance, recreational value, tranquillity and/or richness of wildlife.
2. Development proposals within the designated local green spaces will only be supported in very special circumstances.

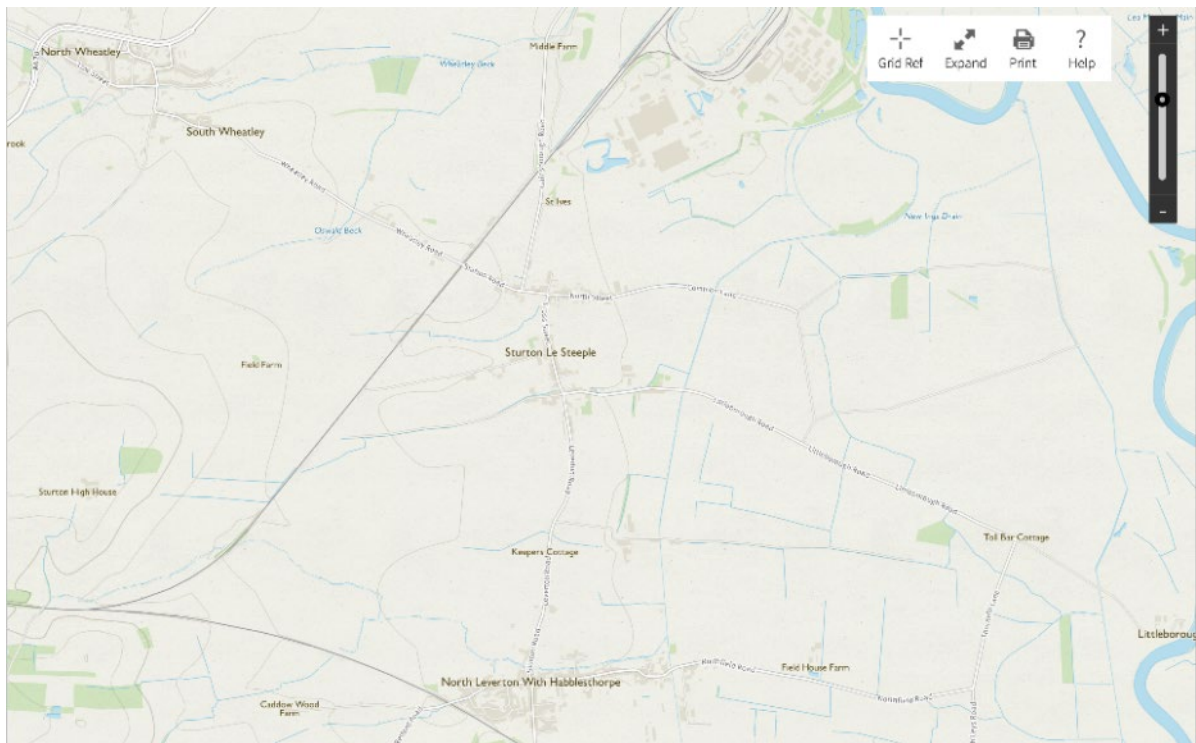
11 Reducing the risk of flooding

- 11.1 The eastern boundary of Sturton Ward is the River Trent. Map 9 shows that much of the eastern part of the Plan area is the River Trent floodplain (flood zone 3). Flood zone 3 is land that has a 1 in 100 or greater annual probability of river flooding. Flood zone 2 covers land that has between a 1 in 100 and a 1 in 1,000 annual probability of river flooding.

Map 9: Flood zones in Sturton Ward



- 11.2 The Ward is low-lying. Drains and ditches form field boundaries which run across the countryside and through the settlements. Surface water flooding is, therefore, a significant factor and flooding has affected all sizeable settlements to some extent in the past decade. Map 10a shows the numerous watercourses that run across the Ward.
- 11.3 The presence of water is a defining characteristic affecting the location and growth of the settlements in Sturton Ward. The beck running between North and South Wheatley – now known as Wheatley Beck – meant that the villages historically evolved as two distinct settlements, located either side of the tributary. Sturton Le Steeple also developed close to a watercourse and North Leverton with Hablethorpe developed parallel to a beck that formerly fed into the River Trent but was later diverted by the Catchment Drain. AECOM's Design Code (2020) notes that the River Trent has had a sizeable impact on the landscape character, the drains and the washlands that separate the villages. The Catchment Drain – constructed in 1772 – drained low ground between Laneham and West Burton.

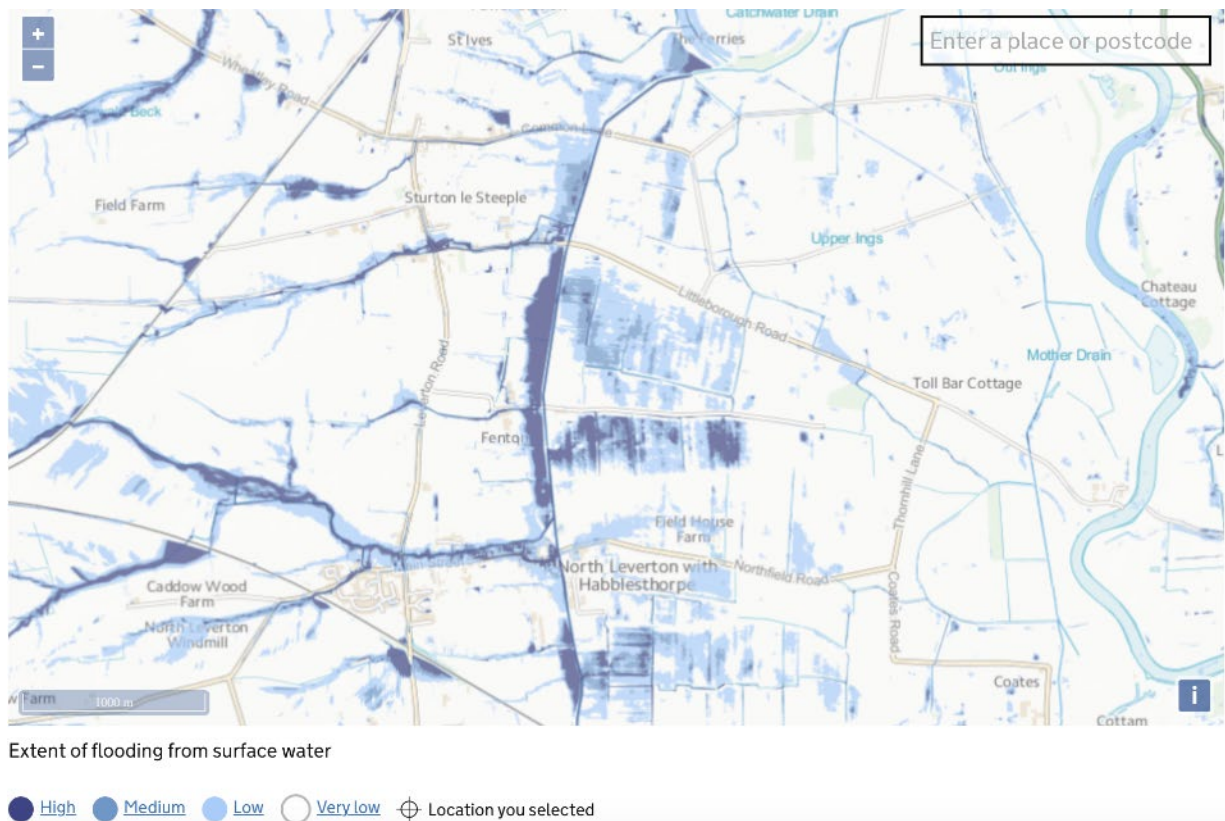
Map 10a: Watercourses in Sturton Ward

11.4 Maps 10b and 10c show the risk of surface water flooding across the Ward.

Map 10b: Flood risks from surface water in North and South Wheatley and Sturton Le Steeple²¹

²¹ See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=476525&northing=385506&address=100031278032&map=SurfaceWater>.

Map 10c: Flood risks from surface water in North Leverton with Habbleshorpe and Sturton Le Steeple



- 11.5 North and South Wheatley, historically divided by Wheatley Beck, suffers from surface water run-off during times of excessive rain. The village school flooded badly in 2007 and had to be evacuated for several months. BDC's flood management team believes the school would have flooded again during the storms of June 2014, had the adjacent culvert not been enlarged after the 2007 floods. The school flooded six times in the 25 years to 2008 – see Appendix K for more information.



Flooding at North Wheatley School,
November 2019

- 11.6 In November 2019, the school flooded for a second time in 12 years along with a handful of properties and garages along Low Street. Long-term damage to the school on this occasion was reduced but parts of the school were still out of action for several weeks.
- 11.7 Sturton Le Steeple has also been negatively impacted by flooding. This is demonstrated by a recent report produced by Sturton Le Steeple Parish Council on 23 February 2020 which noted that *“considerable flooding occurred 7 or 8 times in 2019 and at least 3 times in 2020 already”*. This report, with photo evidence, has been included in Appendix L of this document. Flooding is particularly acute when there are high levels of run-off in waterlogged fields to the west of the village, causing the stream that runs under Cross Street bridge to swell. Development to the west of Cross Street is, therefore, generally discouraged as part of this Neighbourhood Plan.



Flooding in Sturton Le Steeple,
November 2019

- 11.8 Maps 10d and 10e, provided by North Leverton Parish Council, show the potential extent of flooding and the impact on services in the village when flooding occurs.

Maps 10d and 10e: Extent of flooding in North Leverton with Hablesthorpe



- 11.9 In 2007, damage caused by the floods in North Leverton was considerable with a total of 68 private dwellings being flooded. 18% of flooded homes had elderly and/or infirm residents. Several local businesses and institutions were also affected, including the village school where the damage totalled £1.4 million and took 18 months to address. There has also been long-term damage to the local road infrastructure.²²

²² Based on North Leverton with Hablesthorpe Parish Council records.

- 11.10 After the floods of 2007, it was agreed with Local Authorities that Severn Trent Water should renew the surface water and sewage drainage networks in North Leverton. This hasn't happened. As a result, the village school, the shop and Post Office, the pub and properties in the immediate vicinity of the crossroads are still at a greatly increased risk of flooding during heavy rain.



Flooding in North Leverton looking north towards Sturton Le Steeple (2007)

- 11.11 The problems with flooding in Sturton Le Steeple and North Leverton with Hablesthorpe are such that they were classed as “key villages” in the 2009 Strategic Flood Risk Assessment that was prepared to inform the preparation of Policy DM12 in Bassetlaw’s Core Strategy. This policy states: *“Key villages ... are those with a history of flooding problems and where infill development is likely to have a significant effect on flood risk. ... Sturton Le Steeple which [is] situated on clayey impermeable soils, with poor land drainage and sewer networks and where infill development over the years has had significant impact.... North Leverton where a watercourse passes through the village and the potential impact of development with direct sewer outfalls to the watercourse would have significant consequences”.*
- 11.12 Flood risk is a significant factor in the choice of design and location of future development, and some of the 6 allocated sites are subject to surface water flood risk. In accordance with the NPPF paragraph 163, development must be *“appropriately flood resistant and resilient”* and *“incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate”.*
- 11.13 Planning Policy Guidance clarifies that flood risk is *“a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources”.*²³
- 11.14 Policy DM12 of Bassetlaw’s Core Strategy requires development proposals in North and South Wheatley, Sturton Le Steeple and North Leverton with Hablesthorpe to demonstrate that existing drainage problems will not be exacerbated by development, and that sustainable drainage systems

²³ PPG paragraph: 002. Reference ID: 7-002-20140306.

are incorporated into the proposals. Policy 4 overleaf is intended to give more weight to this District policy and provide solutions that will address local flooding issues. The careful consideration of the relationship between new development, drainage capacity and infrastructure will be an important matter in the Plan period. As appropriate to the nature of an emerging proposal, applicants should demonstrate that appropriate discussions have been held with the sewerage undertaker to enable the delivery of infrastructure improvements (where required), in line with intended programme of the development.

- 11.15 The planning system requires sequential testing of site allocations in flood zones 2 or 3. NPPF paragraph 157 states that *“all plans should apply a sequential risk-based approach to the location of development taking into account the current and future impacts of climate change so as to avoid where possible flood risk to people and property”*.
- 11.16 The Environment Agency has published climate change guidance which supports the NPPF and must now be considered in all new development and planning applications.
- 11.17 BDCs Core Strategy DM12 B lists North and South Wheatley, Sturton Le Steeple and North Leverton as settlements that have existing land drainage and sewerage problems in the District. Development is required to demonstrate that it does not make existing problems worse.
- 11.18 Sustainable drainage systems (SuDS) ‘slow the flow’ and seek to manage flows of water as close as possible to their origins. This is known as ‘source control’. Through these systems, water is given maximum opportunity to infiltrate and the resulting features are designed in such a way as to be attractive, biodiverse and usable in different ways. SuDS features are typically open to the air and allow pollutants to be diffused rather than concentrated, and to be treated biologically.
- 11.19 SuDS schemes will be required in Sturton Ward in areas of moderate flood risk. They can provide biodiversity and amenity benefits alongside flood risk mitigation benefits. The existing drainage systems can be combined with any additional SuDS requirements to extend blue-green corridors that provide routes for wildlife to pass through the urban environment. The allocation of SuDS adjacent to or as part of these corridors can enable greater benefits to occur.²⁴
- 11.20 New development will be required to incorporate SuDS in accordance with national standards.
- 11.21 It is the sewerage undertaker’s duty, under the Water Industry Act, to provide capacity for development. Under this Act, developers are not required to ensure capacity is available before development can occur. The Parish Councils will, therefore, continue to work closely with BDC and Severn Trent to ensure there is a clear understanding about existing constraints on the system when planning applications are assessed.
- 11.22 Water efficient design is a requirement of Policy 5 (design principles) and Policy 12 (energy efficiency) of this SWNPR. New development should seek to meet the optional Buildings Regulation requirement of 110 litres of water per person per day.

²⁴ The Written Ministerial Statement for Sustainable Drainage HCWS 161 (Dec 2014) states that all major planning applications will be required to incorporate SuDS, unless demonstrated to be inappropriate. Severn Trent Water advise that the development of SuDS within areas at risk of flooding should be avoided if possible, especially if these features are connected to the surface water system.

Policy 4: Reducing the risk of flooding

1. All development proposals are required to consider and, when necessary, address the effect of the proposed development on flood risk both on-site and offsite, commensurate with the scale and impact of the development. This should be demonstrated through a flood risk assessment where appropriate and in accordance with national policy.
2. Proposals for flood management or other infrastructure which lower the risk of flooding will be supported, subject to the proposal not resulting in an increase in flood risk elsewhere.
3. Surface water management should be undertaken, where necessary and practicable, through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns and, where appropriate, achieve net gains for nature through the creation of ponds and wetlands near watercourses and the introduction or enhancement of blue-green corridors. For SuDS techniques which are designed to encourage infiltration, a site-specific infiltration test will be required to ensure that the water table is low enough.
4. All developments should be designed to achieve, where appropriate, a net decrease in surface water run-off rates, including through green infrastructure provision such as the planting of native trees and bushes.
5. Development which builds to the optional Building Regulations requirement of 110 litres of water per person per day will be supported.

12 Achieving well-designed places

- 12.1 The National Design Guide (2019) identifies 10 characteristics of good design based on national planning policy. It states that *“specific, detailed and measurable criteria for good design are most appropriately set at the local level”*.
- 12.2 Each of the villages in the Plan area has its own distinctive character and appearance. A Village Design Statement was produced for North and South Wheatley in 2004 and, in 2010, this village was designated a Conservation Area (see Map 11 for more details). The Conservation Area designation statement is on Bassetlaw District Council’s website. Significantly, it states that *“Despite occasional modern infill and housing development of a variable quality, particularly in the northeast area of the village, the overall character and appearance is cohesive, with historic buildings retaining much of their setting in the streetscape”*.
- 12.3 In 2013, BDC produced a supplementary planning document called *“Successful Places: A Guide to Sustainable Housing Layout and Design”*. This is intended as an additional guide to assist decision-makers and applicants in sharing an understanding of what constitutes good design in Bassetlaw. As it was commissioned over four Local Authority areas, the guidelines are not specific to the District.
- 12.4 The Sturton Ward Design Code (2020) is a supporting document to this Neighbourhood Plan and provides an up-to-date, detailed analysis of the natural and built environment of the Ward. The character assessment in section 3 of the Design Code should be read alongside this SWNPR to understand the unique design qualities of the Ward as a whole.
- 12.5 It is the intention of this Neighbourhood Plan to establish a design policy across the whole Ward, in accordance with the NPPF, which means that *“modern infill of a variable quality”* is not permitted in Sturton Ward in the future.
- 12.6 Appendix I provides an extract from section 3 of the Design Code to assist developers and decision-makers in understanding the key aspects of village character and issues to be addressed in new development. This local-level analysis forms the basis of Policy 4. Community consultation supported the view that quality design should be a key feature of this Plan.
- 12.7 New development must be of the highest quality and should enhance and not diminish the existing qualities of the area. This is supported by consultation feedback which showed that local people expect design to be of a high standard and to complement the existing vernacular style of the villages, from the use of materials to the pitches of rooves.²⁵
- 12.8 The importance of design and the use of design codes like Building for Life 12 (or its successor Building for a Healthy Life)²⁶ in Neighbourhood Planning is further highlighted in the NPPF where it notes that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area”*. Its 12 considerations are divided under three themes: integrating neighbourhoods, distinctive places and streets for all. The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked.

²⁵ RCAN Survey (May 2013).

²⁶ <http://www.udg.org.uk/publications/other-publication/building-healthy-life>.

- 12.9 High-quality design should be demonstrated by a report showing how the scheme accords with national design standards (e.g. Building for a Healthy Life 12 or equivalent) and would be expected to achieve in line with acceptable thresholds (unless it can be demonstrated that there are constraints which make this unviable).
- 12.10 Whilst BHL only relates to housing, it is expected that development for employment or retail should also be of a high design quality and Policy 5 below relates to all development.
- 12.11 The UK Government has announced that new diesel and petrol cars and vans will be banned in the UK from 2035 to help improve air quality and tackle air pollution, from which point all cars will need to be electric or hybrid. Action by car manufacturers suggests that the move to electric vehicles will be quicker. Projections by National Grid suggest that the UK stock of electric vehicles could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040.²⁷ As many residents will make the transition to ultralow emissions vehicles (ULEV) over the next few years, it is appropriate to consider the need for suitable charging infrastructure.
- 12.12 High-quality design should incorporate water efficiency designs and technology. Water-efficient design provides energy efficiency benefits by reducing the need to treat wastewater and water for consumption. It also encourages effective water management within the home. This is addressed in more detail in Policy 12.

Policy 5: Design principles

1. As appropriate to their scale, nature and location, development proposals should demonstrate a high design quality that will contribute positively to the character of the Ward and respond positively to the Sturton Ward Design Code (Appendix I).
2. As appropriate to their scale, nature and location, development proposals should:
 - a) respond to the local character of both the surrounding area and immediately adjoining neighbouring properties; and
 - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape; and
 - c) show thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken into account in the design of the proposals; and
 - d) use native trees and hedgerows where possible in landscaping schemes and boundary treatments; and
 - e) use a colour palette reflecting the hues in local materials; and
 - f) be of a scale and mass that is sympathetic to heritage assets and their setting in accordance with National and District policies; and

²⁷ House of Commons briefing on electric vehicles and infrastructure, March 2020.

- g) provide buildings, landscaping and planting that creates well-defined streets and attractive green spaces; and
- h) provide layouts that maximises opportunities to integrate new development with the existing settlement pattern.

3. Where development on the edge of a settlement meets the requirements of national and local planning policies and Policies 1,7 and 8 of this Plan, its design should respond positively to the following criteria insofar as they apply to the particular proposal:

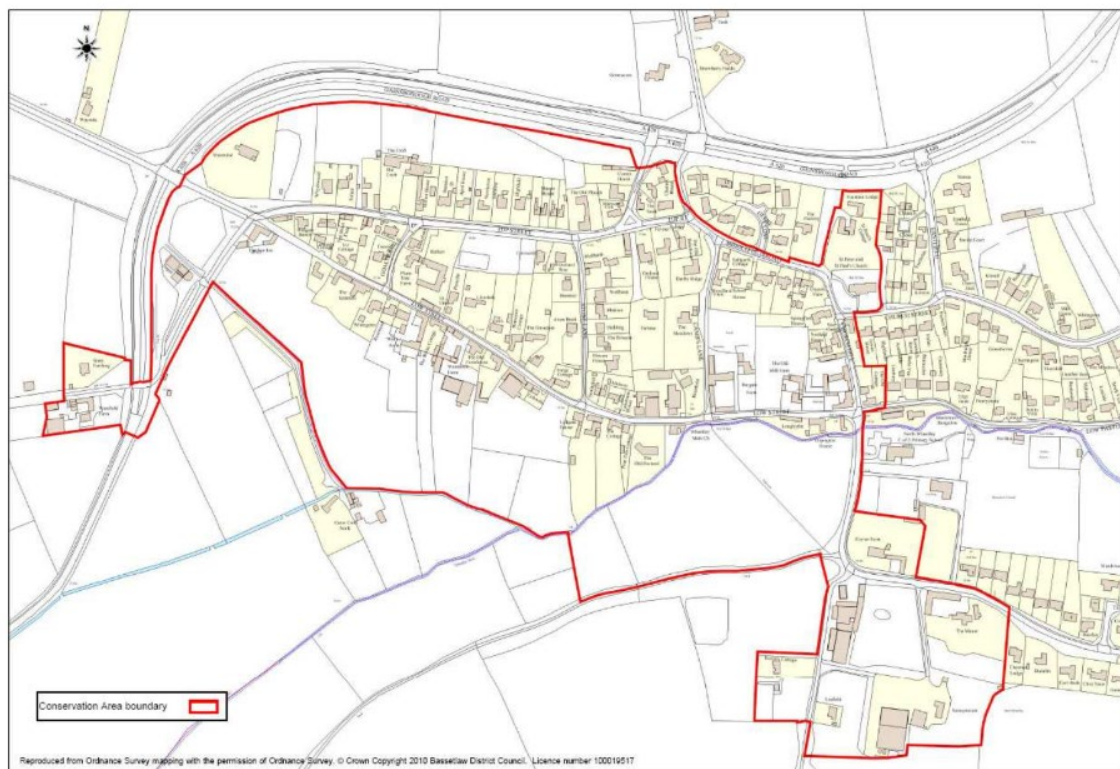
- a) the layout does not lead to the introduction of a hard edge between the built-up part of the settlement and the open countryside; and
- b) appropriate landscaping is used to soften the development; and
- c) a lower density is used to emphasise its position between the built-up area of the settlement and the open countryside.

4. The electrical infrastructure within all developments should be suitable and ready for the future addition of ultra-low emission vehicle charging infrastructure, in terms of anticipated load capacity.

13 Protecting the historic environment

- 13.1 The NPPF requires Local Plans (and Neighbourhood Plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment.
- 13.2 Consultation feedback showed that local people cherish the character of their built and natural environment.²⁸ The Plan area is rich in its amount and variety of heritage (buildings and spaces). Many of these are regarded as designated heritage assets (such as listed buildings and Scheduled Ancient scheduled Monuments) and are included on the National Heritage List for England, which is overseen by Historic England. However, there are some buildings which are regarded as ‘locally listed’, and are monitored by the District Council which has produced their own guidance and criteria concerning Locally Listed Buildings, otherwise known as non-designated heritage assets.
- 13.3 Whilst there is only one Conservation Area in the Ward (in North and South Wheatley), all three settlements are rich in heritage and the Design Code provides a colourful description of the range of heritage assets in the Ward. These are shown on Map 12. For clarity, Appendix C shows the heritage assets by settlement.
- 13.4 The Conservation Statement for North and South Wheatley notes that “Overall, the historic layout, street pattern and architectural form of much of Wheatley, as well as the attractive green spaces, verges and hedges, create an area of special interest”. Map 11 shows North and South Wheatley’s Conservation Area boundary. The fields along the southern edge of the village and the open spaces within the settlement contribute to the village’s historic rural character.

Map 11: North and South Wheatley Conservation Area



²⁸ RCAN Survey (May 2013).

- 13.5 Parish Councils will seek to work with owners where development affecting heritage assets is proposed and will encourage suitable alternative plans to protect the asset if necessary. This may not lead to the most profitable outcome for developers, given this Plan's preference for protecting the integrity of key assets. Sensitive work to ensure that there is no erosion of heritage assets will always be encouraged and supported.
- 13.6 The Nottinghamshire Historic Environment Record²⁹ records items of historic importance (including earthworks). Due attention should be given to this list in accordance with National Planning Policy (NPPF paragraph 187). To assist developers, known areas of archaeological interest in Sturton Ward are listed in Appendix C.
- 13.7 Listed buildings, scheduled monuments, the Conservation Area and its setting are protected in accordance with District and National policies.
- 13.8 Severn Trent noted that flood alleviation works can enhance the setting of heritage assets. Given the significant flooding issues in part of the Ward, flood resilience schemes may be acceptable where they do not adversely impact the historic setting of the heritage assets.



Policy 6: Protecting the historic environment

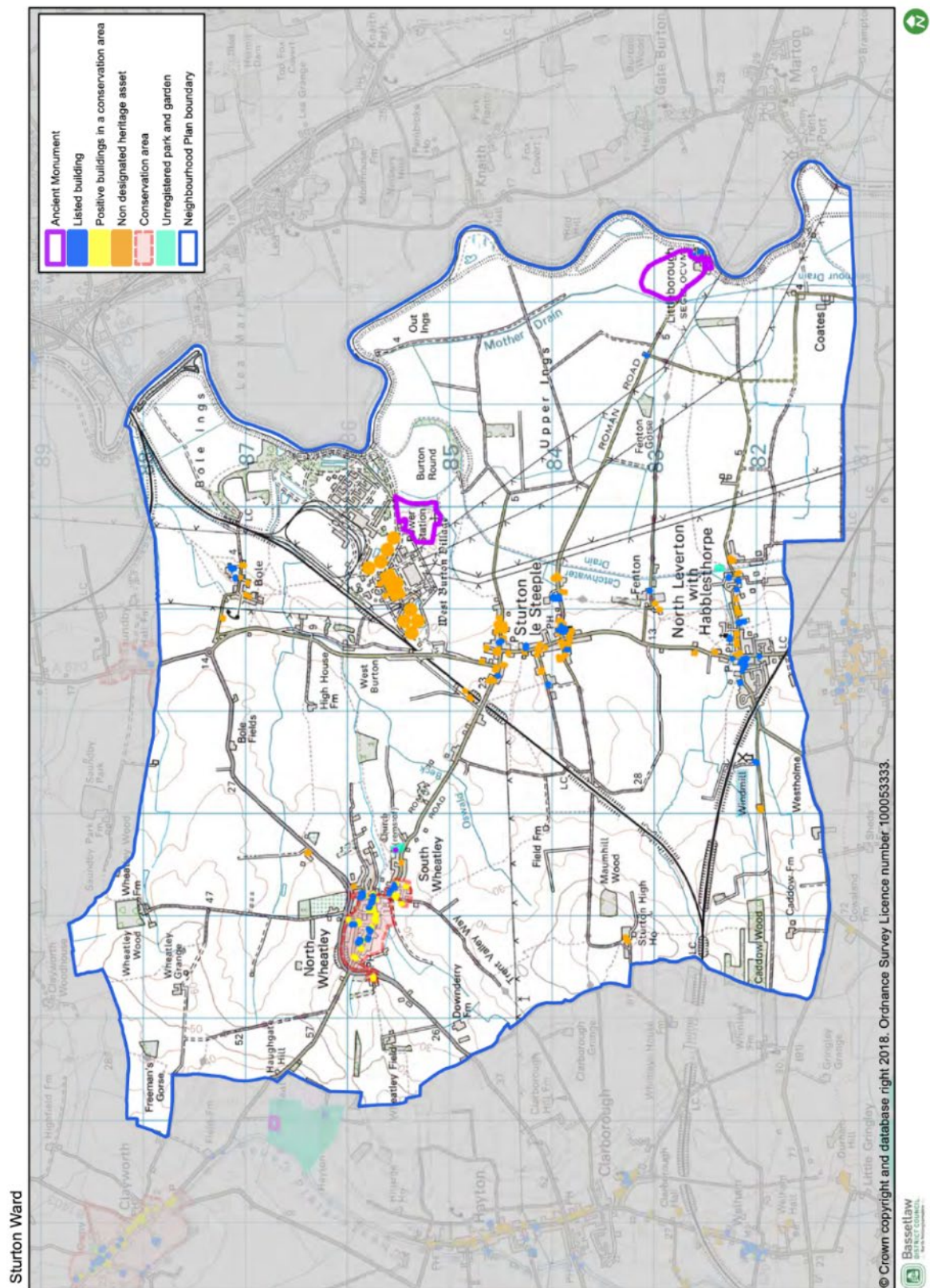
1. Development proposals will be supported where they preserve or enhance the Conservation Area, listed buildings and other heritage assets as set out in Appendix C and where they comply with the following criteria:

- a) the development or alteration proposed does not have a detrimental effect on the heritage asset concerned; and
- b) the heritage asset is sensitively and fully incorporated into the development proposal.

2. Gardens, open spaces and fields to the south of North and South Wheatley form part of the special interest of the Conservation Area. Development will only be supported on gardens, open spaces between buildings and fields within the Conservation Area where it can be demonstrated that proposals will not harm the character and appearance of the Conservation Area as a whole.

²⁹ See <https://www.nottinghamshire.gov.uk/culture-leisure/heritage/historic-environment-record>.

Map 12: Heritage assets in Sturton Ward



14 Promoting tourism

- 14.1 The Regulation 14 consultation feedback over the summer of 2020 showed that the community strongly supports policies that promote the tourism potential of the Plan area. The various Roman sites, the Saxon Church next to the Old Trent Crossing and the history of the Pilgrim Fathers provide a rich source of interest. The community also appreciates the economic benefits that would accrue from sensitively-designed development to provide information that helps tourists navigate the Ward.

Policy 7: Tourism development

1. Development proposals for new buildings, conversions and changes of use for tourism development within the development boundary will be supported where:

- a) they are appropriate in their location, scale and design;
- b) they would not cause unacceptable harm to the character and appearance of the natural and historic assets of the neighbourhood area; and
- c) they would not cause unacceptable harm to the heritage importance of the existing building.

2. Development proposals for new buildings, conversions and changes of use for tourism development outside the development boundary will be supported where:

- a) the main purpose of the development is to inform and interpret features of historic and archaeological interest in the Plan area; or
- b) the proposal would provide overnight accommodation for visitors, and bed and breakfast accommodation in particular.

15 Supporting the local economy

- 15.1 Maximising the economic potential of the area will be crucial for the sustainability of Sturton Ward in the future. Given the age structure of the Ward, with more than half the population aged over 45 and 20% of the population aged over 65, and the imminent demise of the coal-fired power stations, it is important to encourage businesses to establish themselves in the Plan area. Increasing the strength of the local economic base is an important objective of this Plan.
- 15.2 Bassetlaw's Core Strategy largely restricts economic development outside development boundaries, although other policies (e.g. DM7 and CS8) support the creation and expansion of businesses of "*a scale and type appropriate to the settlement and surrounding uses*". It is the role of the planning system to find the most sustainable balance between protecting the environment and supporting economic growth. Consultation with local businesses has revealed that Policy DM1 has served to significantly restrict the scope for economic development.
- 15.3 50% of respondents in a business survey said that planning restrictions were a barrier to development.³⁰ 80% of respondents to the Residents' Survey supported a policy to encourage the reuse of existing farm buildings for "*small scale industrial use*"; and over 80% of respondents supported policies that would encourage B1 uses in settlements across the Plan area.
- 15.4 This Plan wholly supports the need for appropriate well-sited development where the scale, design and operation are appropriate to its location and compatible with surrounding uses. The community wants to encourage the location of light industry across the Ward.
- 15.5 It may be that the only suitable location is the reuse of farm buildings. So long as it can be shown that there would be no unacceptable environmental impacts (or that adverse impacts can be overcome via good design, for example), such proposals should be supported.
- 15.6 Policy 8 takes a criteria-based approach with a presumption in favour of small-scale development for employment-generating uses in accordance with the NPPF.
- 15.7 Changes to permitted development rights mean that the conversion of agricultural buildings under 500sqm to A1, A2, A3, B1, B8 or C1 or D2 is permitted development, although buildings over 150sqm require prior approval.³¹ Policy 8 supports this change of use reflecting local views about the need to encourage economic diversification as long as there are no significantly adverse impacts.

Working from home

- 15.8 Many businesses, where the proprietor is the sole employee, can be established at home and provide an invaluable contribution both to local employment provision and to the local community. While some home-based occupations do not require planning permission, this policy covers those that do. Improvements in technology make working from home more possible.

³⁰ Consultation with businesses, March 2013.

³¹ For more information on the use classes, please see www.planningportal.gov.uk/permission/commonprojects/changeofuse/.

- 15.9 The COVID-19 pandemic has accelerated the number of people working from home and this Plan recognises that it is likely that more people will spend time working from home, even when the pandemic is over.
- 15.10 In accordance with NPPF paragraph 83 and 84 (*“supporting a prosperous rural economy”*), this Plan encourages economic activities as long as they do not disturb the character or harm the amenities of the Ward. Homeworkers should be able to sell their goods from their workplace only if the same amenity conditions can be met. Particular care will be taken to make sure that home-based businesses do not harm the rural character of the Ward.
- 15.11 In all cases, the planning process will seek to control the nature and scale of operations through planning conditions, legal agreements or unilateral undertakings.

Policy 8: Supporting the local economy

1. Proposals for commercial, business or service use (Class E), public houses and hot food/takeaway (sui generis), non-residential institutions (Class D1) and assembly and leisure uses (Class D2) will be supported subject to the following criteria:

- a) the site is within an existing development boundary unless it can be demonstrated that the business operation requires a rural location outside a development boundary; and
- b) the scale, design and form of the proposed development is in keeping with its surroundings; and
- c) the nature of the business concerned does not have a detrimental impact on the amenity of the surrounding area due to unacceptable noise, light, smell, flicker, dust and emissions; and
- d) the proposal will not have an unacceptable detrimental effect on the built or natural environment of its immediate locality; and
- e) the proposal will not have an unacceptable detrimental effect on the operation and safety of the local highway network.

2. Insofar as planning permission is required, development to enable home working will be supported provided it can be shown that:

- a) the amenities of nearby residents and the residential or rural character of the area will not be unduly or unacceptably harmed because of its scale, design, appearance, nature of operation, noise or traffic generated; and
- b) the operation of the business can be contained within the curtilage of the premises.

Improving broadband and mobile connectivity

- 15.12 The ONS Study referenced in section 4 highlighted that, between 2008 and 2018, across the UK, there was a 47% increase in people working from home. Significantly for Sturton Ward, growing

numbers of homeworkers tend to be self-employed, older, live in rural areas and earn more than the rest of the population.

15.13 The growing desire to work from home is being driven by digital technology; an ageing population; reluctance to commute; increased awareness about the environmental benefits of homeworking; and an increase in self-employment generally. This means the availability of high-speed broadband is important to many local people. 96% of respondents to the Residents' Survey (2013) supported the need for faster broadband to assist business development in the Plan area.

15.14 This is also true of 4G and 5G wireless communications technology which supports cellular data networks. This Plan supports the roll-out of these technologies. However, the installation of telecommunications masts to support such technologies must be done sensitively and not result in the erection of permanent structures that are perceived to damage the landscape character of the Ward.

Policy 9: Improving broadband and mobile connectivity

1. Insofar as planning permission is required proposals for the roll-out of 4G and 5G wireless communications technologies will be supported unless they involve the erection of permanent structures which would cause unacceptable harm to the landscape character of the neighbourhood area.

2. Wherever it is practicable to do so new developments should be served by superfast Broadband connection installed on an open access basis.

16 Housing mix and type

Smaller market dwellings

- 16.1 Table 4 is taken from the Strategic Housing Market Assessment Objective Assessment of Need Update (SHMA OAN, 2017).³² It shows the expected percentage increase in people over the age of 65 between 2014 and 2035 across the District.

Table 4: Projected change in population of older persons in Bassetlaw (2014 to 2035)

	Under 65	65-74	75-84	85+	Total	Total 65+
Bassetlaw	-5.7%	27.2%	60.0%	140.6%	5.9%	51.0%

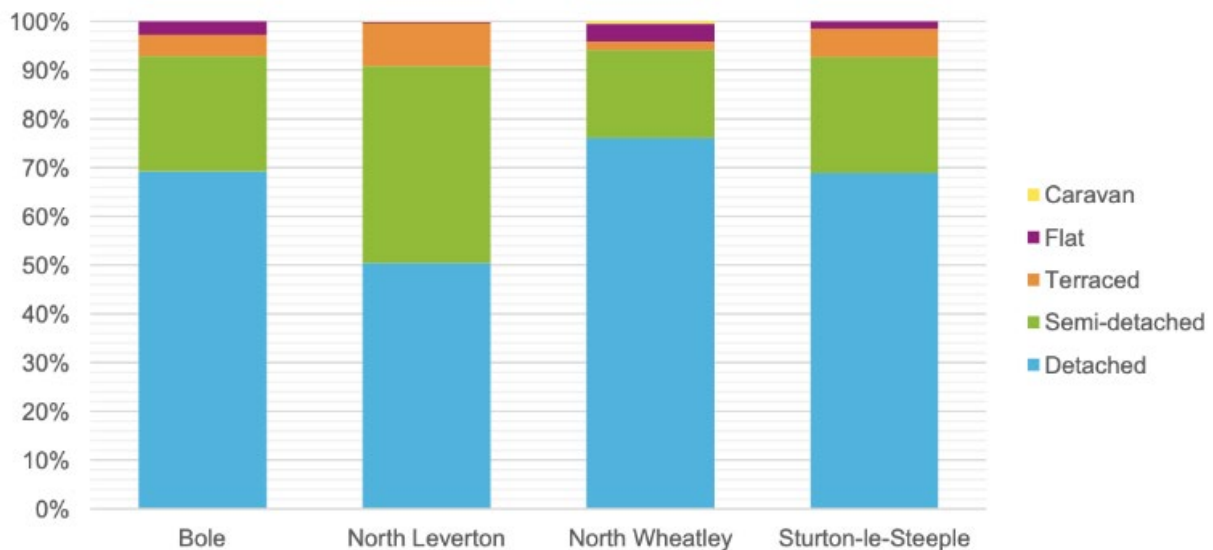
- 16.2 The analysis predicts a 51% increase in the number of people aged over 65 in Bassetlaw by 2035. Note that this is higher than adjoining authorities that participated in the study. As there were c.21,000 people aged over 65 in Bassetlaw in 2011, this equates to an increase from 10,500 in 2014 to 31,500 by 2035. This has significant implications for the sort of housing mix that will be needed both locally and across the District.
- 16.3 AECOM's Housing Needs Assessment (HNA) notes that because Sturton Ward's current dwelling stock is made-up predominantly of larger dwellings and its average household size is expected to decrease as the population ages (see section 4 above), the recommended dwelling mix for new housing delivered over the Plan period is: 51.5% three-bedroomed dwellings; 27% two-bedroomed dwellings; and 21.5% one-bedroomed dwellings, with no further supply of dwellings with four or more bedrooms. This mix is supported by the SWPG.
- 16.4 According to paragraph 7 of AECOM's HNA, *"This dwelling mix would effectively balance out the present weighting toward larger units with additional smaller dwellings, and would also help to meet any latent demand for downsizing options. However, it should be applied flexibly in accordance with the finding that the dwelling stock varies between the Ward's parishes, and North Leverton with Habbleshthorpe in particular may not benefit from an outright halt on the construction of larger homes"*.
- 16.5 The Sturton Ward Housing Needs Survey confirmed that this was an issue locally and revealed the extent to which there is a mismatch between the needs of the current population and the stock of housing available. 61% of respondents said that they would like to downsize in the next five years. 48% of respondents were aged 56 or over which is likely to have created some bias in the findings; however, the significant number of older people looking for dwellings of two bedrooms or less in an area where 72% of the dwellings have three or more bedrooms³³ shows the extent to which there is a mismatch between future demand and current supply.
- 16.6 That said, the breakdown of property types is not consistent across Sturton Ward's component parishes with a notable difference in the proportion of dwelling types present in North Leverton with Habbleshthorpe vs. North and South Wheatley and Sturton Le Steeple. As can be seen in Figure 3 below, 50% of dwellings in North Leverton are detached compared with much higher percentages in the other parishes for which census data is available. Roughly 5-8% of dwellings in the Ward are

³² The SHMA covers four Local Authorities: Bassetlaw, Bolsover, Chesterfield and North East Derbyshire.

³³ Sturton profile.

made up of a combination of terraced houses and flats but Sturton Le Steeple and North Leverton with Hablesthorpe both contain higher proportions of terraces and very few flats.

Figure 3: Accommodation type comparison between Sturton Ward's parishes (2011)



- 16.7 The importance of providing a “mix of housing based on current and future demographic trends” is emphasised in the NPPF. The Strategic Housing Market Assessment (SHMA, 2017) provides evidence at a District level that, up to 2031, the proportion of older households will increase from 25% to 38%. The SHMA states that “this may create significant demand for specialist accommodation”. The SHMA identifies a likely need “to support demand for bungalows [which] could potentially support some increase in the need for affordable housing. Based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties”. Nonetheless, in Sturton Ward, the need for smaller dwellings is less acute in North Leverton with Hablesthorpe.
- 16.8 This is not only an issue for older people. Residents are also concerned that there are too few houses in the Ward within the financial reach of younger members of local families. This encourages emigration to cheaper areas and inadvertently breaks down family networks. As one resident put it, “If nothing is done to attract young people into the Ward, it will gradually become a huge retirement home”.³⁴
- 16.9 Providing a greater mix of housing types could help to release larger dwellings to the market which are suited to family occupation.
- 16.10 55% of respondents in the Housing Needs Survey said there was a need for both more “starter homes” and “smaller homes for downsizing”. In planning terms, this could be the same type of dwelling. However, the type of homes needed for downsizing will tend to be bungalows rather than houses.
- 16.11 For clarification, affordable housing is defined in Annex 2 of the NPPF as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”. BDC’s affordable housing policy applies to Sturton Ward – schemes of 10 or more dwellings are required to provide affordable

³⁴ Chairman of the Neighbourhood Planning Group, 2014.

housing. During the review of the SWNP, it was considered that the need to develop a Sturton Ward specific affordable housing policy was not necessary and affordable housing contributions will be delivered in accordance with District policy.

16.12 Policy 11 is intended to promote the sort of housing that local people say that they want, and which both census data and statistics on existing housing types show are essential to ensure Sturton Ward remains a sustainable place.

16.13 Table 5, extracted from the SHMA 2017, suggests that 80% of market housing in the District should be two- or three-bedroomed.³⁵

Table 5: Estimated size of dwellings by Local Authority – market housing (CLG projections)

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Bassetlaw	2%	25%	55%	18%

16.14 In contrast to this emerging picture, Table 6 overleaf shows that 43% of granted permissions in Sturton Ward since 2017 have been for dwellings of four- or five-bedroomed dwellings.

16.15 Based on this evidence, there is clearly a need for a more robust policy framework to ensure that future housing in Sturton Ward meets local needs. It has already been noted that there isn't the same shortfall of smaller dwellings in North Leverton with Habbleshthorpe.

16.16 Policy 10 requires a high proportion of market dwellings to be two- and three-bedroomed in accordance with the SHMA.

³⁵ See page 83 of <https://www.bassetlaw.gov.uk/media/3241/shma-oan-update-oct-2017.pdf>.

Table 6: Dwellings granted planning permissions in Sturton Ward since 2017

Settlement/application reference	Net house gain *	Number of bedrooms				
		1	2	3	4	5
North and South Wheatley						
17/01660/FUL, Laburnum House Low Street	3		1	1	1	
18/00448/OUT, Whitegates Top Pasture Lane	6 +				3	3
18/00651/FUL, Post Office Sturton Road	3		1	1	1	
18/01189/FUL, Sun Inn Low Street	1			1		
19/00145/FUL, Cotswold Top Street	1				1	
19/01540/FUL, The Manor Sturton Road	1		1			
Sturton Le Steeple						
18/00627/RES, Land near Blacksmiths Arms Cottage	7			2	4	1
20/00078/FUL, Fourpaws Cattery Station Road	2		1	1		
North Leverton						
17/01734/FUL, Land near East View Southgore Lane	1			1		
18/00690/RSB, The Cottage Main Street	8		2	1	4	1
20/00004/FUL, Olinda Southgore Lane	8			8		
18/01369/FUL, The Old Plough (Plot 2) Main Street	1		1			
19/00708/OUT, Orchard Lodge Southgore Lane	9 +		3	3	3	
19/00265/RES, Land SW of Orchard Lodge	15		2	7	6	
Number of new dwellings	66	0	12	26	23	5
Percentage split³⁶		0%	18%	39%	35%	8%

* In some cases, existing properties are being removed to make way for new housing, meaning the “net house gain” is smaller than the number of dwellings referenced.

+ In these cases, assumptions have been made about the size of dwellings based on planning applications, due to a lack of detailed information about anticipated dwelling sizes.

Housing for older people

16.17 AECOM’s HNA notes that “of Sturton Ward’s projected 2035 population, nearly 13% are estimated to be aged 75 and over, which equates to 313 people – and an increase of 149 between 2011 and 2035”. Significantly, this is a lower percentage than the District as a whole (15%).

16.18 AECOM’s HNA notes that Sturton Ward currently has no specialist housing for older people with the entirety of its residents’ needs being either met or unmet by provision in nearby settlements such as Gainsborough and Retford. This is not sufficient to meet the needs of the current or projected elderly population according to the results of two calculations based upon (i) projected tenures occupied by those with mobility limitations, and (ii) a model produced by the Housing Learning and Improvement Network (HLIN). See section 6 of AECOM’s report for more details.

³⁶ May not add due to rounding.

- 16.19 The AECOM HNA calculates that, based on there being 313 people over the age of 75 by 2035, 44% (138) will require some sort of specialist accommodation. The HNA notes that many of these residents should be able to adapt their own home and, depending on the extent to which their home is adaptable to meet their need, there may also be a requirement for up to 85 bed spaces in purpose-built accommodation. The HNA notes that there are no units of specialist housing in Sturton Ward or any care homes, but there are a number of establishments in and around Gainsborough and Retford. However, some residents would prefer to stay within the Ward and a purpose-built facility to meet this demand would be supported and may be suitable on some of the sites allocated for housing, subject to the design of any scheme being in accordance with the policies in the Neighbourhood Plan.
- 16.20 The HNA analysis provides a tenure breakdown for this specialist accommodation suggesting the following: 16 of the new units are affordable units with care; 12 of the new units are market units with care; 19 of the new units are affordable sheltered retirement units; and that 38 of the new units are market sheltered retirement units. It adds, however, that *“there is no obligation for this level of need to be provided entirely within the Ward itself or for specialist housing for the elderly to dominate the provision of new supply. The need for specialist dwellings might more practically be shared between the [Ward] and the rest of the district, which will enable the elderly to live either within or as close to the [Ward] as possible”*.³⁷
- 16.21 Paragraph 17 of AECOM’s HNA states that *“the provision of specialist accommodation for older people within the Ward itself should be supported in order to rectify a complete absence of stock and to enable those with strong local connections and potential access and mobility issues to more easily consider such accommodation and live in close proximity to their families and community networks”*.
- 16.22 It is worth noting that level-access accommodation, particularly bungalows, don’t need to be designated homes for older people; it depends on their management and tenure (e.g. warden-aided housing or sheltered housing is usually bungalow accommodation for older people or people with limited mobility). Bungalows of all types and tenures are supported as their density reflects the lower density of rural areas and the type of accommodation that is suitable for people with limited accessibility / mobility. Housing proposals designed to meet the needs of older people should ideally be located within walking distance of local facilities.

Policy 10: Housing mix and type

1. Development proposals will be supported which provide a mix of housing types and sizes with a particular focus on:

- a) smaller two- and three-bedroomed dwellings in North and South Wheatley and Sturton Le Steeple; and
- b) properties for older people across the Ward.

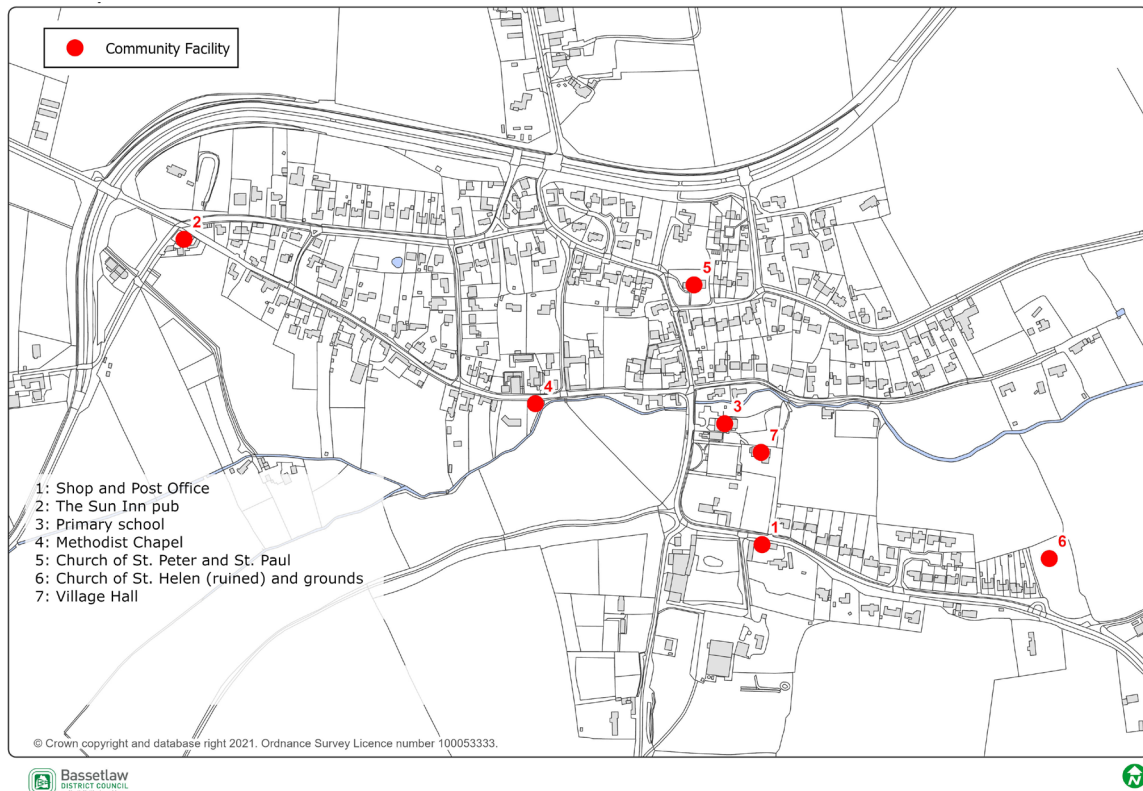
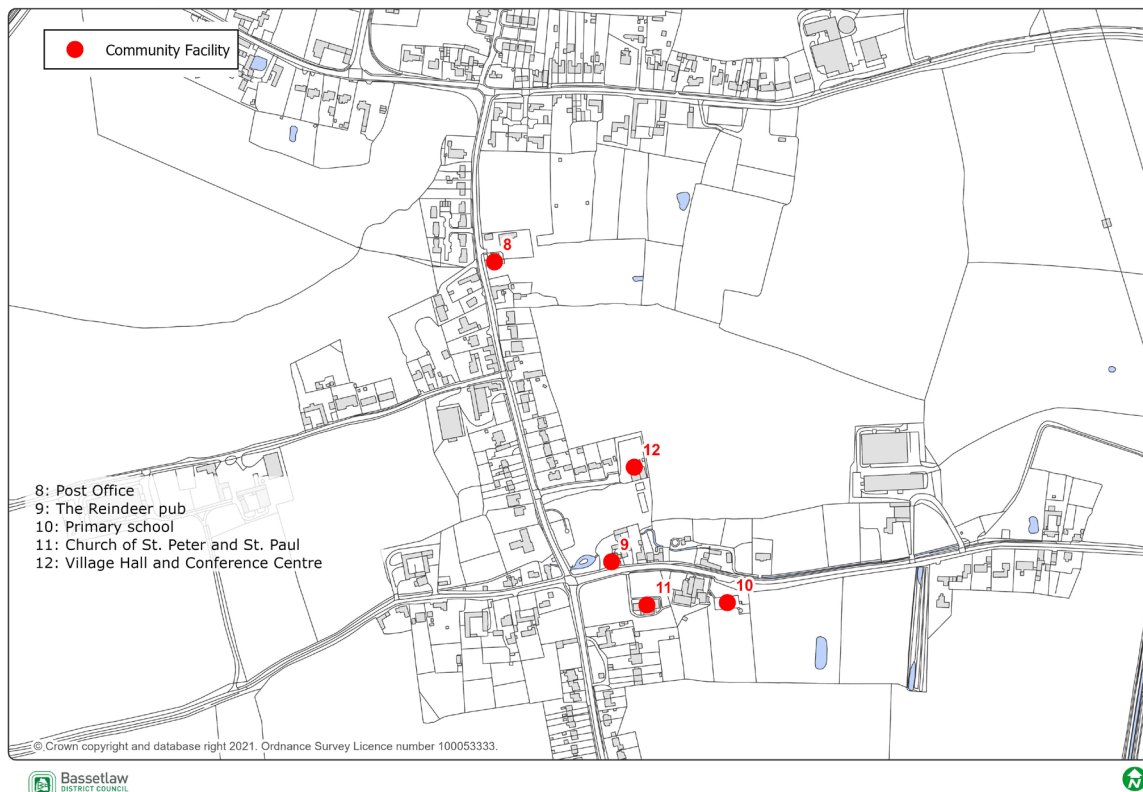
³⁷ Paragraph 230-233 of the HNA.

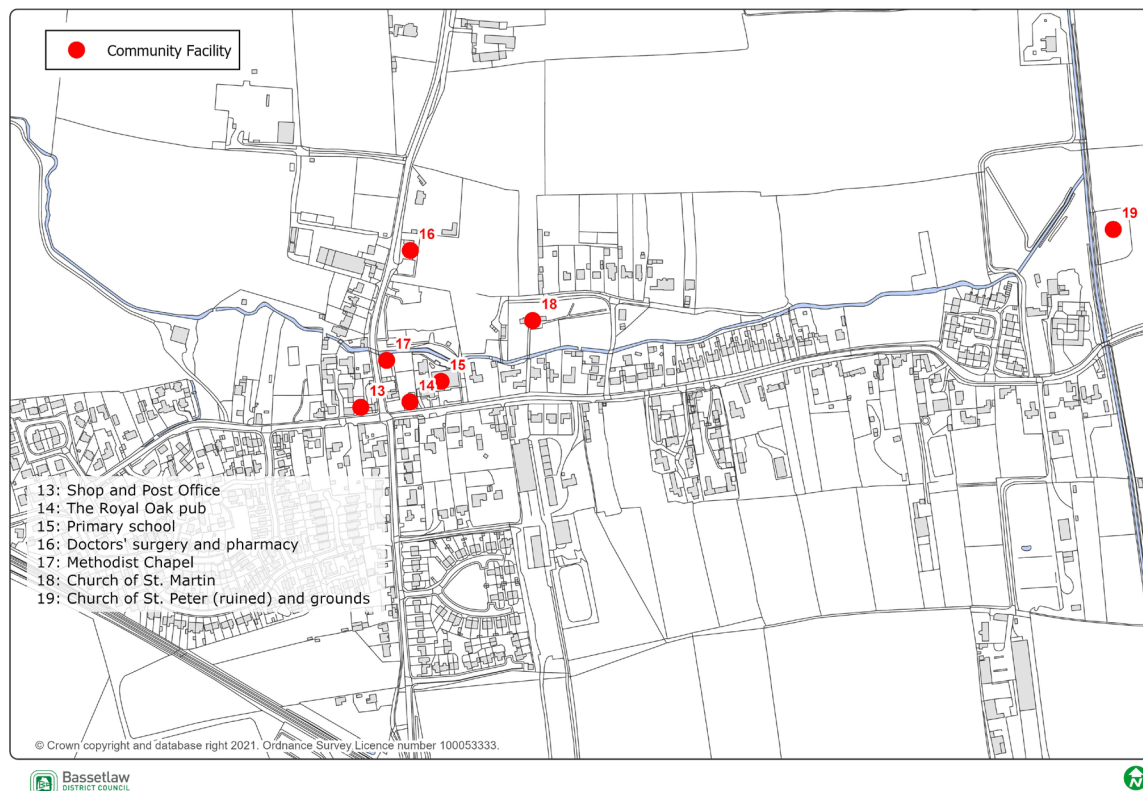
17 Community facilities

- 17.1 The villages of North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe are classed as rural service centres because they each offer a range of services and facilities. Community assets such as schools, village halls, pubs, Post Offices and shops enhance social cohesion by providing focal points for the community. Without them, the villages would become dormitory settlements.
- 17.2 The resilience of individuals to keep local services operating is evidenced by the use of a former electricity substation which has been converted to a Post Office in Sturton Le Steeple. This Post Office is typically open for one morning and one afternoon a week.
- 17.3 Existing community assets (services and facilities) are listed in Table 2 of this document. The Residents' Survey (2013) revealed significant support for a community-run Post Office and/or pub. In addition, support has been expressed for the provision of a heritage centre and a library. Given the rural nature of the Ward, footpaths, local wildlife sites and areas of natural conservation were also seen as community assets to be protected and improved by local residents. Table 7 lists the community facilities in the Ward, with their locations detailed on maps 13, 14, and 15 respectively.

Table 7: Identified community facilities

North and South Wheatley (see Map 13)	<ol style="list-style-type: none"> 1. Shop and Post Office 2. The Sun Inn pub 3. Primary school 4. Methodist Chapel 5. Church of St. Peter and St. Paul 6. Church of St. Helen (ruined) and grounds 7. Village Hall
Sturton Le Steeple (see map 14)	<ol style="list-style-type: none"> 8. Post Office 9. The Reindeer pub 10. Primary school 11. Church of St. Peter and St. Paul 12. Village Hall and Conference Centre
North Leverton (see map 15)	<ol style="list-style-type: none"> 13. Shop and Post Office 14. The Royal Oak pub 15. Primary school 16. Doctors' surgery and pharmacy 17. Methodist Chapel 18. Church of St. Martin 19. Church of St. Peter (ruined) and grounds

Map 13: Community facilities in North and South Wheatley**Map 14: Community facilities in Sturton le Steeple**

Map 15: Community facilities in North Leverton with Habbleshthorpe

- 17.4 This Plan supports the principles of Policy CS8 of Bassetlaw's Core Strategy in the context of community facilities (that they should be of a scale appropriate to the village and have community support).
- 17.5 In North Leverton with Habbleshthorpe, over the Plan period, it may be possible to provide a community asset – either a village hall or a retail unit – on a site adjacent to the development boundary. A preferred location would be on the northern edge of the village near the doctor's surgery and the Parish Council is currently exploring options with the landowner who is supportive of this principle.
- 17.6 There is also an opportunity to turn the Church of St. Martin into a community centre. The development of this important, well-located community facility would help to protect a valuable heritage asset. The provision of additional facilities is welcomed by the community which should be engaged early and extensively in the design of any such development, alongside the Parish Council.
- 17.7 A growing concern is the limited capacity of the existing doctors' surgery in North Leverton to cope with the growing population of Sturton Ward (see also Appendix D). North Leverton Parish Council is part of a working group looking at options to secure additional car parking spaces for the surgery. It was unsuccessful in its application for funding from Nottinghamshire County Council's Local Improvement Scheme in Q4 2020 but will continue to explore funding options in 2021.



Parking along Sturton Road near North Leverton surgery and the Methodist Chapel, Spring 2020

- 17.8 There are also concerns about visibility and safety at North Leverton crossroad which is in close proximity to the village shop and Post Office (which only has on-street parking for customers), the Methodist Chapel, The Royal Oak pub, the primary school, three bus stops and two local businesses, all of which attract traffic. A survey launched in January 2020 to improve safety and visibility at this junction was signed by over 1,000 people within four weeks, from all villages within Sturton Ward. The SWPG does not believe that the Ward can absorb significantly more than 5% growth without first making this extremely dangerous crossroads safer. Where no suitable sites exist within the development boundary, sites adjoining the boundary may be suitable where it can be shown that the proposal has community support.
- 17.9 Irrespective of how many houses are built in the Ward, the SWPG has asked BDC to update its Draft Local Plan to consider proper investment to address this structural deficiency and has recommended making this a prerequisite for any further development in Sturton Ward. The community aspiration in this document (see the section titled “developer contributions”) addresses the need for adequate infrastructure.

Policy 11: Community facilities

1. The community facilities listed in Table 7 will be safeguarded for community uses throughout the plan period.
2. Proposals to redevelop, or change the use of an existing community facility to a non-community use shall only be supported where one of the following conditions is met:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
 - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area or,
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable location.

3. Insofar as planning permission is required proposals for the improvement or the adaptation of community facilities will be supported.
4. Proposals for the relocation of community facilities will be supported where the new location is accessible to local people and the new facility provides an equivalent community offer to the one it would replace.
5. Proposals for the provision of a building for community use in North Leverton will be supported provided that it does not have an unacceptable impact on the amenities of residential properties in the immediate locality of the site.

18 Energy efficiency, renewable energy and climate change

- 18.1 In May 2019, the UK Government declared a climate emergency. BDC's website notes that there is now 40% more carbon dioxide in the atmosphere than there was prior to the industrial revolution. Consultation feedback for this Neighbourhood Plan has consistently shown that local people place a high value on renewable energy and see the Neighbourhood Plan as vital in playing its part in reducing the effect of climate change.
- 18.2 The NPPF states that *"the planning system should support the transition to a low carbon future in a changing climate... plans should take a proactive approach to acting to climate change"*.³⁸ The SWPG recognises the importance of minimising climate change and Policy 15 of this Plan seeks to assist in mitigating the impact of climate change.
- 18.3 The Bassetlaw Renewable and Low Carbon Energy Study (2010) provided a range of solutions and costs to reduce CO₂ emissions across the District. Large wind turbines are proposed in the study as suitable *"for large commercial sites away from residential areas"*. There are no sites as defined in the Energy Study that would be suitable in Sturton Ward, and the community is strongly opposed to wind farms (93% in local surveys).
- 18.4 The Low Carbon Energy Study also suggested that *"where residential developments are able to connect to an existing district heating network, supplying waste heat from another source such as a large power station, this could reduce CO₂ emissions from residential development by around 44%"*. Housing developments that are connected to District heating systems and powered by renewable energy would make a significant contribution to reducing carbon emissions, and are therefore supported by the SWPG.
- 18.5 On appropriate sites in the countryside, the use of solar energy is also supported provided the development:
- a) is effectively screened from view; and
 - b) does not harm the landscape character of the Ward; and
 - c) is supported by a comprehensive package of ecological mitigation and enhancement measures.
- 18.6 The need to safeguard heritage assets and landscape character will be a key consideration in any renewable energy proposal.
- 18.7 The second part of Policy 12 establishes a positive and supportive context for the development of schemes which harness waste heat from commercial operations. West Burton Power Station represents the most obvious opportunity for this type of initiative.

Policy 12: Energy efficiency, renewable energy and climate change

1. Proposals for the development of low carbon homes that maximise water efficiency and the generation of renewable and low carbon energy resources will be supported where, either individually or cumulatively, it can be demonstrated that adverse impacts have been mitigated.
2. In particular proposals for low carbon homes should:

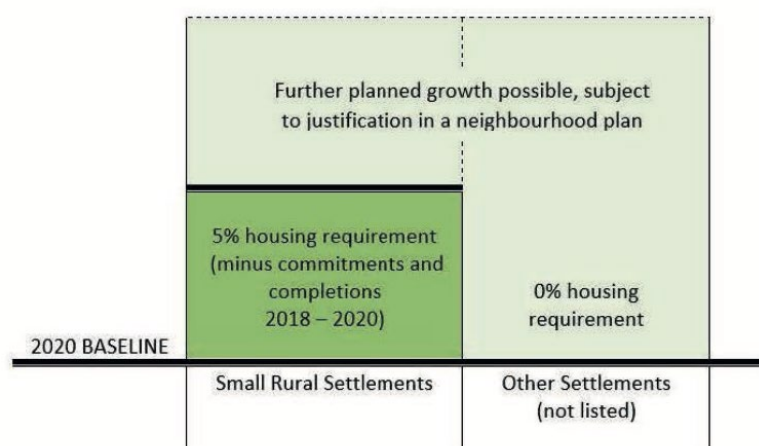
³⁸ NPPF paragraph 148/149.

- a) not have an unacceptably adverse impact on the amenity of residents and visitors (including noise, vibration, views and vistas, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of landscape); and
- b) not have a unacceptable adverse effect on any designated site (including SSSI, regionally or locally important geological sites, sites of ecological value, valued landscapes, listed buildings, heritage assets, local green spaces, significant green gaps, Conservation Areas or their settings); and
- c) not result in an unacceptably adverse effect on protected species including migration routes and sites of biodiversity value; and
- d) not result in the unacceptable loss of good-quality agricultural land; and
- e) include details of associated developments including access roads and ancillary buildings. Transmission lines should be located below ground wherever possible to reduce the impact on the open countryside; and
- f) include measures for the removal of structures and the restoration of sites, should sites become non-operational.

19 Site allocations and associated consultation

- 19.1 This Neighbourhood Plan has been drafted in the context of an emerging policy approach from BDC, as set out in its Draft Local Plan (November 2020). Figure 4 is taken from the Draft Local Plan and shows how BDC expects Neighbourhood Plans to work with its emerging policy to meet wider District housing need.

Figure 4: The development of Neighbourhood Plans in Bassetlaw



- 19.2 The SWNPR allocates sites where possible to allow for a scale of growth compatible with the policy intent of Policy ST2 (Rural Bassetlaw). This maximises input from the community in considering the most suitable sites and ensures that development decisions can be policy-led.
- 19.3 The Sturton Ward Planning Group (SWPG) organised a “call for sites” consultation in 2018 and commissioned AECOM to assess the sites. The site assessment process (see Appendix G) considered a large number of sites, many of which – when tested – did not constitute sustainable development.
- 19.4 The SWPG has undertaken substantive consultation with local people to consider the suitability of sites for development and to solicit comments on the proposed sites. AECOM considered specific issues on each of the sites in more detail to ensure that the policies:
- are viable;
 - are deliverable;
 - meet local housing needs;
 - do not diminish the heritage value of their surroundings;
 - are appropriate to the rural setting;
 - meet sustainability criteria.
- 19.5 50 sites were considered by AECOM, of which:
- 48 sites were submitted via the “call for sites” consultation;
 - 22 of these 48 sites had previously been submitted and assessed in the Land Availability Assessment (LAA, 2017);

- c) two sites were submitted via the LAA but were not submitted via the “call for sites” consultation. The 50 known sites are listed in table 3 of the AECOM Site Options and Assessment Report.³⁹

- 19.6 The 22 sites that had previously been submitted and assessed in the LAA in 2017 were not reassessed by AECOM. Table 5 of the AECOM report identifies these sites and notes that five of them now have outline or full planning permission for a total of 19 dwellings. AECOM assessed the remaining sites. Nine scored green meaning they were suitable, available and achievable. Five scored red meaning they were not suitable for development⁴⁰, and four scored amber, meaning that there were constraints but that some development may be possible.
- 19.7 “Drop-in” consultations were staged in November 2019 to gather feedback from residents on all the sites that AECOM had assessed and the sites that BDC had previously assessed through the LAA.⁴¹ All 1,000+ households in the Ward were leafleted about the events and responses were received in person from more than 50 residents. 37 comments were received online from 20 residents over a two-week period, some of whom commented on multiple sites. References below to community support are based on feedback from all drop-in sessions held in North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe; and a specific report on the North Leverton consultations, which received responses from 36 residents, can be found in Appendix N.
- 19.8 23 sites remained acceptable for development subject to a number of criteria, the most important of these being that these sites should be developed at a low density (in keeping with the low density of the character area). Note that the AECOM calculation of 30 dwellings per hectare was not in keeping with the rural character of villages and hamlets in the Ward. AECOM’s Design Code (2020) analysis has also assisted in establishing the density, landscape treatments and design for the sites.
- 19.9 Each of the policies for the allocated sites addresses design issues and the relationship of the site concerned to the findings of the Design Code. The reference to a ‘narrow design palette’ means compliance with Section 3 of the Design Code.
- 19.10 Historically, development across the Ward has grown along the main roads and at low densities. This was due in large part to the presence of water and the location of farmsteads. The community wants this character-forming element to be reflected in future growth patterns. The relatively low numbers of houses proposed on the sites is due to this requirement.
- 19.11 Despite extensive work with planning consultants and specialists over a two-year period, only 9 of the 23 sites put forward by the SWPG in its Pre-Submission Draft were endorsed by BDC’s Planning team as part of a Regulation 14 consultation (June to September 2020). 5 sites in North and South Wheatley, 2 sites in Sturton Le Steeple and 4 sites in North Leverton with Habbleshthorpe were not approved, with capacity reductions recommended on 3 other sites. The difficulty in finding suitable development sites in villages like North and South Wheatley contributed to BDC’s decision to reduce the housing requirement figure for small settlements to 5% in the November 2020 version of the Draft Local Plan.

³⁹ This will be available on Sturton Ward’s website at the time of publication.

⁴⁰ Including NPO1 which was coloured red in error.

⁴¹ Sites with a BDC label were considered suitable through the LAA process and not reassessed by AECOM.

- 19.12 Several agricultural buildings were initially identified as being suitable for conversion to residential. These all fall within the development boundaries shown on Maps 2a, 2b and 2c. However, based on Regulation 14 consultation responses from BDC, they have typically been removed as site allocations. Many of them are either listed buildings, in the setting of listed buildings or non-designated heritage assets. It was considered that assessing these proposals as part of a planning application process would ensure that site-specific issues relating to heritage matters could be most thoroughly assessed.
- 19.13 A map showing all the sites that were considered in each Parish can be found in Appendix F.
- 19.14 The sites below have been selected as being suitable, available, achievable and acceptable to the local community.
- 19.15 The current development boundaries for the three primary villages were established through policy CS8 of Bassetlaw's Core Strategy. The development boundaries were not officially adopted although they are a consideration and used by BDC in making decisions on planning applications. It is open to Neighbourhood Plans to review development boundaries provided that, in doing so, any changes do not undermine the strategic policies of the development plan. With the exception of NP18, the allocated sites are small and within the existing development boundary. It is not considered that their development would materially affect the development strategy as set out in BDC's Core Strategy. The development boundaries proposed in Maps 2a, 2b and 2c reflect the site allocations and development since 2011.
- 19.16 There has been close collaboration with BDC's Planning Policy team while it has been developing the emerging Draft Local Plan.
- 19.17 National⁴² and District policy requires at least 10% of sites to be one hectare or less. All the allocated sites in this SWNPR are one hectare or less. Small sites are usually more appropriate in rural settlements as they can more easily reinforce the rural character of an area and reflect the scale of existing settlements.
- 19.18 **Important note: the allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for each site.**

⁴² See NPPF paragraph 68a.

Sites in North and South Wheatley

19.19 Table 8 sets out the sites that are allocated in the SWNP Review for North and South Wheatley. The quantum of development proposed must be seen in the context of the number of sites that have secured planning permission since April 2018 (see Tables 1b and 6 above).

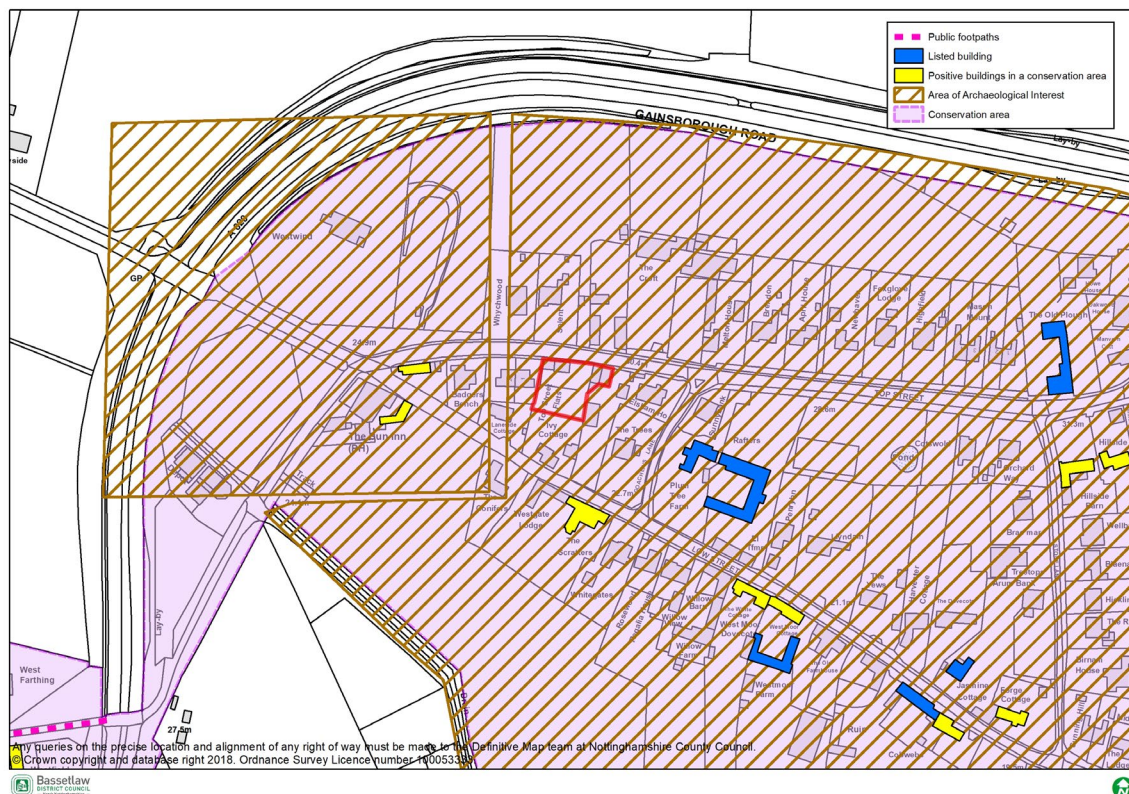
Table 8: Site in North and South Wheatley

Site number	Dwellings (in the region of) ⁴³	Comments
NP36 (full site)	2	Supported by the Design Code for three smaller dwellings but reduced to two in response to Regulation 14 consultation feedback (summer of 2020)

19.20 Adding on the 15 dwellings that have secured planning permission since August 2018 (see Table 1b), the total development proposed (excluding infill) up to 2037 is 17. This exceeds the growth, requirement by 4 dwellings. However, policies 1 and 2a seek to constrain future development within the revised development boundary. The landscape sensitivity, heritage and flood risk mean that development opportunities are limited.

19.21 Below are maps showing the sites allocated in the SWNPR along with the planning constraints and the site assessments. All of the allocated sites secured community support in the Regulation 14 consultation (summer of 2020).

⁴³ This is an indicative number based on community consultation, the density of the adjoining character area and the constraints on the site that have been identified in the site assessments.

NP36 Land and buildings opposite Solent, Top Street**Map 16: Site and constraints****BDC assessment for AECOM 2019**

Conservation officer	Planning policy	Highways
<p>This site is within the Wheatley Conservation Area and one of the buildings on the site, an early-19th century coach house and stable, is regarded as having a positive impact on the character of the Conservation Area. This building will need to be retained as part of any scheme. The remaining buildings are later 20th century and Conservation would have no concerns with their loss.</p> <p>Subject to the retention and suitable conversion of the historic building, Conservation would have no concerns with the allocation of this site, provided that any new development is appropriate to its historic setting and preserves the character and appearance of the Wheatley Conservation Area. Conservation is happy to advise on what might be suitable.</p>	<p>Suitable for development: No significant constraints identified.</p>	<p>It is unlikely that the access would be considered acceptable for an intensification of traffic due to the lack of visibility available for emerging vehicles.</p>

AECOM summary 2019

The site is a brownfield site within the settlement boundary. It is within the Conservation Area but its development would not impact any other heritage assets.

- 19.22 The Design Code notes that there is a limited scope for new-builds due to the site's layout but there is potential for the conversion of the existing buildings to three small dwellings.

Policy 13: Development of buildings opposite Solent, Top Street (NP36)

1. The change of use (conversion) of the buildings identified on Map 16 for in the region of two dwellings will be supported where:

- a) the proposal recognises the significance of the site's location within the Conservation Area and the local historic value of the C19th coach-house and building as a central part of the scheme; and
- b) the use of materials and a narrow colour palette reflect the site's historic rural location; and
- c) safe access and egress can be provided for vehicles and pedestrians in accordance with NCC Highways standards; and
- d) the proposal is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

Sites in Sturton Le Steeple

19.23 Table 9 sets out the sites that are allocated in the SWNPR for Sturton Le Steeple. The quantum of development proposed must be seen in the context of the number of sites that have secured planning permission since April 2018 (see Tables 1a and 6 above).

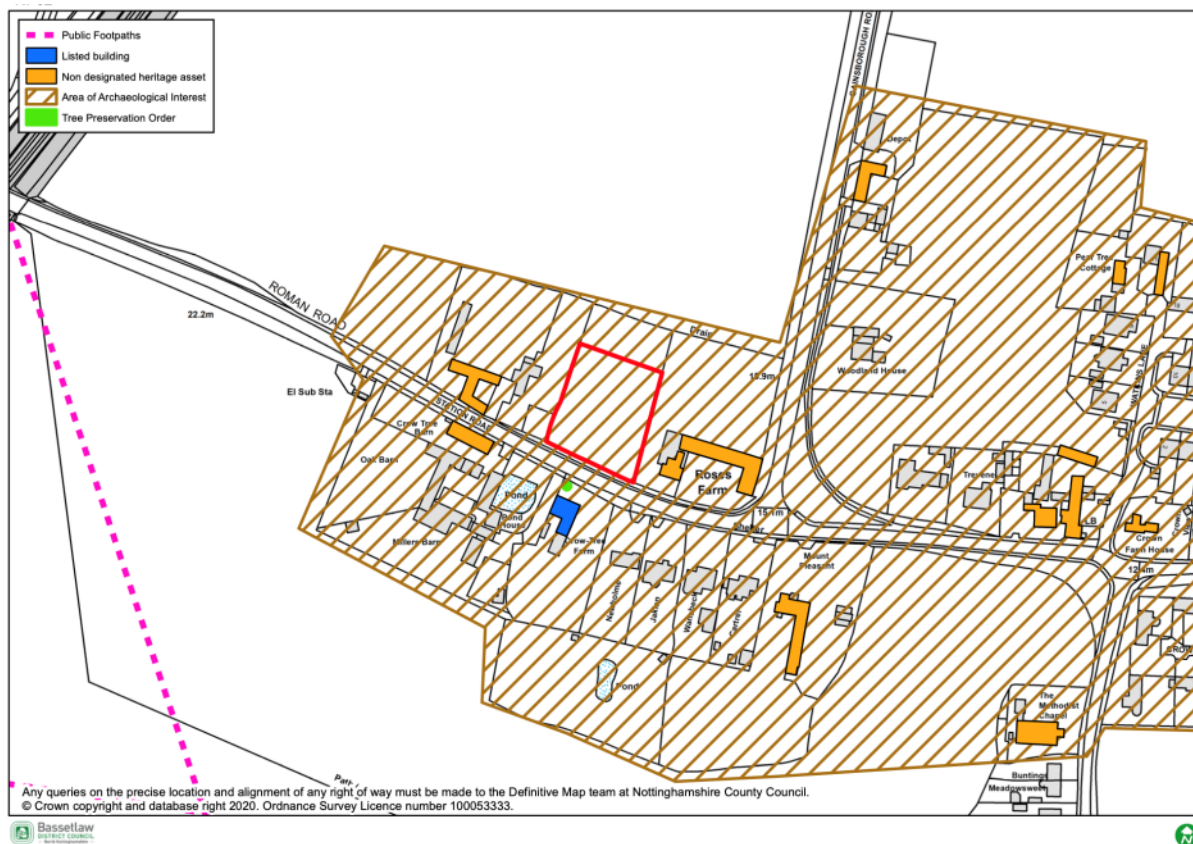
Table 9: Sites in Sturton Le Steeple

Site number	Dwellings (up to) ⁴⁴	Comments
NP02 (partial site)	3	No concerns expressed by statutory consultees. Suitable for up to three dwellings but only on the front 2/3 of the site, in line with the current building line
NP05 (full site)	1	No concerns expressed by statutory consultees. Suitable for one dwelling
NP06 (full site)	2	Suitable for two dwellings subject to being able to achieve acceptable amenity standards
NP08 (full site)	1	Not particularly constrained in environmental or physical terms. Suitable for two dwellings but reduced to one in response to Regulation 14 consultation feedback (summer of 2020)
Total dwellings	7	

19.24 Adding on the 9 dwellings that have secured planning permission since August 2018 (see Table 1b), the total development proposed (excluding infill) up to 2037 is 16. The housing requirement figure in the draft Local Plan November 2020 is 11. However, the sites proposed are small scale and within the revised development boundary. Subject to proposals being in accordance with Policy 1 (2), they constitute infill development and would be supported.

19.25 Below are maps showing the sites allocated in the SWNPR along with the planning constraints and the site assessments. All of the allocated sites secured community support in the Regulation 14 consultation (summer of 2020).

⁴⁴ This is an indicative number based on community consultation, the density of the adjoining character area and the constraints on the site.

NP02 Land between Roses Farm and Four Paws, Station Road**Map 17a: Site and constraints****Technical assessment by BDC (for LAA 2017)**

Conservation officer	Planning policy	Highways
<p>The site is in close proximity to Crow Tree Farm (grade II listed), along with Four Paws and Roses Farm (both non-designated heritage assets). The site forms part of their settings, reinforcing the rural character of their surroundings and emphasising their isolated nature, common with Enclosure-era farms. However, the large boundary hedge across the front hides much of the site from view. Further, no key views exist across/through the site towards those heritage assets. With this in mind, Conservation has no concerns with the allocation of this site, subject to suitable design, layout, scale and materials.</p> <p>Given the proximity of the site to the course of the roman road (from Bawtry to Littleborough), it is suggested that advice be sought from a suitable qualified archaeologist with regard to the likelihood of archaeological remains on the site and any required excavation/remedial works.</p>	<p>Suitable for development: No significant constraints identified.</p>	<p>No objection subject to satisfactory details of access, parking, and servicing arrangements.</p> <p>The footway across the site frontage would require widening to 2.0m. Visibility for emerging vehicles is likely to dictate the position of the access.</p>
Developable (suitable, achievable, however available in 5+ years).		

- 19.26 The Design Code notes that the site is suitable for “sensitive development with positive relationship to the road e.g. a short terrace or courtyard reflecting the barn/outhouse arrangement to adjacent Four Paws/Roses Farm”.

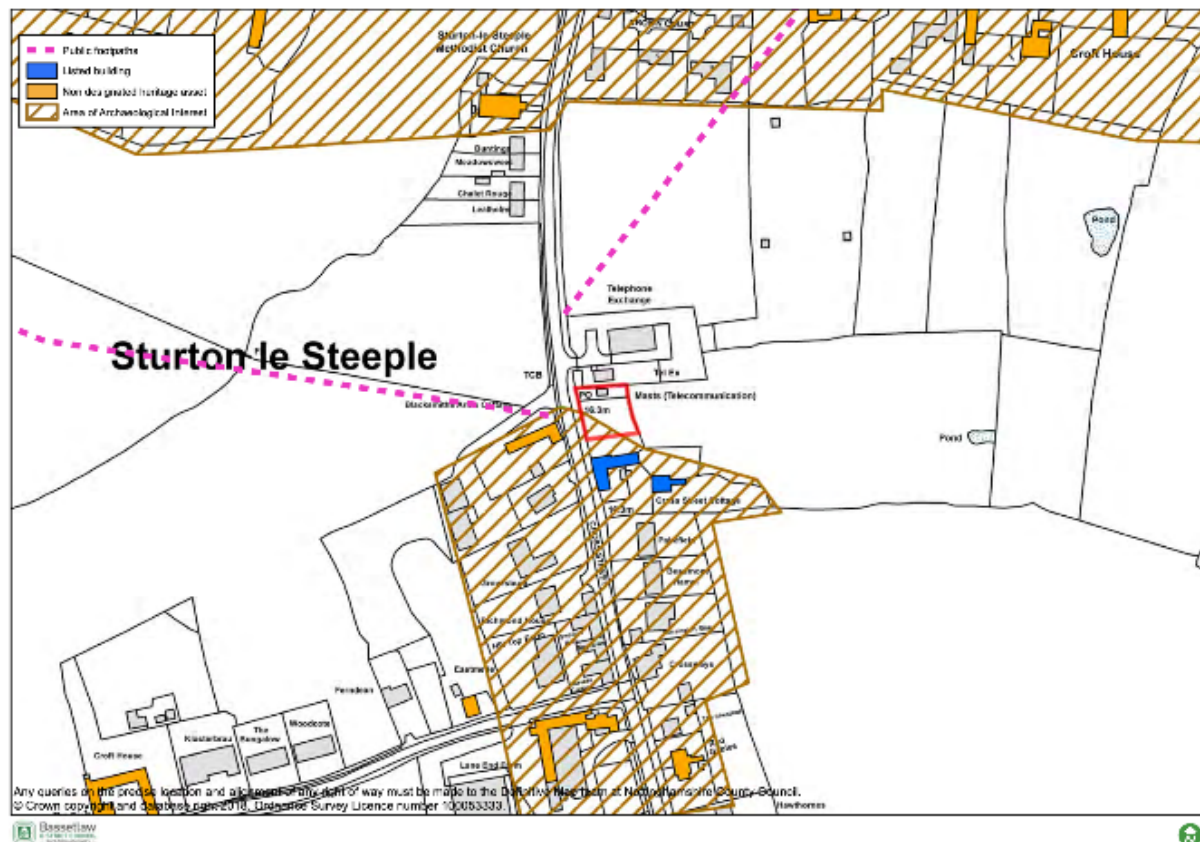
Policy 14a: Development of land between Roses Farm and Four Paws, Station Road (NP02)

1. Well-designed residential development as defined in Policy 5 for three dwellings that reflect the site’s location on the western approach to Sturton Le Steeple and reinforces the positive aspects of the character of the area in accordance with Section 3 of the Sturton Ward Design Code 2020 and Appendix I, will be supported where:

- a) the proposal is of a scale, form and design that safeguards heritage assets including the setting of a nearby listed building (Crow Tree Farm) and the setting of non-designated heritage assets shown on map 17a, recognising their significance as a central part of the scheme; and
- b) the use of materials and a narrow colour palette reflect the historic rural nature of the village; and
- c) the boundary treatment (native hedgerows and trees) allows for a soft transition to the open countryside to the north; and
- d) the buildings have active frontages onto Station Road; and
- e) an archaeological assessment has been undertaken prior to commencement on site and excavation/remedial works undertaken as necessary; and
- f) safe access and egress for vehicles and pedestrians onto Station Road and a 2m width footway along the sites frontage on Station Road to allow safe pedestrian movement in accordance with NCC Highways standards; and
- g) the proposal is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

NP05 Land north of The Barn, Cross Street**Map 17b: Site and constraints****Technical assessment by BDC (for LAA 2017)**

Conservation officer	Planning policy	Highways
<p>The site is on the east side of Cross Street, currently undeveloped and used primarily as a lawn and vegetable patch for the adjacent grade II listed barn conversion, The Barn. The site does not appear to have been developed previously, although the southern half seems to have always been associated with the farm (see 1899 map). The site is within the setting of Cross Street Cottage and the Barn/Stable at Cross Street Cottage, both grade II listed. Opposite the site is the former Blacksmiths Arms, regarded as a non-designated heritage asset identified in line with the Council's adopted criteria.</p> <p>With regard to the principle of development, the site does currently afford a view of the north elevation of the grade II listed former barn and of the roof of the listed farm cottage behind. However, this is not a planned view, rather it is incidental, it being a result of the lack of development around the farm. The site is sufficiently large enough to accommodate a</p>	<p>Suitable for development: No significant constraints identified.</p>	<p>The site would likely be acceptable for a single dwelling subject to satisfactory details of access.</p>

single dwelling, whilst retaining the rural setting of the listed cottage and barn. With this in mind, Conservation has no concerns with the allocation of this site, subject to a suitable design, layout, scale and materials. Given the proximity of the site to the course of the Roman Road (from Bawtry to Littleborough), it is suggested that advice be sought from a suitable qualified archaeologist with regard to the likelihood of archaeological remains on the site and any required excavation/remedial works.

Developable (suitable, achievable, however available in 5+ years).

Policy 14b: Development of land north of The Barn, Cross Street (NP05)

1. Well-designed residential development as defined in Policy 5 for one dwelling that reinforces the positive aspects of character of the area in accordance with Section 3 of the Sturton Ward Design Code 2020 and Appendix I, will be supported where:

- a) the proposal is of a scale, form and design that safeguards heritage assets including the setting of nearby listed buildings (Cross Street Cottage and the Barn at Cross Street Cottage) and the setting of the non-designated heritage assets shown on map 17b, recognising their significance as a central part of the scheme; and
- b) the use of materials and a narrow colour palette reflect the historic rural nature of the village; and
- c) a boundary treatment (native hedgerows and trees) that allows for a soft transition to the open countryside to the north; and
- d) the building has an active frontage on to Cross Street; and
- e) an archaeological assessment has been undertaken prior to commencement on site and excavation/remedial works undertaken as necessary; and
- f) the proposal provides safe access and egress for vehicles and pedestrians onto Cross Street in accordance with NCC Highways standards; and
- g) the proposal is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

Policy 14c: Development of buildings north of Station View Farm, North Street (NP06)

1. The change of use (conversion) of the buildings on site NP06 for in the region of two dwellings is supported where:

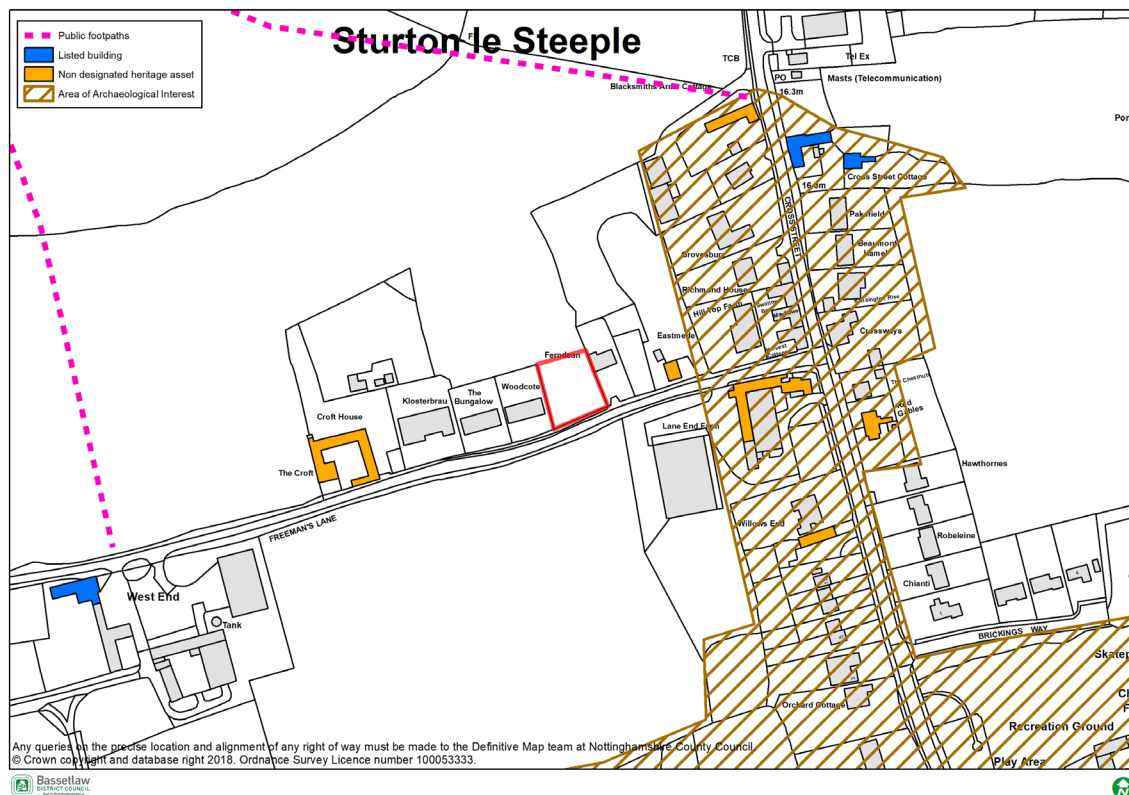
- a) the proposal recognises the heritage value of the non-designated heritage assets identified on Map 17c; and
- b) the proposal is of a high design quality in accordance with Policy 5; and
- c) the proposal provides safe access and egress for vehicles and pedestrians onto North Street in accordance with NCC Highways standards; and
- d) the proposal is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

NP08 Land east of Woodcotes, Freemans Lane

Map 17d: Site and constraints



BDC assessment for AECOM 2019

Conservation officer	Planning policy	Highways
No heritage assets would be directly affected by development on this site, although there are heritage assets in the wider vicinity. Therefore, Conservation has no concerns with the allocation of this site, subject to details.	Suitable for development: No significant constraints identified.	The footway will require widening to a minimum of 2.0m. Visibility splays will require maximising from any proposed point of access.

AECOM summary 2019

The site is adjacent to the defined settlement boundary and is not particularly constrained in environmental or physical terms.

19.28 The Design Code notes “this is a logical infill with a positive front to the road between post-war plot development with limited impact on rural views”.

Policy 14d: Development of land east of Woodcotes, Freemans Lane (NP08)

1. Well-designed residential development as defined in Policy 5 for one dwelling that reinforces the positive aspects of character of the area in accordance with Section 3 of the Sturton Ward Design Code 2020 and Appendix I, will be supported where:

- a) the use of materials and a narrow colour palette reflect the historic rural nature of the village; and
- b) the boundary treatment (native hedgerows and trees) reflects the rural quality of Freemans Lane and allows for a soft transition to the open countryside to the north; and
- c) the proposal provides safe access and egress for vehicles and pedestrians onto Freemans Lane in accordance with NCC Highways standards; and
- d) the proposal is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

Sites in North Leverton with Habbleshthorpe

19.29 Table 10 sets out the sites that are allocated in the SWNPR for North Leverton with Habbleshthorpe. The quantum of development proposed must be seen in the context of the number of sites that have secured planning permission since April 2018 (see Tables 1a and 6 above).

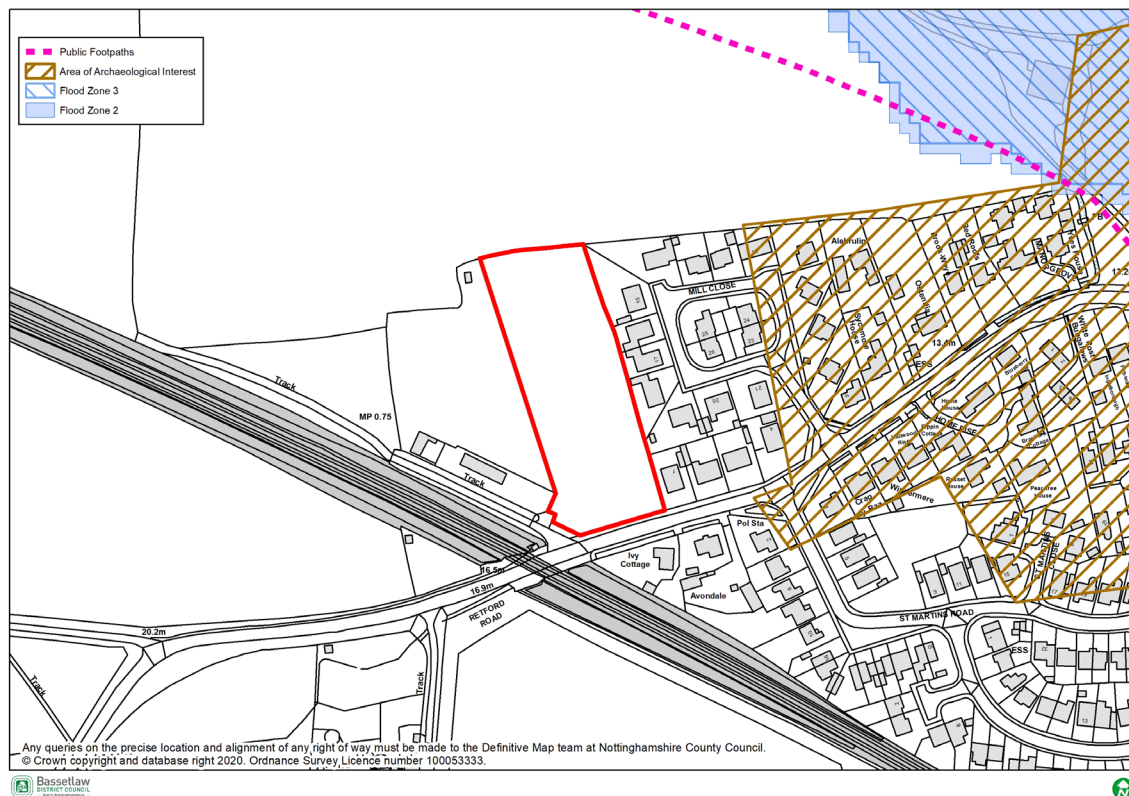
Table 10: Sites in North Leverton with Habbleshthorpe

Site number	Dwellings (up to) ⁴⁵	Comments
NP18 (partial site)	10	Supported by BDC's 2017 assessment as part of LAA231 and supported by the Design Code. 10 dwellings are recommended, although AECOM's Design Code indicated up to 15. The whole site should not be developed. Support using 0.7ha for housing and the rest for green spaces. Could be affordable housing
NP31 (partial site)	2 (net gain)	Supported by the Design Code. Planning approval has already been granted for a bungalow and garage, reducing the net gain to 2
Total dwellings	12	

19.30 Table 1b showed that North Leverton has already exceeded its housing requirement by 19 dwellings. With the sites allocated in the SWNPR the total development proposed (excluding infill) up to 2037 is 54. Policies 1 and 2a seek to constrain future development within the revised development boundary and Policy 10 requires future housing type to meet local need. Policy ST2 D (1) supports growth that exceeds the housing requirement where there are site allocations in Neighbourhood Plans.

19.31 Below are maps showing the sites allocated in the SWNPR along with the planning constraints and the site assessments. All of the allocated sites secured community support in the Regulation 14 consultation (summer of 2020).

⁴⁵ This is an indicative number based on community consultation, the density of the adjoining character area and the constraints on the site.

NP18 Land north of Mill Close, Manor Grove and Main Street**Map 18a: Site and Constraints****Technical assessment by BDC (for LAA 2017)**

Conservation officer	Planning policy	Highways
No heritage assets would be affected by development on this site.	No significant constraints identified.	The footway across the site frontage will require widening to a minimum of 2.0m, and the site access(es) will require positioning to achieve satisfactory visibility splays.
Developable, suitable and achievable in 5+ years.		

19.32 The Design Code noted that the site was relatively self-enclosed with limited influence on the wider landscape and, as it is away from the more historic village core, it has a low sensitivity to development.

Policy 15a: Development of land north of Mill Close, Manor Grove and Main Street (NP18)

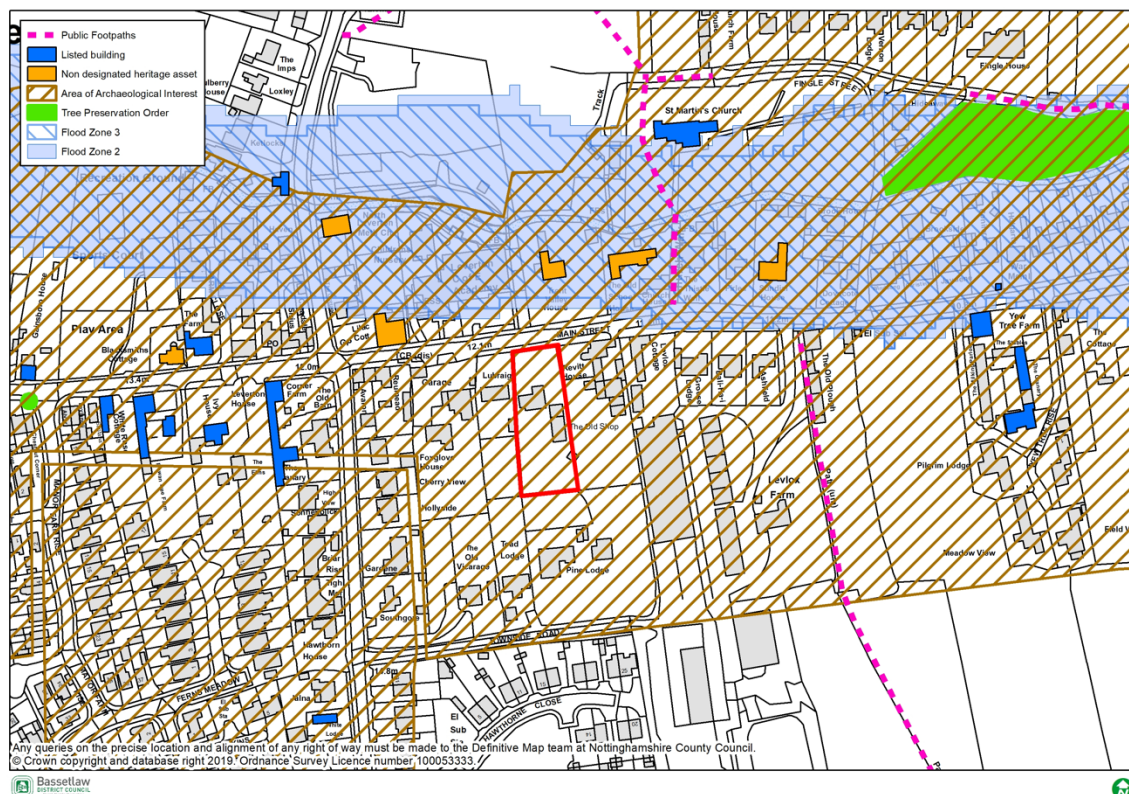
1. Well-designed residential development as defined in Policy 5 will be supported for in the region of 10 dwellings that reinforces the positive aspects of character of the area in accordance with Section 3 of the Sturton Ward Design Code 2020 and Appendix I, where the proposal demonstrates:

- a) the use of materials and a narrow colour palette that reflects the historic rural nature of the village; and
- b) the layout and boundary treatment (native hedgerows and trees) allow for a soft transition to the open countryside on the northern and western boundary; and
- c) it is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Proposals will need to show how safe access and egress can be achieved from Main Street in accordance with NCC Highways standards.

4. Residential development should meet housing needs in accordance with Policy 10.

NP31 The Old Shop, south of Main Street**Map 18b: Site and constraints****BDC assessment for AECOM 2019**

Conservation officer	Planning policy	Highways
No heritage assets would be directly affected by development on this site. Therefore, Conservation has no concerns with the allocation of this site.	Suitable for development: No significant constraints identified.	No objection subject to satisfactory details of access.

AECOM summary 2019

The site is within the defined settlement boundary and is not particularly constrained in environmental or physical terms.

19.33 The Design Code noted that “opportunities exist for a small-scale development that reflects the grain of built form along this side of Main Street, including the 'end-on' right-angled elevation. Indicative capacity 3no”.

19.34 Planning permission has been approved for one bungalow and a garage, so the total additional dwelling capacity is two.

Policy 15b: Development of the Old Shop, south of Main Street (NP31)

1. Well-designed residential development as defined in Policy 5 for in the region of two dwellings that reinforces the positive aspects of character of the area in accordance with Section 3 of the Sturton Ward Design Code 2020 and Appendix I, will be supported where the proposal demonstrates:

- a) the use of materials and a narrow colour palette that reflect the historic rural nature of the village; and
- b) a boundary treatment that retains the grass verges and includes a low wall or native hedges along Main Street; and
- c) safe access and egress for vehicles and pedestrians onto Main Street in accordance with NCC Highways standards; and
- d) the layout provides an active frontage onto Main Street; and
- e) it is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Ward in which the proposal is located, as defined in the Sturton Ward Design Guide (2020).

2. Development proposals on the site should manage surface water in a sensitive way which reflects its existing drainage characteristics and ensures that the creation of non-permeable areas is kept to a minimum level. Proposals which incorporate sustainable drainage systems which mimic natural drainage patterns, which reflect the character of the site, and which are designed to improve water quality and improve biodiversity will be particularly supported.

3. Residential development should meet housing needs in accordance with Policy 10.

20 Developer contributions

- 20.1 Developer contributions seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards place-making and meet Core Strategy policy requirements. Paragraph 15 of the NPPF requires planning policies to plan positively to enhance the sustainability of communities. Paragraph 34 of the NPPF requires Plans to set out the contributions expected from development.
- 20.2 Despite several sizeable developments and dozens of properties having been built in Sturton Ward over the past five years, the community has only secured limited funding via Bassetlaw District Council's CIL Charging Policy. There is significant frustration that the community is not securing adequate developer contributions.
- 20.3 This is heightened by local concerns about the continued growth of the three main villages and the subsequent impact on local infrastructure. Concerns about parking for health facilities (see Appendix D), pedestrian safety at key junctions (especially but not solely in North Leverton), the need to improve flood defences and the lack of a village hall in North Leverton have all been highlighted in this SWNPR. The lack of pavements on busy roads (for example, along parts of Low Street in North Wheatley) has also been raised as a worry. Key potential projects are listed in Appendix E.
- 20.4 Developer applications are required to comply with planning obligations set out in paragraphs 54 to 57 of the NPPF; Section 106 of the Town and Country Planning Act 1990; and current Community Infrastructure Levy (CIL) Regulations.⁴⁶ In addition, however, they are also expected to apply with the community aspiration "developer contributions" which is detailed below.
- 20.5 The requirements for developer contributions should be discussed as part of the planning application process with the relevant Parish Council, BDC and – where applicable – Nottinghamshire County Council.

Community Aspiration: Developer contributions

1. In accordance with CIL Regulations, any residential development proposals and all proposals for businesses and industrial premises will be required to contribute towards the provision of local infrastructure, directly to the relevant Parish Council. The requirement for each parish is set out below.

a) In North and South Wheatley, this is:

A payment to North and South Wheatley Parish Council towards the costs of expanding parking for the village hall or an equivalent community-led project. Alternatively, applicants will be expected to contribute to highway improvements that will increase pedestrian safety by slowing down vehicles approaching South Wheatley from Sturton Le Steeple.

b) In Sturton Le Steeple, this is:

A payment to Sturton Le Steeple Parish Council towards the costs of flood defences on Cross Street and North Street, or an equivalent community-led project. Alternatively, applicants will be expected to contribute to highway improvements that will increase

⁴⁶ BDC's CIL charging schedule is available at <https://www.bassetlaw.gov.uk/media/1092/cilchargingschedule.pdf>.

pedestrian safety by slowing down vehicles on the approach to Sturton Le Steeple along Gainsborough Road.

c) In North Leverton with Hablesthorpe, this is:

A payment to North Leverton Parish Council towards the costs of expanding parking for North Leverton Surgery or an equivalent community-led project. Alternatively, applicants will be expected to contribute to highway improvements that will increase pedestrian safety by slowing down vehicles, either on the approach to North Leverton crossroads from Hablesthorpe, or on the approach from South Leverton and the junction at Southgore Lane.

2. Planning applications for residential developments should clearly demonstrate the impact of the proposed development on local infrastructure in the area and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts.

3. Relevant development proposals that fail to provide sufficient mitigation of the impact of the development through developer contributions will not be supported.

21 Implementation, monitoring and review of the Plan

- 21.1 The policies in this Plan will be implemented by Bassetlaw District Council (BDC) as part of its development management process.
- 21.2 Where applicable, the three parishes of North and South Wheatley, Sturton Le Steeple and North Leverton with Habbleshthorpe will also be actively involved (for example, as part of the pre-application process as outlined in section 7). Whilst BDC will be responsible for development management, the three Parish Councils will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 21.3 There are several strands of activity which will shape delivery, all of which are important in shaping Sturton Ward in the months and years ahead. These strands of activity comprise:
- a) the statutory planning process. This Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this Plan must be seen in the context of BDC's wider planning policies and the NPPF;
 - b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Ward;
 - c) working with the voluntary and community (third) sector. This sector will have a strong role to play, particularly in terms of local community infrastructure; and
 - d) approving the Neighbourhood Plan so that it becomes part of a hierarchy of planning documents. The Ward will also look to National, District and County Council investment programmes where a policy can be shown to be delivering agreed objectives.
- 21.4 The use of Section 106 agreements⁴⁷ and planning conditions by the District and County Councils is expected to assist in delivering the objectives of this Plan. CIL funds generated from new developments will be targeted to help deliver key projects for the community.
- 21.5 The CIL is only one funding source, however. Parish Councils will use this as leverage to secure funding from other sources (for example, the National Lottery). They will also look to District and County Council investment programmes (for example, the Local Infrastructure Scheme of Nottinghamshire County Council) where a policy can be shown to be delivering District and County Council objectives.
- 21.6 The impact of this Neighbourhood Plan's policies, to influence the shape and direction of development across the Plan area during the Plan period, will be monitored by a formally constituted body entitled "The Sturton Ward Neighbourhood Plan Monitoring Group". The proposed terms of reference for this Group are set out in Appendix F.
- 21.7 In particular, the Monitoring Group will consider a review of the Plan if some elements of the broader package of allocated housing sites do not come forward. In addition, the Group will consider the need for a review in circumstances where the delivery of any residual number of new homes in the neighbourhood area required in the adopted version of what is now the emerging local plan was unlikely to be delivered through the implementation of the policies in the Plan. The

⁴⁷ Section 106 of the Act allows for Local Planning Authorities and persons interested in land to agree contributions, arrangements and restrictions as *Planning Agreements* or *Planning Obligations*. Applicants can offer such agreements unilaterally or negotiate and agree them as support for their application to make it accord with local planning requirements, but without some of the rigorous controls of Planning Conditions under section 70(1).

adoption of the Bassetlaw Local Plan 2037 will be a key milestone in this process. In this context the Parish Councils will consider the need for a review of the neighbourhood plan at that point. This task will be undertaken based on an assessment of developments that have taken place in general, and the delivery of the allocated housing sites in particular.

Appendix A: Criteria for identifying significant green gaps

Land identified as significant green gaps should have an open and undeveloped character and meet at least one of these criteria:

- a) Form a visual break between settlements – actual and perceived (from physical development or level of activity).
- b) Reinforce the loose grained rural character within the settlements.
- c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan.
- d) Only land necessary to secure the objectives of gaps on a long-term basis should be included.

It should be stressed that the significant green gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good quality); due to the fact that they contain historic buildings; or because they afford attractive and/or significant views.

Appendix B: Community consultation 2013

The RCAN Questionnaire Consultation Report is part of “Appendices – Part one” on Bassetlaw District Council’s website (<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/sturton-neighbourhood-plan-made/>).

Appendix C: Heritage assets in Sturton Ward

Heritage assets in Sturton Ward are divided into designated and non-designated sites.

Designated sites include:

- Listed buildings;
- Scheduled monuments;
- Registered parks and gardens;
- Registered battlefields;
- Conservation Areas.

Non-designated sites include:

- Sites and buildings identified by the Local Authority as having local heritage interest.

Designated sites (except Conservation Areas) can be found at:

- The National Heritage List for England: <http://www.historicengland.org.uk/listing/the-list>.

Conservation Areas can be found at:

- <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/conservation-areas.aspx>.

Non designated sites can be found at:

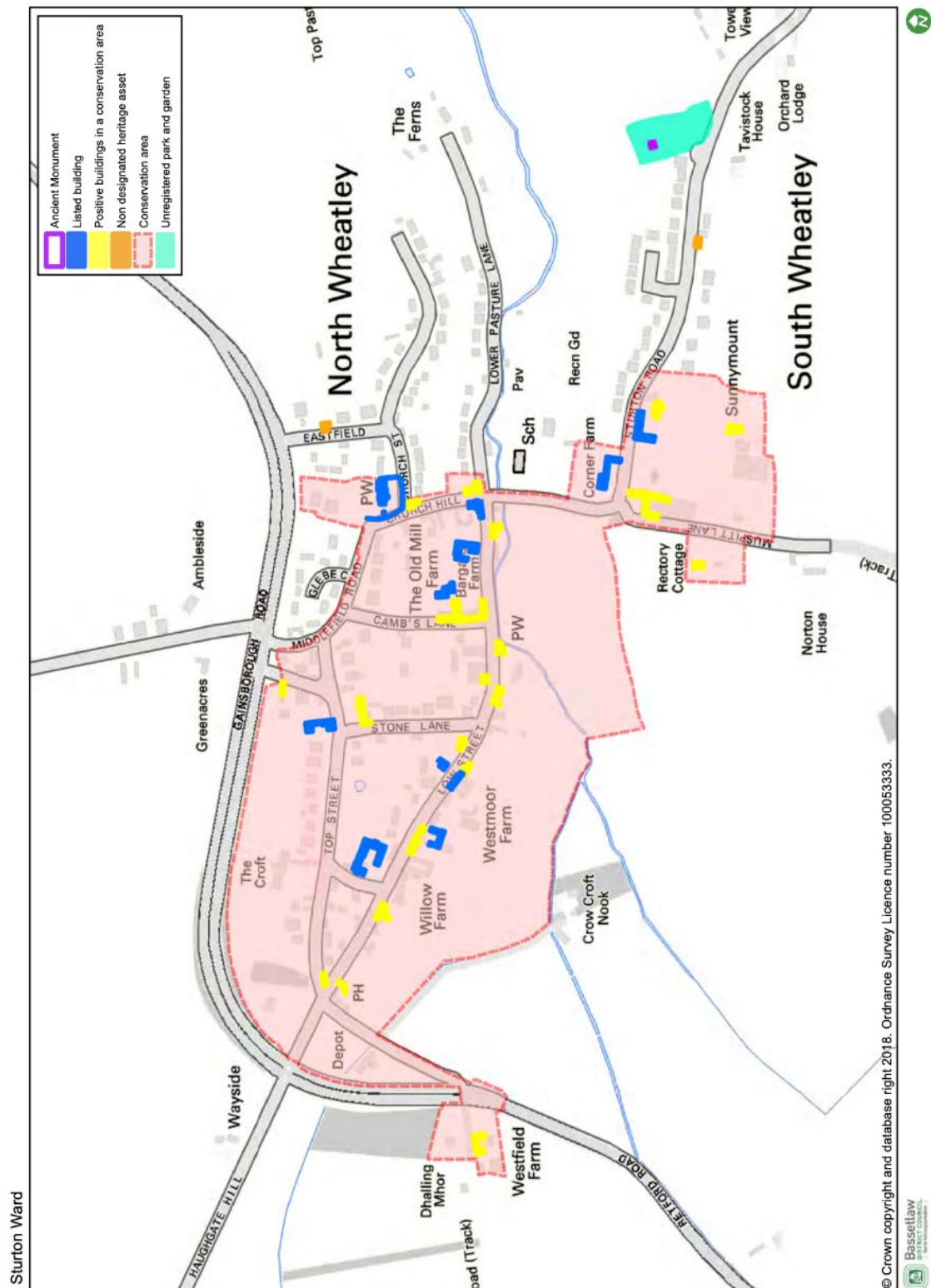
- Criteria guidance: <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/non-designated-heritage-assets.aspx>.
- Non-designated heritage asset map: <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/bassetlaw-heritage-mapping.aspx>.

A form for proposing a non-designated heritage asset is appended to the criteria document above.

Please note that heritage assets are added and removed from national and local databases regularly. It is advisable to check before proposing any work to a building or site or commenting on any planning application.

Maps of heritage assets for the main settlements

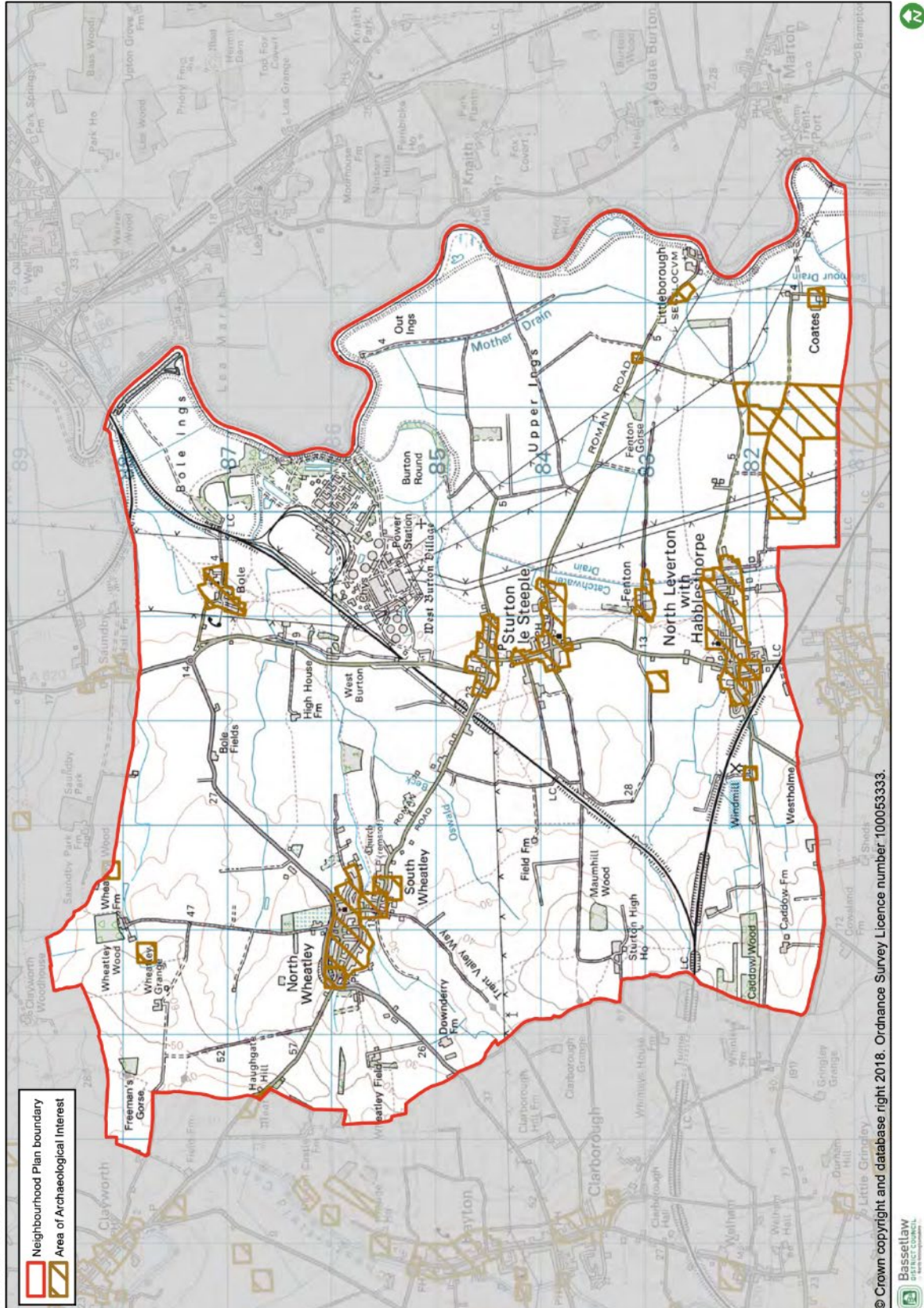
Please refer to the lists above for heritage assets outside these main settlements.







Sturton Ward



Appendix D: Communication from North Leverton Surgery**NORTH LEVERTON SURGERY**

Dr G M Brownson
Dr J R Reader
Dr E Drughe

Practice Manager: Ms Jacqueline Dickenson
880223

Sturton Road
North Leverton
Retford
DN22 0AB

Tel: 01427

11.12.19

Dear Helen Metcalfe

Re: Sturton Ward Neighbourhood Plan meeting 27.11.19 at Wheatley Village Hall

As General Practitioners at North Leverton Surgery, Sturton Road, North Leverton DN22 0AB we are very concerned with the potential negative impact an increased patient population will have on our standards of care, as a consequence of any further building development in our surgery's catchment area.

At the moment our patient population amounts to 2600. Any further demands on our service will place critical pressure on our surgery, severely affecting the quality of care which we can deliver. At the moment our service delivery standards are exceptionally high. Currently our surgery lies within the top 8% of surgeries in England and Wales in terms of patient satisfaction.

Furthermore, there will be substantial increases in waiting times for appointments for patients to be able to see nurses and doctors.

In addition, we foresee further difficulties attributable to receiving extra patients in terms of inadequate parking facilities.

Sufficient medical infrastructure must be in place to cope with any increase in patient population size. Supportive infrastructural changes also need to be addressed eg adequate car parking facilities plus improved transport links to Retford from North Leverton (to allow new patients more choice in terms of choosing with which surgery to register).

We have attached relevant sections of the document provided by Bassetlaw District Council which supports our concerns.

Yours Sincerely

Dr G Brownson
Dr J Reader
Dr E Drughe

Appendix E: Community projects

Some of the key projects that the community would like to work on over the Plan period to address infrastructure deficiencies are as follows. Please note that this is not an exhaustive list and in no particular order:

- a) Expand car parking at North Wheatley Village Hall;
- b) Expand car parking at North Leverton Surgery;
- c) Improve visibility and safety at North Leverton crossroad;
- d) Improve safety along Low Street, North Wheatley;
- e) Create a community centre for North Leverton within the Church of St. Martin;
- f) Build a purpose-built village hall for North Leverton;
- g) Introduce traffic-calming measures along Keeton Way / Main Street, North Leverton;
- h) Introduce traffic-calming measures along Southgore Lane, North Leverton;
- i) Introduce traffic-calming measures along Gainsborough Road, Sturton Le Steeple;
- j) Introduce traffic-calming measures along Cross Street, Sturton Le Steeple;
- k) Strengthen flood defences on Cross Street, Sturton Le Steeple;
- l) Strengthen flood defences on North Street, Sturton Le Steeple;
- m) Strengthen flood defences around the school, North Wheatley;
- n) Strengthen sections of the Beck that are being eroded, North Wheatley;
- o) Rebuild North Wheatley School in a location less prone to flooding.

Appendix F: The Sturton Ward Neighbourhood Plan Monitoring Group

This body will be constituted by:

- a) Two representatives from each of the three constituent Parish Councils. In the event of any discussion on a matter carrying conflicts of interest, the member(s) concerned should temporarily withdraw and a replacement be provided from amongst other members of the appropriate Parish Council.
- b) The District Councillor for the Ward who will be an “ex officio” member.

The Monitoring Group may invite or co-opt as appropriate any contributor from the District Council Planning Department or any resident or representative of an interested body.

The Monitoring Group will meet three times a year or more if it deems necessary. Its purpose will be to monitor the decisions of planning applications at both Parish and District Council levels to ensure that they are consistent with, and in line with, the policies of the Neighbourhood Plan. The Group will not be involved with the detail of any individual planning applications.

At the first meeting of the group, members will agree and establish the indicators that will be used to monitor the effectiveness of the policies in this Plan, along with the mechanisms to facilitate delivery.

It will also monitor the effectiveness of the Plan through consultations with residents of the Ward. Any costs will be shared between the three Parish Councils. Decisions will be by consensus. If consensus cannot be reached, then all alternatives will be recorded.

The Group will publish a report on the implementation of the Plan annually. This report, and the minutes of meetings of the Monitoring Group, will be published on Sturton Ward’s website and the findings shared with Bassetlaw District Council.

If it is apparent that any policy in this Plan has unintended consequences or is ineffective, it will be reviewed. Any amendments to the Plan will only be made following consultation with BDC, local residents and other statutory stakeholders as required by legislation.

North Leverton



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Appendix H: Sites of nature conservation

Local wildlife sites / sites of importance for nature conservation in Sturton Ward

West Burton Meadow
Coates Wetland
Muspit Lane
Bole Ings
Bole Ings Drains
Bole Ings Flood Pasture
Maumhill Wood
Wheatley Wood
High House Road Verges, Sturton Le Steeple
Blue Stocking Lane
Littleborough Lagoons
West Burton Power Station – zoological interest
Thornhill Lane Drain, Littleborough
West Burton Reed Bed

Minor nodes and corridors in Sturton Ward

Wheatley Wood
Bole Ings Flood Pasture
Sturton Le Steeple: Segelocum Roman Town
Trent Valley Way

Appendix I: Design Guidelines (AECOM's Design Code, 2020)

North and South Wheatley	
Positive aspects of character	Issues to be addressed in Design Guidelines
<p>Prominent, focal, landmark buildings that lend architectural interest, including St Peter and St Pauls Church, the Methodist Chapel, The Old Hall, Corner Farmhouse and its barns and the Big Barn.</p> <p>The largely harmonious appearance of red-pantile and brick former farms buildings—despite individual variations and orientations—set within trees and rising up the slope towards the church, particularly when viewed from fields to the south of the Beck.</p> <p>The mirroring of the two churches on high points either side of the valley, providing a balanced composition that connects the two, formerly separate, communities.</p> <p>The broad green swathe of the original flood plain between North and South Wheatley, including the Beck and the unusual and distinctive historic sheep dip.</p> <p>Good examples of brick decoration that are a distinguishing feature of The Clays, exemplified through the frontage to the Old Hall.</p> <p>Views that connect the village to the farming hinterland, including Chapel Field from Low Street and Sturton Road; from St. Peter and Paul to the south; and east from the Playing Field.</p> <p>The well-executed conversion of the Grade II listed Big Barn to the Post Office and shop, which provides a valued resource and focus for activity within both the village and surrounding area.</p> <p>High-quality provision of local office accommodation within former Corner Far</p> <p>Sensitive residential conversions of historic buildings, such as Gibbons Court, which retain features, elements and layouts that provide a strong contribution to the agricultural and historic feel of the village.</p>	<p>The potential for tall, large and/or physically excessive or imposing buildings to disrupt the 'balance' derived from the interplay between built form, vegetation and the sloping and elevated topography. Such buildings would also not provide for the range of residents envisioned for the village.</p> <p>Consideration of how development should respect into key views of landmark buildings including the churches; Methodist Chapel; Old Hall; Corner Farmhouse and barns; and South Wheatley Manor.</p> <p>New buildings should not distract from or dominate key views from the valley of the Beck, including footpaths across Chapel Field, the recreation ground and the ruined church.</p> <p>Developments that increase density on open plots, or arise through demolition of existing single properties in large plots, should be avoided as contrary to the open village character. Development should comprise no more than a small number of buildings.</p> <p>Wheatley Beck, which is intrinsic to the character of the area, is currently underutilised and could be enhanced, particularly the historic sheep dip.</p> <p>Avoidance of cul de sacs, which are not common within the village. Road layouts should emulate the existing pattern.</p> <p>The use of distinctive architectural features such as brick detailing should be used with care and proportion, to avoid pastiche or distracting, superfluous or unbalanced elements.</p>

North and South Wheatley

The remains of St Helen's Church, set within the attractive, recently renovated and well-maintained churchyard with wide-ranging views of farmland framed by mature trees.

The imposing retaining walls around the St. Peter and Paul church, which accentuate the elevated location and provide views from the War Memorial.

The historic interest and contribution to green space provided by the Hiring Triangle on Top Street.

The widespread presence of mature trees throughout the village that contribute to character and could be enhanced with an additional programme of tree planting.

Grassed verges and banks that soften roads, dissuade car parking and provide linear green spaces.

Boundary hedging to gardens, plot and field boundaries throughout the village, providing visual and biodiversity value.

Sheltered, narrow lanes between Low Street and Top Street with steep grass banks that reflect historic rural context and offer an intimate, small-scale qualities.

Sturton Le Steeple**Positive aspects of character**

The 'village green' which, although a relatively recent feature, acts as a focal centre to Sturton, offering a safe space for play and activity close to the pub, school and church with good informal surveillance.

St Peter and St Pauls church and its church yard with mature trees, with the distinctive 'twelve steeple' tower as a prominent landmark and balance to the omnipresent cooling towers in rural views.

The largely unchanged road pattern, with limited development outside the original north-south and east west routes.

Issues to be addressed in Design Guidelines

Avoidance of any further erosion of character through the proliferation of varied styles, particularly along Cross Street. There is arguably a greater need to maintain the local material palette, which has been diluted by inappropriate 1960s-80s 'anytown' styles that are particularly visible along this main through- route.

The value of vegetation within plot and garden boundaries, such as hedgerows and trees. These often help to screen views towards the Power Station and create a sense of enclosure, as well as providing valuable biodiversity.

Sturton Le Steeple

The stream and pond, which provides visual and habitat interest and a centre point to the well-used 'village green'.

High provisions of off-street parking that reduce the visual presence of cars on roads, reducing street scene clutter.

Groupings of mature trees that help balance the open character of some parts of the village and the wider landscape, such as at Croft House on North Street and Manor Farm. These create structure and interest, as well as small-scale 'gateways' or thresholds.

The simple and strong architectural styles of the older buildings, exhibiting the limited but attractive palette of red brick and tile vernacular of The Clays, with low-key decoration.

Groupings of farm buildings, many of which have been sensitively converted to dwellings, with the juxtaposition of varied rooflines and former agricultural uses unified by the simple materials palette.

The occasional but noteworthy presence of pre-War domestic housing, with a variety of architectural styles, ranging from short terraces to grander double-fronted villas.

Quiet, 'backwater' quality of the lanes that lead from Cross Street into the surrounding countryside, including their value as recreational routes.

Protection of the gradual 'tailing off' of development along the narrow lanes that run perpendicular to Cross Street, which retain a rural charm and allow views into the countryside.

Green verges that contribute to the rural character of the side roads and soften the presence of the relatively wide carriageway along Cross Street.

The importance of roadside hedgerows, particularly where they represent former field boundaries and a visual link to the agricultural past.

Scope for overdevelopment of sites, e.g. where openness or mature trees are a key quality that may be under threat.

The endurance of the linear settlement pattern, which has remained largely unchanged over hundreds of years.

The importance of views to the church: new buildings should not distract or disrupt the setting of this key landmark.

Potential for development to reflect the short terraces, as a means of introducing smaller, affordable housing in the village.

North Leverton with Hablesthorpe**Positive aspects of character**

A simple, mainly red brick and pantile vernacular architecture to most of the older buildings, many of which line the long east-west Main Street that links the formerly separate parishes.

The architectural and visual interest, prominence and historical time-depth derived from the former 18th and 19th century farm houses and outbuildings to the south of Main Street, orientated east-west such that gable ends with no or few windows face the road.

Issues to be addressed in Design Guidelines

Respect for the grain of the village and former field boundaries, so that new development reflects the distinctive linear form, rather than accentuating the presence of incongruous estate layouts that dominate the western edge of the village.

Protection and enhancement of remaining field boundaries, particularly those that relate to the distinctive long, narrow plots to the south of Main Street, especially where they contribute to the rural qualities.

North Leverton with Hablesthorpe

The majority have been sensitivity converted to residential use.

Older domestic buildings, including often colour washed Georgian villas along the north side of Main Street, near St. Martin's Church, set within mature trees and vegetation;

Vernacular architecture, often with Dutch influences: tumbled-in, dentillated and cogged eaves, high ceiling heights; hipped roofs; stone gables; pantiles; and window light to garrets.

Agricultural influences, such as range of buildings including barns, pigeon- and dovecotes; features such as breather bricks.

The innovative use of the former telephone box as a 'book exchange', highlighting community involvement.

The well-used Blacksmith's Playing Field, with adjacent sensory garden, supported by active volunteers.

The quiet charm, fine 14th century window tracery and Norman origins of St. Martin's Parish Church, set away from Main Street within a tranquil churchyard shaded by mature trees.

The Beck and a smaller tributary, providing movement and interest where visible from bridges and alongside the footway, whilst also providing a corridor of trees and vegetation along the northern edge of the village.

Grass verges and remnants of hedges, particularly along the long, narrow field boundaries to the south of Main Street.

Public footpaths that lead out from the village, allowing views across the wider countryside and the Trent Vale.

The working North Leverton Windmill: a distinctive local landmark with panoramic views.

Problems arising from parking around the Surgery, which results in a cluttered street scene, safety issues and damaged verges.

Avoid loss of green verges that inform the rural character of the side roads and soften the presence of the relatively wide carriageway along Cross Street.

Consideration for the setting of key heritage assets and landmark buildings, such as the church, large domestic buildings and former farmhouses.

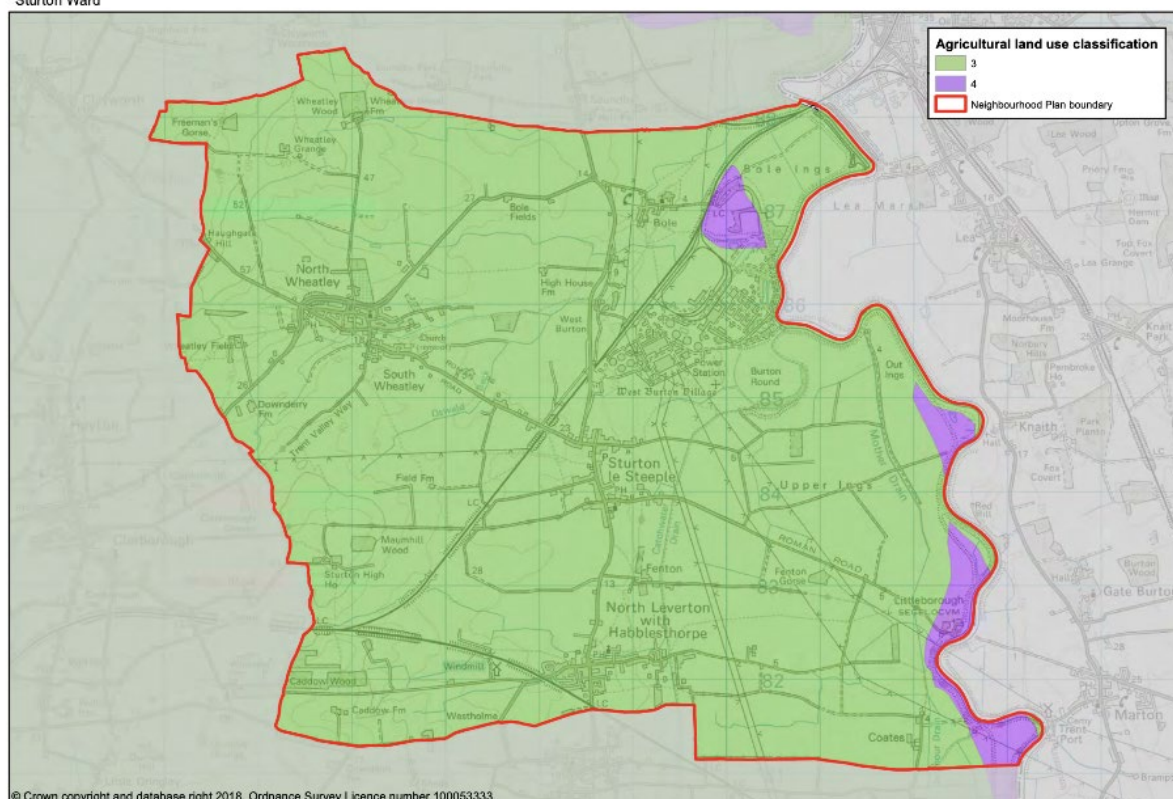
Detailing of boundary features at the cross roads, particularly around the pub garden at the focal point of the village. This is a very visible location, viewed by passing traffic as it pauses at the junction.

Scope to enhance and provide interpretation for the former church site in Hablesthorpe, which has recently been cleared of some vegetation.

Rationalisation of modern highways signage around the crossroads, which is largely functional and detracts from the setting.

Appendix J: Agricultural land classification

Sturton Ward



Appendix K (1): “Flooding crisis: the way forward” – North Wheatley School

A 2008 document produced by North Wheatley CofE Primary School contains the opening sentences:

“The Governing Body [is] very concerned that in the past eight months the school has flooded twice and nothing concrete has [been] done to provide a long term solution. It is inevitable that the school will flood again as it has done six times over the last 25 years and been very close on numerous other occasions. The Governing Body feel that the only long term solution is to rebuild the school at a higher level somewhere on the site.”

This issue was raised in Parliament by former Bassetlaw MP John Mann on 26th February 2008.

Appendix K (2): “Sturton Le Steeple flooding” – a Parish Council report

Below, we have included notes and photos from a 2020 report produced by Sturton Le Steeple Parish Council about local flooding. This report highlights the impact of flooding on specific properties and parts of the village, and notes that flooding has become more frequent over the past decade.

The photos were taken in 2019 following floods overnight on Wednesday 06 / Thursday 07 November.

★ ★

Flooding periodically occurs in Sturton and surrounding Villages, however “once in a hundred year” episodes occurred in June 2007 and January 2008 with the Reindeer public house and Waggon Wheel Cottage Flooding.

More recently, less serious but considerable flooding occurred 7 or 8 times in 2019 and at least 3 times in 2020 already (23 Feb).

The flood water comes largely from the West of the village, sewers which appear unable to cope at such times, effluent is seen to erupt from manhole covers in the road. Additionally there is run off from the village as a whole and its roads.

Flooding is an issue on the junction of North St and Cross St, local people consider that the convert which carries the water under North St to Catchwater Drain to the east is compromised.

Flooding adjacent to Waggon Wheel Cottage appears worse since the Bridge over the Beck was replaced, due to the design it was not possible to replace the road drainage in the same way as previously arranged.

This location is the most serious, initially the road floods far too easily 4x4s “Playing” in the water and HGVs etc cause large bow waves spreading the water and thus aggravating the situation.

The Beck flows under properties and the Pub carpark in a culvert until it emerges downstream.

Once the culvert is to capacity flood water backs up and it is only a matter of time before properties flood upstream and the Pub due to the flow across the car park.

It would appear from the recent flooding locally and throughout the country there has been a considerable shift in weather patterns.

It is imperative that detailed consideration is given to building or industrial developments upstream, downstream and in the village. Any developments will inevitably influence runoff, retention and drainage of water which flows through Sturton-le-Steeple

Flooding or congestion in Sturton-le-Steeple causes Wheatley Beck to back up and cause flooding in Wheatley.

Our main problem would appear to be one of fluvial flooding.

**Flooding on North Street on 07/11
(looking west, away from Cross Street)**



**Flooding on North Street on 07/11
(looking west, near Cross Street)**



**The corner of North Street and Cross Street
on 07/11 (past the peak of this particular
flood)**



The pond near The Reindeer on 07/11



The culvert near The Reindeer on 07/11**Cross Street bridge on 07/11 (past the peak of this particular flood)****Effluent escaping near Cross Street bridge on 07/11**

Appendix L: Building control letter created by N&S Wheatley Parish Council

This letter was drafted in the second half of 2019 in response to local concerns about developer behaviour. The letter was based on good practice seen elsewhere in the country and has been shared with all Parish Councils in Sturton Ward.

**

The Old Milking Parlour
Cottam Road
South Leverton
Retford
Nottinghamshire
DN22 0BU

<XX/XX/XX>

Dear resident / home builder,

We understand that you have recently been successful in gaining planning permission in the village of <X> (reference: XXXXXXXX) Many congratulations – we hope that the build goes well.

I am writing to you in my capacity as Parish Clerk for <X> Parish Council.

You are probably aware that there is lots of building activity happening in the area at the moment as part of Bassetlaw's commitment to meeting national house-building targets.

As a Parish Council, we are keen to work in partnership with local residents and builders to ensure good relations are maintained locally. We recognise that development, while essential, is often disruptive and want to effectively overcome some of the most commonly-reported problems and concerns.

With this in mind, the Parish Council – with the District Councillor's support – would like to share Sturton Ward's local "code of practice" which we would politely ask all builders and developers to follow. This is based on a similar scheme operated by Parish and District Councils elsewhere in the UK:

HOURS OF WORK:

- Construction work should only take place during permitted hours. These are typically stated in planning permission documents (and are usually between 8am and 6pm Mondays to Fridays; between 9am and 1pm on Saturdays; with no work on Sundays or on recognised Public Holidays).
- If there are no stated hours referenced in your planning permission, please make every effort to limit work to the hours stated above.

SITE MANAGEMENT:

- The site should be kept tidy throughout the build.

- Toilet facilities should be provided for site operatives.
- Materials and debris should be kept within site boundaries.
- Measures should be put in place to control dirt and dust, and to maintain site security.
- There should be no on-site burning.
- The use of radios on site should be kept to a minimum, and operated in as considerate a manner as possible.
- All site operatives should have a respectable standard of dress; work in a courteous manner; and avoid confrontations with local residents.
- Adequate protection should be provided to trees and vegetation on the site.

SITE VEHICLES:

- All vehicles associated with the site should, wherever possible, be accommodated within the site itself.
- Where this isn't possible, vehicles should be parked away from the site to help avoid congestion on the local road network.
- Please use car stickers to identify vehicles associated with the site so that they can be moved quickly in an emergency.
- Vehicle movements should be carried out with due regard for the safety of the general public and site operatives, with the use of a banksman if necessary.

ROAD AND FOOTPATH MANAGEMENT:

- Roads and footpaths should be kept as clean and free from mud as possible. The use of wheel-washing facilities and road-sweeping vehicles is encouraged during wetter months when mud on residential roads can be a real nuisance.
- Any damage caused to the highway, including grass verges, should be reinstated as soon as possible.
- Please ensure safe passage for pedestrians using footpaths near the site.
- Special consideration should be given for wheelchair users. Please use ramps on footpaths where necessary.

RELATIONSHIP MANAGEMENT:

- If possible, inform neighbours prior to construction work starting. Let them know who should be contacted in the event of on-site problems.
- A communication board should be displayed at the front of the site throughout the construction period. This should include details of an "appropriate person" to contact and display their mobile phone number.
- It would also be helpful to use the communication board to display proposed timescales for various stages of the development (to keep local residents informed about progress).
- The Site Manager should be personally responsible for dealing with complaints from the public and/or local residents. He/she should try to resolve any complaints as soon as they occur, to minimise the volume of complaints made to the Parish and/or District Council.

If you are a local resident, please share the contents of this letter with your contractor in advance of construction work starting.

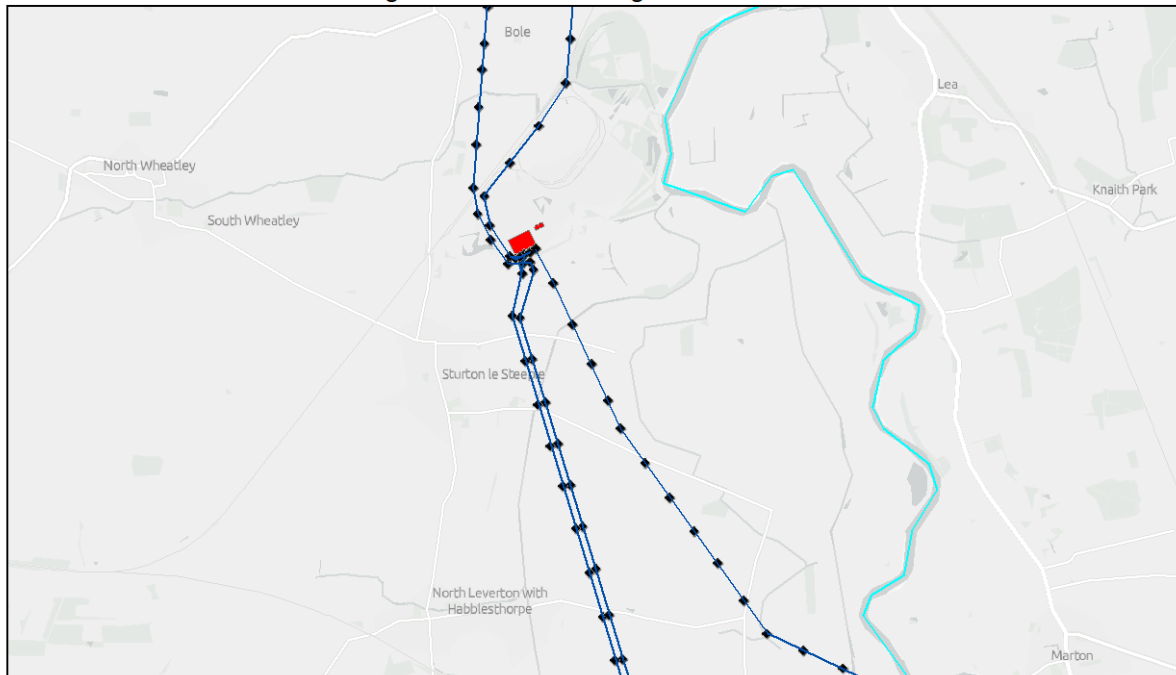
We hope that this communication is helpful and look forward to working closely with you over the coming weeks and months. Good luck with the planned build!

Kind regards,

Sara Stilliard
Parish Clerk for Sturton Ward

Appendix M: National Grid assets in the Plan Area

Sturton Neighbourhood Plan Regulation 14 Consultation



06/08/2020, 14:09:09

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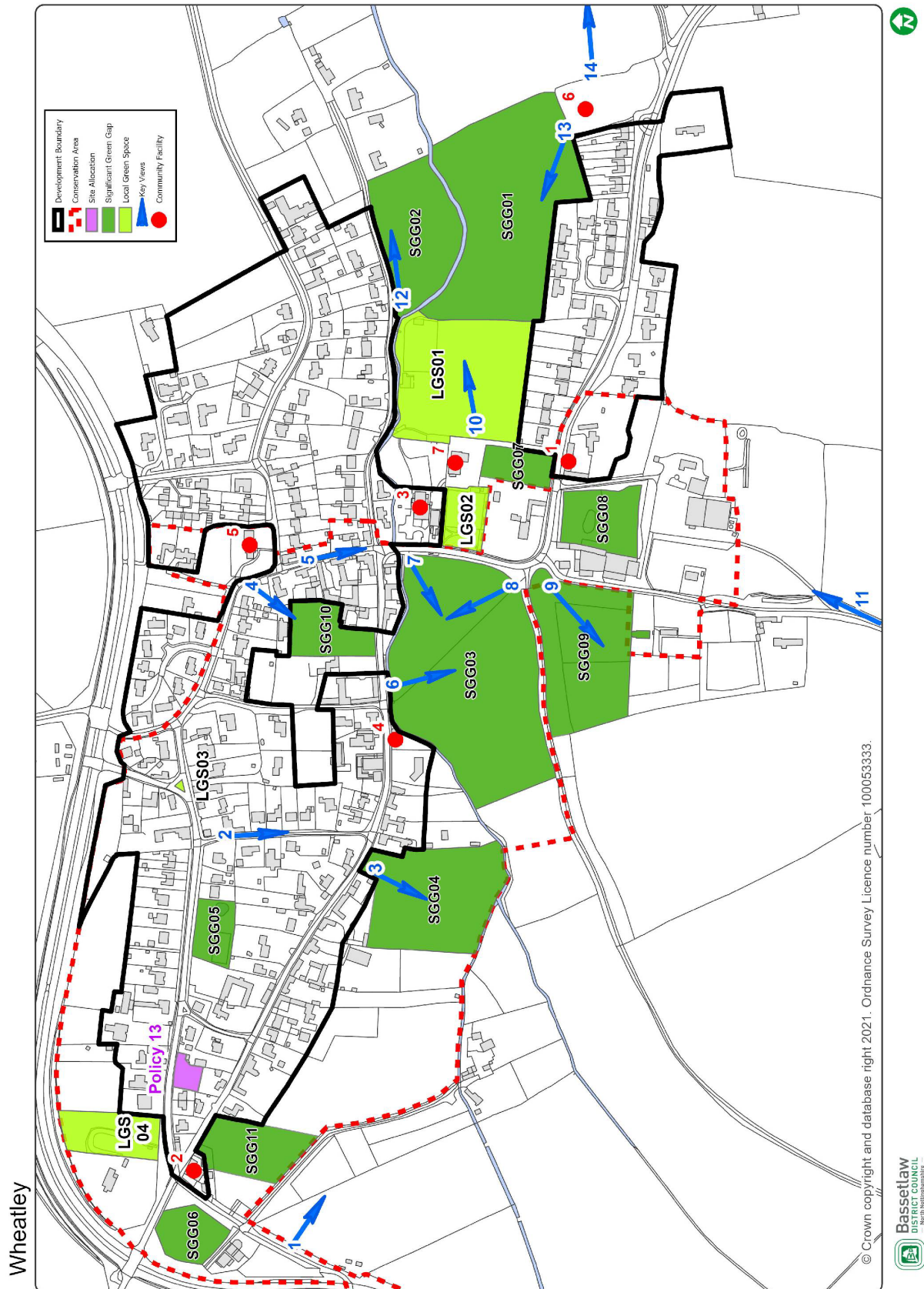
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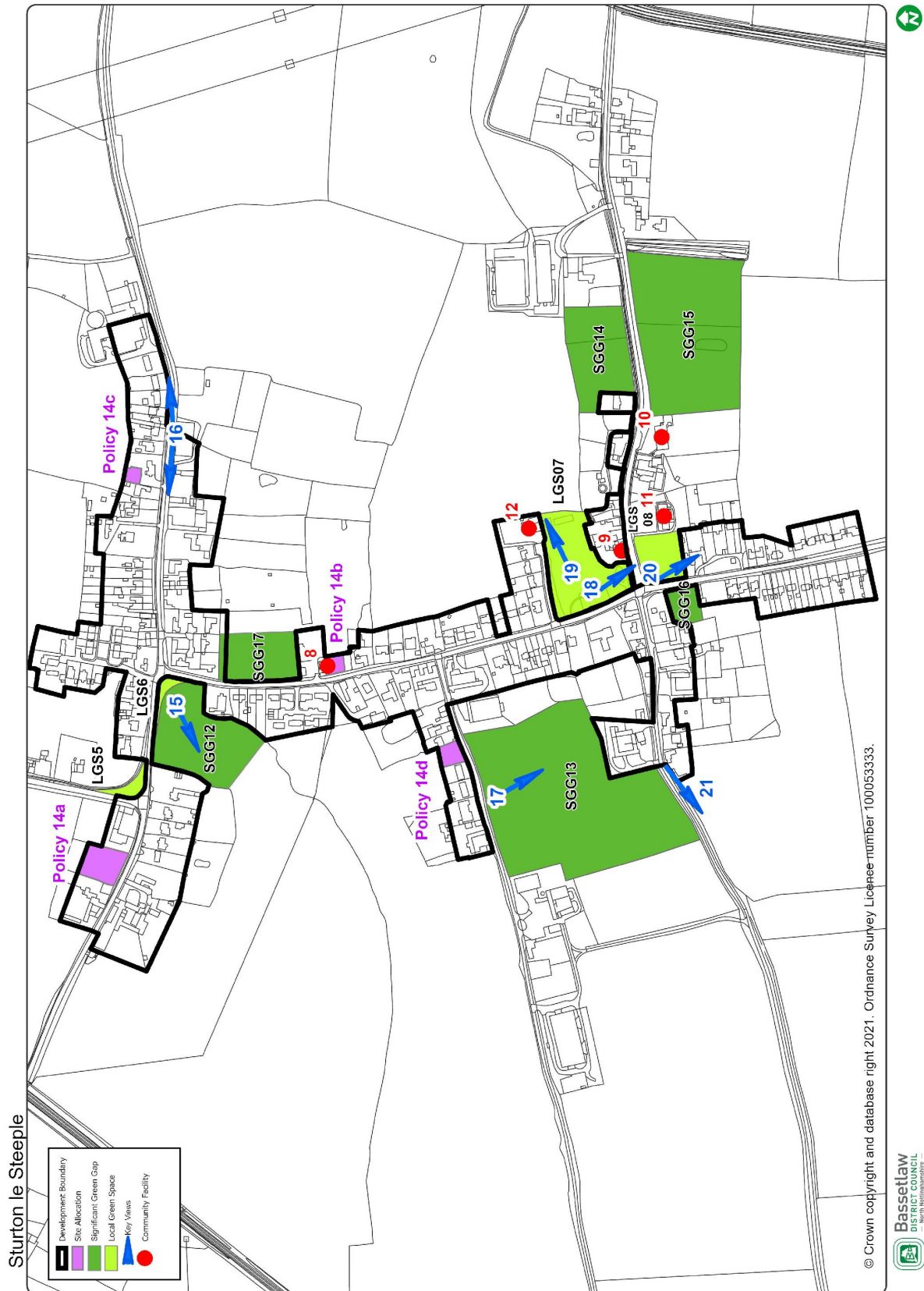
Electricity Transmission

Asset Description
Electrical Substation: WEST BURTON 400KV
Electrical Substation: WEST BURTON 132KV
400Kv Underground Cable route: WEST BURTON 400KV S/S
4ZM ROUTE TWR (448 - 630): 400Kv Overhead Transmission Line route: BICKER FEN - SPALDING NORTH - WEST BURTON
4VE ROUTE TWR (001A - 020A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1
ZDA ROUTE TWR (210D - 227A): 400Kv Overhead Transmission Line route: COTTAM - WEST BURTON
ZDA ROUTE TWR (190 - 210A - 4VE001A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1
4TM ROUTE TWR (001 - 081): 400Kv Overhead Transmission Line route: KEADBY - WEST BURTON 1

Appendix N: Policies Map for North and South Wheatley



Appendix O: Policies Map for Sturton le Steeple



Appendix P: Policies Map for North Leverton with Hablesthorpe

