



Treswell and Cottam Neighbourhood Plan

Review Version 2022



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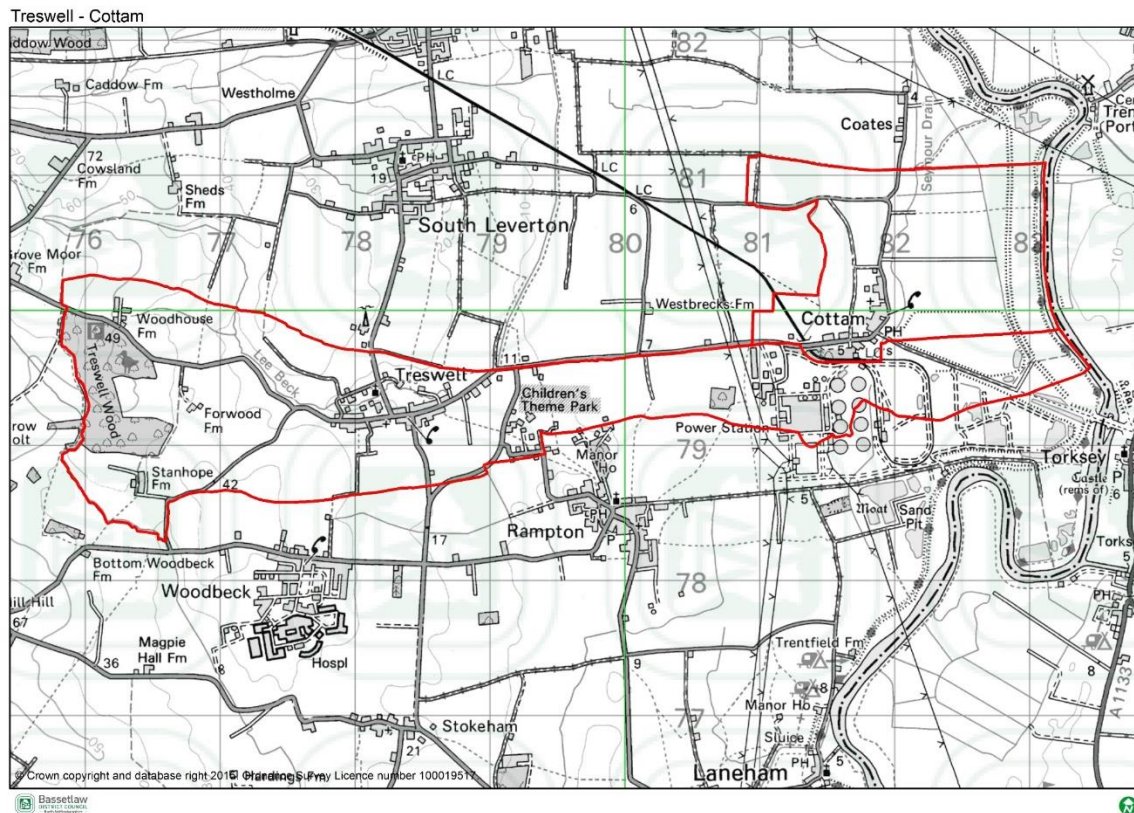
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Please note: Some of the maps within this document may not be the most up-to-date in terms of new addresses or boundaries due to the delay in reviewing these by Ordnance Survey.

1 The Scope of the Neighbourhood Plan Review

- 1.1 In March 2016, the first Treswell with Cottam Neighbourhood Plan was made after a successful referendum which was held on the 21st February 2019.
- 1.2 At that time, it was anticipated that the Neighbourhood Plan would be subject to an early review due to the emerging Bassetlaw Local Plan and changing National Planning Policy.
- 1.3 The Parish Council have been closely monitoring the effectiveness of the Neighbourhood Plan policies and its evidence base. The Plan aligned with the existing Core Strategy where only limited growth was supported. The emerging Bassetlaw Local Plan has identified Treswell as a 'Small Rural Settlement' which identifies a 5% housing requirement for the village. Due to the change in housing policy position, the Parish Council agreed that it should undertake a full review of the Neighbourhood Plan in line with the emerging Bassetlaw Local Plan.
- 1.4 In September 2021, Bassetlaw District Council Published its Regulation 19 (Publication) Local Plan and plans to submit the plan to the Planning Inspectorate in early 2022.
- 1.5 In June 2020, the Neighbourhood Plan Group commissioned consultants to help support the review of the existing Neighbourhood Plan against the adopted Local Plan and the updated National Planning Policy Framework and Planning Practice Guidance. This process highlighted which parts of the Neighbourhood Plan were considered out-of-date and therefore had less weight in decision making and those areas where further work could be included.
- 1.6 The Parish area shown in **Figure 1** was designated as a Neighbourhood Plan area and Treswell and Cottam Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by Bassetlaw District Council on the 18th December 2015. This area will remain as the Neighbourhood Plan Area for this review.

Figure 1: Designated Neighbourhood Plan Area

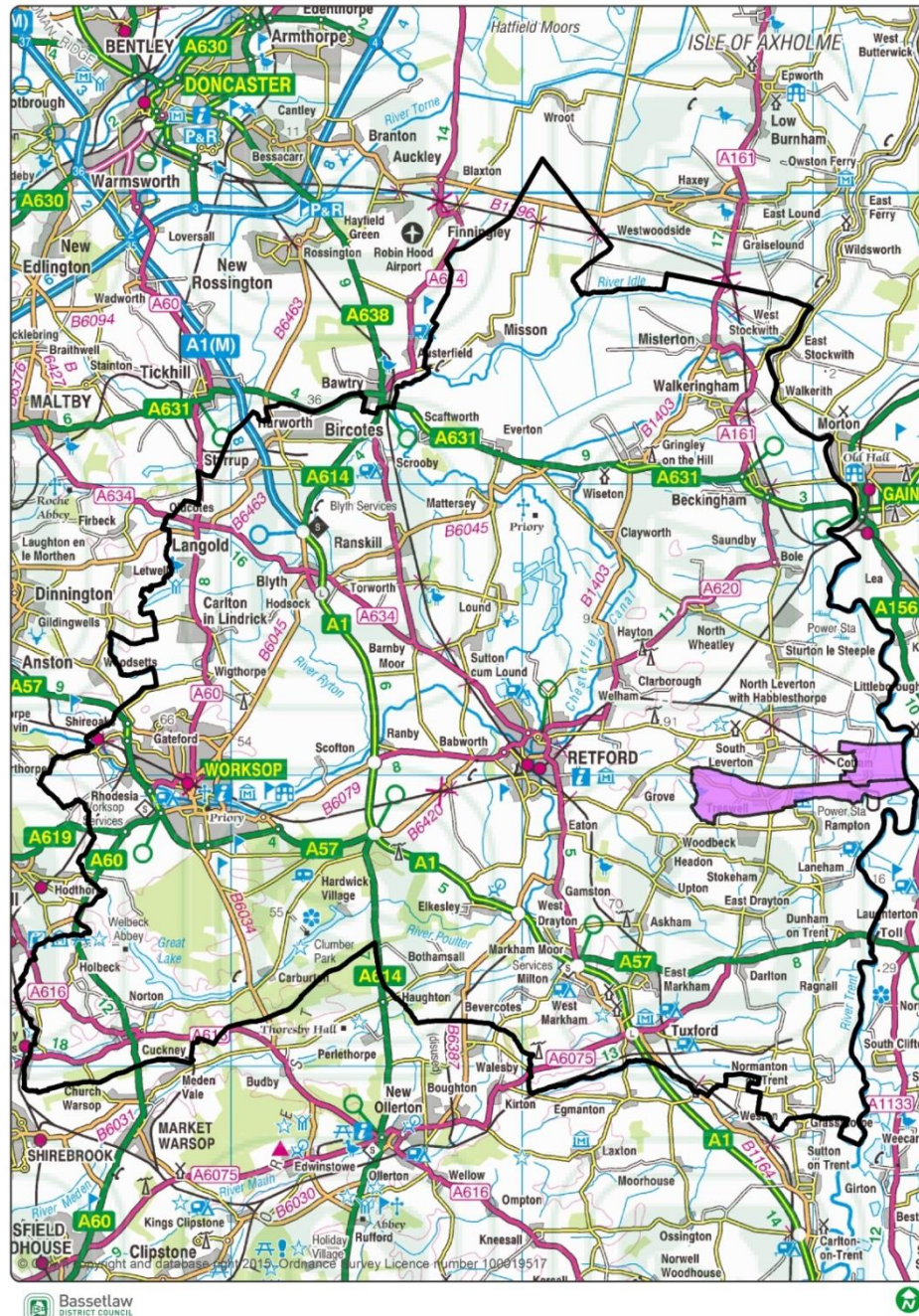


2 About Treswell and Cottam

Location

- 2.1 Treswell and Cottam are two separate villages in north Nottinghamshire in England. The villages are under the administration of Bassetlaw District Council and Treswell and Cottam Parish Council. According to the 2001 census the villages had a population of 231 and 87 falling to 211 and 80 respectively through the 2011 census.

Figure 2: District Map



- 2.2 Treswell has a population of 260 living in 83 dwellings. Treswell has one post box, an old fashioned red telephone booth, a bus stop, old petrol and service garage and an active village hall.
- 2.3 The parish church of St John the Baptist is built in the Perpendicular style. The main structure dates from the thirteenth, fourteenth and fifteenth centuries, although it was restored in 1855.
- 2.4 Cottam has a population of (according to the 2011 Census) 108 residents. The village church of Holy Trinity is Norman in origin, restored in 1869 and again in 1890 with the addition of a bell turret and is now privately owned. To the south of the village is the former Cottam Power Station with 8 cooling towers, built between 1964 and 1968. The power station closed in 2019 with demolition of the site commencing from 2021. There are no final plans for any redevelopment of the Power Station site once it has been demolished. However, the Parish Council and community are keen to work with the landowner/developer of the site during the planning stages of the site.

Social and Economic Issues in Treswell and Cottam

- 2.5 Although small in overall population, the economic profile of the parish fares better than that of the local and national average. Most of the active proportion of the population – some 77% are economically active and the unemployment rate is below the national average at 3.1%.
- 2.6 There is a larger than national average of retired people in the parish. Over 24% of the total population are aged over 64 years or older. In contrast, only 9% of the population are aged 16 years or younger, which is less than some neighbouring parishes such as Rampton and North Leverton.
- 2.7 Treswell and Cottam is one of the least deprived parishes in Bassetlaw with less than 3% of the population classified as “in poverty” according the national statistics. Again, this reflects similarities with other parishes within the local area and within Eastern Bassetlaw.
- 2.8 Unusually, a larger percentage of residents work locally, but this could be explained by some large local employers nearby, including Rampton Hospital, Cottam Power Station, West Burton Power Station, Sundown Adventure Land and some large agricultural farms and businesses such as Trans Sport TV.
- 2.9 For those that do not work in the local area, most people commute to nearby towns such as Retford, Worksop and Gainsborough for employment and services. Some people commute out of the local area to Lincoln, Doncaster, Sheffield and Leeds for employment.

3 Public Consultation and Involvement

- 3.1 Community engagement forms an important part of preparing a Neighbourhood Plan. During the development of the first Neighbourhood Plan, an extensive range of consultation period and methods were undertaken across various sections of the community. During the examination of the first Neighbourhood Plan, the appointed examiner praised the exemplar consultation process that was undertaken by the Neighbourhood Plan group.
- 3.2 During the review of the Plan, the group will build on the success of the first consultation process. It is expected that the majority of information will largely stay the same in terms of local opinion, however, it is important to make sure a thorough consultation process have been undertaken.
- 3.3 Information to each household about the review process and what it is likely to involve. Two public events were held to further publicise the review at the Village Hall related to a “call for Land” consultation and potential development sites consultation. Residents were asked about the areas of land submitted for consideration and the level of growth each could accommodate. This information helped identify the potential housing allocations within this Plan.
- 3.4 The Covid Pandemic brought a hold to the Neighbourhood Plan through most of 2020 and early 2021, but meetings started again in Spring 2021. All consultation information will be detailed within the emerging Consultation Statement.



List of Public Consultation Events

Event	Date	Attendance
Introduction to Neighbourhood Planning	September 2015	39
Public Event in the Village Hall	November 2015	24
Neighbourhood Plan Survey	March/ April 2016	152
Feedback Event from the Survey	26 th July 2016	22
Draft Plan Presentation	7 th December 2016	27
Revised Draft Plan and character work Event	1 st March 2017	46
Regulation 14 Public Consultation Event	9 th September 2017	43
Final Neighbourhood Plan and Character Assessment Consultation	3 rd May 2018	34
Call for Land consultation	April-June 2019	12 sites submitted
Site Assessment Consultation	October 2019	44
Proposed sites and development boundary consultation	January 2021	39

4 Community Vision and Objectives

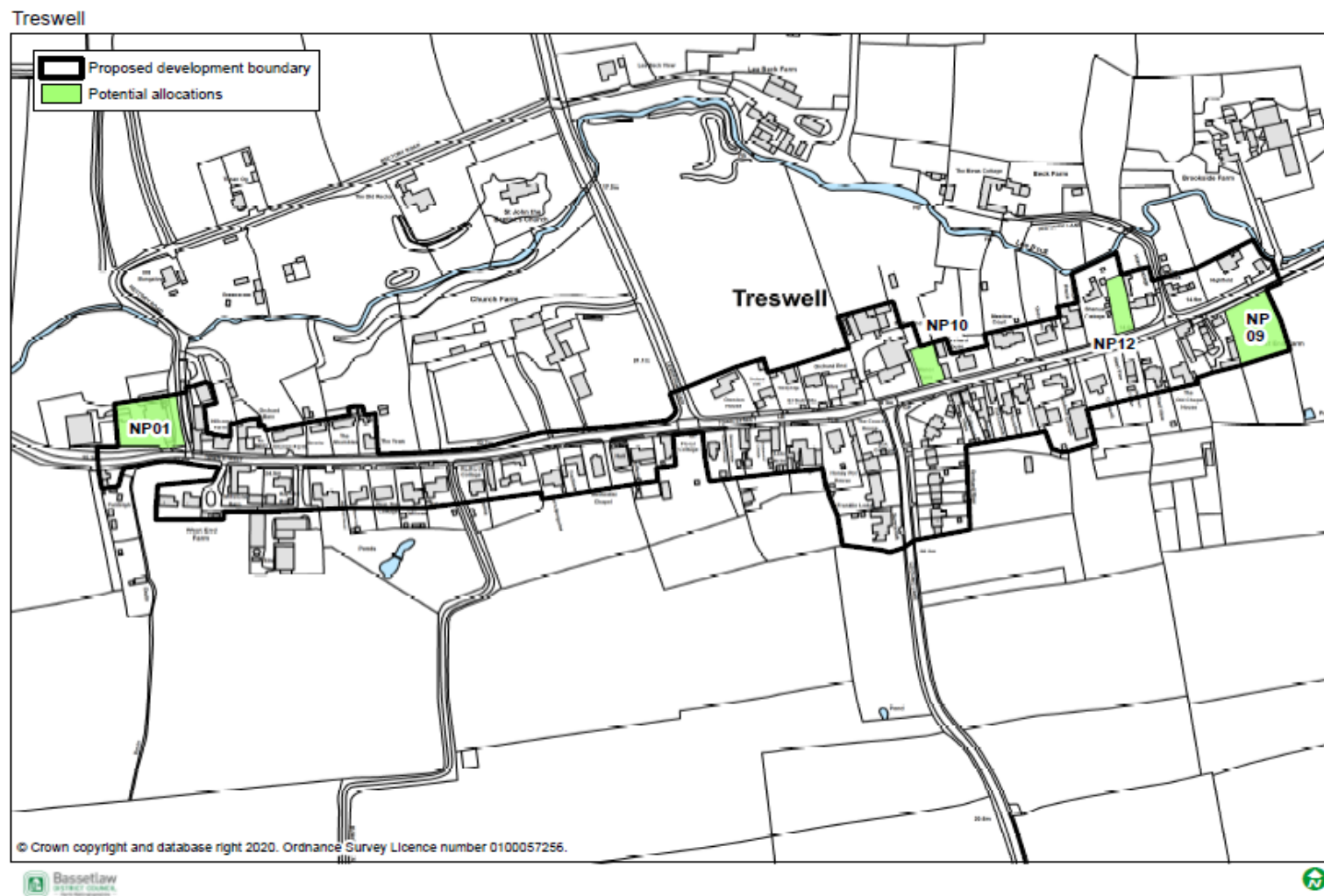
- 4.1 The issues raised during the previous plan are largely still relevant today and it is important for the revised Neighbourhood Plan to continue to work to address these moving forward. A revised Vision and set of Objectives outline the community aspirations for the future.

Treswell and Cottam are two attractive villages in Nottinghamshire and the residents are proud of its appearance, sense of community and amenities. The village will continue to support sustainable and appropriate development that blends in with the traditional elements of the village and which can be accommodated within or beside the wider range of housing within the village. The community is committed to maintaining the quality of the local environment whilst accommodating appropriate developments in lifestyle and technology, creating opportunities for residents now and in the future whilst protecting the unique atmosphere of Treswell and Cottam.

The Objectives for the Treswell and Cottam Neighbourhood Plan Review:

- **To manage new developments in accordance with their location, local character and the housing needs of the local community.**
- **To minimise the impact of new development on the surrounding countryside, landscape and ecosystems with a development boundary.**
- **To protect the Playing Field at Cottam as a Local Green Space**
- **To preserve our important trees and hedgerows**
- **To preserve our Historic Environment**
- **To preserve and safeguard our local key amenities and services**
- **To reduce road traffic congestion.**
- **To have a say in the redevelopment of the former Cottam Power Station**

Figure 3: Proposed Residential Site Allocations and Development Boundary



5 Housing Development in Treswell and Cottam

Justification

- 5.1 Throughout the development of the existing Neighbourhood Plan, residents supported a small, but proportionate level of growth to support the needs of the community over the plan period. Previous community surveys undertaken as part of the existing Neighbourhood Plan supported between 15-20 new homes to be developed across the community. However, discussions with the Local Authority and strict nature of strategic planning policy at the time (the Bassetlaw Core Strategy), didn't support such growth and any residential development would need to be justified through Core Strategy Policy CS9 or through rural exceptions within the National Planning Policy Framework.
- 5.2 Since 2018, the emerging Bassetlaw Local Plan which will eventually replace the Core Strategy has identified the settlement of Treswell as a 'Small Rural Settlement'. This position in the settlement hierarchy enables a small amount of growth over the plan period to 2037, which has varied between consultation versions of the Local Plan. The most recent (Local Plan Publication Version August 2021) Local Plan Policy ST2 supports a 5% increase in dwellings in Treswell, which equates to 5 units over the plan period. The policy also supports additional growth where there is demonstrated community support through the development of a Neighbourhood Plan.
- 5.3 The settlement of Cottam however is still considered unsustainable to receive any planned growth and is not identified as a Small Rural Settlement due to its size. The settlement has other constraints such as flooding as it is situated within Flood Zones 2 and 3 where the risk of flooding is considered high. Any residential development in these flood zones would need to be appraised through a Flood Risk Assessment at the time of any planning applications.
- 5.4 The current review of the Treswell and Cottam Neighbourhood Plan seeks to allocate the proposed 5% growth (5 units) on four identified small-scale sites within Treswell. Some limited additional residential development will also be supported through Policy 5 of this Neighbourhood plan.
- 5.5 The site allocation process began in 2019 where a "call for land" consultation was undertaken. 12 sites were submitted for consideration for development. A site 'screening' exercise (See Appendix B) was undertaken based on existing national and local planning policy to identify whether they would be suitable to accommodate residential development. The methodology for the site screening exercise used a format developed by the District Council and is compatible with their Land Availability Assessment.
- 5.6 All landowners who had submitted land were notified and consulted on the outcome of the site screening exercise. A public consultation period followed where members

of the community and landowners could have a say on the proposed development sites. Two public events were held in the village hall and over 40 residents and landowners attended.

- 5.7 The outcome of the consultation can be summarised in Appendix C.
- 5.8 Following the consultation, the Neighbourhood Plan Steering Group met to discuss and decide on what sites or part of sites should then be included as proposed allocations in the draft Neighbourhood Plan.

Proposed Development Boundary

- 5.9 When considering development sites, a proposed development boundary has been produced as identified on Figure 3. This is based on the previous development boundary the village had in the 2001 Bassetlaw Local Plan. That existing boundary has been reviewed in light of recent development and changes in the village since 2001. The changes were reviewed in line with the District Council's Development Boundary methodology as part of their emerging Local Plan. The proposed boundary has been subject to previous consultation and was generally supported as a development management tool.

Proposed Site Allocations

Site NP01

- 5.10 The current site is used for agricultural and forestry storage and is located at the western edge of Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive gateway in to Treswell.
- 5.11 The policy supports the development of two dwellings. This approach is in general conformity with the emerging Bassetlaw Local Plan and National Planning Policy where development should be located within or directly adjoining the existing built form of a settlement.
- 5.12 The site has direct access onto Town Street and is located within Character Area 2 where the street pattern is considered linear in form where the majority of properties face Town Street and there is little backland residential development.

Policy 1: Allocation of Site NP01

1. Land at site NP01, as identified on Figure 3 is allocated for up to two dwellings. Proposals for the development of the site will only be supported where they comply with the following principles:

- a) The orientation of the new dwellings face Town Street;**
- b) The scale and height of the dwellings is in proportion to existing development immediately around the site;**
- c) The design of the dwellings should contribute positively towards the character of the area with the use of local materials where practicable, as identified within the Treswell and Cottam Character Assessment;**
- d) a suitable and safe access from Town Street and does not have an unacceptable impact on highway safety or highway capacity;**
- e) the proposal does not have an unacceptable impact on the amenity of existing adjacent properties;**
- f) The proposal should provide an appropriate level of off-street parking spaces per dwelling as identified by the parking standards in the Bassetlaw Local Plan.**

Site NP09

- 5.13 The site is currently used for grazing/agriculture and is located on the eastern edge of Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive gateway in to Treswell.
- 5.14 The policy supports the development of two dwellings. This approach is in general conformity with the emerging Bassetlaw Local Plan and National Planning Policy where development should be located within or directly adjoining the existing built form of a settlement.
- 5.15 The site has direct access onto Town Street and is located within Character Area 2 where the street pattern is considered linear in form.

Policy 2: Allocation of Site NP09

- 1. Land at site NP09, as identified on Figure 3 is allocated for one dwelling. Proposals for the development of the site will only be supported where they comply with the following principles:**
 - a) The orientation of the new dwellings face Town Street;**
 - b) The scale and height of the dwellings is in proportion to existing development immediately around the site;**
 - c) The design of the dwellings should contribute positively towards the character of the area with the use of local materials where practicable, as identified within the Treswell and Cottam Character Assessment;**
 - d) a suitable and safe access from Town Street and does not have an unacceptable impact on highway safety or highway capacity;**
 - e) the proposal does not have an unacceptable impact on the amenity of existing adjacent properties;**
 - f) The proposal should provide an appropriate level of off-street parking spaces per dwelling as identified by the parking standards in the Bassetlaw Local Plan.**

Site NP10

- 5.16 The site is part of the curtilage of an existing dwelling. The site is located next to and within the setting of a number on heritage assets and will need careful consideration in terms of position and design as identified through feedback from the Conservation Team at the District Council.
- 5.17 The proposed redevelopment of the two existing agricultural buildings on site into a residential use was generally supported by the community during the consultation events. It was believed that the redevelopment of these existing buildings will help to restore and maintain the buildings which are designated as non-designated heritage assets. However, there are community concerns about any newly built development away from the existing barns due to the introduction of 'backland' residential development along Town Street. The Character Assessment identifies that the development form along this street is predominately linear in character.
- 5.18 This approach is in general conformity with the emerging Bassetlaw Local Plan and National Planning Policy where development should be located within or directly adjoining the existing built form of a settlement.
- 5.19 The site has direct access onto Town Street via the existing driveway and is located within Character Area 2.

Policy 3: Allocation of Site NP10

- 1. Land at site NP10, as identified on Figure 3 is allocated for one dwelling. Proposals for the development of the site will only be supported where they comply with the following principles:**
 - a) The orientation of the new dwellings face Town Street;**
 - b) The scale and height of the dwellings is in proportion to existing development immediately around the site;**
 - c) The design of the dwellings should contribute positively towards the character of the area with the use of local materials where practicable, as identified within the Treswell and Cottam Character Assessment;**
 - d) a suitable and safe access from Town Street and does not have an unacceptable impact on highway safety or highway capacity;**
 - e) the proposal does not have an unacceptable impact on the amenity of existing adjacent properties;**
 - f) The proposal should provide an appropriate level of off-street parking spaces per dwelling as identified by the parking standards in the Bassetlaw Local Plan.**

Site NP12

- 5.20 The site is currently used as a garden and is located within Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive infilling plot. The site is located near to heritage assets and will need careful consideration in terms of position and design.
- 5.21 The policy supports the development of one dwelling. This approach is in general conformity with the emerging Bassetlaw Local Plan and National Planning Policy where development should be located within or directly adjoining the existing built form of a settlement.
- 5.22 The site has direct access onto Town Street and is located within Character Area 2 where the street pattern is considered linear in form.

Policy 4: Allocation of Site NP12

- 1. Land at site NP12, as identified on Figure 3 is allocated for one dwelling. Proposals for the development of the site will only be supported where they comply with the following principles:***
 - a) The orientation of the new dwellings face Town Street;***
 - b) The scale and height of the dwellings is in proportion to existing development immediately around the site;***
 - c) The design of the dwellings should contribute positively towards the character of the area with the use of local materials where practicable, as identified within the Treswell and Cottam Character Assessment;***
 - d) a suitable and safe access from Town Street and does not have an unacceptable impact on highway safety or highway capacity;***
 - e) the proposal does not have an unacceptable impact on the amenity of existing adjacent properties;***
 - f) The proposal should provide an appropriate level of off-street parking spaces per dwelling as identified by the parking standards in the Bassetlaw Local Plan.***

Additional Residential Development

- 5.23 Through the Plan period, there may be opportunities for additional residential development to help support the local community through the conversion of existing buildings or through rural exceptions such as affordable housing or housing for agricultural purposes. Generally, additional development will be located within the identified development boundary, unless it can be demonstrated that an area outside the development boundary would help meet any unmet local housing or accommodation need.

Policy 5: Additional Residential Development

- 1. Proposals for additional residential development, including the conversion of existing buildings, will be supported where the proposal is located within development boundary of Treswell. Proposals will be limited to 1 or 2 dwellings per site to reflect local density and character and should be of an appropriate design and scale to their immediate setting and location. In particular, proposals should comply with the following development principles as appropriate to the scale, nature and location within the village.***

Development should:

- a) retain the core shape of the immediate street-pattern of the area;***
- b) avoid newly built development that would lead to the introduction of backland development where there is a strong linear built character, unless it is a suitable conversion of an existing building;***
- c) not cause detrimental harm to any nearby heritage assets and their setting;***
- d) not lead to the loss of any existing mature trees or hedgerows on site;***
- e) not unacceptably harm or alter the character and appearance of the surrounding countryside or the rural setting of the area;***
- f) not cause any unacceptable impacts on the private amenity of any adjacent properties; and***
- g) not create unacceptable environmental, highway safety or sewage, water capacity problems.***

6 Local Design Principles

Justification

- 6.1 All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area. A criticism often levelled at new development is that it 'lacks character', with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character. A Character Assessment has been produced to support Policy 6 and this can be found in Appendix A.
- 6.2 To maintain local distinctiveness, new development should be reflective of local aspects such as:
- the local landform and the way development sits upon it; and
 - the local pattern of streets, blocks and the dimension of plots; and
 - development style and vernacular; and
 - Settlement built form, massing and materials.
- 6.3 Developments should demonstrate how they have embedded local character in their Design and Access Statement

Local Character – Treswell

- 6.4 Treswell has a particularly narrow, linear layout, with the majority of built forms being arranged along Town Street which runs in an east-west direction and forms the central spine of the village. Backland development and self-contained residential cul-de-sacs are not a feature of the village, and their absence has been crucial in retaining Treswell's historic linear layout.
- 6.5 Given the incremental, piecemeal manner in which Treswell has evolved and grown as a settlement, it is not surprising that building lines, building positioning and orientation, plots sizes and shapes vary from property to property. This is particularly true of those properties that line the edges of Town Street, where each dwelling has a differing relationship with the central route, with some homes being positioned close to the road and others in more detached, setback locations.
- 6.6 The orientation of buildings is mixed, but the majority of properties face towards the Branching off from Town Street and forming the remainder of the village's core road network are Leverton Road and Cocking Lane, each of which leaves Town Street at a 90° angle and facilitates north-south movement into and out of the settlement.

- 6.7 Leverton Road enters Treswell from the north. This particular route cuts through Treswell's historic core, an area which lies to the immediate north of Town Street and once hosted the original medieval village, and today still accommodates several key historic buildings such as the Old Rectory and the village church. East-west movement across this historic area is facilitated by Townside Lane and Rectory Road. Today this area accommodates some low density, mostly historic development, comprised of large building arranged in small clusters and set within a heavily planted and generally undeveloped rural environment. This historic quarter is bisected by Lee Beck.
- 6.8 Leading southwards from Town Street is Cocking Lane, which is largely undeveloped along its edges aside from some limited ribbon development that is positioned to the immediate south of the junction with Town Street, and which comprises a mix of large, semi-detached, inter-war dwellings and smaller bungalow dwellings of 1960s construction.

Land use

- 6.9 Treswell is formed predominantly of residential properties, the majority of which are located along the edges of Town Street. The village and the immediate rural landscape that encloses it also accommodates several farms, which are typically fronted by the main residence, behind which are positioned clusters of agricultural buildings. The positioning of these agricultural buildings, which can often sizeable and bulky, in well-screened, backland locations away from the roadside, has helped to minimise their visual impact upon the village the townscape.
- 6.10 Aside from residential and agricultural uses, the only other land use of note is the ecclesiastical site of St John the Baptist Church. This dominance of residential land uses, coupled with a lack of community, retail and leisure facilities, leaves Treswell without an identifiable village core or centre.

Figure 4: Character features of Treswell

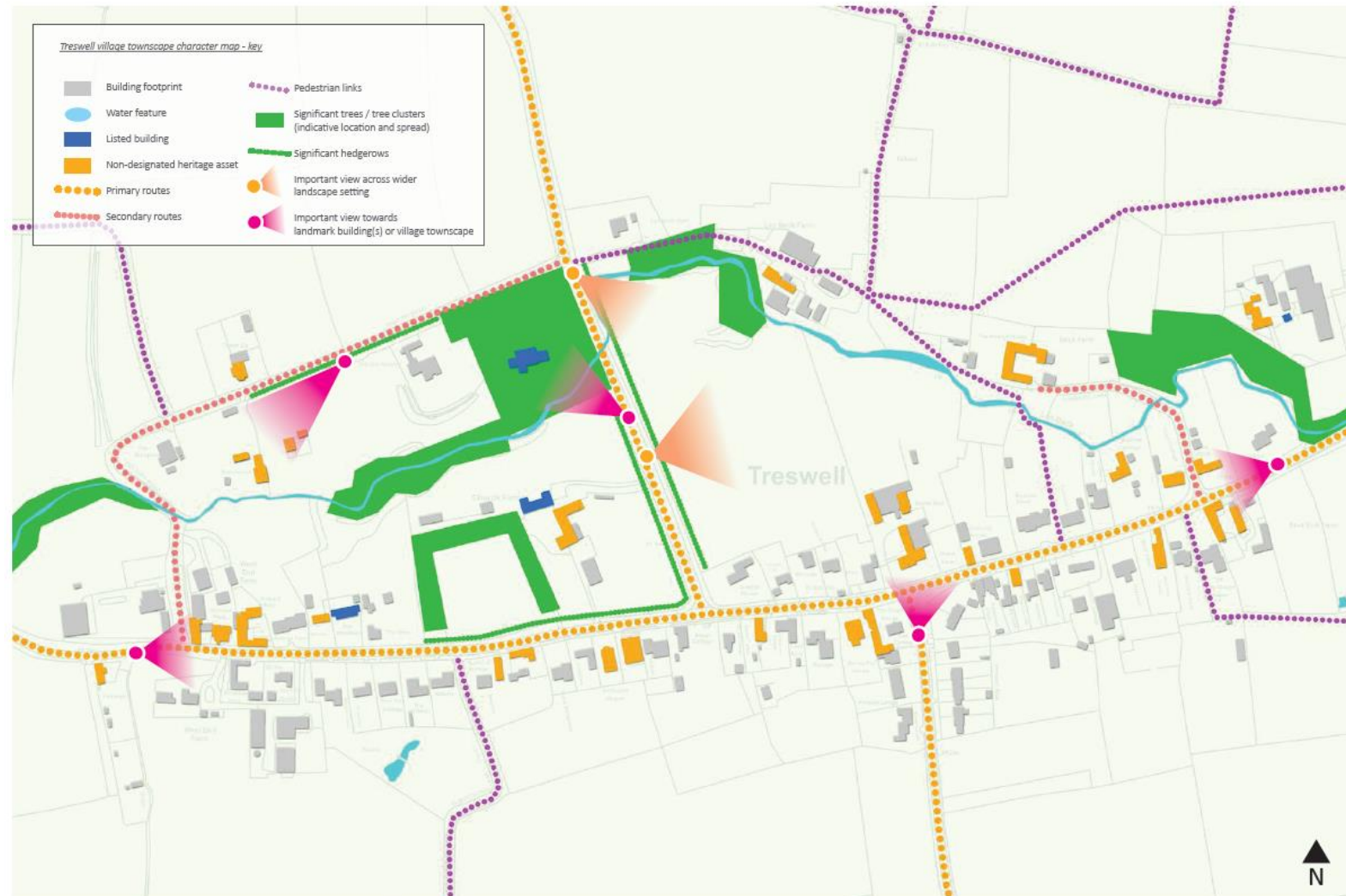


Figure 5: Treswell Character Areas

Treswell-Cottam Neighbourhood Plan

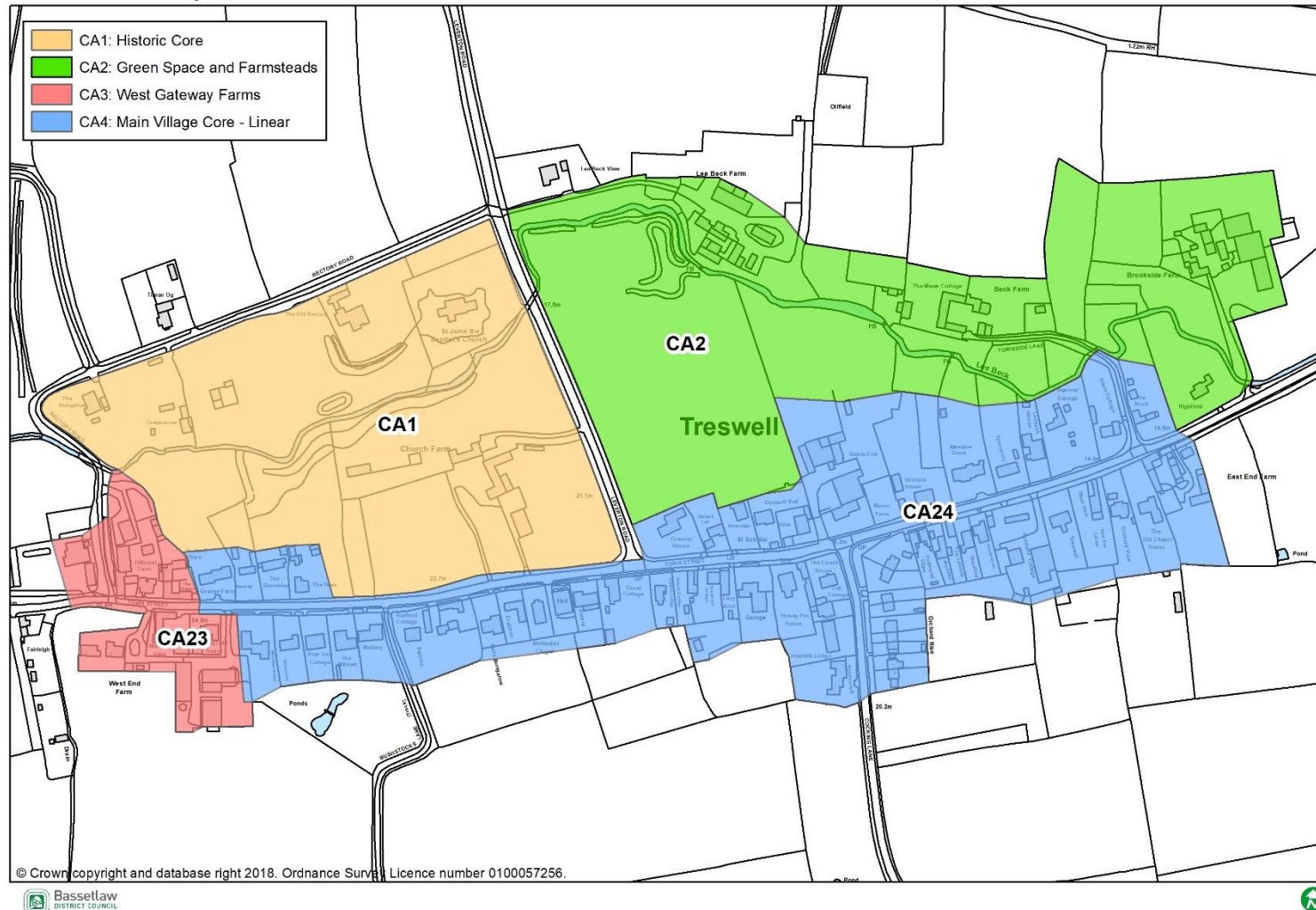
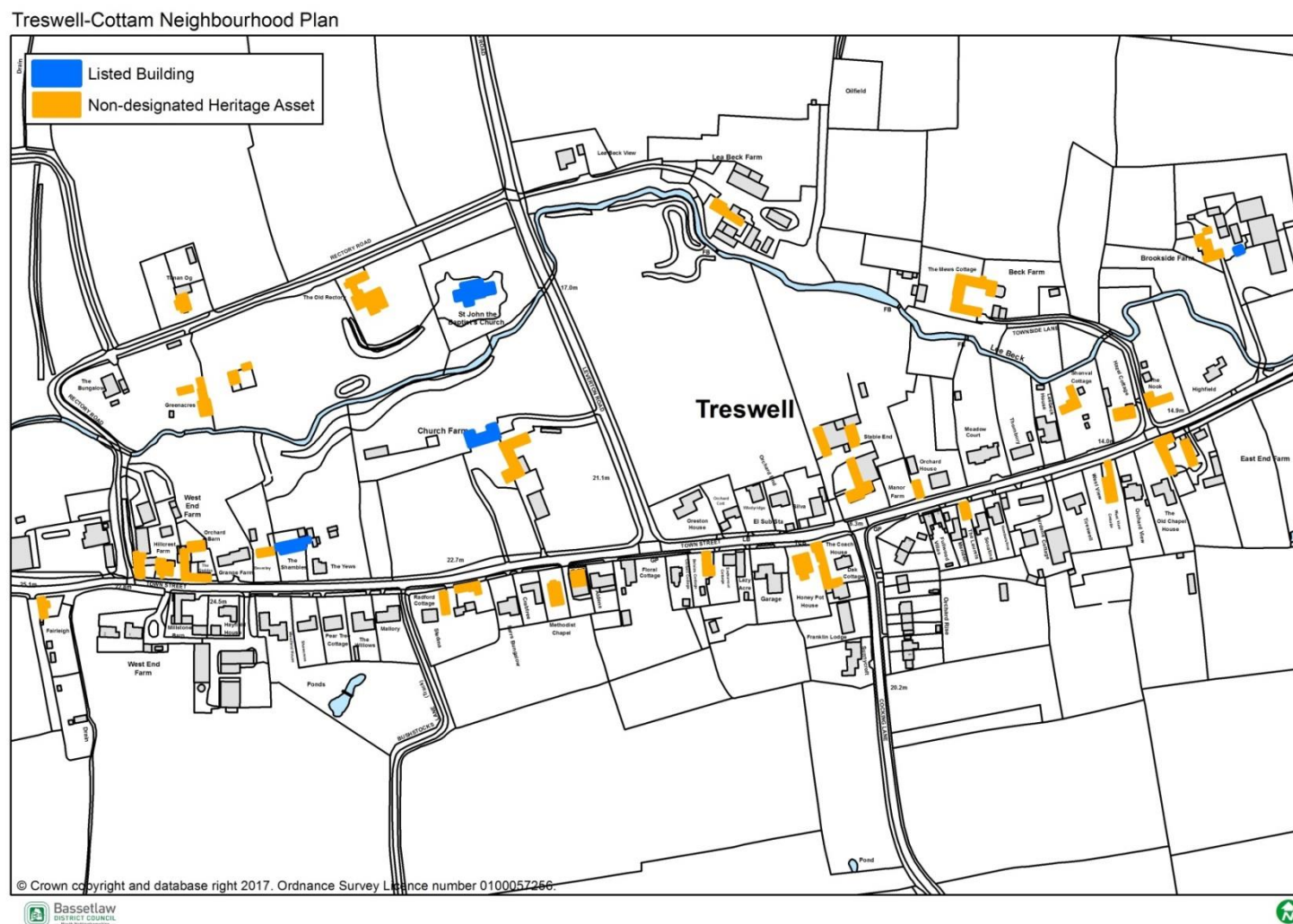


Figure 6: Heritage Assets in Treswell and Cottam



Treswell - Village Character Areas

- 6.11 Treswell can be broadly divided into four distinct character areas, as shown on figure 6. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Treswell.

Character Area 1: Historic Core

- 6.12 This area is dominated by the Old Rectory, the Church and Church Farm. These buildings are situated within large grounds and the area is heavily wooded. The area has Rectory Lane –which has several small, narrow and winding “green lanes” dominated by thick hedgerows and lined with mature trees.
- 6.13 This Character Area, along with Character Area 2, have a very rural feel and have been unspoilt by any new or recent developments.
- 6.14 The area’s buildings are characterised using traditional building materials such as red-brick structures and either slate or pantile roofing materials. Some of the agricultural outbuildings are also built using these materials. The older buildings such as the Rectory and the Church are built in a mixture stone and slate and red-brick and pantile materials.
- 6.15 The area has very little street furniture or amenity space other than a few benches, signs, street-lights and the churchyard as open space.

Character Area 2: Green Space and Farmsteads

- 6.16 This Character Area is dominated by large, green open spaces and individual farmsteads. The area has distinct hedgerows that separate the fields and roads. Mature trees line Lee Beck that meanders through the area towards the eastern part of the village.
- 6.17 The area has some important historic and cultural heritage with the archaeological remains (not visible) of a medieval village. Public rights of way are also present and general follow the Beck. There is little development within this character area.

Character Area 3: West Gateway

- 6.18 The Western Gateway Character Area is dominated by red-brick agricultural or former agricultural buildings. Some of these have large farm yards and outbuildings.
- 6.19 Although small, this area is quite distinctive on the eastern approach into the village. There are some, more modern developments in the area, but these do not detract from its agricultural feel.
- 6.20 There are trees and hedgerows along the approaches into the village and within some of the front gardens of the properties.

Character Area 4: Main Village Core – Linear

- 6.21 This Character Area covers the main part of Treswell. The structure of the area is in a linear form and generally follows Town Street on both sides. There are gaps within the built form, especially along the north side of Town Street and adjacent to the historic core of the village in character areas 1 and 2.
- 6.22 There are a mix of building types and styles within this character area including that of older buildings and new ones reflecting the post war period of the 20th Century. Despite this, the character area does retain its “rural atmosphere” and the density of developments is generally low.
- 6.23 There is also a mix of building materials that reflect the various periods through recent history. However, most of buildings are of red-brick and pantile roofing. Some of the older buildings do have slate roofs.
- 6.24 The orientation of buildings is also mixed, although most of buildings face Town Street and are slightly set back from the road, some of the village’s oldest properties do directly but the street.

Summary of Treswell’s Character and distinctiveness

- 6.25 Much of Treswell’s built environment is constructed of red brick walling and pantile roofing. This is particularly true of the village’s older 19th and early 20th century buildings. This consistency of approach to building materials is one of the village’s defining characteristics, giving the townscape a generally uniform and coordinated appearance and well-defined character. The rich red hues seen across the townscape roofing and brickworks contrast pleasingly with the wider village greenery of hedgerows, verges and trees. In some cases, brickwork been painted or rendered white or shades of cream, which in moderation, works well and complements the wider red and green tones that characterise Treswell.
- 6.26 Though red brick is the predominant construction material throughout the village, pantile roofing is only present at a proportion of properties, with a greater variety of different roofing materials, including grey slate and dark brown concrete tiles, seen across many of Treswell’s more modern buildings.
- 6.27 Typically, roofs are pitched, and many incorporate red brick chimney stacks either along the ridge or at their gable ends. Though less prevalent, there are a number of properties that display hipped roofs, with some of the most notable instances being at Shenval cottage and the distinct grouping of semi-detached dwellings on Cocking Lane.
- 6.28 Most buildings along Town Street, both single and two-storey, progress simple linear or L-shaped profiles, which along with their generally uncomplicated roof forms and restrained approach to decorative detailing, give them a pleasingly clean and uncluttered appearance.

- 6.29 Modernisation and personalisation works at many of the village's older properties has seen original windows and doors replaced with PVC equivalents, and in many cases, this has eroded the aesthetic quality of the host building.

Boundary treatments

- 6.30 Boundary treatments form a significant part of Treswell's character. The street scene is dominated by long Hawthorn hedgerows, which add to the rural character of the village, and contrast pleasingly with the reddish hues of the brickwork that dominates the local built environment. The greatest concentrations of these hedgerows are along parts of Town Street, Rectory Road and Cocking Lane.
- 6.31 After hedgerows, the second most prevalent form of boundary treatment found in Treswell is red brick walling, which can be seen across numerous properties, within the village, both old and new alike. Ironmongery features at many of the village's older properties, where it is typically used for gates or in conjunction with brick walling as a means of enclosure. Many vehicular entrances to properties are gated by traditional wooden field gates, which enhances and contributes positively to the village's traditional rural aesthetic.
- 6.32 Less sympathetic to the village character, however, are several instances where off-the-shelf timber fencing has been used to enclose gardens. The progression of such generic, out-of-character boundary treatments has in a number cases interrupted the village townscape's otherwise consistent approach to boundary treatments, deviating from the locally distinct hedgerows and red brick walling that are seen across the majority of dwellings in Treswell.

Green and natural features

- 6.33 The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street. The local environment surrounding the beck is particularly picturesque and distinct, being lined with mature and mixed tree species, bracken and hawthorn hedgerows.
- 6.34 The deciduous specimens can be found in and around the grounds of St John the Baptist Church. These trees form a key component of both the setting of the Grade I listed church, and also of the northern gateway into Treswell.
- 6.35 A key characteristic of Treswell is its green, verdant lanes, such as Rectory Lane and Townside Lane. These have soft grass verges to either side, beyond which lie bands of hedgerow and tree planting backed at the plot boundary by either low walls or hedges. Some of these verges are narrow - around 1m - but others extend for several meters and add generosity and spaciousness to these intimate, rural routes.

- 6.36 Approaches roads leading into Treswell from the east and west accommodate consistent bands of mature trees planting and hedgerows, which help create a gradual and pleasing transition from countryside to village setting.

Vehicular and pedestrian routes

- 6.37 Town Street is a standard two-way vehicular route, which for much of its way through Treswell is edged on both sides by raised kerbs and pedestrian footpaths. However, more distinct and characterful are the rural lanes, such as Rectory Lane and Townside Lane. The informal, rustic nature of these lanes is one of their key qualities, with no roadside kerbs, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.
- 6.38 Branching out from Treswell in north, south and east directions are a series of pedestrian trails and public rights of way, which provide access into the wider rural landscape and beyond.

Streetscape

- 6.39 Notable and distinct features within Treswell's streetscape include the traditional finger post sign at the junction of Town Street and Cocking Lane and an old red telephone booth and inset postbox to the immediate west of this junction, as well as the crafted village sign at the entrance to the settlement.

Views and vistas

- 6.40 There are several key views and vistas in Treswell, which are identified on figure 4. These include landscape views such as that towards Beck Farm from New Road.

Building orientation



Building orientation



Typical materials



Local detailing



Boundary treatments



Local Character – Cottam

- 6.41 The Cottam village townscape character map, provides a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets. Whilst the principal characteristics of the settlement have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

Village structure and layout

- 6.42 Cottam is arranged along a single central route, which is comprised of Cottam Road and Town Street. Cottam Road enters the village at its south-western corner. Cottam Road then meets Town Street, at which point the road begins to bend northwards, cutting through the heart of the village before exiting the settlement further north.
- 6.43 There is a distinct contrast to the edges of this central route. The northern and eastern sides of Cottam's central spine are largely developed, accommodating the bulk of the village's built forms. However, the southern and western edges of this route remained almost entirely open and undeveloped.
- 6.44 There is a reasonable degree of consistency in terms of building positioning and orientation at Cottam's south-western gateway, where several semi-detached and detached dwellings face out towards the road and sit behind medium sized gardens. However, across the rest of the village there is little consistency in terms of how buildings are spaced, positioned and orientated.

Land use

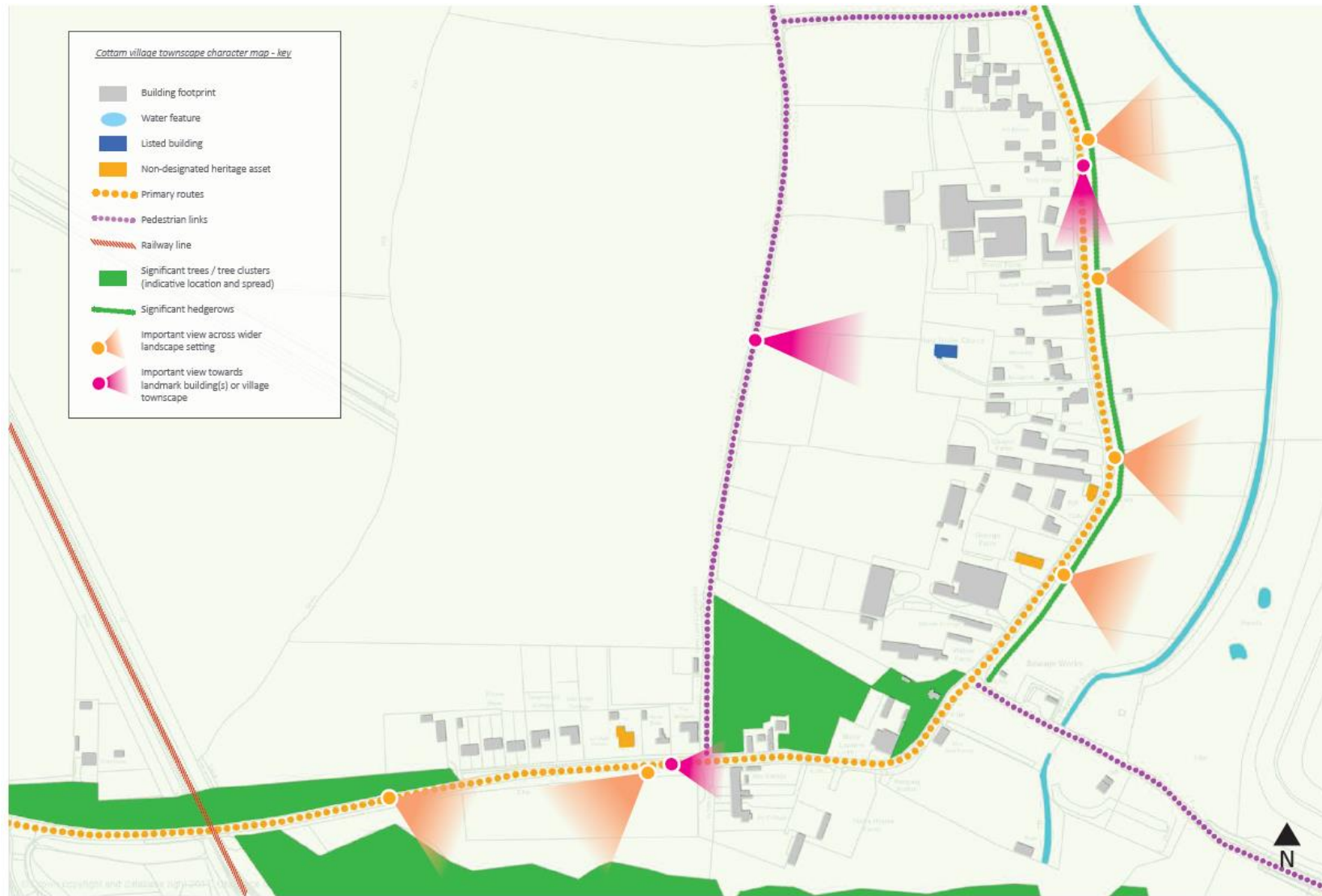
- 6.45 The majority of buildings in Cottam are devoted to either residential or agricultural use. The souther-eastern corner of the village is primarily residential in character. However, the area north of Floss Lane accommodates several large farms, which contain concentrated clusters of large agricultural buildings and an associated farmhouse dwelling. Such farms include Willow Farm, Grange Farm, Chapel Farm and Manor Farm. Interspersed between these farms are several residential dwellings, which appear to have come forward as infill developments.

Building forms and architecture

- 6.46 The type and distribution of dwellings within Cottam is another key element to the character of the village. Most of the buildings within Cottam are detached and often feature outbuildings. Semi-detached dwellings typify development from around the 1950's and are focused at the at the village's southern gateway, whilst there are only a very small number of terraces present within the village, which tend to be modest in length - usually around three or four homes. Most recent development has been delivered through the erection of replacement buildings in the village core subdividing plots to add more homes, or with linear development running to the north using this type.
- 6.47 The more common materials used within Cottam are that of red brick and pantile roofing particularly those older 19th and early 20th century buildings seen within the village townscape. Other buildings adopt red brick walling, respecting the local character, but also utilise some differing external finishes such as areas of painted or rendered brick work or slate roofing.
- 6.48 The remainder of the townscape comprises of buildings of differing character, including single-storey mid-20th century bungalows, and more unique properties such

as the large Georgian-style dwelling at Manor Farm. The church is set in a detached location to the west of Town Street, from which it is largely screened from view.

Figure 7: Character features in Cottam



Cottam - Village Character Areas

- 6.49 Cottam can be broadly divided into two distinct character areas, as shown on figure 8. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Cottam.

Character Area 1: Western Gateway

- 6.50 The approach into Cottam from Treswell is dominated by Cottam Power Station to the South. However, once you are in the village, it is clearly defined by a green open space to the South and a mix of terraced, semi-detached and detached houses to the North.
- 6.51 This area has a range of housing types, styles and materials. There is no dominating building material. A mix of older and newer infill developments have their own identity.
- 6.52 When driving along Cottam Road you are greeted by the attractive and locally distinct terraced houses along Floss Lane. The area is very green and is tree-lined to the South with a mix of species that help screen the Power Station Cooling Towers and enhance the overall visual quality of the area. There are also some mature trees and hedgerows within some of the front gardens of properties along Cottam Road and Overcoat Lane, which make a positive contribution to the village's rural aesthetic.

Character Area 2: Traditional Agricultural buildings and Farms

- 6.53 As you go past the former Moth and Lantern public house onto Town Street. The character of the village changes to a more traditional feel. The buildings become more agricultural and they appear older and more historic.
- 6.54 There is a defined approach to development in this character area, with the land east of Town Street generally undeveloped, agricultural or grazing land, and the land to the west generally developed. There is a mix of properties in this area, but it still has its rural charm and character. Some of the newer buildings are replacement dwellings and infill developments that have occurred over the years.
- 6.55 There is also an old village hall site that is now disused, but there are local aspirations to regenerate this into a new community space. It is noted that the old station, which is now a house, is still present along the old railway line that runs through to the River Trent and across to Torksey. Similarly, former Wesleyan Methodist Church is also now utilised as a private dwelling, but still retains its original form and aesthetic and forms a local landmark along Town Street.

Figure 8: Character Areas in Cottam

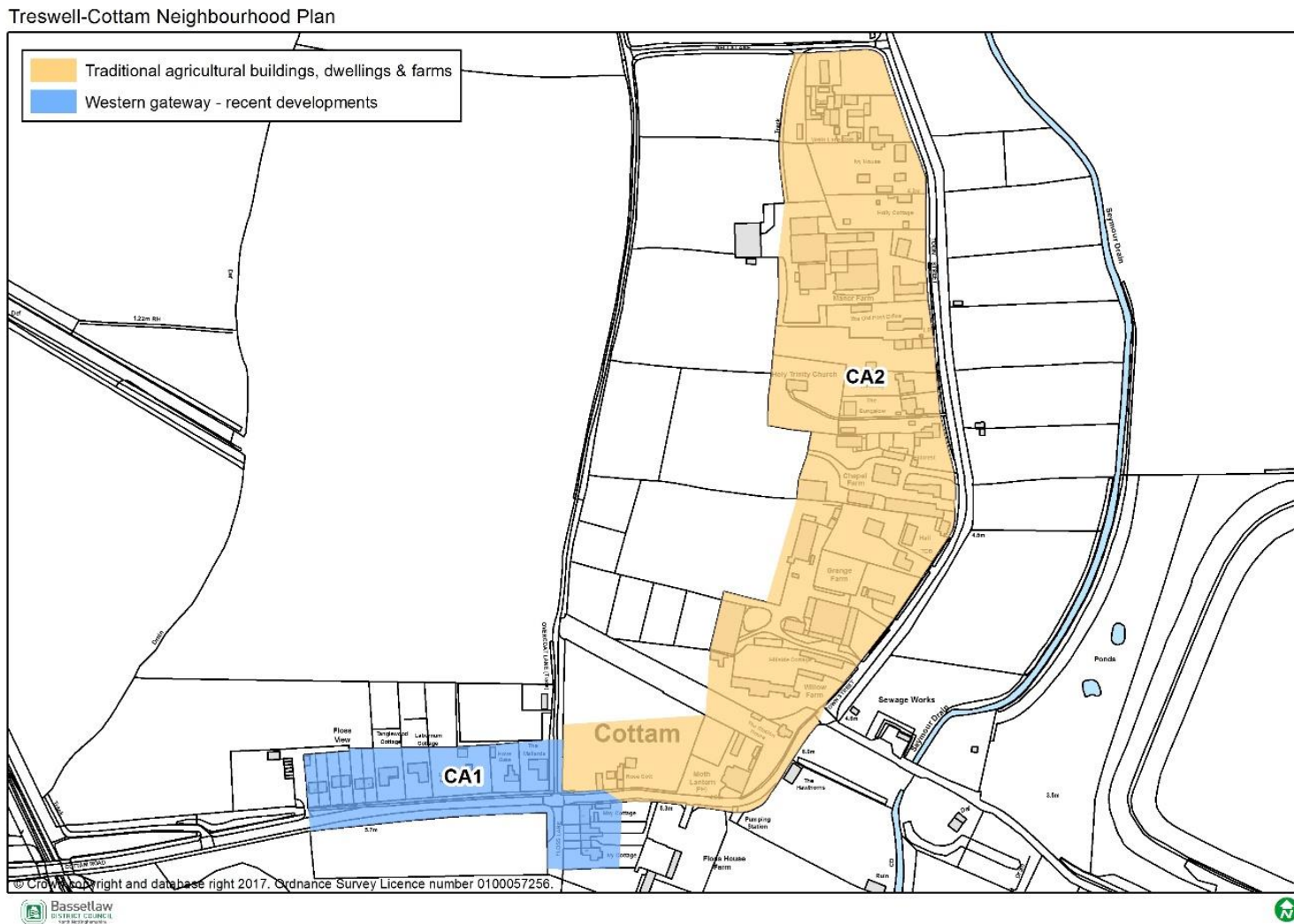
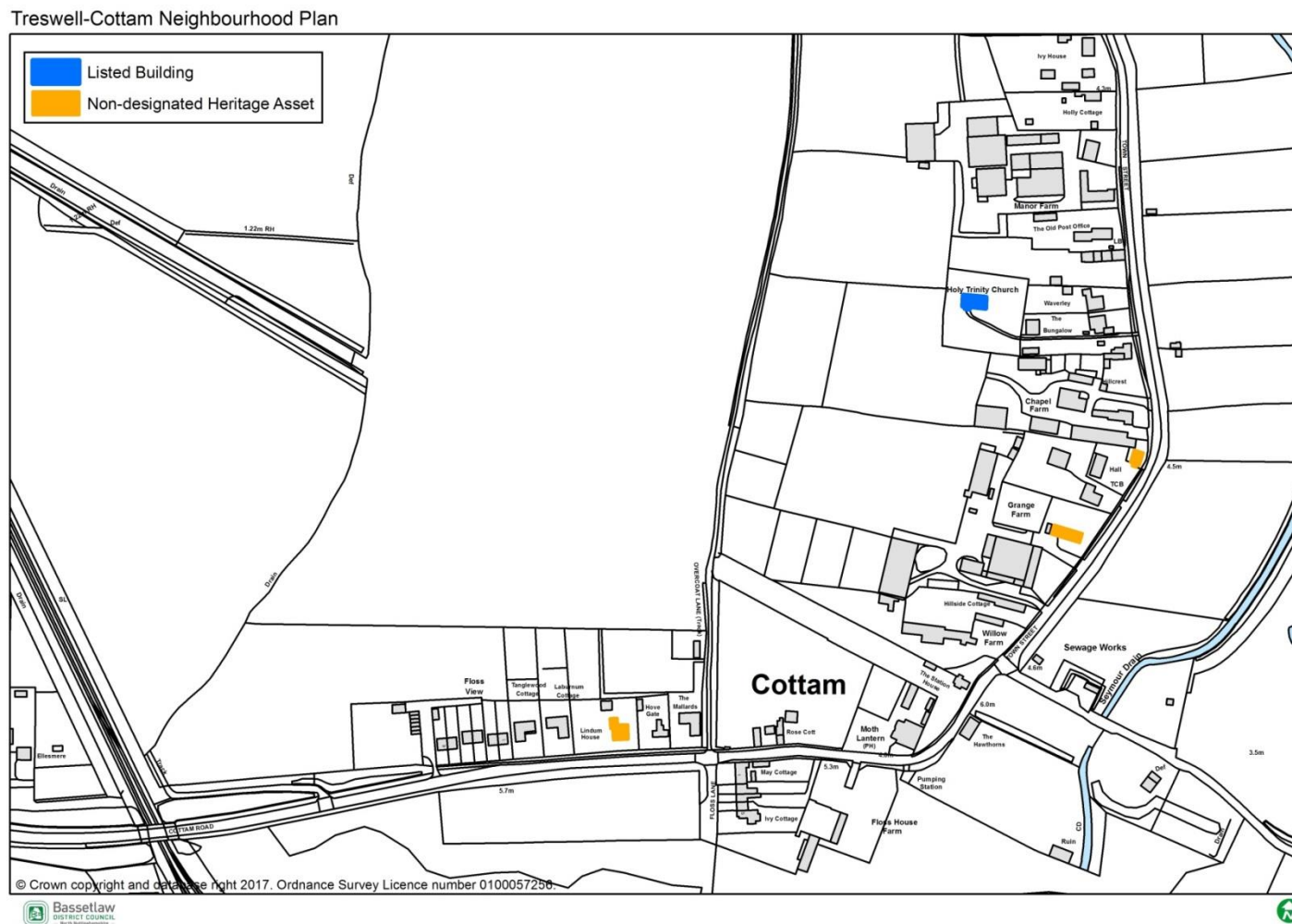


Figure 9: Designated and on-designated heritage assets in Cottam



Boundary treatments

- 6.56 Boundary treatments make a significant contribution to Cottam's character. The street scene is dominated by red brick walling and dense hedgerows, which edge the roadside and enclose property boundaries. This consistency of approach to boundary treatments have helped give Cottam a singular roadside character, even where dwellings of differing construction eras, materials and architectural styles to sit along each other. This degree of coordination across properties to boundary treatment is commendable and is one of Cottam's most pleasing and defining characteristics.

Green and natural features

- 6.57 Cottam is a particularly green and verdant settlement. Its southern entrance accommodates a gently sloping and particularly picturesque green backed by mature trees, which is one of the defining characteristics of this end of the village.
- 6.58 Elsewhere across the village, planting in the form of trees and hedgerows is a near constant feature of the roadside environment, and almost of the entirety of the eastern side of the central route is edged by grass verges. These green and leafy features in the townscape contrast with and complement Cottam's built forms, and together they combine to form a village with a distinctly rural feel and character.

Vehicular and pedestrian routes

- 6.59 Significant stretches of Town Street are without road markings, helping to give the central route a more informal appearance that reinforces Cottam's rural village character. Whilst the eastern edge of Town Street is hugged by grass verges, the western side accommodates a pedestrian footpath, which allows for safe pedestrian movement along this main central route. Importantly, however, much of this footpath is set within a near continuous stretch of roadside grass, which softens the appearance of the hard-surfaced pedestrian pathway and helps give a degree of visual balance with the verdant and undeveloped eastern side of this route.
- 6.60 Overcoat Lane is a rural trail that runs north-south from the junction of Cottam Road and Town Street and provides pedestrian access to Cottam's immediate western landscape setting. Opposite Willow Farm another public right of way exits the village, this one cutting through the village's western landscape setting and providing access to the banks of the River Trent.

Building Orientation



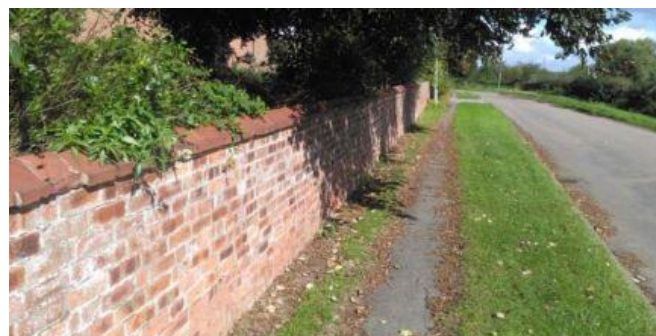
Typical materials



Local detailing



Boundary treatments



Policy 6: Design Principles

- 1. All new development within Treswell and Cottam will be design-led and comprise of development and spaces that are high quality and distinctive to the Parish. To ensure that growth across the Plan Area is delivered in a coherent and coordinated way, development should positively address the relevant principles in the Treswell and Cottam Character Assessment for each of the identified character areas;***

All development should:

- a) take inspiration from the identified character area concerned, as identified within the most up-to-date Treswell and Cottam Character Assessment;***
- b) be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) those identified on figures 8 and 5, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;***
- c) respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;***
- d) respect the predominant materials used in the immediate area which include red-brick and clay pantile;***
- e) reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;***
- f) be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;***
- g) protect green spaces from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;***
- h) take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick walls, low wooden fences or hawthorn hedging;***

- 2. Proposals affecting the listed buildings and/ or its setting will be expected to preserve and, if possible, enhance the listed building and its setting. Proposals affecting non-designated heritage assets will be judged against the scale of harm or loss to the significance of the asset.***
- 3. Proposals should maximise opportunities for solar gain through the orientation of the building(s). Any incorporation of renewable energy materials should consider their impact on both the character of the building and the wider area.***
- 4. Proposals that do not have regard to the key features of the character area concerned and would result in demonstrable harm to its key features and attributes, will not be supported.***

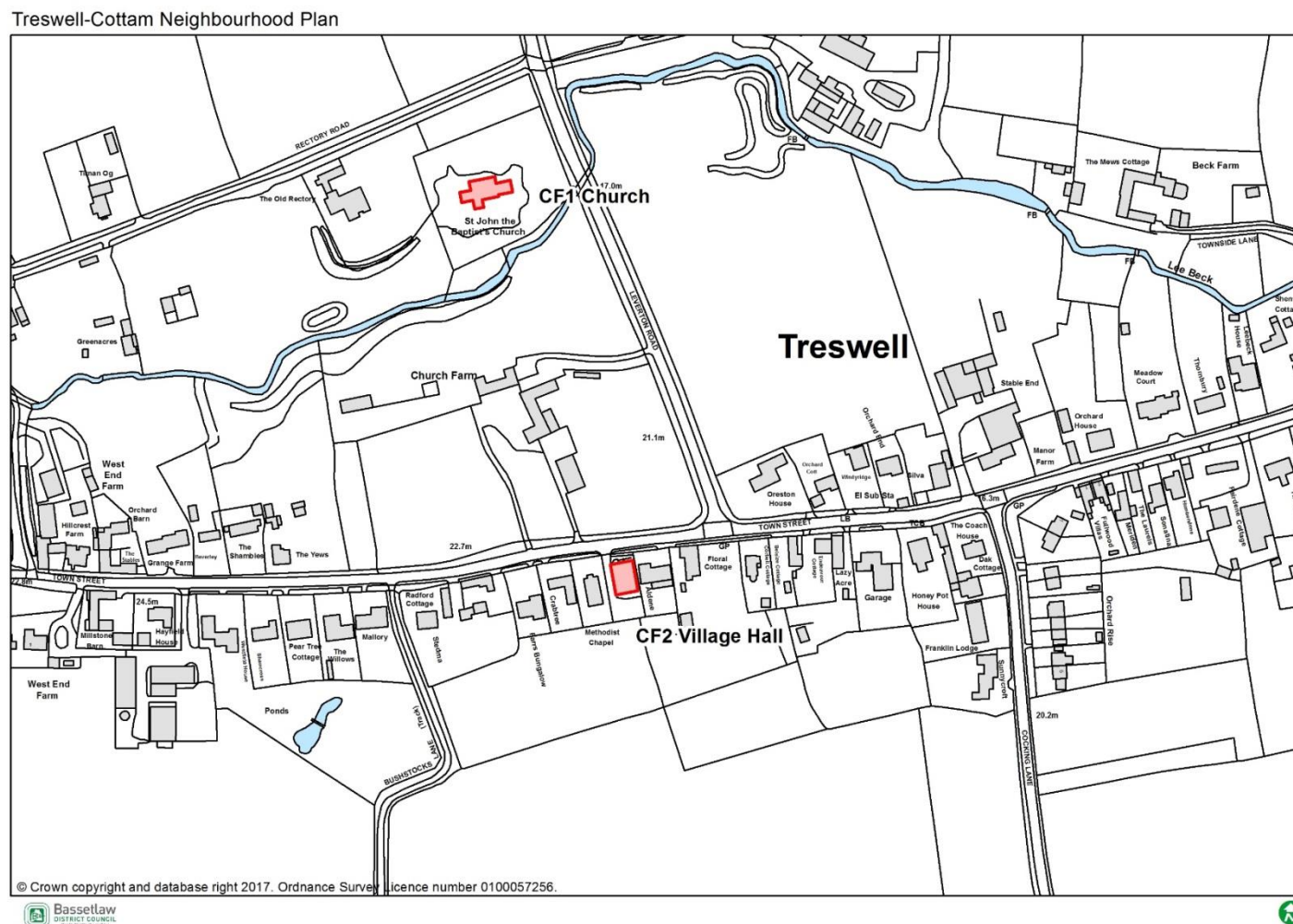
7 Community Facilities

Justification

- 7.1 Like many villages within rural Bassetlaw, there are a few services and facilities. Most people must access “key” services and facilities such as Doctor’s and schools by car or limited public transport in nearby Rural Service Centres or Retford.
- 7.2 Over the past 15 years, Treswell and Cottam have lost local facilities such as a village shop, village hall (Cottam) and the Red Lion public house and others could close if the village and surrounding area does not grow and encourage new people into the area.
- 7.3 The nearest shop/ school is in Rampton (which is 1.4 miles away) and Doctor’s Surgery in North Leverton (which is 2.6 miles away).
- 7.4 In line with the NPPF, this policy seeks to protect valued community facilities such as the village hall and public house, ensuring that facilities remain sustainable for the benefit of the local and wider community.
- 7.5 When asked in the Neighbourhood Plan survey, over 90% of local people stated that they value their community facilities and want to see these protected for them to be used in the future. Community facilities are a key component of sustainable development and their retention is important in achieving this. Residents also suggested that they encourage and welcome new facilities into the village, including a shop, play area, improved bus services and broadband connections.
- 7.6 A new village hall was constructed and opened in 2010 after a long campaign to see one developed. Since opening, the village hall is a popular facility and is regularly used for community events such as car boot sales, bingo nights, dance classes, meetings, quizzes and private functions.



Figure 10: Community facilities in Treswell



Policy 7: Protecting Existing Community Facilities

- 1. Proposals to redevelop, or change the use, of an existing community facility within either Treswell or Cottam, as identified on figure 10, will only be permitted where it can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use.***
- 2. Proposals for new community services and facilities in Treswell and Cottam will be supported if the facility is within, or directly adjoining Treswell or Cottam.***

8 Local Green Space

Justification

- 8.1 The National Planning Policy Framework gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The criteria require a Local Green Space to:
- Be in reasonable proximity to the community it serves;
 - Be demonstrably special to the local community and holds local significance;
 - Be local in character and is not an extensive tract of land;
 - Not have previous planning permission(s) within which the Local Green Space could not be accommodated; and
 - Not to be allocated for development within the District Council's Local Plan.
- 8.2 The playing field in Cottam is designated as Local Green Spaces as it is valued for its visual and recreational amenity. The playing field is the only outdoor recreational space within the whole parish and is used regularly by local children and families for informal sports and recreation.

Local Green Space 1 (LGS1)

- 8.3 The Playing field is considered an important part of the character of Cottam and provides as large green area for the community to use for informal sport and play. The belt of mature trees to the south of the site provides a screen and "green buffer" between the village and the adjacent power station and associated infrastructure. The community values this space and local children use it regularly for kickabouts. There is no Children's play equipment on the site.

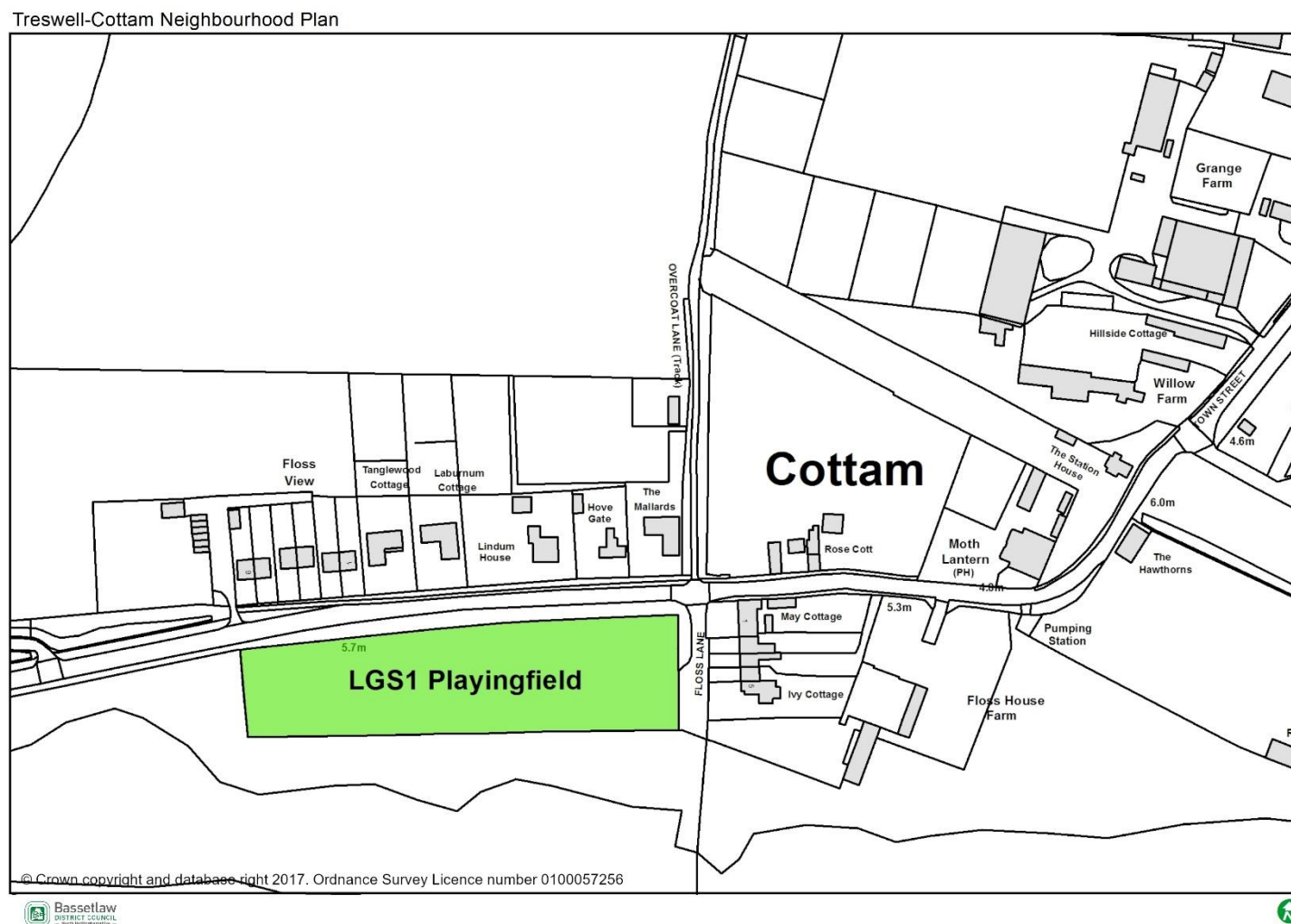
Cottam Playing Field



Figure 12: Local Green Space

Location	Description	Local Value	Landscape	Historical	Recreation	Wildlife	Why is it special?
Cottam Playing Field	The site is located within Cottam and is 0.34 ha in size.	It is used by residents as an informal space for sports and public amenity.	The site is grassed with a mature tree belt to the south of the site.	The site has always been undeveloped and has been used as a public amenity space for over 40 years.	The site is used, largely by local children for informal sports and play.	Limited wildlife, but the tree line to the south often has nesting birds during the spring and early summer.	It is special as it is the only public amenity space within the parish that can be used for sports and recreation.

Figure 12: Local Green Spaces



Policy 8: Local Green Space

- 1. LGS1: The Playing Field is designated as a “Local Green Space” in accordance with the NPPF’s Local Green Space criteria.***
- 2. Proposals for development will not be supported, except in very special circumstances, unless the development proposes the erection of ancillary buildings or structures required to enhance the public usage of the space.***

9 Lee Beck – Green Corridor

Justification

- 9.1 The Plan area includes part of the Trent Washlands and according to the Bassetlaw Landscape Character Assessment 2009.
- 9.2 The western part of Treswell and Cottam is identified within the 'Mid-Notts Farmlands Policy Zone 06: Treswell' (abbreviated to MN PZ06) and is predominantly characterised by its agricultural working landscape. The Landscape Character Assessment is clear that there are environmental and landscape assets that should be conserved.
- 9.3 In 1958 the construction of Cottam Power Station which is immediately to the South of Cottam has dramatically changed the landscape of the Plan area. Power stations dominate the skyline as there is also West Burton Power Station outside the Plan area to the North. The impact of these power stations is not just in their over-bearing scale and dominance, but also in the impact of the web of pylons and power lines that take electricity to the rest of the country. The recent closure and planned decommissioning of Cottam Power Station provides an opportunity to restore the local landscape quality.
- 9.4 The Plan area has a rich biodiversity due to the variety of habitats as evidenced in the Local Biodiversity Action Plan which identifies otters and water voles, great crested newts, grass snakes, as well as barn owls, field and harvest mice and bats.
- 9.5 Policy DM9 of the Core Strategy requires that new development proposals in and adjoining that countryside should be designed to be sensitive to their landscape setting.
- 9.6 Bassetlaw's Green Infrastructure Study May 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.
- 9.7 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.'
- 9.8 Treswell Wood and Lee Beck are listed as minor nodes. The impact and value of the River Trent as a corridor for both wildlife and walkers is also noted as a significant asset.
- 9.9 The policies in this Neighbourhood Plan take every opportunity to implement the recommendations in the Landscape Character Appraisal Study and to maximise the opportunities highlighted in the Green Infrastructure Study. The protection of Landscape Character and the support for development proposals that make a positive gain to the areas green infrastructure as cited in BDCs Policy DM9 is also expected to apply.

- 9.10 Residents recognised the importance of the countryside and the wider environment, including local assets. In response to the survey, many residents identified the River Trent, Treswell Wood, Lee Beck and the rural nature of the parish as important factors.
- 9.11 Lee Beck corridor is a small watercourse that meanders through Treswell. The Beck provides a rich and attractive area of local wildlife, including small fish, birds and bats. The local environment surrounding the beck is noticeable and is lined with mixed tree species, bracken and hawthorn hedgerows. The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street.
- 9.12 There are some significant trees along the Beck and public access is achievable along parts of the beck corridor.

Flood Risk

- 9.13 The flood risk implications of new developments around the village are of great concern, especially following the 2007 and 2012 floods. In order to minimise the risk of the effects of flooding, especially flooding along Lee Beck and within Cottam village, it is considered essential that no new homes should be built on land that lies adjacent to the Lee Beck or within Cottam unless it can be justified otherwise.
- 9.14 The Environment Agency anticipates that climate change will result in higher intensity rainfall, but over relatively short periods and that 1 in 200 year events (being the 2007 event) will be reclassified as 1 in (100 +30) events in the next decade. This will (principally during summer) result in high runoff rates since the dry ground would not be able to absorb the water sufficiently quickly. It was also considered that runoff from the slopes to both the west and east sides of the village could cause rapid accumulations of water in the Beck either side of the village centre and, with a slow fall rate of 2m over the 1km length through the settlement, this runoff would lead to heightened flood risk.
- 9.15 Land adjacent to the Beck should be used for surface water runoff attenuation by tree and shrub planting, thereby also creating a public open space and wild life corridor alongside the Beck. Assessed land, which was identified as suitable for building, was level and capable of accommodating SUDS. The Environment Agency flood risk map indicates areas of the village that are at risk and it was therefore concluded that schemes which could result in rainwater runoff into these areas should be avoided. Any housing development that has the potential to materially increase surface water discharge into the Beck must be accompanied by Hydraulic Modelling investigations (if the Environment Agency so requires) to assess the hydraulic capacity of the Beck's existing channel and culverts to cope with the potential increase in surface water arising from the proposed development.

Views looking towards Lee Beck from Retford Road

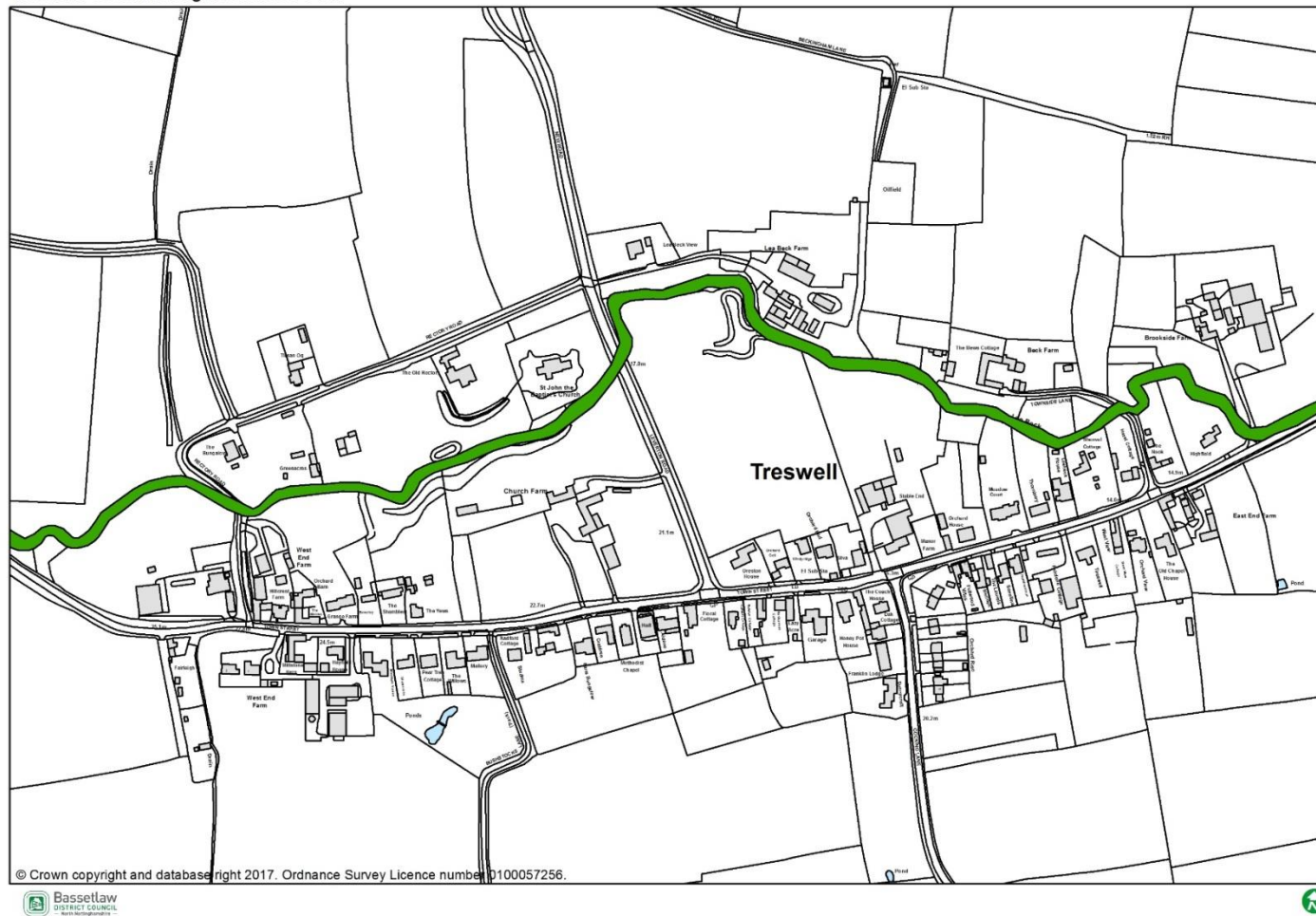


Public Rights of way in Treswell and Cottam



Figure 13: Lee Beck Green Corridor

Treswell-Cottam Neighbourhood Plan



Policy 9: Lee Beck Green Corridor

- 1. Development proposals, which enhance the setting of Lee Beck, as identified in Figure 13, and its associated amenity value and biodiversity, will be supported. Where appropriate, development proposals adjacent to Lee Beck, should:***
 - a) seek to retain and enhance public access and extend access through the formation of waterside walkways;***
 - b) not increase the risk of flooding or surface water runoff to nearby properties;***
 - c) preserve and enhance its amenity, biodiversity, identified important trees and hedgerows and recreational value.***

10 Supporting Local Employment Opportunities

Justification

- 10.1 A key part of the approach adopted in this Plan is to secure the long-term sustainability of the parish. The community are now looking to the future and recognise that the national and local economies are changing.
- 10.2 Although there are employment opportunities and a low unemployment rate, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and issues with people leaving the area to find higher paid employment and a lack of new businesses coming to the area.
- 10.3 This section of the Plan sets out to provide a positive context within which businesses can establish and grow within the parish.
- 10.4 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourage the diversification of the local skill base and where possible seek to improve this through training programs and working with the local education authority and nearby education establishments.
- 10.5 The Parish has Sundown Adventure Land Theme Park as a large local employer. In addition, the villages have other smaller employers that are key contributors to the local economy such as Rampton Hospital in Woodbeck.
- 10.6 There is also an element of small businesses such as local cottage industries and home working which is something this neighbourhood plan seeks to encourage.
- 10.7 These businesses provide both employment and a wider community and social function. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF, support will be given to the following enterprises and projects:
 - business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
 - proposals that promote the development and diversification of agriculture and other land based rural businesses.
- 10.8 The business community recognises the importance of high speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.
- 10.9 The business community also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.



Sundown Adventure Land Children's Theme Park

Policy 10: Supporting Local Employment Opportunities

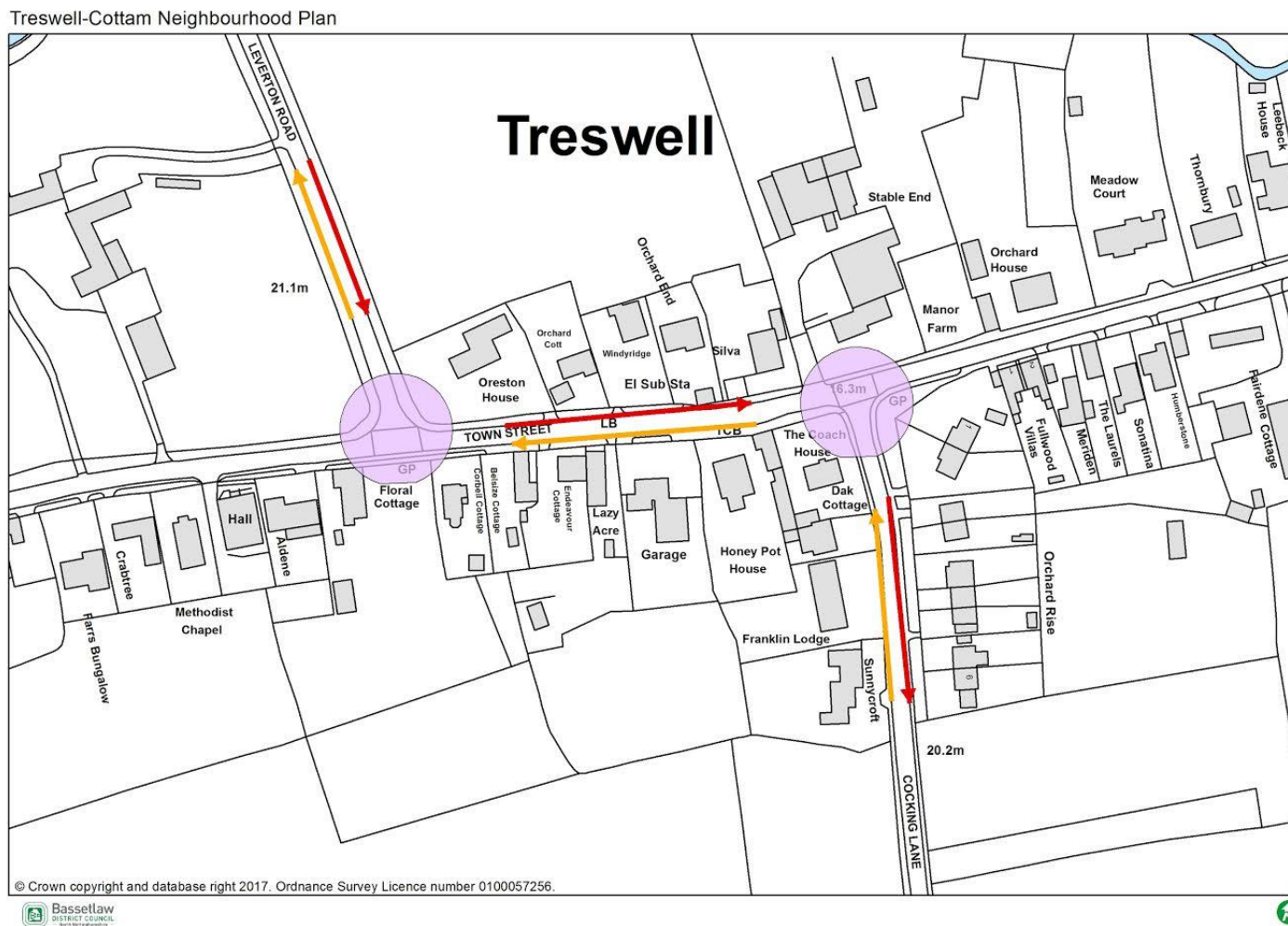
- 1. Where planning permission is required for employment use, development should:***
 - a) demonstrate that there will be no unreasonable impact on local character or landscape in terms of its location, scale or height; and***
 - b) demonstrate that there will be no unreasonable impact to the community resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.***

11 Aspiration 1: Road Safety and Traffic

Justification

- 11.1 One of the main concerns residents raised during the village survey was the level of speeding traffic through Treswell from Cocking Lane, through Town Street and along New Road. The danger is then compounded by an increase of local agricultural and heavy goods vehicles also accessing these routes.
- 11.2 Improvements in non-motorised transport links between and within the villages was considered important by residents as they wanted to see improvements in public transport services.
- 11.3 Measures to address these issues could reduce car journeys, reduce traffic flow, enhance the quality of life and overall personal health of the local population.
- 11.4 While the scale of any development permitted by the Neighbourhood Plan is unlikely to have any major impact on these issues, it would still be considered essential that all reasonable measures are taken to minimise car use and ensure road safety in both Treswell and Cottam.

Figure 14: Community Aspiration 1



12 Monitoring Framework

- 12.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Whilst Bassetlaw District Council will be responsible for development management, Treswell and Cottam Parish Council will use the Neighbourhood Plan to frame its representations on any future planning applications submitted in the Parish.
- 12.2 The use of section 106 agreements, Community Infrastructure Levy and other planning conditions required by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 12.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 12.4 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County Council objectives.
- 12.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed accordingly.
- 12.6 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.
- 12.7 In 2017, the Neighbourhood Planning Act advises that all 'Made' Neighbourhood Plans should be reviewed every 5 years so that they are up to date and reflect current planning legislation at that time.