

**Bassetlaw Local Plan 2020-2037: Publication Version
Addendum Regulation 19 Consultation January 2022 –
February 2022**

AD-REF Responses 009-016

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
AD-REF009	Mansfield District Council	No
AD-REF010	DK Architectural Technologist Ltd	Yes
AD-REF011	Barton Willmore on behalf of Heyford Developments Ltd	Yes
AD-REF012	Marrons Planning on behalf of Vistry Group	Yes
AD-REF013	Mc Loughlin Planning on behalf of William Davis Ltd	Yes
AD-REF014	Resident	Not indicated
AD-REF015	Stone Planning Services on behalf of Charterpoint (NG22) Limited	Not indicated
AD-REF016	Pegasus Group on behalf of Barratt Homes	Yes

AD-REF009



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 08:01
To: The Bassetlaw Plan
Cc: [REDACTED]
Subject: Mansfield DC Representations - Bassetlaw Local Plan 2020-2037: Publication Version Addendum
Attachments: Mansfield DC Representation BDC Local Plan Addendum Feb 2022.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir or Madam,

I am contacting you in response to the consultation that is currently being undertaken in respect of the Bassetlaw Local Plan 2020-2037: Publication Version Addendum.


Mansfield District Council (MDC) would like to thank Bassetlaw District Council for the opportunity to submit representations on this document and enclose the attached for your consideration. These were signed off by MDC's Portfolio Holder for Regeneration and Growth at a meeting on the 15th February and are subject to a 5 working day call in period from the date the decision was made. I will contact you should such a call in take place and there be any changes to the district council's representations.

If in the meantime you have any queries do not hesitate to contact me.

Yours faithfully

[REDACTED]
Principal Planning Policy Officer
Planning Policy
Mansfield District Council
Telephone: 01623 463322
Email: [REDACTED]
Website: www.mansfield.gov.uk
Local Plan Consultation Portal: <http://mansfield.objective.co.uk/portal>
Twitter: [@MDC News](https://twitter.com/MDC_News)
Facebook: www.facebook.com/mymansfielduk

Due to Covid we are all working at home and are still contactable via email or phone.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. 



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17th February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan
- an e-mail attachment: thebassetlawplan@bassetlaw.gov.uk
- post to: **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

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All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

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Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 15/02/22

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Mansfield District Council

Address: Civic Centre, Chesterfield Road South, Mansfield

Postcode: NG19 7BH

Tel: 01623 463322

Fax:

Email: [REDACTED]

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Mansfield District Council

3. To which part of the Local Plan does your representation relate?

Policy: Document wide

Paragraph: Document wide

Policies Map:

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☒

No ☐

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Mansfield District Council (MDC) considers that Bassetlaw Local Plan meets all of the tests of soundness that are contained within paragraph 35 of the National Planning Policy Framework (2021). The reasons for this are summarised below.

Legally compliant

Bassetlaw District Council has undertaken various consultations and given consideration to the responses made throughout the preparation of its Local Plan. Based on the contents of the supporting documents that have been prepared, it is considered that the district council has demonstrated how it has met all of the various legal requirements.

Complies with the Duty to Cooperate

Throughout the plan making process, Bassetlaw District Council (BDC) has liaised with all the relevant county and district councils (including Mansfield DC) on the various strategic and cross boundary matters that have been identified as the plan has progressed. As part of this, MDC has had the opportunity to provide input into the various evidence documents which have been prepared to support and justify the content of the Local Plan. These include:

- Bassetlaw Transport Study; and
- A1 Logistics Study

In addition, MDC have had the opportunity to make comments on the content of other documents such as the Clumber Park SSSI & Birklands and Bilhaugh SAC/Sherwood Forest NNR Recreational Impact Assessments.

As a result of this, two Statements of Common Ground have been prepared and agreed by both parties. The first sets out the agreed position in respect of:

Housing need and distribution;
Gypsy & Traveller accommodation need;
Proposed development of the former Welbeck Colliery Site;
Impacts and implications of growth on the A60 corridor; and
Recreational impact at Clumber Park/Birklands and Bilhaugh SAC

The second, which has been agreed by a number of local authorities including Mansfield DC, sets out the agreed position on the Apleyhead Junction Strategic Employment site allocation.

Full details on how Bassetlaw DC has met the Duty to Cooperate are set out in its Duty to Cooperate Compliance Statement (January 2022).

Sound

Based on the content of the Local Plan and the supporting evidence base, Mansfield District Council are supportive of the Bassetlaw Local Plan.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

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Continue on a separate sheet if necessary

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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AD-REF010



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 11:25
To: The Bassetlaw Plan
Subject: Bassetlaw Local Plan 2020-2037 - Publication Version Addendum Representation Forms Jan-Feb 2022
Attachments: reg-19-form-a-b-12pt-jan-2022 Part 5.pdf; reg-19-form-b-12pt-jan-2022 Part 5.3.pdf; reg-19-form-b-12pt-jan-2022 Part 6.1.pdf; reg-19-form-b-12pt-jan-2022 Part 10.2.4 Renewable Energy Generation.pdf; reg-19-form-b-12pt-jan-2022 Part 11.1 Transport Infrastructure.pdf

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Good morning

Please find attached my representations for the Bassetlaw District Council Local Plan 2020-2037 Publication Version Addendum January 2022.

Please confirm receipt of this email and 5 attachments.

Kind regards

[REDACTED]

[REDACTED]
Trinity College Farm, Great North Road
Barnby Moor, Retford, Notts, DN22 8QQ
Tel. 01777 816686
Email [REDACTED]

Please confirm receipt of this email

Please note - the office is not open on Fridays

Visitors by appointment only please, face coverings must be worn and social distancing strictly adhered to



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I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

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I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 16 February 2022

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Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Derek Kitson Architectural Technologist Ltd

Address: Trinity College Farm, Great North Road, Barnby Moor

Postcode: DN22 8QQ

Tel: 01777 816686

Fax:

Email: [REDACTED]

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Part 5 Bassetlaw Spatial Strategy

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes ☐

No ☒

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Part 5 Bassetlaw Spatial Strategy, particularly in paragraph 5.1.20, refers to a housing requirement of 591 dwellings per year which equates to 10,638 by the year 2038.

With the “Garden Village” included, this takes the housing provision up to 12,938, again by the year 2038. The Garden Village provision is for a further 590 homes in this plan period.

This will be an over provision of 2,300.

If the Garden Village provision of 590 is removed the housing provision is reduced to 12,348 but this is still 1,710 houses over the annual requirement.

Policy ST1 promotes growth in locations where there “may be” opportunities for infrastructure improvements.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

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Firstly, there needs to be robust evidence that there is a need for this additional housing at a wholly new site. The promotion of the Garden Village, without this evidence, appears more of a flight of fantasy rather than an identified need.

Secondly, there is no evidence to suggest that allowing a new Garden Village will not have a detrimental effect on the viability of more traditional sites.

There is no evidence that this would lead to unfair competition within the district, much in the same way we need an evidence based evaluation for remote retail then so should such evidence be available for this need.

Policy ST1 needs strengthening for such proposals as this Garden Village. It is of no use putting large housing allocations together on the basis that infrastructure “may be” provided. It has to be provided, no “may be”, otherwise it cannot be sustainable and therefore not in agreement with the aims of the NPPF.

Smaller sites in our existing villages do not have the same issue and should therefore be promoted in favour of a new Garden Village.

Before this section of the plan can be classed as sound and legally compliant, clear evidence of need and an evaluation of the effect on the rest of the district should be provided by the LPA, otherwise the plan and future consequences will be based on assumptions rather than evidence.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

On the basis that if considered appropriate, my suggestion is to completely remove all reference to Garden Village for residential provision. The provision of employment on this site is to be supported.

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Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Part 5.3 Bassetlaw Garden Village Policy ST4

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☐

No ☒

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

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Tick all that apply, please refer to the guidance note for an explanation of these terms.

ST4 provides phased development principles but suggests by the year 2038 that 590 houses are provided within this plan period but at 2.h) it states necessary school transport services to nearby education facilities PRIOR to onsite facilities being delivered.

At 2.i) it mentions safe and suitable vehicular access and at 2.m) it promotes a high frequency bus service to Retford and Worksop and the new railway station is way in the future.

The possibility therefore exists that 590+ houses will be built in the open countryside in a non-sustainable location with hopefully a high frequency bus service provision.

If this garden village is not successful then the likelihood is that the LPA will have located an island of unsustainable development and ruined many hectares of open countryside and good grade arable farmland.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

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The need is not proven and, until it is, this proposal should not move forward.

Reallocate funds to provide a high frequency bus service around our existing villages that do have schools, doctors' surgeries, shops and a good level of community facilities and services.

Treat the villages with the respect they deserve and do not isolate these in favour of the "Next Best Thing" because it really is not and could turn into the biggest White Elephant Bassetlaw has known to date.

Before this section of the plan can be classed as sound and legally compliant, clear evidence of need and an evaluation of the effect on the rest of the district should be provided by the LPA, otherwise the plan and future consequences will be based on an assumption.

Continue on a separate sheet if necessary

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Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

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Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Part 6.1 Promoting Economic Growth

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

Paragraph 6.1.20 identifies the Bassetlaw A1 Corridor Logistics Assessment and its recommendations and findings. However, the hub at Markham Moor has been overlooked once again.

It is perfectly located with great A1 links and service provision, has a good provision of flat land suitable for various uses on both sides of the A1 and would not require any junction or highway improvements to access onto the A1.

The strategic employment site appears to be Apleyhead which is fine and will link well with the employment areas of Manton Wood etc but we should be looking to provide a variety or at least alternatives to this. Markham Moor would fit this bill perfectly.

Continue on a separate sheet if necessary

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A fresh approach to Rural Planning is needed rather than a proposal to “Urbanise” our district even more. 223 hectares of development within open countryside is not a VILLAGE. It will bear no resemblance to a village, it will look more like a town promoting URBAN SPRAWL.

If the Garden Village is deleted from the plan or indeed does go ahead but at a much lower rate of growth than anticipated then the commercial portion of this location may also fail to produce. This location on its own would appear more as an extension to Worksop and Manton Wood rather than a wholly new proposed site.

There appears to be lacking any detail of the commercial rail link. It is understood that the rail link will promote sustainable transport for residents etc of the Garden Village but the commercial section is divorced from the residential section by the A1 and, as such, sustainable travel for employees would be very difficult.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

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Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Part 10.2.4 Renewable Energy Generation

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☐

No ☒

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Tick all that apply, please refer to the guidance note for an explanation of these terms.

Micro and medium scale commercial renewable energy generation etc should be more proactively promoted rather than the Best Fit proposal of both Cottam and High Marnham Power Stations, both of which are very large scale and require land owners agreement which may or may not be forthcoming, given their interests within the large scale energy markets.

Continue on a separate sheet if necessary

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Smaller scale development for energy production, battery storage, EV charging facility, possible Hydrogen production etc should be promoted with vigour as these are the schemes that are more likely to be brought to fruition being more manageable and local in direction.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

With the ever increasing government guidance and moves towards clean energy for domestic, commercial and transport usage, it is essential that the LPA give serious consideration to alternative sites and proposals and have policies that actively promote not only green energy production but also green energy usage, in particular local green energy use.

The majority of the planners proposals for green energy production hang on 2 large sites, one of which has been vacant for several decades. If these are not brought forward, as seems highly possible given the delay of any form of redevelopment on High Marnham site, there appears to be little or no alternative in this plan and if that is the case the plan cannot deliver what it proposes and therefore cannot be classed as sound.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Part 11.1 Transport Infrastructure

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

There does not appear to be any consideration given to the provision of commercial EV charging facilities.

Include a section relating to EV charging points. This aspect should address and include the provision for commercial EV charging facilities as an infrastructure provision rather than the provision of a few points in supermarket car parks and fuel stations.

There needs to be a more proactive, positive and engaging attitude from the LPA that needs to be reflected within this policy such that green energy facilities either by the way of production, recharging, refuelling etc are actively promoted.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

Possibly several dedicated charging facilities for upwards of 25-30 vehicles at any one time could be incorporated with sites identified adjacent to the large existing conurbation and A1 node points.

Such a provision would ensure greater compliance with sections 9 and 14 of the NPPF, particularly paragraph 152. At present this draft local plan does not take the full opportunity to support the transition to a low carbon future particularly when it comes to transport.

With the ever increasing government guidance and moves towards clean energy for transport, it is essential the LPA seriously consider the provision of commercial charging locations and possibly clean hydrogen refuelling facilities.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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AD-REF011



From: [REDACTED]
Sent: 16 February 2022 17:02
To: The Bassetlaw Plan
Cc: [REDACTED]
Subject: Representations to the Bassetlaw Local Plan (2020-2037): Publication Version Addendum
Attachments: 220216 Representations to BDC Draft Local Plan Publication Version Addendum.pdf; Form A and B (Policy ST1).docx; Form B (Policy ST2).docx; Form B (Policy ST4).docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir/Madam,

Please find attached our representations and the appropriate forms in response to the Regulation 19 (Publication) Local Plan.

Please let us know if you require any further information.

Kind regards,

[REDACTED]
Planner

DDI: 0121 711 6376
W: www.bartonwillmore.co.uk
9th Floor, Bank House, 8 Cherry Street, Birmingham, B2 5AL



**BARTON
WILLMORE**

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Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17th February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan
- an e-mail attachment: thebassetlawplan@bassetlaw.gov.uk
- post to: **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 16th February 2022

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: C/O Agent

Organisation (if applicable): Heyford Developments Ltd

Address: C/O Agent


Postcode: C/O Agent

Tel: C/O Agent

Fax: C/O Agent

Email: C/O Agent

2. Agent Details (if applicable)

Agent: 


Organisation (if applicable): Barton Willmore

Address: 9th Floor, Bank House, 8 Cherry Street, Birmingham

Postcode: B2 5AL

Tel: 01217115151

Fax: N/A

Email: 

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Barton Willmore

3. To which part of the Local Plan does your representation relate?

Policy: ST1: Bassetlaw's Spatial Strategy

Paragraph: N/A

Policies Map: N/A

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to enclosed representations

Continue on a separate sheet if necessary

- 6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

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Please refer to enclosed representations

Continue on a separate sheet if necessary

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please refer to enclosed representations

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Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

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Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Barton Willmore

3. To which part of the Local Plan does your representation relate?

Policy: ST2: Residential Growth in Rural Bassetlaw

Paragraph: N/A

Policies Map: N/A

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

Please refer to enclosed representations

Continue on a separate sheet if necessary

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Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

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Bassetlaw Local Plan 2020-2037

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Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Barton Willmore

3. To which part of the Local Plan does your representation relate?

Policy: ST4: Bassetlaw Garden Village

Paragraph: N/A

Policies Map: N/A

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

Please refer to enclosed representations

Continue on a separate sheet if necessary

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Continue on a separate sheet if necessary

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please refer to enclosed representations

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Planning Policy
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
S80 2AH

VIA EMAIL

29883/A3/MAS/bc

16th February 2022

Dear Sir/Madam

**REPRESENTATIONS TO THE DRAFT BASSETLAW LOCAL PLAN (PUBLICATION VERSION
ADDENDUM– REGULATION 19): JANUARY – FEBRUARY 2022**

We write on behalf of our Client, Heyford Developments Ltd and welcome the opportunity to respond to the Draft Bassetlaw Local Plan Addendum (the 'draft Plan'). We respond in respect of our Client's land interests at Park Farm, Blyth ('the site', as shown on the appended red line plan).

The site was promoted through the Blyth Neighbourhood Plan ('BNP') for around 50 dwellings, which has now been formally 'made' following the referendum held on the 6th May 2021.

We have responded to previous versions of the draft Plan, most recently the Regulation 19 consultation in September 2021 – October 2021. We do not consider that the revisions address our concerns. We recognise that the Council are not consulting on the entirety of the Publication Version, most notably Policy ST2. We consider that our comments and objection is still relevant in the context of our comments and objections to Policies ST1 and ST3.

As was the case previously, The Council's assessment through the January 2022 Land Availability Assessment (LAA) (Appendix J) concludes that our Client's site (reference LAA435) has a capacity of 54 dwellings, is considered "suitable" for development and has "no significant constraints identified at this stage". We consider it is an appropriate site to allocate through the Local Plan to deliver much needed housing in a sustainable rural large village. This is demonstrated on the Vision Document also appended.

We set out our response to the current draft Plan consultation in chronological order below.

Policy ST1: Bassetlaw's Spatial Strategy

The draft Policy identifies that the District will provide a minimum of 10,638 dwellings (591 dwellings per annum) for the plan period 2020-2038. This figure is higher than the target in the previous draft Plan Regulation 19 (10,047 dwellings) due to an additional year added to the plan period rather than

an uplift in the housing target. We welcome the inclusion of additional sites in excess of this, plus the windfall allowance, to increase flexibility in supply (total supply being 12,938 dwellings). However, we continue to raise issues with the manner in which the housing supply is distributed within the District, and we consider that more growth should be directed to the Large Rural Settlements, particularly Blyth. The percentage of growth directed to the Large Rural Settlements has decreased compared to the previous draft Plan Regulation 19; from 13.6% of total growth to 13.1%.

Policy ST1 states the District's housing need will be delivered in accordance with the settlement hierarchy below:

- a) "at the Main Towns:**
 - (i) approximately 2,769 dwellings in Worksop Outer Area;**
 - (ii) approximately 725 dwellings in the Worksop Central DPD;**
 - (iii) approximately 2,281 dwellings in Retford;**
 - (iv) approximately 1,881 in Harworth and Bircotes;**
- b) by supporting the delivery of 1,525 dwellings in the Large Rural Settlements;**
- c) by supporting the delivery of 1,793 dwellings in the eligible Small Rural Settlements;**
- d) by supporting the development of 590 dwellings through a site allocation at the Bassetlaw Garden Village".**

The spatial strategy continues to split out Worksop Outer Area, Worksop Central, Retford and Harworth / Bircotes, with a total of 7,656. When the above (a) to (d) are added together, it comes to 11,564 dwellings. The difference between the Plan's total minimum requirement (10,638) and the cumulative total of the sites (11,564) should be explained.

We continue to have no objections and no specific comments to the growth being directed to the main towns, providing there is sufficient infrastructure to support the allocations and they are backed up by evidence around viability and deliverability. Our principal concern remains with the Garden Village and Rural Settlements.

We continue to have concerns around the distribution of growth and spatial strategy in our response to draft Policy ST2 below. We also continue to set out concerns around the deliverability of the Garden Village in response to draft Policy ST4, strengthened by the planned delivery of a further 90 dwellings in the plan period compared to the previous draft Plan Regulation 19. Whilst we support the ambition to deliver beyond the Plan period, we do not consider these 590 dwellings are deliverable in the Plan period and should be removed from the overall supply.

As we set out in our previous responses to the draft Plan, the growth identified in Policy ST1 (and ST2) is in part reliant on the Neighbourhood Plans. Whilst we generally support the locally-led approach which underpins the neighbourhood plan process, the recently adopted Blyth Neighbourhood Plan is reliant on one site to deliver the majority of its housing requirement, despite our view that it is of questionable deliverability / developability. This therefore presents a risk to the Council meeting its housing growth targets.

We continue to object to the arbitrary 20% growth cap for Large Rural Settlements, including Blyth (see Policy ST2 below for further detail).

In our response to Policy ST2 we also raise issues with the list of settlements and growth allocated to each. From the five Large Rural Settlements, the total delivery over the Plan period is expected to be 1,525 dwellings, made up of 48 completions (as at 1st April 2021), 1,203 extant permissions (as at 1st December 2021), 199 made Neighbourhood Plan allocations (as at 1st December 2021) and 75 new dwellings allocated in Tuxford.

In the updated Land Availability Assessment (January 2022), the extant permissions and Neighbourhood Plan allocations appear to be as follows:

- Blyth – 77
- Carlton - 410
- Costhorpe – 0
- Langold/Hodstock – 465
- Misterton – 163
- Tuxford – 86
- Total – 1,201

With the completions (48) and 75 new dwellings in Tuxford, this totals 1,324. This is 201 dwellings less than the specified 1,525 dwellings. Under Policy ST2 it requires each settlement to grow by 20%.

We note that the draft Plan does not include the table setting out growth requirements for eligible settlements, shown on page 39 of the previous draft Plan Regulation 19. We recognise Policy ST2 is not being consulted on in this draft Plan, however we make reference to this Policy in the context of ST1. In the previous draft Plan Regulation 19, the list on page 39 totalled only 1,297 dwellings; 199 less than the settlement hierarchy states. We consider this will be fairly similar if it were included in the current draft Plan Regulation 19. Clarification is required as to what level of growth will be delivered for each of the Large Rural Settlements and what the contribution is to the overall housing requirement. We think Neighbourhood Plan allocations have been double counted.

The same table on page 39 had Small Rural Settlements totalling 510 dwellings if each is to grow by 20%. No new allocations are proposed as there are 324 completions (2020-21), 1,188 extant permissions and 261 made Neighbourhood Plan allocations; totalling 1,773 dwellings. Again, this list of commitments should be checked and the relationship between them and the 20% Growth Requirement clarified.

As we set out in representations to previous versions of the draft Plan, the spatial strategy needs to ensure that housing and employment needs are aligned, so that housing is proposed where there is demand for employment. As paragraph 6.1.2 of the draft Plan notes:

“The logistics sector continues to grow, with recent significant development at Symmetry Park and Manton Wood, and current substantial construction at Snape Lane, evidence that potential exists for the District to capitalise on its strategic accessibility along the A1 and A57 corridors.”.

The recently upgraded A1 junction to the north of Blyth offers a significant opportunity to meet this need and assist in delivering economic growth in the District, particularly in sustainable rural locations to ensure growth is balanced. Housing should be located nearby to ensure jobs and workers are closely located and accessible by public transport – there are regular buses running between Blyth and the A1 roundabout to the north.

In summary, we therefore continue to object to Policy ST1. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.

Suggested changes:

1. The difference between the Plan's total requirement (10,638) and the cumulative total of the draft allocations (11,564) should be explained. Clarification is required as to what level of growth will be delivered for each of the Rural Settlements (and whether Neighbourhood Plan allocations have been double counted) and what the contribution is to the overall housing requirement.

2. The anticipated supply set out in Policy ST1 and the supporting evidence (particularly around viability) should be reviewed in light of the evidence of deliverability for Bassetlaw Garden Village (see our concerns set out in response to Policy ST4).
3. The growth targets for specific settlements should be updated to contain mechanism for guarding against non-delivery of housing through Neighbourhood Plans (see Policy ST2).
4. In light of the matters raised in relation to Policy ST1, and issues around supply, trajectory and deliverability, further growth should be directed to the sustainable settlement of Blyth.

Policy ST2: Residential Growth in Rural Bassetlaw

We recognise that Policy ST2 is not included or being consulted on in the draft Plan. However, we consider that our comments to the previous draft Plan Regulation 19 are still relevant in the context of the omission of our Client's site, and our comments and objection to Policies ST1 and ST4.

The Bassetlaw Rural Settlement Study Update (November 2020) acknowledges at page 4 that an out-of-date Plan in the past has:

"contributed to the inconsistent management of rural growth across Bassetlaw. Some settlements have grown by hundreds of houses and others have had none, contributing to a growing conflict between the balance of sustainable growth and the benefits that generally accompany new development.

In Bassetlaw, these conflicts are translated – most apparently - into a lack of infrastructure being delivered to support a growing population and a large oversupply of residential planning permissions (or commitments) in areas – particularly those that, perhaps, do not have an adequate level of services and facilities to support such a high level of growth.

We note that the Council do not consider a blanket growth requirement for all the Rural Settlements to be appropriate, as set out in paragraph 5.2.7 in the previous draft Plan Regulation 19. This is suggested by differentiating between Large and Small Rural Settlements. Whilst we support splitting the settlements and the methodology behind it, there is a blanket growth approach for both Large and Small Rural Settlements. Blyth is one of the Large Rural Settlements determined to be eligible to grow by 20% in the plan period, along with several others, in addition to several eligible Small Rural Settlements. However, there is no distinction between the level of services, facilities, and amenities between the settlements, therefore the blanket growth requirement will perpetuate this imbalance and unsustainable growth that has been created in a policy vacuum. Instead, further growth should be directed to sustainable settlements, such as Blyth, which has a higher capacity for growth than the arbitrary 20% cap allows. The policy in its current form raises concerns over its consistency with the NPPF's objective to significantly boost the supply of homes (paragraph 60).

Growth in Rural Settlements is largely dependent on commitments, but as above, the Plan is unclear as to what will be delivered. There is an apparent inconsistency between Figure 8 (suggesting total growth of 1,496 dwellings in Large Rural Settlements) and the commitments in the Land Availability Assessment (suggesting 1,296 dwellings, when taking into account the proposed allocation in Tuxford). It appears that the Neighbourhood Plan allocations have been double counted. We query whether the same has been done for Small Rural Settlements. This needs to be addressed, otherwise there is a potential shortfall of at least 202 dwellings and possibly 463 dwellings or more.

The revised housing distribution at Policy ST1 appears to suggest an increase over and above the January 2021 consultation of 94 dwellings in the Large Rural Settlements and 231 dwellings in Small Rural Settlements. It is difficult to understand why this is the case given the findings of the Bassetlaw

Rural Settlement Study Update and Spatial Strategy Background Paper (Update November 2020), which clearly set out the distinction between Small and Large Rural Settlements and their comparative capacity for growth. If there is an issue with double counting Neighbourhood Plan commitments, then the shortfall should be directed towards Blyth.

Part 3 of Policy ST2 sets out the principles for which additional residential development will be supported above the 20% growth requirement. The only mechanism appears to be a community-led approach via the neighbourhood plan process. We strongly object to Part 3 on the basis that it will limit growth coming forward in sustainable locations given the strict adherence to a cap. Whilst the opinions of the local community are important to consider through the planning process, there are a wider range of material considerations that should also be appropriately assessed. It is considered that this element should be removed and replaced with a more specific set of criteria to which applications should be assessed. This is particularly important given the points we raise above in relation to Policy ST1 and the potential for Neighbourhood Plans to allocate sites which may not be ultimately deliverable or developable in the Plan period. If there is no requirement or mechanism to require a review of a Neighbourhood Plan, then there is no means of approving alternative housing under Policy ST2 Part 3.

To assist with this, Policy ST2 should also include a reference to the need for ongoing monitoring of delivery and supply within the Rural Settlements. It should make provisions for instances where Neighbourhood Plan allocations (or permissioned sites) are not being implemented, and the 20% growth not being achieved (see LAA which states a historic lapse rate of 24% for such sites). The policy should state that in these circumstances a review of those allocations will be necessary and additional supply will be brought forward ahead of such reviews via a reasonable criteria-based policy, so as to ensure an ongoing supply of housing (in accordance with NPPF paragraphs 74-77). The criteria-based policy could reflect that of the current Bassetlaw District Core Strategy (2011) Policy CS1 and approach of the Council in relation to developments outside of the settlement boundaries (as stated in the Authority Monitoring Report (AMR) 2020/21 in relation to Indicator H5: Number of houses built and permitted outside the settlement boundaries).

We therefore continue to object to Policy ST2. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.

Suggested changes:

1. The Policy should set out clearly what the breakdown is in terms of commitments (including reductions for lapse rates) and new housing, with a particular focus on clarifying whether Neighbourhood Plan allocations have been double counted in the commitments. It should also address the imbalance between the significantly higher quantum of development that the Small Rural Settlements are set to accommodate compared to the Large Rural Settlements. This can be rebalanced if there is a shortfall due to double counting.
2. The draft Plan should revisit the 20% growth requirement/cap applied to Large Rural Settlements and should account for lapse rates. Additional growth should be directed to more sustainable settlements such as Blyth. This should consider the relationship between employment and housing growth as noted in our response to Policy ST1.
3. The policy should remove reference to the weight to be afforded to local community support in determining applications as this could undermine the assessment of an application on its merits. This should be replaced with a more appropriate set of criteria (see 4 below also).
4. The policy should incorporate an ongoing monitoring of delivery and supply within the Rural Settlements, with a policy basis to support additional supply in the event Neighbourhood Plan allocations and other commitments are not being delivered.

Policy ST4: Bassetlaw Garden Village

In relation to the proposed Bassetlaw Garden Village, we have previously raised significant concerns in the deliverability of this allocation. Whilst we welcome the ambition to deliver growth at scale beyond the Plan period, and the production of the Bassetlaw Garden Village Vision Statement (September 2021), we do not consider this addresses our previous comments.

As we have previously raised, we think it is inappropriate to draw direct comparisons between the Garden Village proposed and other large schemes in the District (namely the Harworth Colliery site) which appear to be very different in both scale and site-specific circumstances. Harworth Colliery is a site within single ownership in an established urban area that benefits from existing residents, services, facilities and public transport. The proposed Garden Village is relatively isolated from Worksop and Retford and has significant infrastructure requirements, including transport and utilities. The LAA states that the Harworth Colliery site had a lead in time of approximately 8 years. Assuming adoption of the Plan in 2023, this suggests a similar lead-in time for the Garden Village. Given it is some four times the size of the Colliery site, we consider more evidence is needed to support the draft Plan's assertion that this site will deliver housing in the Plan period, particularly given the lack of supporting evidence around viability (further commentary provided below). Whilst we support the ambition, we do not think any reliance can be placed upon this allocation within the Plan period, even for 590 dwellings, which we note is now 90 dwellings more than the previous draft Plan Regulation 19.

We continue to raise concerns around the ability to deliver sustainable housing in the Plan period in line with Garden Community Principles. The LAA acknowledges the importance of this:

"The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement."

The level of services, facilities and/or public transport early on in the life of the development is essential, and there is no detail to set out regarding how this is expected to viably be delivered. We note the updated Bassetlaw Infrastructure Delivery Plan (IDP) (December 2021) sets out the infrastructure requirements and indicative costs, however no funding has been secure. We also note all infrastructure delivery is set to be delivered 11-15 years into the plan period. As set out above, we do not think any reliance can be placed upon this, as there is insufficient evidence that it can be provided in the plan period and the Local Plan will be adopted without the funding being secured or proven to be viable.

The Bassetlaw New Station Feasibility Technical Note 2 (November 2020) does not demonstrate that there is sufficient capacity on the line to allow the new station to be delivered, particularly as the existing 'slack' which may currently be there may not be available at the point at which the new station is actually delivered (this will not be for some time). The estimated £8-11m cost is significant and this station is unlikely to be delivered early given there will not be any new dwellings before at least 2031/32, and even then, the number of new residents will be so low that significant revenue support would be required to subsidise the service. The updated Bassetlaw IDP sets out that a new railway station/public transport interchange will be delivered, however there is no further detail, other than it being deemed 'essential'. A draft SoCG with Network Rail has only been discussed, rather than agreed. The proposals are therefore dependent on a good bus service in the early years.

The updated IDP sets out a substantial list of infrastructure requirements. The IDP suggests a total S106 developer contributions requirement of more than £8.5m to deliver 590 dwellings in the plan period. However, there are several infrastructure requirements which do not yet have totals, such as contribution to delivery of a new railway station/public transport interchange on site. Therefore, this figure will be much higher in reality.

The updated Viability Assessment (December 2021) sets out a series of key assumptions for the strategic site assessments in terms of contributions. In respect of the Bassetlaw Garden Village, the assumptions are:

**"223Ha Greenfield (40% green infrastructure)
590 Dwellings 53,100qm
Land Value £13,009,500
S106 Contributions Total £10,035,415
School transport £693,000
Health £400,610
Public Transport £2,258,400
Transport & Highways £5,000,000
Sports facilities £172,405
Open Space £927,000
Play Space £230,000
Tree Planting/Biodiversity £354,000
20% net gain"**

It does not explain how the Council has arrived at these figures, which we consider to be substantially short of the real costs, particularly the transport and highways figure, which has decreased since the previous October 2019 version. The IDP and the Viability Assessment are also not consistent with each other. We also note that the Education figure has been removed in the updated Viability Assessment. It is unclear why, as we note it is included in assumptions for other sites.

The Viability Assessment notes at paragraph 1.23:

"The study is a strategic assessment of whole plan viability and as such is not intended to represent a detailed viability assessment of every individual site. The study applies the general assumptions in terms of affordable housing, planning policy costs impacts and identified site mitigation factors based on generic allowances. It is anticipated that more detailed mitigation cost and viability information may be required at planning application stage to determine the appropriate level of affordable housing and planning obligation contributions where viability issues are raised. The purpose of the study is to determine whether the development strategy proposed by the Plan is deliverable given the policy cost impacts of the Plan with sufficient additional viability margin for CIL."

Whilst Planning Practice Guidance advises that not every site needs to be assessed for viability, it does advise that *"in some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies."*¹

The Council has continued to take a general approach to development across the draft Plan, rather than looking at the very specific and significant costs and cash flow issues for a new settlement. It states that the approach to abnormal construction costs (including utilities diversions) is "based on generic tests" (page 30) and then assumes a generic cost of mitigation of between £1,750 and £6,000 per dwelling. The Council's estimation is substantially short of the real costs of delivering a development of this scale in this location. The Aecom January 2018 publication 'Garden towns and villages cost model' suggests that a new garden village in 5,000 residential units on a 350 hectare greenfield site in the South East of England would have construction costs of £53,568 per unit. The very high cost of strategic infrastructure and the impacts on cash flow (which isn't mentioned in the

¹ Paragraph: 003 Reference ID: 10-003-20180724

Council's evidence), needs to be considered in detail to demonstrate that this site will be delivered in the timescales set out.

As such it has not been demonstrated that the 590 dwellings in the plan period are viable or deliverable. Whilst we appreciate the difficulty in planning for development of this scale that is largely beyond the Plan period, there needs to be evidence that the site will deliver sustainable growth in this Plan period and beyond. Planning Practice Guidance states:

"The government recommends that when preparing a plan strategic policy-making authorities use available evidence of infrastructure requirements to prepare an Infrastructure Funding Statement. This should set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination this can be used to demonstrate the delivery of infrastructure throughout the plan-period.

...

Where plans are looking to plan for longer term growth through new settlements, or significant extensions to existing villages and towns, it is recognised that there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is produced. In these circumstances strategic policy-making authorities will be expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged."²

The evidence base, particularly the IDP and Viability Assessment do not demonstrate there is a reasonable prospect that the proposals will be developed. As such we consider that the 590 dwellings should be deleted from the supply and the site should be considered an ambition for growth beyond the Plan period, with further detail to be set out through a DPD or similar. **Without the changes below we object to Policy ST4** as it is not justified or effective due to the lack of proportionate evidence to demonstrate deliverability.

Suggested change:

Address the significant concerns in relation to the IDP and Viability Assessment regarding the infrastructure requirements and deliverability of the proposed Garden Village. Further detail is required to demonstrate that it can contribute 590 dwellings within the Plan period in a sustainable manner in line with the Garden Community Principles set out in Policy ST3.

We trust these representations are helpful to inform the preparation of the Local Plan. Should you require any clarifications of the points raised please contact me or Mark Singer.

Yours sincerely



Associate Planner

² Paragraph: 059 Reference ID: 61-059-20190315

AD-REF012



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 17:31
To: The Bassetlaw Plan
Subject: Bassetlaw Local Plan 2020-2037: Publication Version Addendum - Representations on behalf of Vistry Group [SHMA-ACTIVE.FID3358676]
Attachments: reg-19-form-Part A - Vistry Group FINAL.docx.pdf; reg-19-form-Part B - Vistry Group ST1 (Spatial Strategy - Including para 5.1.41) FINAL.docx.pdf; reg-19-form-Part B - Vistry Group ST1 (Spatial Strategy - Hsg Supply - Paras 5.1.24 - 5.1.28) FINAL.docx.pdf; reg-19-form-Part B - Vistry Group ST15 (Land for Housing) FINAL.docx.pdf; Vistry Group - Bassetlaw Publication Version Addendum - Representations - FINAL Feb 2022.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir or Madam,

I am pleased to submit representations to the above consultation.

This submission is made by Marrons Planning on behalf of our client, Vistry Group.

The following documents are attached to this e-mail:

- Form – Part A – Personal Details
- Form – Part B – Policy ST1 (Spatial Strategy, including paras 5.1.24-5.1.28)
- Form – Part B – Policy ST1 (Spatial Strategy, including para 5.1.41)
- Form – Part B – Policy ST15 (Land for Housing)
- Vistry Group - Representations Document

I would be grateful if you could confirm safe receipt of this e-mail and its attachments.

Kind regards

[REDACTED]
Associate Director

D 01789 339 964

M [REDACTED]

F 01789 416 500

E [REDACTED]

Main T 01789 416 400 ext 1308





Marrons Planning is a business name of Shakespeare Martineau LLP

Marrons Planning

Bridgeway House, Bridgeway, Stratford upon Avon CV37 6YX
DX16202 Stratford Upon Avon



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 As a sustainable business, we try to minimise paper use so please use email where possible - although signed original documents should be returned as instructed.



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FRAUD PREVENTION

Please do not reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17th February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan
- an e-mail attachment: thebassetlawplan@bassetlaw.gov.uk
- post to: **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 16/02/2022

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Vistry Group

Address: Cleeve Hall, Bishops Cleeve, Cheltenham, Gloucestershire

Postcode: GL52 8GD

Tel: 01242 388264

Fax: N/A

Email: [REDACTED]

2. Agent Details (if applicable)

Agent: [REDACTED]

Organisation (if applicable): Marrons Planning

Address: Bridgeway House, Bridgeway, Stratford upon Avon

Postcode: CV37 6YX

Tel: 01789 339 964

Fax: 01789 416 500

Email: [REDACTED]



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Vistry Group

3. To which part of the Local Plan does your representation relate?

Policy: ST1 (Bassetlaw's Spatial Strategy)

Paragraph: Including paras 5.1.24 - 5.1.28

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

Please see attached paper.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

Please see attached paper.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To respond to the Inspector's questions, elaborate on the points raised, and respond to any further information the Council submits.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

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Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Vistry Group

3. To which part of the Local Plan does your representation relate?

Policy: ST1 (Bassetlaw's Spatial Strategy)

Paragraph: Including 5.1.41

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

5. **Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

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Yes ☒

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Bassetlaw Local Plan 2020-2037

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This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Vistry Group

3. To which part of the Local Plan does your representation relate?

Policy: ST15 (Provision of Land for Housing)

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

Please see attached paper.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

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Please see attached paper.

Continue on a separate sheet if necessary

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After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

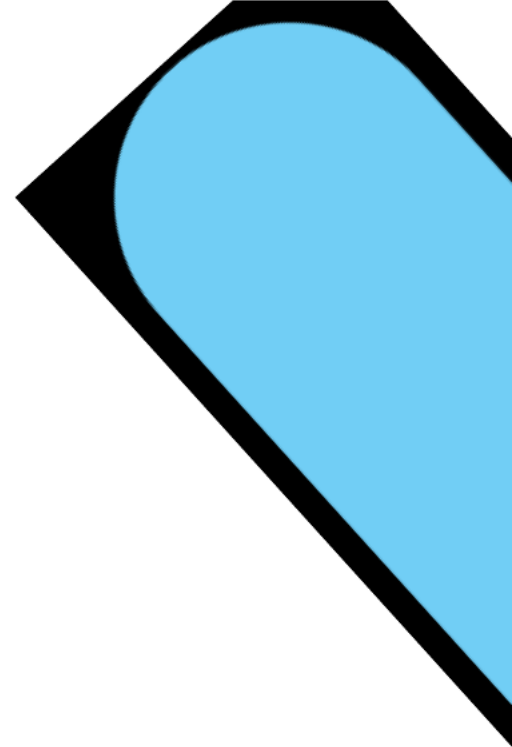
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To respond to the Inspector's questions, elaborate on the points raised, and respond to any further information the Council submits.

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**Marrons
Planning**



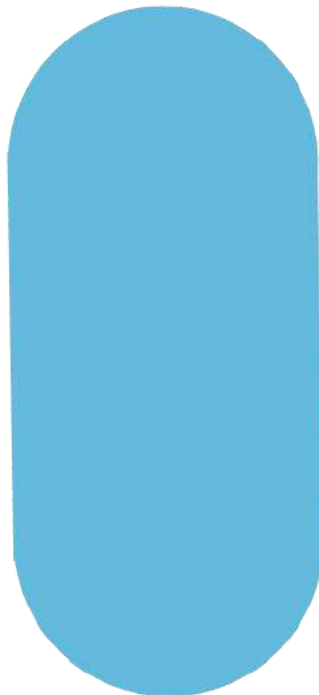
Representations – Land at Tiln Lane, Retford

Bassetlaw Local Plan 2020-2037

Publication Version Addendum (January 2022)

Vistry Group Limited

February 2022





Introduction

1. The following representations are made in response to the Bassetlaw Local Plan 2020-2037 Publication Version Addendum (January 2022) consultation. The representations are submitted on behalf of Vistry Group in respect of their land interests at Tiln Lane, Retford. They should be read alongside the completed Representation Forms.
2. The current consultation relates to changes made to the Publication Version of the Local Plan, which was the subject of a separate consultation between September and October 2021, to which we responded. The Publication Version Addendum now consulted on contains focussed proposed changes to the Publication Version.
3. The submissions set out below relate to the proposed changes in the Publication Version Addendum only. The Council's published Statement of Representations Procedure confirms that representations already made to the Publication Version consultation remain valid. As such, these representations should also be read alongside those previously submitted for Vistry Group.

Policy ST1 (Bassetlaw's Spatial Strategy)

Question 5

Housing Requirement

4. If the Local Plan is adopted during 2023, extending the Plan period to 2038 should provide the minimum 15 year period that national planning policies require.

Housing Supply

5. As part of our representations to the Publication Version of the Plan, we commented that the Plan was not effective since the table at para 5.1.41 of the Plan did not apply a lapse rate for existing commitments.



6. This was despite the 2020 Land Availability Assessment (LAA) including a lapse figure in its housing supply calculation. Paragraph 1.57 of that document confirmed, *“A discount has been applied to take into consideration potential for planning consents to lapse in the future. Lapsed planning consents more typically occur with major outline planning consents and minor sites with full and outline planning permission.”*
7. Notwithstanding the above, the Publication Version did not apply a lapse rate and it is noted that the updated 2022 LAA no longer applies one. Given the continued reliance of the Local Plan on large strategic housing sites, a lapse rate should be used, as sites may not deliver the number of homes initially thought.

Question 6

8. The Local Plan period should be kept under review as the Examination progresses, to ensure that on adoption, the Plan covers the minimum 15 year period that national policies expect.
9. For the Plan to be effective, the housing supply should be updated to include lapse rates from allocations, sites with outline permission, smaller sites, and neighbourhood plan allocations. This would be consistent with the approach taken in the 2020 LAA.
10. Additional housing sites should be identified, to ensure a diverse portfolio of sites. This will guard against possible delays in delivery at larger sites, on which the Local Plan currently relies.

Policy ST1 (Bassetlaw’s Spatial Strategy)

Question 5

Settlement Hierarchy

11. The Publication Version Addendum does not propose to change the proposed settlement hierarchy, in which Retford is one of three “Main Towns” in the first tier, alongside Worksop and Harworth & Bircotes. Retford is a sustainable location and should be a focus for development.



12. Policy ST1 ('part b') indicates that the three Main Towns will now provide approximately 7,656 dwellings over the plan period. There is no significant change to the distribution of dwellings from the Publication Version. The majority of homes (some 3,494) will be provided at Worksop, with 2,281 dwellings at Retford and 1,881 at Harworth & Bircotes.
13. However, the spatial strategy is not appropriate, since although Retford is a highly sustainable settlement, it will still only accommodate 29.8% of the dwellings to be provided at the Main Towns. Despite being the second largest town, the 'Large' and 'Small' Rural Settlements, 'Other Villages' and 'Countryside' (which are much less sustainable) will still provide more dwellings than Retford (3,392 total).

Question 6

14. The Council should allocate further sites in accordance with the settlement hierarchy, to cater for the additional housing requirement arising from the extended plan period. Retford is a sustainable location for development given its size and the range of services and facilities present.
15. Retford could, and should, be providing more towards meeting the housing needs of the District than other less sustainable locations. More of the additional housing requirement should be provided at Retford and at locations that broaden the range of housing sites at the Town. Land at Tiln Lane is available and is a suitable location for housing development to address such needs.

Policy ST15 (Provision of Land for Housing)

Question 5

General Approach

16. The Publication Version Addendum does not propose to make any new allocations in response to the Local Plan period being extended to 2038, and the increased housing requirement that results. Rather, it proposes the increase be met through the existing strategic allocations. As drafted, the Plan is not effective, as there is not sufficient certainty that it will be deliverable over the Plan period.



17. The proposed strategy means that the large urban extensions will contribute a further 170 homes during the plan period (an additional 80 dwellings at Peaks Hill Farm Worksop; and a further 90 dwellings at Ordsall South, Retford). The planned Bassetlaw Garden Village is expected to provide a further 90 dwellings.
18. Whilst straightforward, this approach places a greater reliance on larger sites to meet the housing requirement than the Publication Draft Plan. The two sustainable urban extensions and the Bassetlaw Garden Village will now provide 2,560 (76.8%) of the 3,332 dwellings expected to come from allocated sites (compared to 76.4% in the Publication Plan).
19. Whilst the percentage increase appears small, this is a missed opportunity to diversify the housing land supply portfolio and to protect against the inherent risk of delay in housing delivery at larger sites.
20. Our previous representations regarding market absorption rates at large sites still apply. The number of homes that can be absorbed at any one location is limited. There is therefore a limit to the ability to 'catch up' any shortfall at the strategic sites, which means that homes could be lost to the plan period.
21. The significant infrastructure and junction improvements needed to deliver the strategic allocations (including at Retford) and the lengthy lead in times for the Garden Village mean that there is an inherent risk of delay. That risk can be mitigated by allocating additional sites.

Question 6

22. Policy ST15 should be amended to allocate land at Tiln Lane Retford (Local Plan reference LAA071) for approximately 120 dwellings, to help achieve a balanced portfolio of allocated housing sites, ensuring the Plan is deliverable and the housing needs of Retford and the wider District will be met.
23. Retford is a sustainable location, and allocating land at Tiln Lane, would reduce the future reliance on two large housing allocations at Retford - HS7 at Trinity Road (now for 305 dwellings) and, more significantly, HS13 at Ordsall South (now for 890 dwellings).



-
24. The site is a sustainable location for housing where the potential adverse impacts of development can be mitigated through careful design. Its location on the northern side of Retford means that it does not depend on any of the infrastructure improvements that the larger draft allocations require. The land could make an early contribution to housing supply.
25. The representations and supporting evidence previously submitted demonstrates the land at Tiln Lane:
- a. is deliverable, available and achievable;
 - b. can be delivered without unacceptable harm to the setting of the Grade II listed Bolham Hall, designated Bolham Hall Park and Garden to the north east, and non-designated heritage assets including the Pumping Station to the north, and Bolham Manor to the west, as per the comments in the Bassetlaw Heritage Methodology (January 2022).
 - c. would not have a material adverse landscape and visual effect, through a landscape-led masterplan, including structural planting to the north eastern and eastern boundaries, and the setting back of development from these boundaries.
 - d. is at very low risk of flooding from all sources, with the exception of groundwater flooding, which could be easily addressed through raised floor levels. Flood risk constraints would not prevent the site's development, and surface water can be managed using sustainable urban drainage systems.
 - e. would not affect any wildlife designations, and provides opportunities for ecological enhancement and Biodiversity Net Gain.
 - f. is within walking distance of local public transport facilities, retail, employment, health and education facilities.



-
26. An illustrative masterplan, informed by technical work on ecology, heritage, landscape and highways and access has previously been provided, to demonstrate the deliverability of the site. This includes the option to extend the existing bus service to the site.
 27. The indicative site capacity of approximately 120 dwellings has taken the extent of the landscape / heritage buffer into account. The Vistry land at Tiln Lane remains a suitable location for an additional housing allocation. The Local Plan should be updated to include it as a proposed allocation.

AD-REF013



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 17:47
To: The Bassetlaw Plan
Cc: [REDACTED]
Subject: Representations on behalf of William Davis
Attachments: Reg 19 - Addendum Form William Davis Ltd.pdf; FEBRUARY 2022 WDG - Local Plan Reps - ISSUED VERSION.pdf

Importance: High

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir or Madam

Please see the attached submission on behalf of William Davis Ltd.

I would be grateful if you could confirm receipt.

Regards

[REDACTED]
Managing Director



e: [REDACTED]
m: [REDACTED]
t: 01242 895 128
a: 119 Promenade, Cheltenham, Glos, GL50 1NW
w: www.mplanning.co.uk



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17th February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan
- an e-mail attachment: thebassetlawplan@bassetlaw.gov.uk
- post to: **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

www.bassetlaw.gov.uk/bassetlawplan

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All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes X ☐

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes X ☐

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes X ☐

No ☐

Printed Name:



Signature:

Date:

16 Feb 2022

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

Organisation (if applicable): William Davis Ltd

Address:

Postcode:

Tel:

Fax:

Email:

2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): McLoughlin Planning

Address: 119 The Promenade, Cheltenham, Glos

Postcode: GL50 1NW

Tel: 01242 895 008

Fax:

Email:

[REDACTED]

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: William Davis Ltd

3. To which part of the Local Plan does your representation relate?

Policy: Please see attached.

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes ☐

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☐

No ☐

5. **Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please See attached document.

Continue on a separate sheet if necessary

- 6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

Please see attached document.

Continue on a separate sheet if necessary

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After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To examine the evidence base

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

MP Ref: NM/0627
Email: [REDACTED]
Tel: 01242 895 008

16/02/2022

Planning Policy,
Bassetlaw District Council
Queens Buildings,
Potter Street,
Worksop
S80 2AH

VIA EMAIL ONLY

Dear Sir or Madam,

**Representations to the Bassetlaw District Council Local Plan Publication
Version Addendum**

McLoughlin Planning has been instructed by William Davis Ltd to respond to the Regulation 19 Bassetlaw Emerging Local Plan public consultation. This letter sets out our clients' position in respect of the changes proposed in the Addendum document and should be read in conjunction with the submissions made on 21/10/2021 for the Reg 19 consultation.

In terms of general observations, the Addendum document is unhelpful in terms of omitting policies which remain wholly unaltered. Given the fact that the Council has kindly produced a "track change" version of amended policies, it would have been beneficial for the Plan to be reproduced in totality.

As stated on the Bassetlaw District Council website, the Council considers this version of the Local Plan as ready for examination and passing the soundness and legal tests set out in the NPPF (paragraph 35).

Scope of the Public Consultation

It is acknowledged and welcomed that the Local Plan, in its entirety, and supporting evidence base are open for consideration and responses by the public. With this regard, the commentary below considers both development management policies and the Council's evidence base relating to the proposed housing land supply and allocations.

William Davies Ltd wishes to maintain its position that the Local Plan is **unsound** as it is **inconsistent with national guidance** in respect of delivering a sufficient supply of homes (in accordance with paragraphs 60 & 77 of the NPPF). Specific concerns relate to the following sections and policies:

Section 7: Living Communities

The Council's objective to promote sustainable extensions to existing settlements and the reuse of brownfield sites is welcomed. Focusing on Worksop, it is encouraging to see the Council acknowledge the sustainability of the settlement. However, we are of the view that the Amendment fails to take the opportunity to allocate additional housing at this location. Therefore, for the purposes of this consultation, we raise no objection to the Council's spatial strategy, nor its settlement hierarchy.



However, reviewing the proposed allocations and the make-up of the proposed delivery of homes in the District, we have concerns that the Council are underestimating the speed in which allocated sites will come forward and the starting date for proposed new larger allocations. This means that there is a question as to whether the sites allocated under policy ST15 will deliver the housing required during the Plan period, notwithstanding the fact that the Plan period has been extended by 12 months.

Policies ST4, ST5 and ST15

Looking beyond the initial first 5 years at some of the larger allocations proposed, we are concerned that the Council continues to be unrealistic on deliverability on three of its larger allocations. We are of the opinion that there is a high risk that these sites will not come forward during the plan period and are likely to be deliverable in the plan period post-2038.

Beginning with the Worksop Town Centre DPD (policy ST5), the housing trajectory table continues to advise that development will commence in 2026/2027. However, assuming the Local Plan's adoption is timetabled for 2023/2024, the supporting Town Centre DPD guidance document will need to be amended and examined AFTER the Local Plans adoption to ensure compliance with the final set of Local Plan policies. The Addendum Plan does not change this position.

Therefore, development commencing as part of the earlier part of the plan period is considered unrealistic. Considering this in parallel with the time delays often associated with examinations of Local Plan and DPD documents, this issue is likely to exacerbate.

With this information before us, it can be concluded that the planned 600 homes in the Worksop DPD will not come through till the end of the plan period in 2038 or beyond.

Turning onto the Bassetlaw Garden Village (new settlement under policy ST15), it is considered a similar conclusion can be applied. Whilst an initial vision statement has been produced (September 2021), further detailed guidance (like the Worksop Town Centre DPD) is yet forthcoming. As part of the issued vision statement, it is noted that the Council do not expect development to be forthcoming until 2032 and has been planned for delivery of the following 20 years.

The Addendum fails to update the situation regarding the lack of management plan and guidance on deliverability also conflicts with new NPPG guidance¹ on paragraph 22 of the NPPF. Paragraph 22 advises that for new villages, or larger extensions to villages and towns, policies should be look ahead within a vision document ahead at least 30 years to consider the likely timescale for delivery.

HS7- Trinity Farm, Retford

It is noted that the allocation has been increased from 244 dwellings to 305 dwellings. The increase in the number of dwellings on the site is not dependant on an additional year being added to the Plan period., but rather an increase in the Councils target for the site. In so doing, the Council has recognised the need for additional dwellings and there is no evidence in the Addendum or Sustainability Appraisal to show how this decision was reached and why the numbers were not directed to a new allocation.

¹ NPPG - Paragraph: 083 Reference ID: 61-083-20211004



Consequently, we are of the opinion that the three larger allocations continues an “all eggs in one basket” scenario, with the risk of just one of these sites not coming forward resulting in a future undersupply over the plan period. We would encourage the Council to re-explore the allocation of medium sites in sustainable locations (like Worksop) to dilute the risk across multiple allocations which have provided evidence of being deliverable and realistic (such as preferred option site LAA206). This has the potential of offering a greater long term sustainable housing delivery trajectory versus the current methodology adopted.

Should the Council proceed with its current approach, then it is considered that there is a probability of the Local Plan failing to comply with paragraph 22 of the NPPF and paragraph 35 of the NPPF on soundness.

Omission Sites – Land at Mansfield Road, Worksop

It is our view that the current consultation represents a missed opportunity to diversify the range and choice of development sites in accordance with the spatial strategy to help spread the risk on delivery and offer a sufficient housing buffer for any delayed or undelivered housing sites.

To introduce an element of flexibility, choice of sites, and to ensure the housing requirement is delivered (and reflecting the matters above) we would suggest that a wider source and supply of development sites should be considered in the sustainable communities identified. This should be in terms of quantum and size of sites, as well as their distribution.

Paragraph 68 of the sets out that policy makers should have a clear understanding of the availability of land in its area. Paragraph 68a requires planning policies to identify a supply of deliverable sites for years 1-5 of the plan period.

These submissions continue to seek the promotion of land at Mansfield Road, Worksop for development. In so doing, its necessary to consider the evidence base for the allocation of the site. The key evidence document is the Land Availability Assessment where the site is referred to as LAA06, this concludes that:

- The site is available for development.
- The site is in a suitable location, adjacent to existing residential development – from this it can be concluded that it is also compatible with the development strategy of the plan.
- Is not subject to any physical constraints.

As a result, given the concerns on the deliverability of major sites, the need for additional flexibility in housing supply necessitates the allocation of new sites and the allocation of this site is clearly supported by the evidence base. The allocation would, be consistent with the guidance in the Framework.

Therefore, the allocation of the site would meet the tests in the NPPF in terms of paragraph 68a in that it is readily available and deliverable.

It is suggested that the site north of Mansfield Road, Worksop is identified as an allocation in the next iteration of the Local Plan and to contribute to the sustainable growth of the District.

Development Management Policy ST38

As set out in the Regulation 19 consultation, William Davis Ltd continue to have significant objections to the proposed draft Local Plan policy ST38 and consider the designation unsound. These reservations are directed the west of St Anne's Drive, Worksop which falls within the Green Gap GG4, Worksop West – Shireoaks and Rhodesia. Whilst there are no changes proposed in the Addendum, we wish for this to be noted.

Conclusions and changes sought

It is hoped that the Council find these comments useful as they continue to progress the Local Plan to submission. We would be happy to discuss these issues in greater detail and bringing the land north of Mansfield Road, Worksop forward.

Considering the findings set out in this consultation response, it is considered that the following amendments are required to ensure a sound Local Plan can proceed to examination:

- The Council should bring forward site LAA206 (preferred option) on the edge of Worksop as an allocation to reduce the risk of future under delivery as part of Local Plan policy HS15. This development site is deliverable and has a reliable housing developer ready to bring the site forward.
- Make amendments to the proposed planning policy map to address the issues associated with emerging Local Plan policies GG4 and ST38.

Please acknowledge receipt of these comments and keep us informed of the progress of and the wider preparation of the Local Plan using the contact details provided below.

Yours faithfully


Managing Director

AD-REF014



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 20:22
To: The Bassetlaw Plan
Subject: Representation form Bassetlaw Plan 2020 - 2037
Attachments: reg-19-form-a-b-12pt-jan-2022.docx

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Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

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Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

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I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes

No

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes

No

Printed Name:

Signature:

Date:

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation:

3. To which part of the Local Plan does your representation relate?

Policy:

Paragraph:

Policies Map:

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes

No

4.(2) Sound

Yes

No ☒

4.(3) Complies with the Duty to Cooperate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

- The number of houses seems unreasonable for the space they will occupy.
- The plan is to build more than the number recommended or required by the government. There is already building going on in numerous other areas in Worksop, Retford and other local villages. Both Blyth Road and Carlton Road are already very busy. Concerns are also that the new road will provide a "rat run" from Blyth Road to Gateford Road. Making this dangerous to residents of the new estate and the Ashes Park area.
- There do not appear to be any plans to provide the required infrastructure. Local services, including Doctors surgeries, dentists, schools, colleges, nurserys or child care facilities, etc. are already overstretched. The hospital cannot provide support for the current levels of people needing care with people having to travel to Doncaster and Sheffield for the most basic of care needs. People cannot get national health dentists. Children are not able to go to their local school and working parents are unable to find nursery or child minding places. There is inadequate public transport and access to the town centre and local industrial estates where most of the jobs are is difficult without personal vehicles. The Jobcentre and employment support facilities will be unable to cope with more unemployed people. Where are the jobs coming from? If people have to travel to work, they will also spend their money in the area they work and not in Worksop. There is no evidence that the new residents will do anything to help regenerate the dying town centre.
- Shops and facilities that were promised in Ashes Park have never been put in place.
- The area is currently home to many variety's of wild life some of which is in decline. Tree bumble bees being one threatened species that nest in this area.
- There are also deer, foxes, squirrels, bats, hedgehogs, moles and hares seen in this area.
- There bird life includes buzzards, kestrel, pheasants, rooks, waxwings, tits and the usual bird life in abundance in this area.
- The leisure areas by Kilton golf club, Blyth Road and Thievesdale will also become busier and over populated with more dog walkers and walkers.

- **Continue on a separate sheet if necessary**

- 6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

AD-REF015



[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 21:40
To: The Bassetlaw Plan
Subject: Regulation 19 Addendum Consultation – Publication Version Bassetlaw Local Plan
Attachments: Markham Moor - Landscape and Visual Baseline.pdf; Reps Reg 19 Addendum - Feb 2022.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Sir/Madan

I attach representations regarding the above. I would be grateful if you would confirm receipt

Regards

[REDACTED]

[REDACTED]

Director – Stone Planning Services

[REDACTED]

Ref: SPS/0150
Bassetlaw District Council
Planning Policy
Potter Street
Worksop
Nottingham
S80 2AH

Date: 16th February 2022

Dear Sir/Madam,

Regulation 19 Addendum Consultation – Publication Version Bassetlaw Local Plan

Introduction

Stone Planning Services is appointed by Charterpoint (NG22) Limited to consider the Draft Bassetlaw Local Plan Publication Addendum 2022 and the associated evidence base. We have carefully monitored the emergence of the plan over a number of years and have previously submitted representations at the following stages:

- Draft Plan - May 2020
- Regulation 18 - January 2021
- Regulation 18 - Focussed Consultation - July 2021.
- Regulation 19 – November 2021

We have consistently challenged the veracity of certain elements of the evidence base and particular that relating to a number of the strategic sites and the illogicality of not seriously considering our client's alternative and deliverable site at Markham Moor A1/A57 (Markham South).

It is not our intention to repeat the previously submitted representations.

Our comments focus on 4 areas:

1. A1 Corridor Logistics Assessment prepared by iceni
2. Policy SEM01 – Apleyhead Junction
3. Policies ST3/ ST4 - Bassetlaw Garden Village
4. Markham Moor Landscape Assessment

These are considered in turn

1. A1 Corridor Logistics Assessment prepared by iceni

We generally welcome the A1 Corridor Logistics Assessment prepared by iceni. We agree that demand for logistics and distribution space is at an all-time high and in our view the current growth will accelerate.

Paras 2.3 and 2.4 point to Bassetlaw being statistically self-contained, but having strong links to South Yorkshire and NE Derbyshire. However, at para 2.5 it describes Bassetlaw as being '*broadly self-contained from commuting perspective*'

No matter the boundaries of the LEP or D2N2 or statistical areas, the economy works within a more fluid geography. As the Council is now cognisant of the A1 corridor between Doncaster and Newark, then an 'all eggs in one basket' strategy is emerging which needs to maximise opportunities for growth along the A1 corridor.

Iceni's commentary at paras 3.8 – 3.9 states that the 2019 Bassetlaw EDNA indicated no demand for super sheds, yet a demand for a smaller scale sub-hub; the district's needs met by supply. The basis for this is questionable as labour demand and completions trends were used. Paragraph also 3.8 refers to the M1; Bassetlaw being outside the corridor. Much has changed in 3 years.

The report indicates (3.9) that the District's needs are met by its supply and that Apleyhead Junction would be an additional site. There may be a quantitative case for the assertion, but qualitative factors would demonstrate that a number of sites are unsuitable for logistic operations.

In the meantime, of course, retail patterns have continued to change and Covid has created a shift towards home deliveries (para 3.29).

At 4.2 the report recognises that the A1 corridor has historically not seen much activity but there has been a surge in demand as 'the M1 becomes increasingly supply constrained, congested and expensive'.

"New market" deliveries in the A1 Property Market Area average for the last five years is confirmed as 2.4 million square feet per annum (para 4.11) and at paragraph 5.8 it is indicated that there is around eight years worth of future supply based on take up, or 11 years based on historic delivery rates. The Iceni Report talks in terms of limited capacity, lack of supply, rising rents, repressed market activity, very low immediate availability, all suggesting business needs are not being met.

Notwithstanding, the emerging Local Plan continues to endorse Apleyhead, providing a fraction of the 11 years supply in the overall period of the Local Plan to 2038:

"Apleyhead junction site accounts for 4.4 million square feet of pipeline or around 1.5 years of historic requirements alone ... the total levels of supply are likely to be inadequate for the future 15 year period of local planning"

The Council's own report merely suggests that Apleyhead makes an important contribution. More deliverable sites are required along the A1 corridor if need is to be satisfied and jobs created.

Apleyhead Junction is the only Bassetlaw logistics site named in the review. It is disappointing that the review did not incorporate other A1 junctions, in particular Markham Moor. The impression is that it's function is to endorse Apleyhead Junction rather than review opportunities along the A1 Corridor.

2. Apleyhead Junction – Policy SEM01

We recognise the locational merits of the Apleyhead Junction site because of its proximity to the A1/A57 junction. It is not our intention to repeat our previous representations, but we still consider there is little evidence to support its early delivery and inadequate evaluation of the landscape and natural habitat impacts of the allocation. For example the landscape impact when viewed from the A1 will be very very significant. There are also significant up

front infrastructure costs, the majority of which are not funded by the development. The Infrastructure Delivery Plan still has a paucity of information on costs and funding.

3. Bassetlaw Garden Village Policies ST3/ST4

We note that the first Phase includes 10 hectares of employment. Paragraph 5.3.16 indicates that the site would be more suitable for Class E g and B class employment. We feel it unlikely that Distribution and Logistics will be considered as good neighbours in the Garden Village. Operators need 24/7 unfettered access and no potential to create a nuisance to residential properties. The Garden Village employment area will not want a 24/7 operation.

4. Markham Moor Landscape Assessment

We have reviewed the Landscape Assessment and have the following comments:

- Its methodology is limited in scope; viewpoint considerations are only at boundary or field level.
- It identifies constraints, but not opportunities; there is a lack of balance.
- There seems a concern with slope and visibility **from** the site. In our view the site is not a **dominant** part of the wider landscape
- It is our belief that if a similar assessment at Apleyhead Junction then its visual impact from the A57 and A1 corridor would be very very significant.
- It assumes no scheme or mitigation; no cut/fill or re-profiling
- It refers to "taking actively farmed greenfield land"; that is of course the case at all other allocations eg. Apleyhead Junction and the Garden Village
- Views from the south on higher ground will look over and not onto the site if developed.
- The assessment does not take account of potential mitigation and the reducing impact of cut and fill.
- If LAA528 was developed in isolation views across to the north would not be "lost"; they would be interrupted and mitigated.
- The Assessment refers to other potential sites to the rear of the Service Station at Markham Moor. We are not aware of any alternative land being available in this locality.
- The most recent development at the junction is the Council Highway depot where a very high dominant storage building has recently been erected. To give some context the Markham Moor Depot which is 2 buildings one 40 x24m with a profiles metal roof 10.65m to ridge and the second 33x14m both of which dominate the views to the North from the wider viewpoints and site its self. The buildings also block views to the south from the A1 and beyond. They are dominate features on the landscape and seems to get little or no reference within the Landscape Assessment

Within WYG's landscape and visual baseline (Attached) commissioned by our client and previously submitted to the Council, it concluded that *'Views from the North and West are generally restricted by localised topography and existing mature tree cover'* yet the Council's landscape assessment suggests *'that the site is visible from a wide area to the North and west'*. We question the Council's assessment.

It is also important to note that the site does not fall within any designated landscape area.

Stone Planning Services Limited

The Landscape Assessment is part of the broader evidence base but needs to be considered in the planning balance. The site lies adjacent the A57/A1 Markham Moor junction in a location attractive to end users. The Icen Report, whilst only specifically assessing Apleyhead Junction, does confirm the importance of the A1 corridor to economic growth in the District. The Council has highlighted potential constraints, it has not assessed its economic potential in the same even handed way that it has considered Apleyhead Junction where for example vast areas of existing Sherwood Forest will need to be removed to facilitate access improvements and landscape impacts result.

The development of all potential sites has constraints. All have landscape impacts and impacts from public vantage points.

The Icen report has confirmed to the Council the growing importance of the A1 corridor in terms of economic growth. Markham Moor creates an "Area of Opportunity" for future logistics growth, and we don't believe that has been fully explored by the Council.

We trust that you will take consideration of our representation. Should you require any further information then do not hesitate to contact me.

Yours faithfully



Director - Stone Planning Services Limited

Enclosures:

Markham Moor – Landscape and Visual Baseline – WYG 2017



Charterpoint

Markham Moor, Bassetlaw

Landscape and Visual Baseline

August 2017

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Appendix C – Bassetlaw Landscape Character Assessment – Policy Zones



1.0 Introduction

1.1 Scope of the Report

- 1.1.1 WYG is instructed by Tancred Gravels Limited to prepare this Landscape and Visual baseline report which relates to proposed development located on land to the south of Markham Moor between Main Street to the west and the B1164 to the east. The approximate site centre point is E 471847, 373319.
- 1.1.2 The outline proposal is for the development of distribution/office units and one 'road side use' unit; see **Henry Mein Partnership Architects Drg. 7379 P 04, Zone Classification**.
- 1.1.3 For the purposes of identifying the landscape and visual baseline, the following study areas have been defined, shown on **Figure LA.01**:
- The "site" is defined by the red line boundary;
 - The "landscape context" extends to 2km from the red line boundary; and
 - The visual study area extends to 2km from the red line boundary.
- 1.1.4 The objectives of the appraisal are to:
- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development; and
 - Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme in general terms.
- 1.1.5 The report is presented with separate chapters dealing with the landscape baseline, and the visual baseline. The report is illustrated by plans and photographs, as follows:

Figure LA.01	Site Location
Figure LA.02	Designations
Figure LA.03	Public Access
Figure LA.04	Landscape Character
Figure LA.05-1	Visual Appraisal: Topography



Figure LA.05-2	Visual Appraisal: Site context
Figure LA.06-1	Zone of Theoretical Visibility: Bare Earth
Figure LA.06-2	Zone of Theoretical Visibility: Screening
Figure LA.07	Viewpoint Photographs
Figure LA.08	Site Photographs

1.1.6 Detailed information is presented in Appendices as follows:

Appendix A	Report Conditions
Appendix B	Figures
Appendix C	Bassetlaw Landscape Character Assessment – Policy Zones

1.1.7 The approach used for collating information relating to the landscape and visual baseline is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3).

1.1.8 The In the preparation of this report a combination of desk studies and field surveys, with subsequent analysis has been carried out. This has involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out



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on 30th June 2017. The proposed viewpoints were discussed with Tim Dawson (Planning Officer Policy) at Bassetlaw District Council;

- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis; and
- Analysis of the development proposals and consideration of potential changes to the existing landscape and visual baseline.
- Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects;

1.2 Weather

- 1.2.1 The weather is a factor affecting the consideration of, especially, visual perception. The Met Office¹ publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally

¹ The data quoted are those for Scampton weather station, obtained from The Met Office website: <http://www.metoffice.gov.uk/public/weather/climate/gcrx784rv> accessed 12th June 2017.



and the number of days when rainfall is above 1mm. For Scampton, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 115.6 days in the year, about 31.6% of the year;
- There are on average 49.8 days when air frost occurs, which can produce hazy conditions limiting visibility, about 13.6% of the year; and
- There is an average of 1423 hours of sunshine per annum for the climate station, more than the north of England average of 1367 hours.

1.3 Photography

1.3.1 Photographs have a special role in describing landscape character and illustrating key views. In order for photographs to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees². The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.

1.3.2 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins. The viewpoint locations are shown on **Figure LA.06-2**.

² The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website:

<https://www.landscapeinstitute.org/visualisation/> accessed 22nd May 2017.



2.0 Landscape Policies and Designations

2.1 National and Local Policy

2.1.1 The National Planning Policy Framework (NPPF) published on March 27th 2012 sets out the Government's economic, environmental and social planning policies for England, and their vision for sustainable development. The key principles that are of relevance to the development include:

- Paragraph 17 lists a set of core land-use planning principles that should underpin decision making, including that planning should take account of the intrinsic character of different areas;
- Paragraph 109 states that the planning system should 'contribute to and enhance the natural and local environment' by protecting and enhancing valued landscapes;
- Paragraph 113 states the importance for local planning authorities to 'set out criteria based policies against which proposals for any development on or affecting protected wildlife...or landscape areas will be judged';
- Paragraph 118 sets out principles for local planning authorities to aim 'to conserve and enhance biodiversity'. They include that 'proposed development on land within or outside a Site of Special Scientific Interest which is likely to have an adverse effect should not normally be permitted.'
- Paragraph 126 encourages local planning authorities to set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment' and paragraph 128 states that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal including by development affecting the setting of a heritage asset;' and
- Paragraph 132 states that when 'considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.



2.2 Local Policy

2.2.1 The site lies within the boundaries of Bassetlaw District Council. Local planning policy relevant to the proposed development of the site is provided by the Bassetlaw District Local Development Framework, Core Strategy & Development Management Policies SPD, December 2011.

2.2.2 Relevant policies relating to the proposed development from the Core Strategy & Development Management Policies SPD are outlined below.

Core Strategy & Development Management Policies SPD, December 2011

2.2.3 The main Core Strategy policy information relating to landscape and visual aspects are as follows:

2.2.4 Policy CS1 Core Strategy:

'...Development within the open countryside (i.e. beyond settlement development boundaries) will be strictly controlled.'

2.2.5 Paragraph 5.4 of 'Development in Rural Areas also states 'Proposals for development in the wider countryside needs to be carefully assessed against their impact upon the character, role and function of the least sustainable settlements in rural Bassetlaw.'

2.2.6 The main Development Management policy information relating to landscape and visual aspects are as follows:

2.2.7 Policy DM1 Economic Development in the Countryside

'...any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside...'

'...the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses...'

2.2.8 Policy DM9 Green Infrastructure; Biodiversity and Geodiversity; Landscape, Open Space and Sports Facilities



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A. Green Infrastructure

'Development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multifunctional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets...'

'Development proposals will be expected to demonstrate...that:

- i. they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors
- ii. assets are protected and enhanced to improve public access
- iii. where opportunities exist, development proposals provide improvements...'

B. Biodiversity and Geodiversity

'Development proposals will be expected to...restore or enhance...not adversely affect or result in the loss of...

- i. Protected trees and hedgerows
- ii. Ancient woodlands
- iii. Sites of Special Scientific Interest (SSSI)
- iv. Regionally important Geodiversity sites
- v. Local Wildlife Sites
- vi. Local and UK Biodiversity Action Plan (BAP) Habitats
- vii. Protected Species'

C. Landscape Character

'New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the

Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.'

Landscape Designations

- 2.2.9 Landscape designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.02**. There is an Unregistered Park and Garden located 1km to the west of the site and extending beyond 3km of the site which covers a large area of woodland and designed parkland.

National Park/AONB

- 2.2.10 There are no National Parks or Areas of Outstanding Natural Beauty located within the study area.

Historical and Cultural Landscape Designations

World Heritage Sites

- 2.2.11 There are no World Heritage Sites located within the study area

Conservation Areas and Listed Buildings

- 2.2.12 The nearest listed buildings to the site are located at Milton Mausoleum to the south of the site and comprise both Grade I and Grade II structures. Further to the south located in West Markham there is a Grade I listed structure on the north of the village along with a Grade II structure. Located north of the site within Markham Moor there are several Grade II structures; however, these are disassociated from the site area by the presence of the A1(M) road junction. Beyond Markham Moor to the north there are Grade I and Grade II* structures located within West Drayton and Rockley but these are located approximately 1.2km from the site.
- 2.2.13 Extending across the 2km study area are the settlements and Conservation Areas of East Markham and Tuxford to the east and south east respectively. There are several Grade II structures



associated with the settlements that are within the study area. There is also a conservation area associated with the small hamlet of Bevercotes located to the south west of the site.

Scheduled Monuments

- 2.2.14 As shown on **Figure LA.02** there are two scheduled monuments associated with the village of West Markham to the south of the site area. These are located approximately 0.6km from the site at their closest point.

Ecological Designations

Ramsar Site

- 2.2.15 There are no Ramsar sites located within the study area.

Special Areas of Conservations

- 2.2.16 There are no Special Areas of Conservation located within the study area.

Sites of Special Scientific Interest

- 2.2.17 There are no Sites of Special Scientific Interest located within the 2km study area.

Site of Importance for Nature Conservation

- 2.2.18 There are no Sites of Importance for Nature Conservation within the 2km study area.

Local Wildlife Sites

- 2.2.19 There are several Local Wildlife sites within the study area. There are two small areas located at Beacon Hill to the north east of the site which are associated with the mature woodland and scrub

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vegetation on the hill. To the east, there is a large Local Wildlife Site to the west of Milton which covers a large area of the Unregistered Park and Garden.

- 2.2.20 There is also a linear Local Wildlife Site which follows a road corridor/field boundary to the south of the site immediately north of Back Lane and Leys Lane.

Public Access

Public Rights of Way

- 2.2.21 There is a bridleway passing through the site in an east to west orientation connecting Great North Road in the east with Milton on the west. There is no other public access within the site area.
- 2.2.22 Within the wider 2km study area there is a good network of public footpaths and bridleways connecting the smaller settlements and isolated properties within the study area. These are illustrated on **Figures LA.03 and LA.05-2**.

Open Access Land

- 2.2.23 There are no areas of Open Access Land located within the 2km study area.

National Cycle Routes

- 2.2.24 There is one National Cycle Route (NCR) that passes east to west through the study area; Route 647 which links Lincoln and Worksop via Tuxford. This route follows minor roads as it passes through the study area including The Avenue associated with Milton Mausoleum to the south of the site.

2.3 Interim Summary

- 2.3.1 The following elements of the landscape policies, designations and features are relevant to the landscape and visual baseline:

- Bridleway passing through the site area (**Figure LA.05-2**);
- Public footpaths and bridleways located within the wider 2km study area (**Figure LA.03**);
- Unregistered Park and Garden Located to the west (**Figure LA.02**);



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- regional and local landscape character areas (**Figure LA.04**); and
- Existing trees and hedgerows on the site boundaries and within the site (**Figure LA.05-2**).



3.0 The Proposed Development

- 3.1.1 Most the site area is proposed for Class B1 and B8 use as distribution units and offices, with a small area of A3 Road Side Use located to the south of the existing A1/A57 roundabout junction. The primary site access location will be directly off the existing roundabout junction of the A1 and the B1164.
- 3.1.2 In the north-east corner of the site, at the lowest point of the site, is a proposed Storm Drainage Lagoon to be used for temporary surface-water runoff storage.
- 3.1.3 The existing bridleway passing through the site from east to east is proposed to be diverted on the north-west site boundary as it enters the site from the west, and head west back towards Milton; south along the west site boundary; east along the south site boundary; and north along the east site boundary where it would re-join the existing bridleway at the existing timber footbridge.
- 3.1.4 There are currently no details relating to the phasing of the proposed development.



4.0 Landscape Baseline

4.1 Introduction

4.1.1 This chapter sets out the landscape baseline of the site and its context within the 2km study area.

4.2 Landscape Baseline

4.2.1 The landscape baseline is a description of the existing landscape. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purpose of preparing this report.

National Landscape Character Assessment

4.2.2 The desk study makes reference to National Character Areas for England³. National Character Areas (NCAs) divide England into 159 distinct natural areas. The new NCA profiles update the previously published Joint Character Area (JCAs) and Countryside Character Area descriptions (1998-1999 by the Countryside Agency). Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'

4.2.3 The site is located within the National Character Area (NCA) 49: Sherwood, with NCA 48 Trent and Belvoir Vales located a few hundred meters to the east; the key characteristics of both of these

³ National Character Area Profile – **National Character Area 24: Vale of Mowbray**, Natural England, <http://publications.naturalengland.org.uk/publication/9856012> accessed 22nd May 2017



areas are identified below. Those of relevance to the site and 2km study area are identified in **bold**:

NCA49: Sherwood

- A **gently rolling landform** of low rounded sandstone hills, which principally coincide with an outcrop of the Permo-Triassic Sherwood Sandstone Group. The sandstone gives rise to well drained, acidic, sandy soils.
- Magnesian limestone and marl are exposed to the west of the area and underlie the sandstone, forming the base of a major aquifer.
- **Woodland is a distinctive feature** of the area with a **mosaic of broadleaved**, mixed and coniferous woodlands, including ancient oak wood pasture and parkland, and pine plantations.
- Wooded horizons frame **extensive areas of open arable farmland** with **large, geometric fields contained by low, often treeless, hawthorn hedges**.
- **Commercial agriculture**, especially in the north of the character area, is focused on root crops, although pig and poultry units are also characteristic.
- The free draining geology and acidic soils support many areas of unenclosed lowland heathland and acid grassland often associated with the wood pasture areas, but also found on marginal agricultural land, on rail and roadsides and on restored colliery sites.
- Narrow river corridors, associated with marshy flats and flood meadows, drain the area and dry valleys are characteristic because of the permeable geology.
- A **dispersed settlement pattern of small villages and farmsteads** is common in the agricultural areas, with larger settlements surrounding the perimeter of the area. Characteristic building materials are **local red sandstone, and red brick and pantiles**.
- Large country houses, their associated parklands and, in some cases, their narrow-engineered lakes, are a distinctive feature of this character area.
- Coal Measures beneath the sandstone have been extensively mined and the industrial heritage is visible in the landscape. Disused sites are progressively being restored.



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- The area, especially Sherwood Forest, is intrinsically linked to the internationally renowned legend of Robin Hood.

4.2.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- SEO 1: Protect, enhance and promote Sherwood as a landscape of international environmental and cultural significance by securing and expanding the iconic mosaic of woods, heaths and parklands, and enhancing sustainable recreation and cultural opportunities.
- SEO2: Promote sustainable agricultural practices to help protect the major underlying aquifer, manage issues with soil erosion in Sherwood and increase farmland birds.
- SEO3: Integrate new green infrastructure and conservation of historic features into the redevelopment of derelict land to establish high quality characteristic local environments.

4.2.5 NCA48: Trent and Belvoir Vales

- **A gently undulating and low-lying landform** in the main, with **low ridges dividing shallow, broad river valleys**, vales and flood plains. The mature, powerful River Trent flows north through the full length of the area, meandering across its broad flood plain and continuing to influence the physical and human geography of the area as it has done for thousands of years.
- The bedrock geology of Triassic and Jurassic mudstones has given rise to fertile clayey soils across much of the area, while extensive deposits of alluvium and sand and gravel have given rise to a wider variety of soils, especially in the flood plains and over much of the eastern part of the NCA.
- **Agriculture is the dominant land use**, with most farmland being used for **growing cereals, oilseeds and other arable crops**. While much pasture has been converted to arable

use over the years, grazing is still significant in places, such as along the Trent and around settlements.

- **A regular pattern of medium to large fields enclosed by hawthorn hedgerows**, and ditches in low-lying areas, dominates the landscape.
- Very little semi-natural habitat remains across the area; however, areas of flood plain grazing marsh are still found in places along the Trent.
- Extraction of sand and gravel deposits continues within the Trent flood plain and the area to the west of Lincoln. Many former sites of extraction have been flooded, introducing new waterbodies and new wetland habitats to the landscape.
- Extensive use of **red bricks and pantiles** in the 19th century has contributed to the consistent character of traditional architecture within villages and farmsteads across the area. Stone hewn from harder courses within the mudstones, along with stone from neighbouring areas, also feature as building materials, especially in the churches.
- **A predominantly rural and sparsely settled area with small villages and dispersed farms** linked by quiet lanes, contrasting with the busy market towns of Newark and Grantham, the cities of Nottingham and Lincoln, the **major roads connecting them and the cross-country dual carriageways of the A1 and A46**.
- Immense coal-fired power stations in the north exert a visual influence over a wide area, not just because of their structures but also the plumes that rise from them and the pylons and power lines that are linked to them. The same applies to the gas-fired power station and sugar beet factory near Newark, albeit on a slightly smaller scale.

4.2.6 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- SEO1: Maximise the use of sustainable agricultural practices that protect and enhance ecological networks in order to help safeguard the long-term viability of farming in the area while



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benefiting biodiversity, landscape character, carbon storage as well as water quality, availability and flow.

- SEO2: Enhance the woodland and hedgerow network through the planting of small woodlands, tree belts, hedgerow trees and new hedgerows to benefit landscape character, habitat connectivity and a range of ecosystem services, including the regulation of soil erosion, water quality and flow.
- SEO3: Enhance the rivers and their flood plains for their ecological, historical and recreational importance, their contribution to biodiversity, soil quality, water availability and in regulating water flow and the important role they play in underpinning the character of the area.
- SEO4: Maintain and enhance the character of this gently undulating, rural landscape. Promote and carefully manage the many distinctive elements that contribute to the overarching sense of place and history of the Trent and Belvoir Vales.

County and District level landscape assessments

- 4.2.7 The most recently published Landscape Character assessment of relevance to the site is Bassetlaw Landscape Character Assessment, which was published in August 2009. The site is located primarily within the MN11 Tuxford, Mid Nottinghamshire Farmlands Policy Zone with a very small part of the site in the north adjacent to the A1M Markham Moor roundabout junction within the SH53 Milton River Meadowlands, Sherwood Policy Zone. Although not within the site area, the SH55 Gamston, Sherwood Policy Zone is located immediately adjacent to the north site boundary and is therefore considered sensitive to the development. The key characteristics of these three areas are identified as follows with those relevant to the 2km study area identified in **bold**. Other



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character areas within the 2km study radius are also identified below and their key characteristics set out within **Appendix C**:

4.2.8 MN11 Tuxford Mid-Nottinghamshire Farmlands Policy Zone

- **Open arable farmland;**
- **Small traditional settlements, including listed buildings;**
- Unmanaged internal hedgerows;
- **Strong well-maintained hedgerows along roadsides;**
- Single large woodland block encompassing an area of ancient woodland;
- **A1 and railway line;** and
- **Warehousing.**

4.2.9 SH53 Milton River Meadowlands, Sherwood Policy Zone

- Valley of the River Maun with a thin border of **riparian woodland** including mature trees;
- **Red brick and pantiled houses** to the core of the village;
- **Permanent unimproved pasture with evidence of ridge and furrow landforms around village;** and
- Mature trees and hedgerows to road verges.

4.2.10 SH55 Gamston, Sherwood Policy Zone

- Intensive **arable farmland** with biomass crop production;
- **Medium sized fields;** little of the historic field pattern remains;
- **Deteriorating hedgerows infilled with post and wire fencing;**
- **Mature hedgerow trees;**



Markham Moor, Bassetlaw, Landscape and Visual Baseline

- Settlement areas of a small scale, built in the **local vernacular**;
- **Busy roads**; A1, A57, A638; and
- Low tree cover; **small deciduous** and coniferous woodland **clumps**.

4.2.11 Other character areas located within the 2km study radius include the following which are described in further detail in **Appendix C**:

- SH56 Kirton River Meadowlands, Sherwood Policy Zone;
- SH54 West Drayton Village Farmlands, Sherwood Policy Zone;
- SH35 Bothamsall Estate Farmlands, Sherwood Policy Zone;
- SH28 Meden Vale and Church Warsop, Sherwood Policy Zone;
- SH27 Ollerton Estate Farmlands, Sherwood Policy Zone;
- MN08 Upton, Laneham, Mid-Nottinghamshire Farmlands Policy Zone;
- MN10 Askham, Mid-Nottinghamshire Farmlands Policy Zone; and
- MN04 Claborough, Mid-Nottinghamshire Farmlands Policy Zone.

4.3 Site-Specific Appraisal

The Landscape of the Site

4.3.1 The landscape of the site is gently undulating, with the low point adjacent to the A1M roundabout to the east of Milton, rising to a high point on the southern boundary, in a domed landform. The site area comprises three fields; two elongated fields in an east to west orientation and a square field in the west of the site on the edge of Milton. The field pattern is generally in keeping with the wider field pattern of the study area (**Figure LA.01**).

Features of the Site

4.3.2 At the time of survey the site was laid to crops with a wide access track through the centre of the site in an east-west orientation, a strong landscape feature in the location of the former hedgerow



field boundaries. In the west extent of the site, on the boundary with Milton the square field is separated by a mature, predominantly hawthorn hedgerow.

- 4.3.3 The site perimeter is generally well defined by the presence of hawthorn and mixed hedgerows, most of which are retained, however the north east and east site boundary along the field drain have been allowed to grow out creating a visual barrier immediately on the site boundary.

Characteristics and Aesthetics

- 4.3.4 The site is characterised by the domed nature of the topography forming the arable field landscape which results in the site being visually exposed to the immediately surrounding landscape to the north of the site; however, this area is occupied by the A1M Markham Moor road junction. The bridleway passing east-west through the site is a strong physical characteristic which connects beyond the site to the east along an enclosed grass track with mature hawthorn hedgerow to either side. The east-west route through the site is a strong physical and visual characteristic of the site.
- 4.3.5 The characteristics of the northern area of the site are influenced by the A1M Markham Moor road junction with many vehicles passing through the area and utilising the local rest stop. The passing vehicles noise influences the tranquillity of the site area, primarily in the north and less so in the south.
- 4.3.6 The west field adjacent to the boundary of Milton Village appears disconnected to the main site area; this is partially due to the mature hedgerow separating the field but also due to the land falling away toward the boundary of the village.

4.4 Public Access

- 4.4.1 Public access within the site is limited to a bridleway (110/5/1) passing through the site in an east-west orientation, extending beyond the site boundary, connecting Great North Road (B1164) in the



Markham Moor, Bassetlaw, Landscape and Visual Baseline

east with Milton village in the west. The bridleway links in with the wider footpath network to the east and west.

- 4.4.2 There is limited connectivity to the north via public rights of way due to the A1M road corridor and associated junction; beyond the road corridor there are few footpaths within the 2km study area.
- 4.4.3 To the south there are several public rights of way. Of note is the NCR 647 which passes in an east-west orientation along The Avenue and Milton Road immediately south of Milton Mausoleum.

4.5 Landscape Baseline Conclusions

- 4.5.1 The regional and local landscape assessments set out the existing landscape context within the study area and the Site-Specific Appraisal describes how the site fits within the surrounding landscape.
- 4.5.2 The site presents as an integrated component of the rolling arable landscape which is located to the south of the site within the MN11 Tuxford Mid-Nottinghamshire Farmlands Policy Zone; it is however visually and physically separated from the SH53 Milton River Meadowlands, Sherwood Policy Zone, and the SH55 Gamston, Sherwood Policy Zone located to the east and north respectively. The site is largely absent of landscape features apart from the mature hedgerow separating the western field and the mature hedgerows on the site boundaries which should be retained and enhanced where possible.
- 4.5.3 The rolling topography of the site should be considered in the layout of the proposed development with taller development located in the north of the site and lower development in the south so that it is not as evident from the rolling arable landscape to the south.
- 4.5.4 The bridleway (110/5/1) passing through the centre of the site should be considered in the development of the site as it is a strong physical feature. Re-routing of the bridleway is advised with the most suitable location on the southern site boundary which would retain views to the open rolling landscape to the south and toward Milton Mausoleum.

5.0 Visual Amenity Baseline

5.1 Introduction

5.1.1 This chapter deals with the baseline visual amenity of the site and surrounding study area.

5.2 Zone of Visual Influence

5.2.1 The zone around the site within which views of the site might be available was established through a review of features such as landform and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. The locations of viewpoints studied relate to the "receptors", that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

5.3 Visual Baseline

Zone of Theoretical Visibility

5.3.1 **Figure LA.06-1** (development to 12m height in the south and 15m height in the north) shows the predicted extent of the ZTV for the ground surface of the site, excluding the screening effect of woodland and buildings. The computer generated ZTV is based on a digital terrain model generated from the 5m grid interval Ordnance Survey OS Terrain 5® dataset, with viewer eye-height of 2m. The ZTV is based on topographic data only – the "bare ground scenario" – and minor undulations in the terrain may not be reflected in the 5m grid interval of the dataset. The ZTV shows theoretical visibility of the proposed development but actual visibility may be affected by intervening topographic, vegetation and building features.

5.3.2 In the ZTV illustrated on **Figure LA.06-2** (development to 12m height in the south and 15m height in the north), the screening effects of the woodland and buildings has been taken into consideration, based upon the data in the Ordnance Survey OS Open Map Local ESRI® Shapefile. Woodlands have been modelled at a mean average height of 10m and buildings at the notional 7m



high building. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration.

- 5.3.3 During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which influence actual visibility, were identified during field studies. Representative viewpoints were then selected to inform the recording of baseline views. The locations of viewpoints studied relate to the "receptors", that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

Viewpoint Study

- 5.3.4 The ZTV figures, **Figures LA.06-1 and LA.06-2**, show the location of the Site and the ZTV at a scale of 1:25,000. These figures also show the locations of the viewpoint photographs, which are reproduced on **Figures LA.07-1 to LA.07-4**, which were discussed with and agreed with Bassetlaw District Council.
- 5.3.5 A total of 8 views were taken to illustrate the site and its appearance in publicly available views (**Figures LA.07-1 to LA.07-4**).
- 5.3.6 Views of the site are available from all directions to a greater or lesser degree however the most sensitive views are experienced from the east, south and west where the views of the site are not gained across the A1M road corridor. The key areas of visibility are:
- Views from the north along Holme Lane (viewpoint 1);
 - Views from the north/east around Beacon Hill (viewpoint 2);
 - Views from the east along Great North Road approaching the site area (viewpoint 7);
 - Views from the south along public rights of way, NCR 647 and The Avenue (viewpoints 3, 4 & 8); and
 - Views from the west from the local footpath network (viewpoint 5).
- 5.3.7 Views from within the site are also provided to illustrate the landform of the site and show the visual context of the site within the surrounding landscape (**Figures LA.08-1 to LA.08-4**).



Table 5-1 Viewpoint details

VP Ref	Location	Distance from site (km)	Receptors represented/reason for selection
01	Holme Lane	1.78 km	Represents views from the north gained by road users.
02	Beacon Hill	0.53 km	Represents views from the north east gained by public footpath (109/20/1) users /requested by LPA.
03	The Avenue	0.27 km	Represents views from local road network to the south and NCR 647.
04	Public footpath (110/1/1)	0.84 km	Represents views gained by bridleway users to the south.
05	Bridleway 86/12/2	0.50 km	Represents views gained by bridleway (86/12/2) users to the west.
06	Public footpath (86/11/1)	1.40 km	Represents views gained by public footpath users to the west and Unregistered Park and Garden users.
07	Great North Road	0.31 km	Represents views gained by road users (Great North Road) when approaching the site from the south east/requested by the LPA.
08	West Markham	0.63km	Represents views gained by bridleway (110/1/1) users and residents within West Markham.



Table 5-2 Existing view descriptions and potential visibility

VP Ref	Landscape context at viewpoint location	Existing view towards site	Potential visibility
01	<p>The landscape context is of a gently rolling arable landscape with a regular field pattern present and evidence of well managed hedgerows within the landscape. The topography crests in the foreground preventing the appreciation of the landscape and topography in the</p>	<p>The foreground of the view comprises arable land used for cereal crops at the time of survey. The middle distance of the view is obscured by the localised horizon in the foreground however the larger industrial type units and infrastructure associated with Markham Moor are evident towards the right of the view. The site area itself is not visible from this location however the prominent lines of trees associated with The Avenue to the south of the site is visible. The view is contained in the background by a distant horizon which is located far beyond the study area.</p>	<p>From this location, it is likely that rooftops of buildings would be visible rising above the foreground horizon. The extent of visibility would depend upon the location/positioning of buildings and development plateaus however the rooftops are likely to remain visible within the context of the existing units within Markham Moor. Views of rooftops within the site area could over time be reduced through the introduction of tree planting within the area within strategic locations to break up the massing of the development. Similar to those</p>

Markham Moor, Bassetlaw, Landscape and Visual Baseline



	middle distance. (see Figure LA.07-1)		seen on the viewpoint photograph around the area of Markham.
02	<p>The landscape context of the viewpoint is of a gently rolling lowland arable landscape with pockets of mature deciduous woodland and linear bands of woodland associated with the Main A1M road corridor. (see Figure LA.07-1)</p>	<p>The foreground of the view comprises arable land, cresting in the foreground before falling towards the A1M road corridor which passes through the view in a cutting along the alignment of the woodland belt in the foreground. In the middle distance, the southern area of the site on higher ground is visible as it rises towards the southern site boundary. To the right of the view in the middle distance, the existing road salt storage shed is visible adjacent to the A1M road junction along with the associated facilities and road infrastructure. Beyond the site, Milton Mausoleum is visible nestled amongst the trees at the west end of The Avenue. Beyond The Avenue, the predominantly arable landscape continues to roll to the distance with mature</p>	<p>The presence of development in the south of the site is likely to extend above the existing mature tree canopy on the north site boundary with the rooftops visible. Although this is already experienced with the road salt storage shed, the presence of warehousing units would increase this within the view. Of greater prominence, would be the presence of warehouse units in the south of the site on the higher ground. Although any development is likely to be in cutting, the upper elevations and rooftops are likely to be visible. In the design of the site it would be recommended to retain the views towards Milton Mausoleum, and where possible within the site provide green infrastructure to reduce the potential visual</p>

Markham Moor, Bassetlaw, Landscape and Visual Baseline



	hedgerow boundaries, hedgerow trees and areas of deciduous woodland.	effect of the proposed units in the south of the site.
03	<p>The viewpoint is located along The Avenue associated with Milton Mausoleum, south of the site. The landscape context in the foreground and to the rear of the viewpoint is of a rolling arable landscape with well-defined hedgerows and hedgerow trees. (see Figure LA.07-2)</p>	<p>The presence of development in the south of the site is likely to be visible from the viewpoint location rising above the hedgerows in the foreground of the view. The extent of visibility will depend upon the finished development plateau level; however, the upper storeys and roofs are likely to be visible. The presence of the units would truncate the distant views beyond the site to the north. The presence of the units could be partially mitigated by landscape planting and potentially a landscape bund along the northern site boundary. The height of any bund and planting would need to coincide with the finished plateau levels, landscape species selection and overall green infrastructure strategy for the site.</p>

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Markham Moor, Bassetlaw, Landscape and Visual Baseline

04	<p>The viewpoint is located on a bridleway (110/1/1) to the south of the site within the rolling arable landscape which is typical of the wider landscape context of the area. The viewpoint location is slightly elevated enabling views into the surrounding area in all directions. (see Figure LA.07-2)</p>	<p>Panoramic views to the north are available across the arable landscape in the foreground towards The Avenue which is a prominent feature within the landscape from this viewpoint location and within the wider landscape. Filtered views through the tree lined avenue towards the site are possible however, the site is not distinguishable within the view. To the left of the view, the middle distance and background of the view are obscured by the land cresting in the foreground however to the right of the view, the land is visible rising towards Beacon Hill located to the north-east of the site.</p>	<p>It is likely that filtered views through the mature trees along The Avenue will enable views of warehousing units in the southern area of the site. The extent of visibility will depend upon the development plateau height and structure height. There is potential to mitigate the views from this viewpoint location through the implementation of strong landscape infrastructure along the boundary which, if required, could include an element of bunding to increase the screening effect. Any landscape treatment along the boundary would need to reflect the site characteristics and the green infrastructure proposals for the site.</p>
05	<p>The viewpoint location is located on a bridleway (86/12/2) to the west of Milton</p>	<p>The foreground of the view comprises low lying pastoral land with hedgerow boundaries absent in places and replaced with post and wire fences. There are however mature and semi-</p>	<p>Although theoretically visible from this location it is unlikely that development on the site would be visible from this viewpoint location; as indicated on Figures LA.06-2 and Figure</p>

Markham Moor, Bassetlaw, Landscape and Visual Baseline



	village within an area of locally low lying pastoral land which was being grazed at the time of survey. (see Figure LA.07-3)	mature trees located along most boundaries within the pastoral land. The Village of Milton is well wooded around its perimeter therefore restricting views of residential properties apart from a few on the village boundary. The mature deciduous tree cover and village prevents views towards the site area.	LA.06-4 tree cover within Milton is not included with the ZTV analysis as it is not identified as a significant woodland block.
06	The viewpoint location is set within a wooded tract of land which is set either side by mature hedgerows and small pockets of woodland. The enclosed nature of the viewpoint results in a sense of confinement. (see Figure LA.07-3)	Views are restricted to the foreground by mature tree cover and outgrown hedgerows which prevent views towards the site.	There are no views available towards the site.

Markham Moor, Bassetlaw, Landscape and Visual Baseline



07	<p>The viewpoint is located at a high point on Great North Road which enables panoramic views over the rolling arable landscape to the north-east. The regular field pattern within the site and surrounding area is evident from the viewpoint location and the site fits well within the wider landscape with strong, mature hedgerow field boundaries. (see Figure LA.07-4)</p>	<p>Within the foreground of the view, the topography falls towards the site enabling direct views into the site area and the wider landscape beyond to the west and north. The existing road salt storage shed is visible to the north of the site adjacent to the A1M road junction and associated facilities. To the south of the site, Milton Mausoleum is a prominent feature within its main aspect facing east towards the viewpoint location. There is a strong sense of woodland/tree cover within the view due to the mature trees along The Avenue to the south of the site and within the areas of Milton and Markham Moor beyond the site area.</p>	<p>Due to the elevated location of the viewpoint, direct views into the eastern section of the site are available before the land in the west gradually falls towards Milton. Side elevations and rooftops will be visible from the viewpoint location along with areas of internal circulation and car parking infrastructure. In order to assist with the integration with the existing landscape, the east and south site boundaries would require strengthening to provide some screening of the building elevations. However, from this location the massing of the rooftops and internal circulation areas would also require breaking up which can be achieved with a strong landscape scheme within the development area; this should link with any perimeter planting and the wider landscape beyond the site with a strong green infrastructure strategy.</p>
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Markham Moor, Bassetlaw, Landscape and Visual Baseline



08	<p>The viewpoint on the north edge of West Markham is located on a slightly elevated location with views gained over the rolling topography extending north towards the site. (see Figure LA.07-4)</p>	<p>The foreground of the view comprises a rolling arable landscape which is characteristic of the site area and surrounding landscape south of the site. To the left of the view is The Avenue which provides a strong visual barrier into the western part of the site; however, direct views are available into the east of the site as the land falls away to the north towards the A1M road junction. The existing road infrastructure and road salt storage shed is visible beyond the site to the north between the mature trees located within the middle distance, which also partially screen views towards the site.</p>	<p>Development in the east of the site would be visible between the mature trees located in the middle distance. The upper sections of warehouse units are likely to be visible along with the rooftops however this could be partially mitigated by the incorporation of landscape structure planting and, potentially, bunding located around the perimeter of the southern site boundary.</p>
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5.4 Visual Baseline Conclusions

- 5.4.1 The baseline visual appraisal has identified that potentially sensitive views from surrounding receptors within the landscape exist. These include users of public footpaths, bridleways, NCR 647 and residential receptors within West Markham.
- 5.4.2 The viewpoint analysis has set out within **Table 5-2 Existing view descriptions and potential visibility** the existing views towards the site, the potential visibility of development on the site and the potential for mitigating views towards the proposed development. In summary, views towards the site are primarily from the north-east, east and south (viewpoints 2, 3, 4, 7 and 8). Views from the north and west are generally restricted by the localised topography and existing mature tree cover (viewpoints 1, 5 and 6).
- 5.4.3 The analysis of potential visibility has also set out, in broad terms, the potential for mitigation to be included with the development as it is taken forwards. The integration of the site into the existing landscape context is an important aspect of development and should be taken into consideration at this early stage. Potential landscape mitigation embedded within the design should include:
- The development of a landscape strategy for the site based upon a Green Infrastructure approach to ensure any proposed development sits well within and integrated into the landscape;
 - The incorporation of a strong landscape buffer on the site perimeter which should link with the wider landscape and existing hedgerows and tree belts;
 - The implementation of site perimeter landscape buffers in the first phase of development to ensure maximum effect is achieved as soon as possible;
 - Retention of the strong east to west visual connection through the site along the alignment of the existing bridleway (110/5/1);
 - Incorporation of tree cover not only on the site perimeter but also throughout the site to break up the massing of the site when viewed from elevated positions within the surrounding landscape; and
 - Retention of the key views, through the creation of view corridors towards Milton Mausoleum from within the site and wider landscape where possible.



Appendices



Appendix A – Report Conditions



Landscape and Visual Baseline Report, Land south of Markham Moor, Bassetlaw

This report is produced solely for the benefit of **Charterpoint** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd



Appendix B – Figures

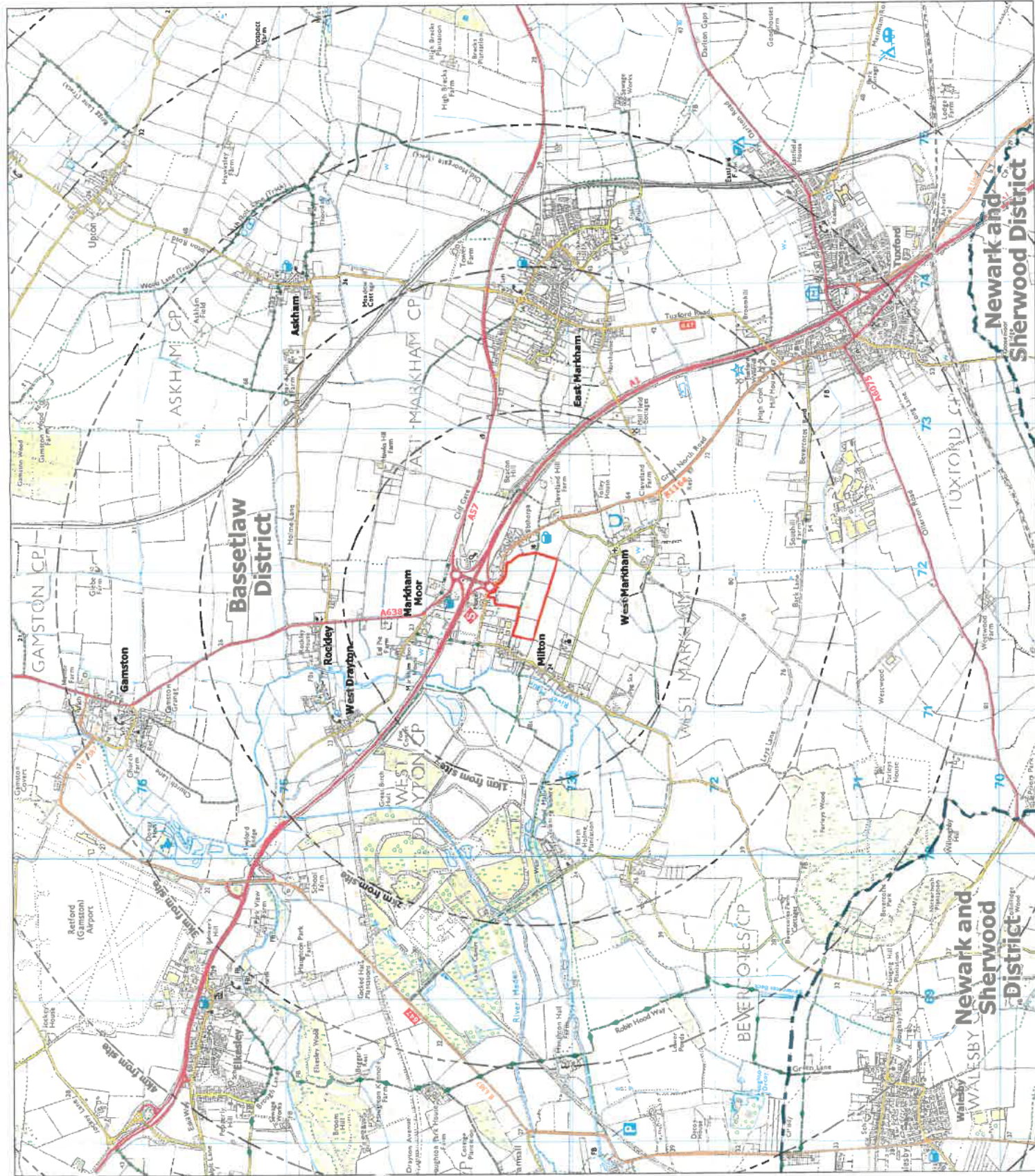


Charterpoint

Markham Moor,
Bassetlaw

Site Location

LA.01



Key



Buffers from site at 1km intervals

District boundaries

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



Aug 2017

A104163 LA01 Site Location.mxd

5th Floor, Lincress Court, 47 Newport Road, Cardiff CF24 0AD

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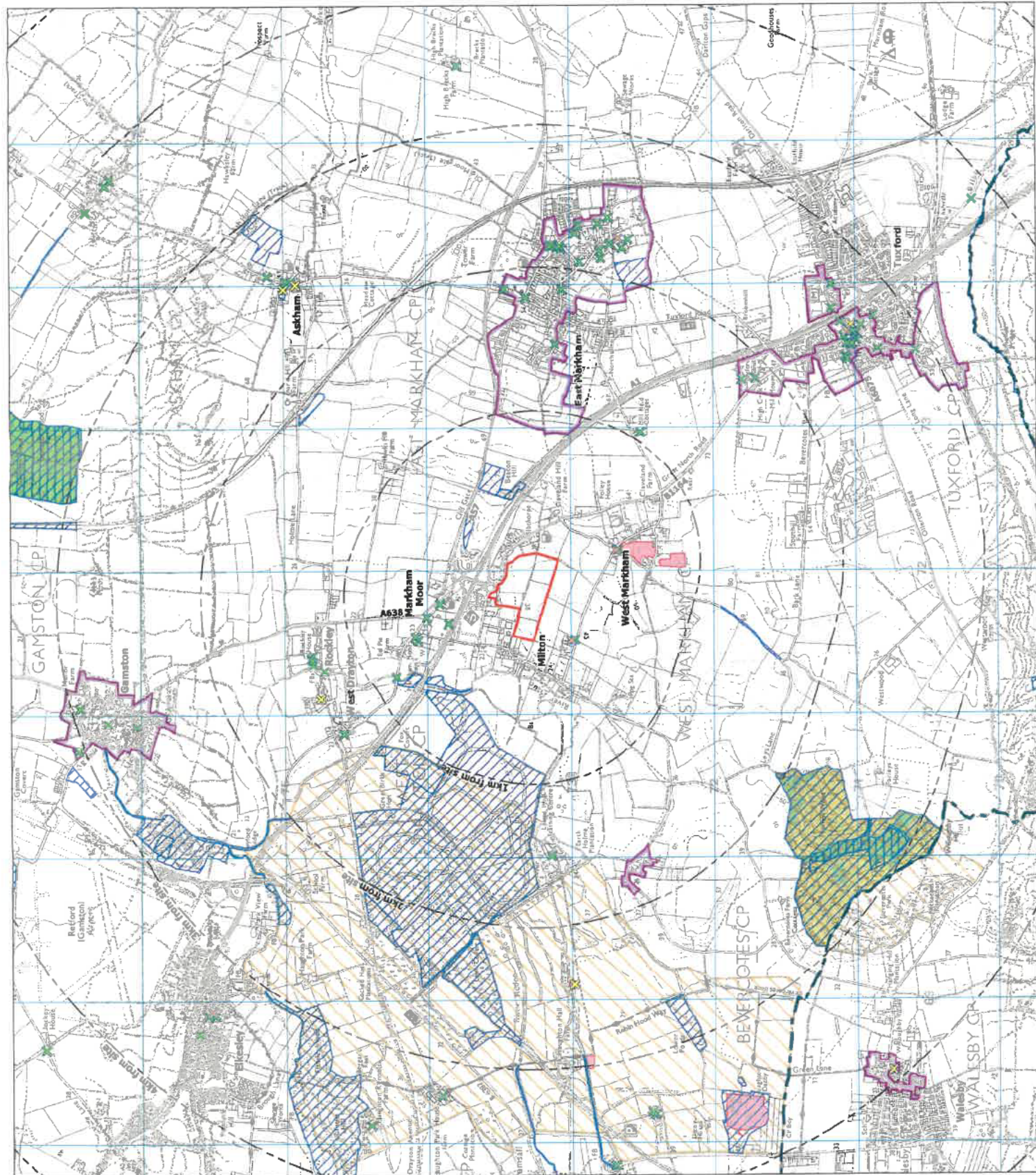


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Bassetlaw

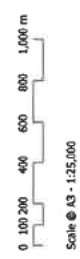
Designations

LA.02



Key

- Site
- Buffers from site at 1km intervals
- District, boundaries
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Scheduled Monument
- Conservation Area
- Listed Buildings:
 - Grade I
 - Grade II*
 - Grade II
- Unregistered Park and Garden
- Site of Special Scientific Interest
- Local Wildlife Site



Scale @ A3 - 1:25,000

A104163 LA02 Designations.mxd

Aug 2017

5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD

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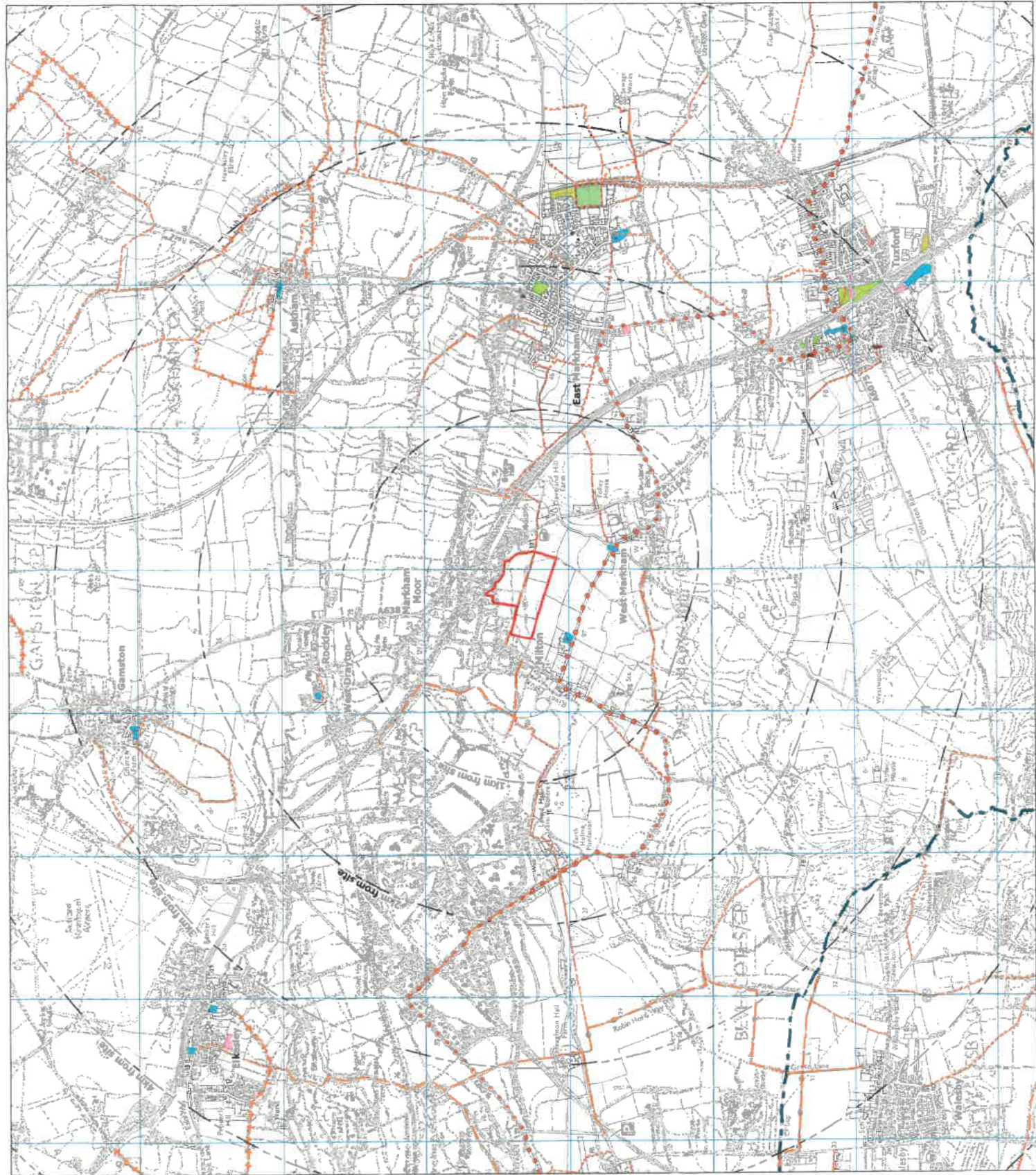


Charterpoint

Markham Moor,
Bassetlaw

Public Access

LA.03



Key



Site



Buffers from site at 1km intervals



District, boundaries

Public Rights of Way:



Footpath



Bridleway



Byway Open to All Traffic



Restricted Byway



National Cycle Route



CROW Access Land



Doorstop Green

Bassetlaw Open Space Assessment (2012):



Amenity Green Space



Allotment



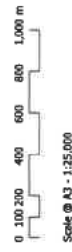
Cemetery / Churchyard



Civic Space



Play Area



North

A104163 LA03 Public Access.mxd

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Markham Moor,
Bassetlaw

Landscape Character

LA.04

Key



Site



Buffers from site at 1km intervals



District, boundaries



National Character Areas



Bassetlaw Landscape Character



Mid-Nottinghamshire Farmlands Policy Zones



MN04 - Clarbrough



MN08 - Upton, Laneham



MN09 - East Drayton



MN10 - Askham



MN11 - Tuxford



MN12 - Normanton-on-Trent



Sherwood Policy Zones



SH21 - Elkesley Meadows with Plantations/ Estate Farmlands



SH27 - Ollerton Estate Farmlands



SH28 - Meden Vale and Church Warsop



SH35 - Bothamsall Estate Farmlands



SH36 - Poulter Valley Meadows with Plantations



SH40 - Babworth



SH53 - Milton River Meadows



SH54 - West Drayton Village Farmlands



SH55 - Gamston

SH56 - Kirtton River Meadows

SH57 - Gamston Airport Village Farmlands

Newark and Sherwood Landscape Character

Mid-Nottinghamshire Farmlands Policy Zones

MN13 - Kirtton Village Farmlands with Ancient Woodlands

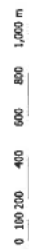
MN14 - Goosemoor Dyke Meadows

MN15 - Egmanton Village Farmlands with Ancient Woodlands

MN16 - Scarthmoor Village Farmlands with Ancient Woodland

Scale @ A3 - 1:25,000

0 100 200 400 600 800 1,000 m



North

Aug 2017

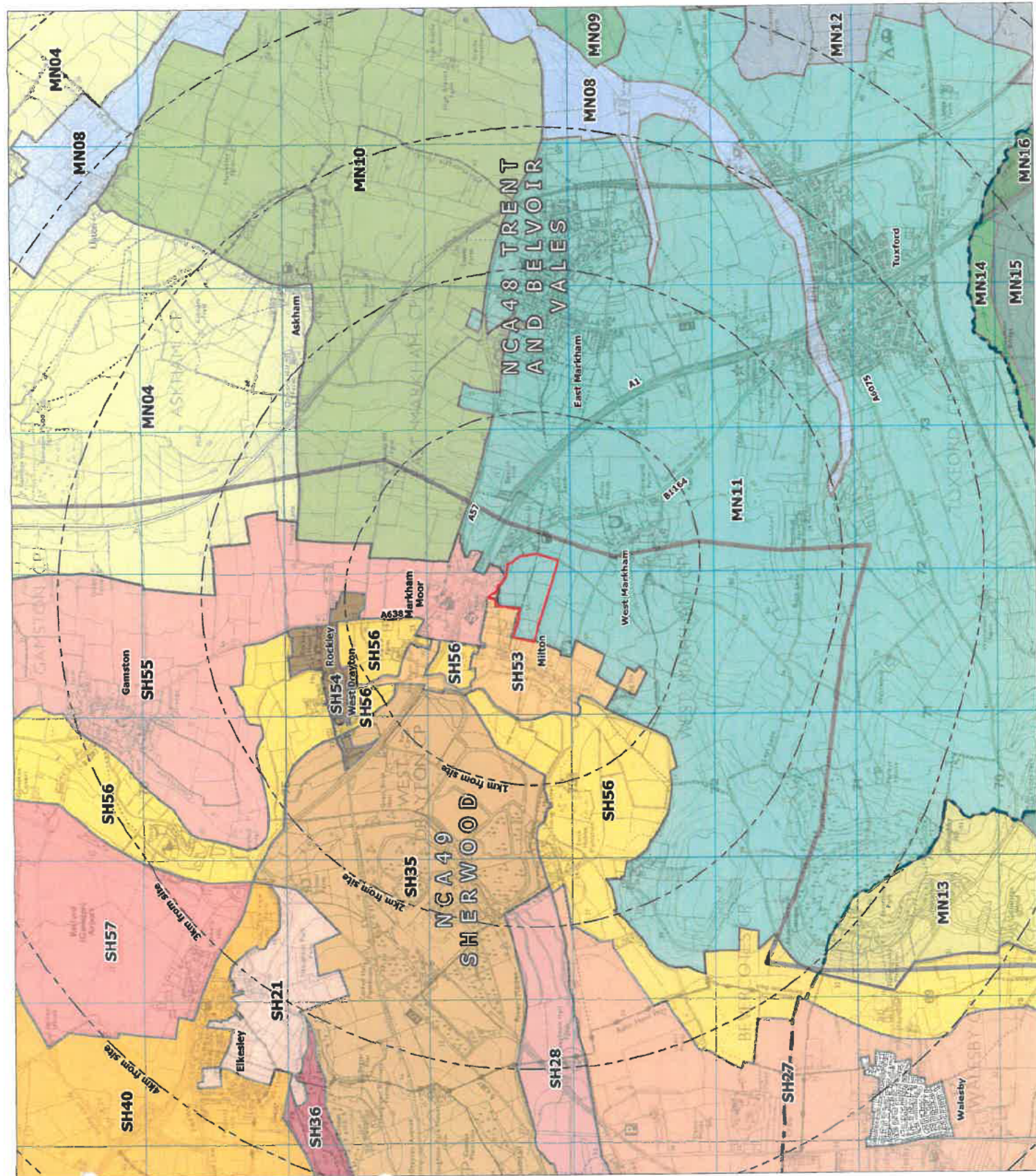
A104163 LA04 Landscape Character.mxd

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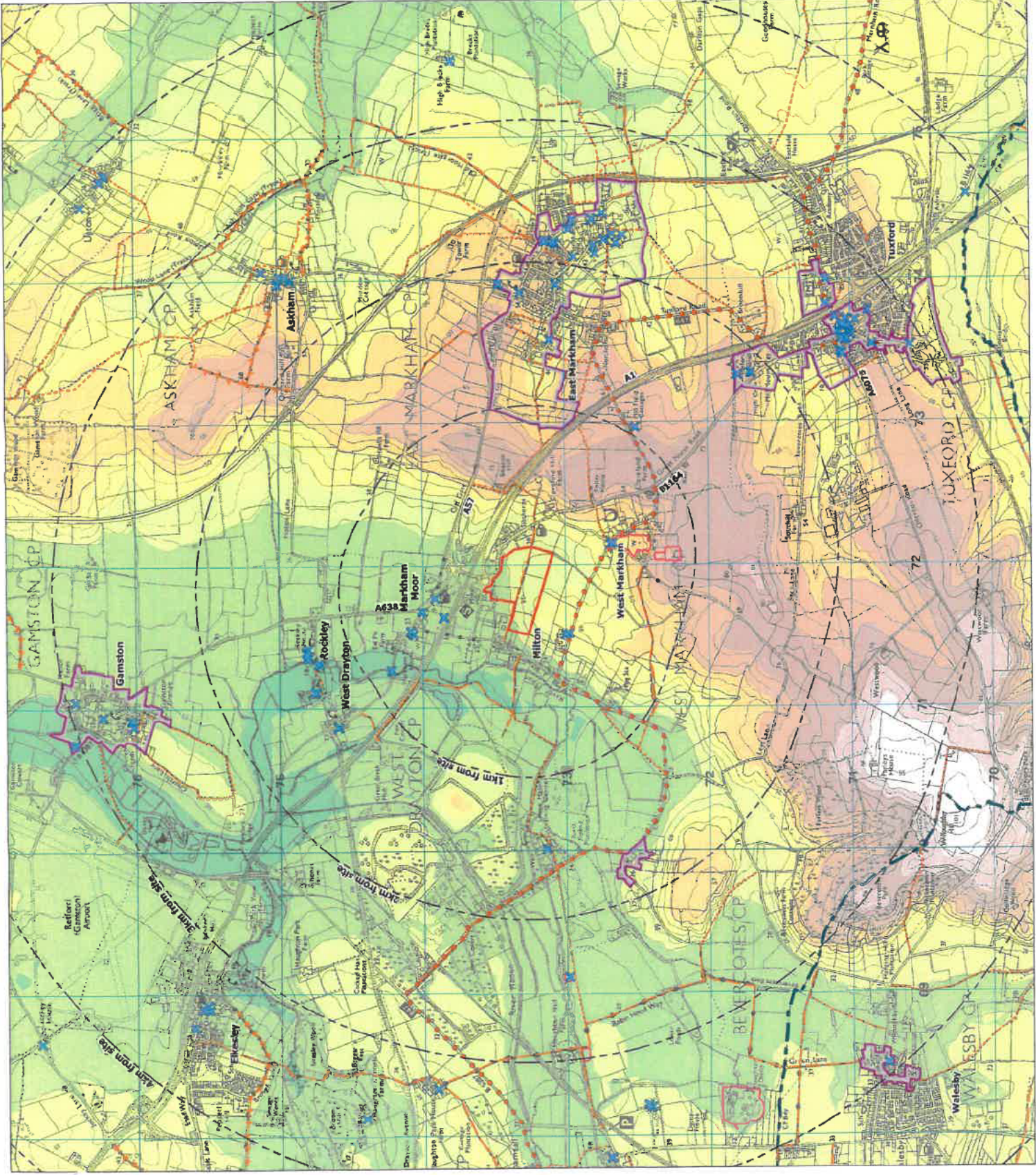




Charterpoint

Markham Moor,
Bassetlaw

LA.05-1 Visual Appraisal: Topography



Key



Site



Buffers from site at 1km intervals



District, boundaries



Scheduled Monument



Conservation Area



Listed Buildings

Public Rights of Way:



Footpath



Bridleway



Byway Open to All Traffic



Restricted Byway



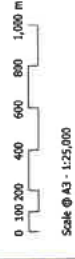
National Cycle Route



CROW Access Land

Topography (metres AOD)

11 - 20	61 - 70
21 - 30	71 - 80
31 - 40	81 - 90
41 - 50	91 - 110
51 - 60	



Scale @ A3 - 1:25,000



North

A104163 LA05-1 Visual Appraisal.mxd

Aug 2017

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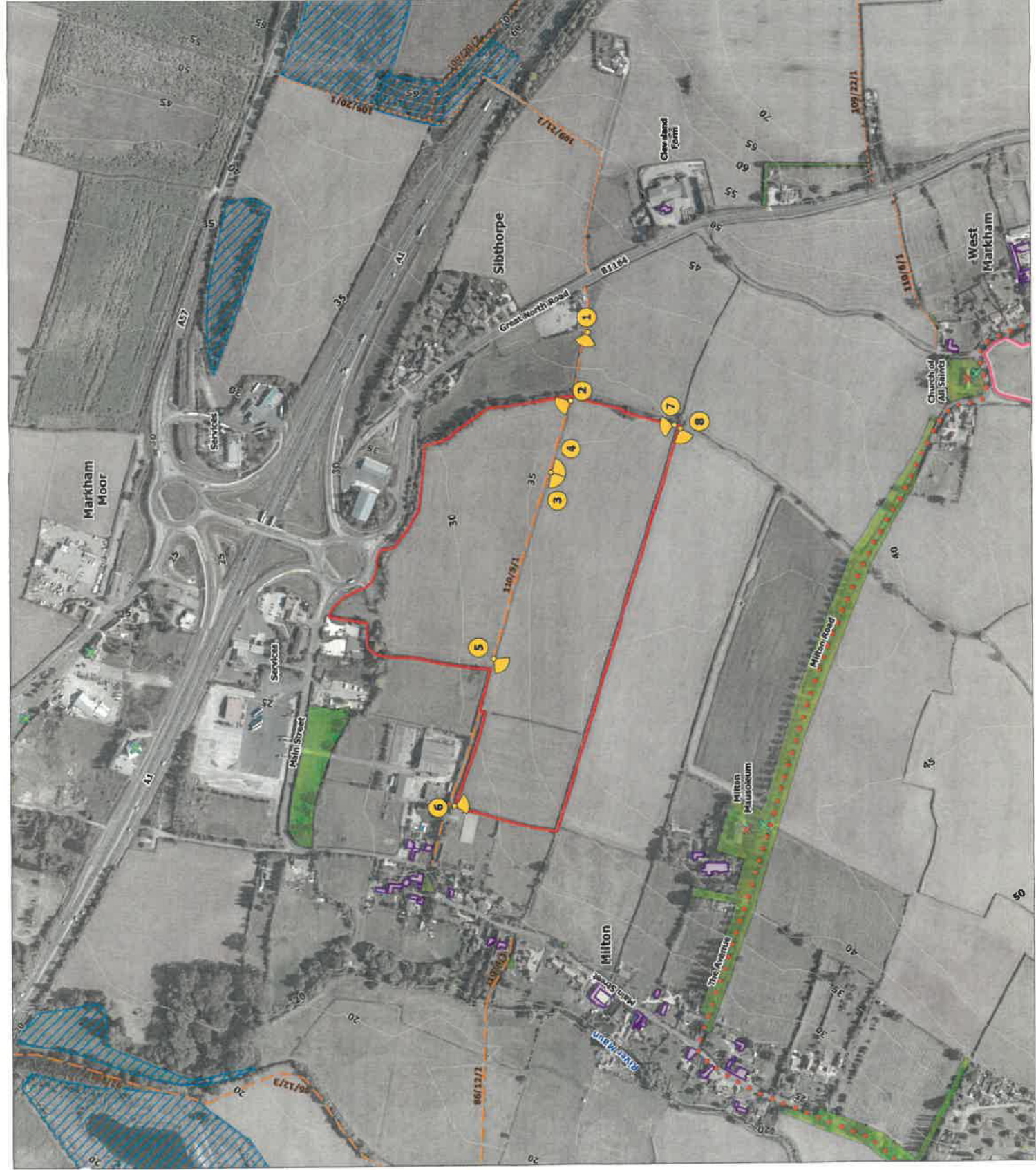


Charterpoint

Markham Moor,
Bassetlaw

Visual
Appraisal:
Site Context

LA.05-2



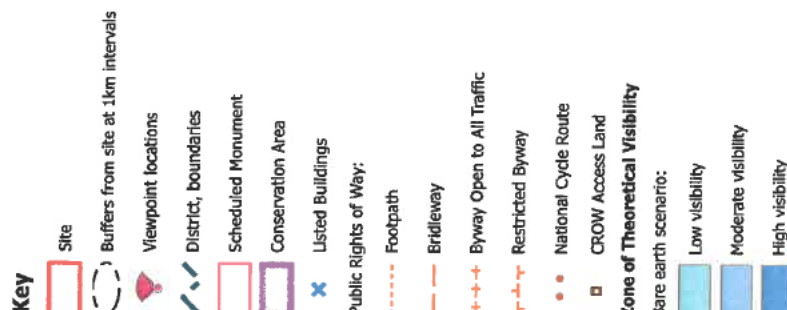
A104163 LA05-2 Visual Appraisal.mxd

Aug 2017

5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD
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Aerial Sources: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Zone of Theoretical Visibility:

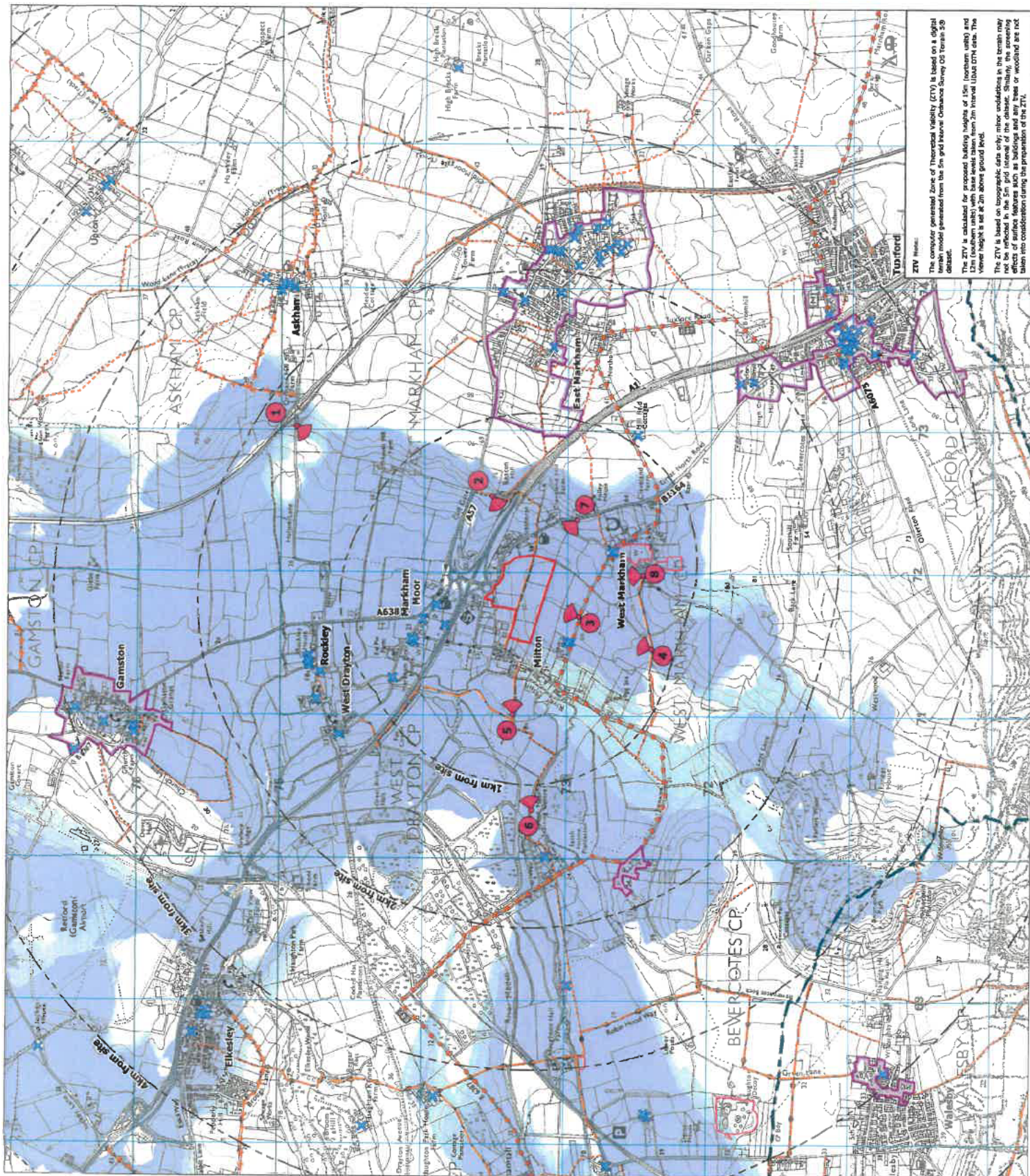
**Bare Earth
(LiDAR base levels)**





















104163 LA06-1 ZTV Bare Earth (UDAR) Aug 2017

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Key

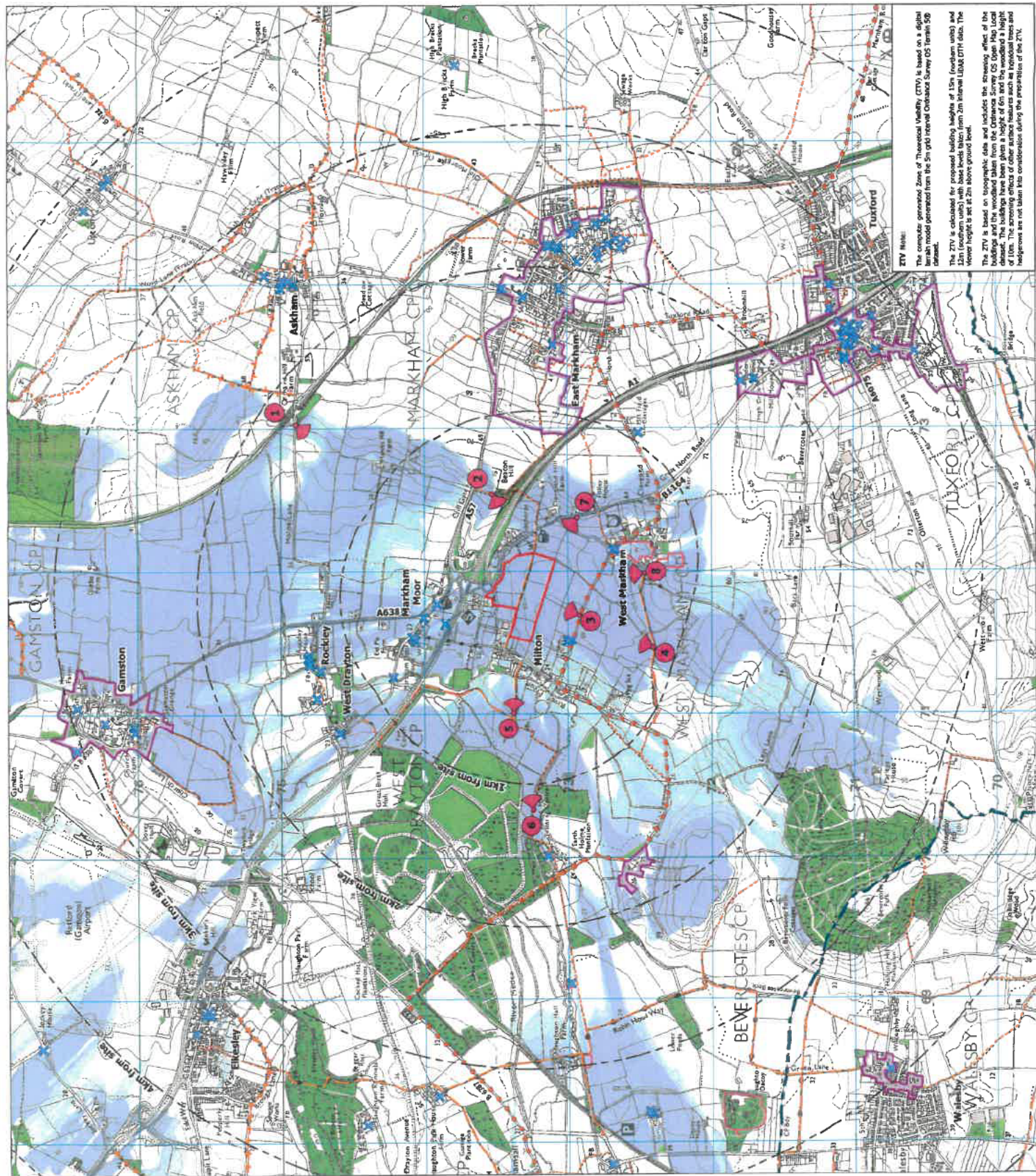
-  Site
 Buffers from site at 1km intervals
 Viewpoint locations
 District, boundaries
 Scheduled Monument
 Conservation Area
 Listed Buildings
Public Rights of Way:
 Footpath
 Bridleway
 Byway Open to All Traffic
 Restricted Byway
 National Cycle Route
 CROW Access Land
Zone of Theoretical Visibility
 Screening of woodland & buildings:
 Low visibility
 Moderate visibility
 High visibility
 Woodland (modelled at height of 1m)
 Buildings (modelled at height of 10m)

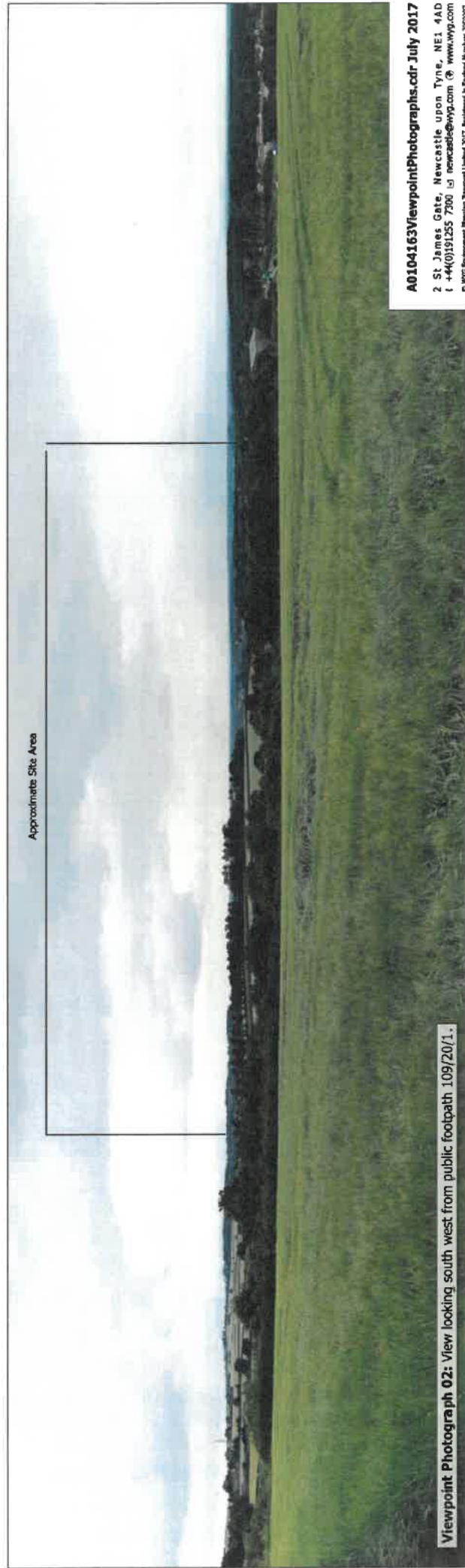


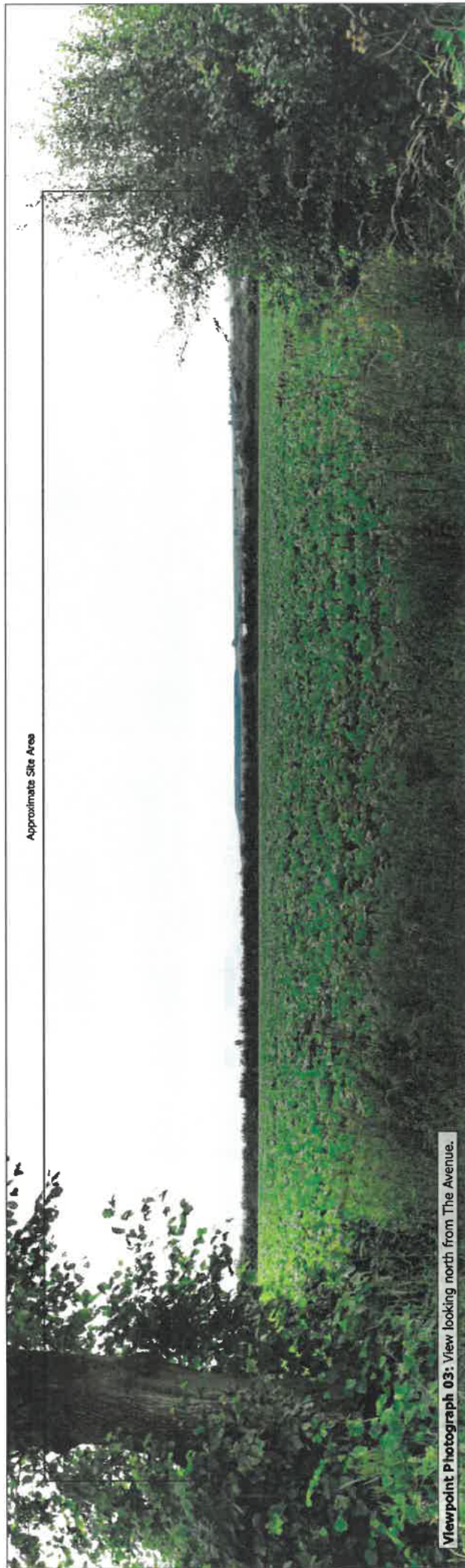
A104163 LA06-2 ZTV Screening [LIDAR] Aug 2017

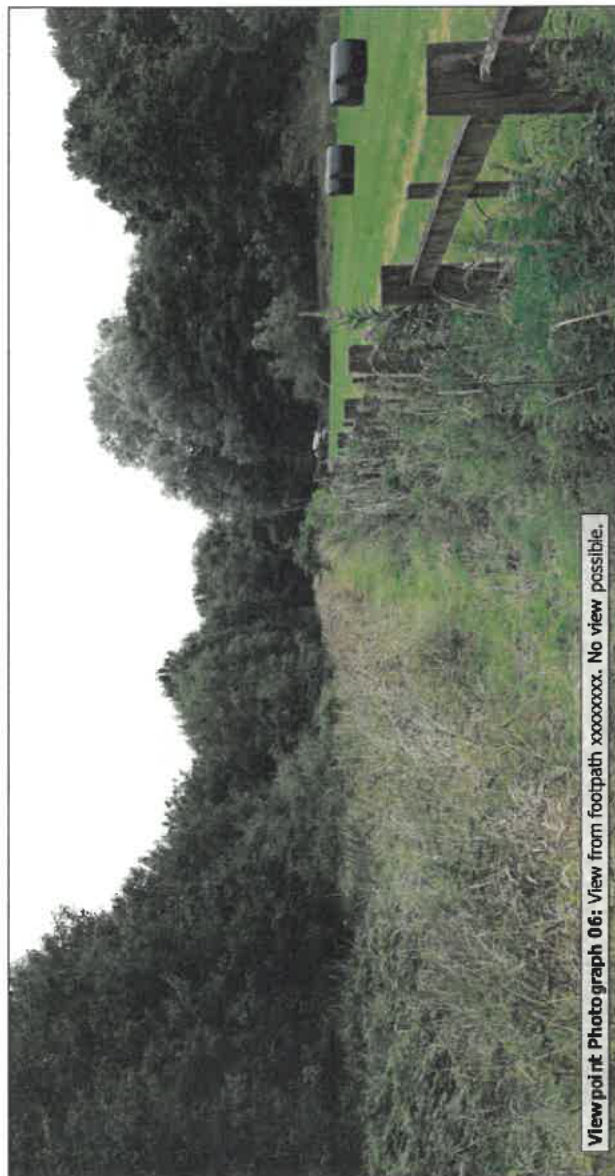
5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD
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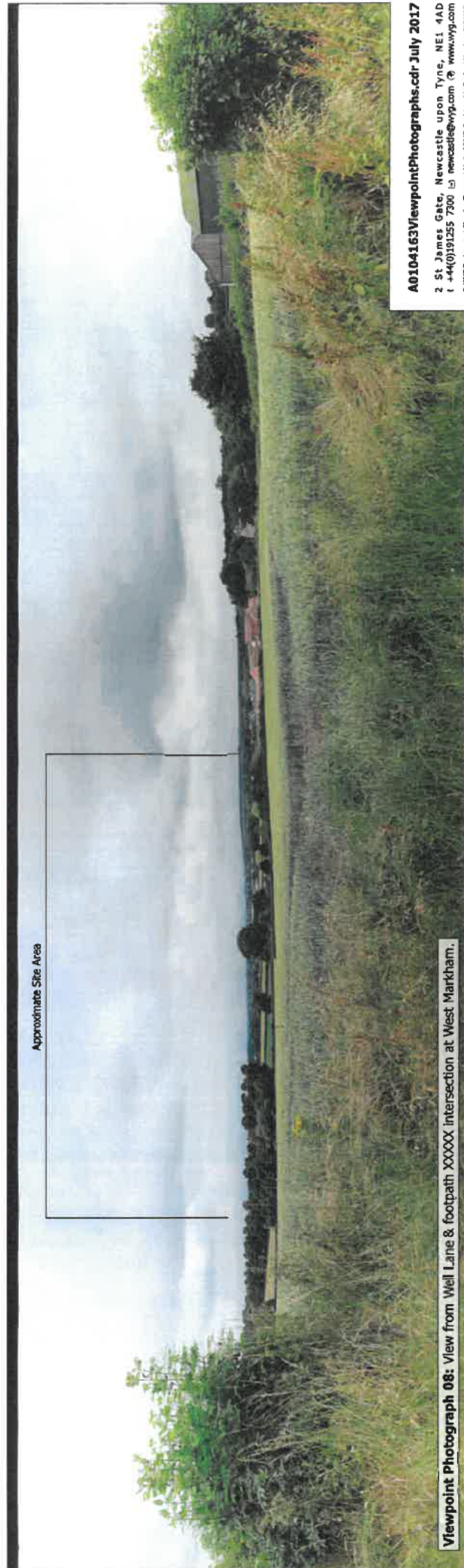
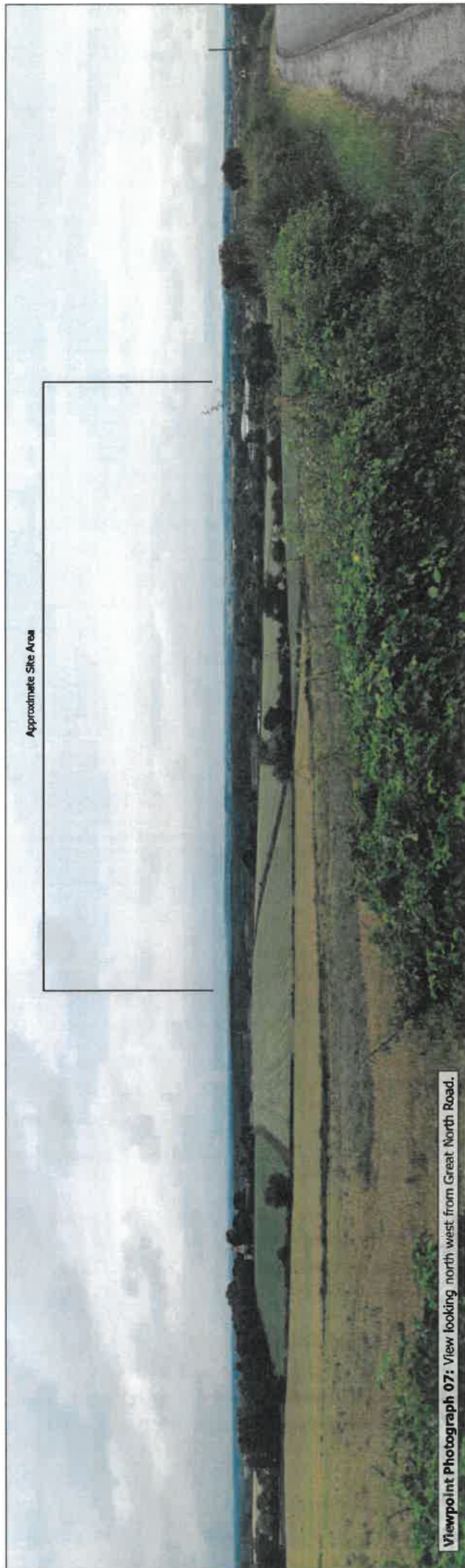
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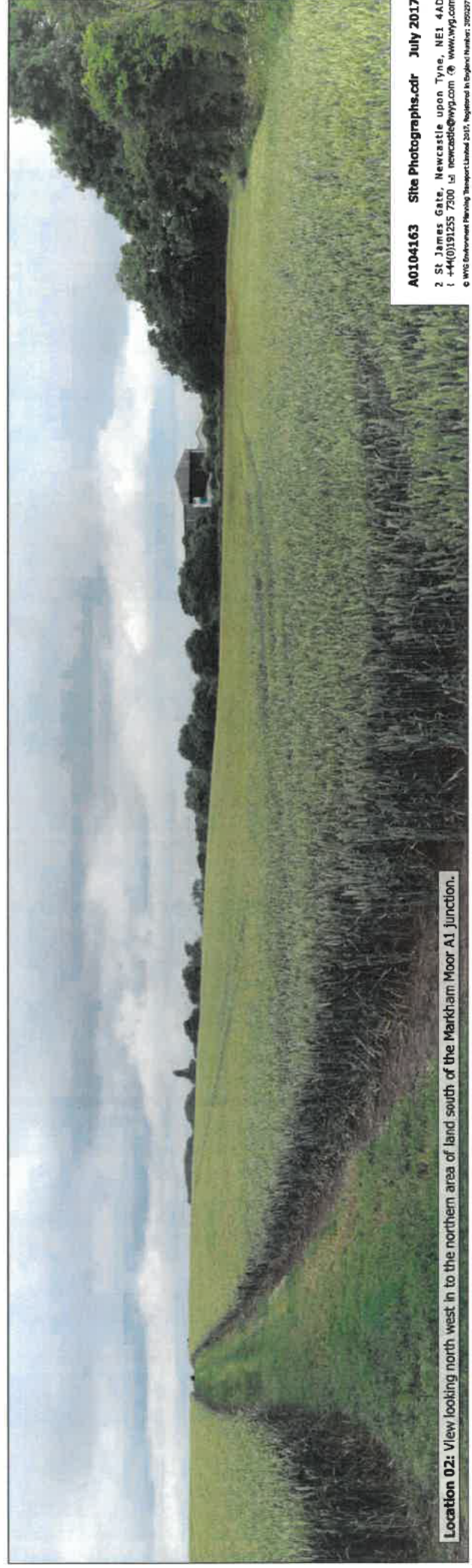










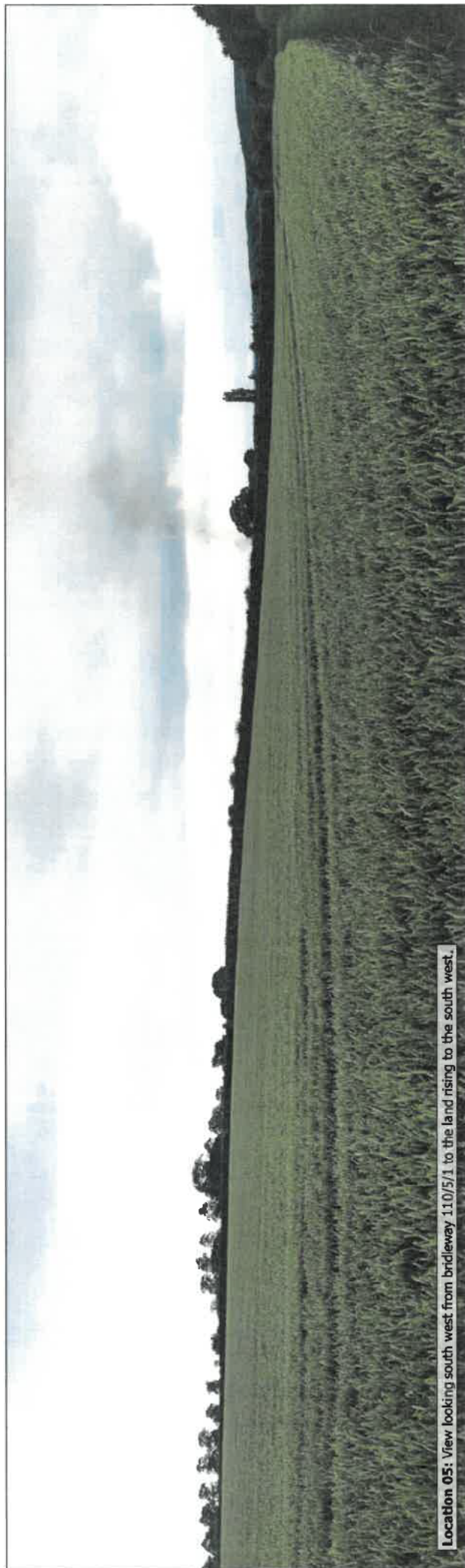




Location 03: View looking south west from the centre of the site towards Milton Mausoleum.



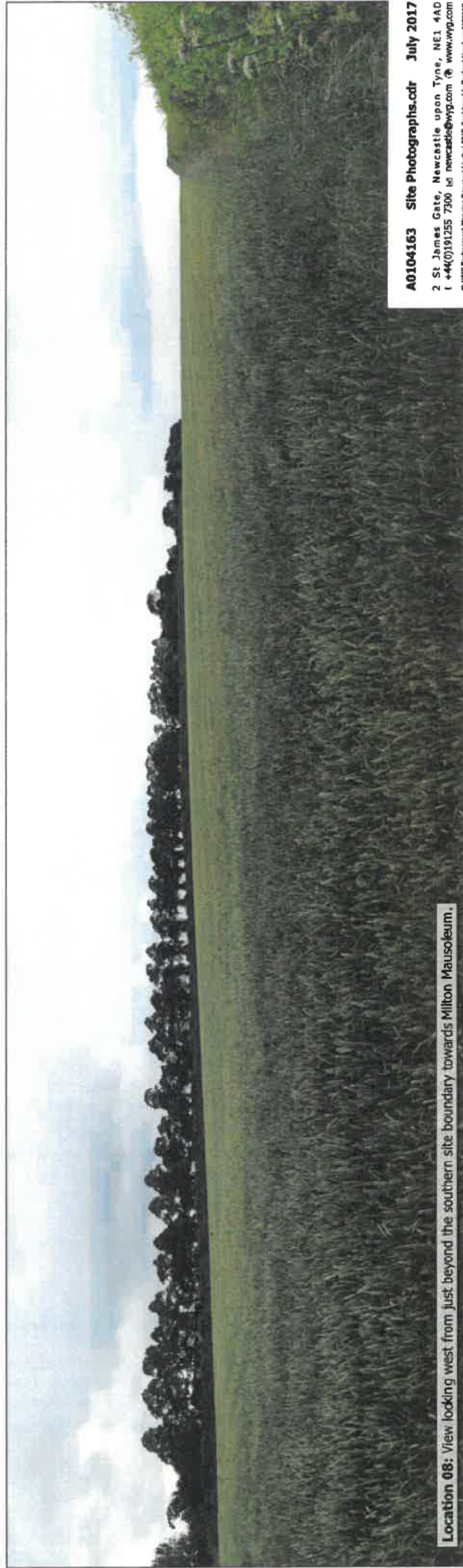
Location 04: View looking south east from the centre of the site towards rising land beyond the site area.



Location 05: View looking south west from bridleway 110/5/1 to the land rising to the south west.



Location 06: View looking south across the west field towards Milton Mausoleum which is a focal point breaking the horizon.





Appendix C – Bassetlaw Landscape Character Assessment – Policy Zones

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 04**

Mid-Nottinghamshire Farmlands

Policy Zone 04: Clarborough

POLICY: CONSERVE

Character Summary

The Policy Zone lies to the east of Retford, stretching from North Wheatley down to Askham, south-east of Gamston. Chesterfield Canal follows the north-western boundary as far as Hayton. A network of minor roads serves the Policy Zone in general and the A620 cuts through the area in the north connecting North Wheatley, Clarborough and Retford. The Doncaster to Newark and Sheffield to Lincoln railway lines also traverse the area.

Landform is strongly undulating with several high points, descending steeply in the west towards the Chesterfield Canal and Retford. Further south the landscape is more gently undulating and rounded, sloping down towards Gamston and Eaton Woods. Views are relatively open to surrounding landscape and wooded skylines from higher ground, becoming more restricted by topography and scattered woodland in lower lying parts.

Rolling arable land is dominant with large woodland blocks and plantations. Pastoral farmland occurs near to areas of settlement and farmsteads. The larger villages of Clarborough and Hayton lie close to the western boundary and numerous smaller villages and hamlets are scattered throughout the area; Welham, Little Gringley, Grove, Nether Headon and Headon. Several isolated granges and farmhouses are also encompassed within the Policy Zone. Recreational facilities comprise Clarborough Nature Reserve, Headon Park, Treswell Wood Nature Reserve and reservoirs near to both Clarborough Grange and Grove.

Mid-Nottinghamshire Farmlands – Policy Zone 04: Clarbrough

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Mixed agricultural landscape with strong hedgerow field boundaries; some outgrown.
- Good woodland cover.
- Settlement comprises hamlets and villages, predominantly of the local vernacular and includes a number of listed buildings.
- Many ecological designations; SSSIs and SINC.

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good. There is a **unified** pattern of elements with **few** detracting features; several radio masts, Ladywell Rise industrial park and the Doncaster to Newark and Sheffield to Lincoln railway lines. Overall this results in a **strongly unified visual** appearance.

An intensive arable and pastoral landscape where the historic field pattern is evident, particularly in the west near to Retford. Fields are separated by strong hedgerows, mostly hawthorn, and interspersed with woodland/plantation blocks providing a good green infrastructure. Hedgerows have become outgrown among the smaller field network adjacent to Retford. Removal of field boundaries at the centre of the Policy Zone is apparent where fields are larger and irregularly shaped. Settlement comprises traditional hamlets, which appear to remain unchanged, and the villages of Clarbrough and Hayton, located at the western boundary, where newer development tends to reflect the local vernacular. A number of buildings throughout the area are listed. The overall cultural integrity is assessed as **good**.

Numerous ecological designations covering a variety of habitats fall within the Policy Zone; 11 SSSIs/SINCs including ancient woodland, grassland, and 11 SINCs including grassland, woodland and hedgerows. Woodland unifies the Policy Zone and is mainly deciduous with oak and ash dominant in the south, birch and sycamore become more common further north. Ash and sycamore feature as hedgerow trees and occasional field oaks occur across the area. The ecological integrity is considered **strong** which gives a **very strong** habitat for wildlife/functional integrity. A **strongly unified** area with a **very strong** functional integrity gives a **very good landscape condition** overall.

Sensitivity

Features which give the area local distinctiveness are **unique/rare** of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is **historic** [post 1600] resulting in a **strong** sense of place.

Moderate visibility is afforded due to tree cover and landform which is assessed as **apparent**. A **strong** sense of place combined with **moderate** visibility results in **high** landscape sensitivity overall.

LANDSCAPE ACTIONS

Conserve

Landscape Features

- **Conserve** historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- Seek opportunities to restore arable land to pasture.
- **Conserve** and enhance woodland/plantation blocks, seek to reinforce green infrastructure and habitat creation where appropriate.
- **Conserve** the biodiversity and setting of the designated SSSIs and SINCs, seek to enhance where appropriate.
- **Conserve** permanent, improved and unimproved pasture.

Built Features

- **Conserve** the open rural character of the landscape by concentrating new development around the existing settlement of Hayton and Clarbrough at the western boundary of the Policy Zone and small scale development of appropriate design around existing hamlets.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.

CONTEXT

Policy Zone: MN PZ 04

Land Cover Parcel[s]: MN08, MN12, MN14, MN15, MN19

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low Moderate High
Sensitivity

SUMMARY OF ANALYSIS

Condition

Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

Sensitivity

High

Distinctiveness:	Unique/Rare
Continuity:	Historic
Sense of Place:	Strong
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 08**

Mid-Nottinghamshire Farmlands

Policy Zone 08: Upton, Laneham

POLICY: CONSERVE

Character Summary

The Policy Zone is predominantly flat low lying floodplain and follows a series of watercourses. The landform falls slightly in the east towards the River Trent. The area includes the North Beck corridor, which lies north of East Drayton and wraps around the southern edge of Treswell, Stokeham and Rampton, encompassing much of Laneham and Darlton along with a small number of farmsteads. It stretches towards Askham, Upton and along the northern edge of Tuxford in the west. The area is served mostly by tracks.

On the whole views are limited in extent due to the wooded nature of the watercourses and strong hedgelines along field boundaries, in the north-east views extend outwards to open fields of neighbouring Policy Zones.

The majority of the floodplain is small scale arable farmland with a significant presence of pastoral and rough grazing near to villages, both within and adjacent to the Policy Zone, and farms. An area of ridge and furrow pasture is evident close to East Drayton. Deciduous woodland blocks of varying size include Beast's Wood, Kirke's Ash Holt and Kirke's Plantation, dense scrub occurs along the water corridors. Hedgerows are large, particularly along tracks, and continuous, hedgerow trees are not a common occurrence.

There is evidence of biomass coppicing near to Darlton, a small sewage works near East Markham, and an old earthworks site [SINC; grassland] with associated museum east of Kingshaugh Farm.

Mid-Nottinghamshire Farmlands – Policy Zone 08: Upton, Laneham

PHOTOGRAPH



CHARACTERISTIC FEATURES

- North Beck with network of streams and associated woodland corridors.
- Arable landscape.
- Hedgerows and water channels as field boundaries.
- Small scale settlement.
- Small clumps/linear sections of woodland along watercourses.
- Improved and unimproved grassland adjacent to watercourses.
- Five SINC's; predominantly grassland.

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good. There is a unified pattern of elements with few detracting features; the A1, the Doncaster to Newark railway line, industrial estate, large scale agricultural buildings and two sewage treatment works. Overall this gives a **strongly unified** visual appearance.

The Policy Zone largely encompasses North Beck and a series of tributary streams, the watercourses are wooded; linear sections and small clumps of deciduous woodland are evident, species include willow, ash and oak. The majority of the landscape is under arable use, with some of the larger fields more intensively farmed. Less intensive pastoral fields lie adjacent to settlement. Field boundaries generally comprise hedgerows and watercourses. Post and wire fencing has been used to fill gaps in hedgerows where they have deteriorated. Oak and ash trees commonly occur within some hedgerows, notably around grassland and pasture fields. The field pattern has mostly been lost south-west of Laneham and west of Darlton.

Settlement within the area is small scale including part of Upton, Darlton and most of Laneham, where dwellings reflect the local style and a number of buildings are listed, along with the fringes of Tuxford. Renovation of some older buildings is evident at Laneham. The overall cultural integrity is considered **good**.

Five SINC's fall within the Policy Zone, these are mostly grassland sites. Improved and unimproved grassland occurs alongside the water corridors. A continuous green network is provided across the area connecting to the surrounding landscape. The ecological integrity is defined as **strong** which overall gives a **very strong** habitat for wildlife/functional integrity. A **strongly unified** area combined with a **very strong** functional integrity results in a **very good landscape condition** overall.

Sensitivity

Features which give the area local distinctiveness are **unique/rare** to the Mid-Nottinghamshire Farmlands region and the continuity/time depth is **historic** [post 1600] giving a **strong** sense of place.

Visibility is described as **high** and the landform **dominant**. A **strong** sense of place with **high** visibility results in **very high landscape sensitivity** overall.

CONTEXT

Policy Zone: MN PZ 08
Land Cover Parcel[s]: MN18, MN21, MN22

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low Moderate High
Sensitivity

SUMMARY OF ANALYSIS

Condition

Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

Sensitivity

Very High

Distinctiveness:	Unique/Rare
Continuity:	Historic
Sense of Place:	Strong
Landform:	Dominant
Extent of Tree Cover	Intermittent
Visibility:	High

LANDSCAPE ACTIONS

Conserve

Landscape Features

- **Conserve** historic field pattern, maintain existing watercourses/hedgerows including ancient hedgerows, restore and reinforce poor hedgerow boundaries where necessary, create new hedgerows to replace post and wire fencing.
- Seek opportunities to restore arable land to pasture.
- **Conserve** and enhance woodland planting and grassland areas, seek to reinforce as appropriate to further strengthen these habitats.
- **Conserve** areas of improved and unimproved grassland, and areas of ridge and furrow.
- **Conserve** the biodiversity and setting of the designated SINC's, seek to enhance where appropriate.

Built Features

- **Conserve** the open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of Upton, Darlton and Laneham. New development should respect the setting of these settlements.
- New development should take account of the distinctive ecological elements associated with North Beck and its tributary streams within the Policy Zone.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.

Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 08

Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 10

Mid-Nottinghamshire Farmlands

Policy Zone 10: Askham

POLICY: CONSERVE


Character Summary

The area is located south-east of Retford and east of Gamston, extending south of Upton down towards the A57 which skirts the northern fringe of East Markham and forms the southern boundary. The Policy Zone is intersected in the south-west by the Doncaster to Newark railway line and centrally by Askham Road [B road].

A low lying narrow stream corridor is flanked by undulating rounded landform with higher ground at the northern, eastern and western edges affording open views across the Policy Zone, however views at lower levels are enclosed.

The dominant land use is arable farmland with woodland clumps and hedgerows along ditches. Pastoral land is evident close to Askham at the centre of the Policy Zone. Woodland cover is limited with one deciduous plantation adjacent to the south-eastern boundary and a smaller block further west.

Mid-Nottinghamshire Farmlands – Policy Zone 10: Askham

<p>PHOTOGRAPH</p> 	<p>CONTEXT</p> <p>Policy Zone: MN PZ 10 Land Cover Parcel[s]: MN23</p> <p>Condition</p> <table><tr><td>Good</td><td>REINFORCE</td><td>CONSERVE & REINFORCE</td><td>CONSERVE</td></tr><tr><td>Moderate</td><td>CREATE & REINFORCE</td><td>CONSERVE & CREATE</td><td>CONSERVE & RESTORE</td></tr><tr><td>Poor</td><td>CREATE</td><td>RESTORE & CREATE</td><td>RESTORE</td></tr></table> <p>Low Moderate High</p> <p>Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC FEATURES</p> <ul style="list-style-type: none">• Agricultural landscape; intensive arable land with some isolated pastoral.• Narrow hedged lanes.• Railway line.• Traditional settlements of Askham and Upton.• Low tree cover.													
<p>LANDSCAPE ANALYSIS</p> <p>Condition</p> <p>The landscape condition is very good. The pattern of elements is coherent with few detracting features, the most significant being the Doncaster to Newark railway line. Overall the area is visually unified.</p> <p>Intensive arable farming is the predominant land use, there is a small amount of isolated pasture closer to Askham. The agricultural character of the landscape is bisected by the railway which cuts through the Policy Zone from south-east to north-west. Settlement is a relatively subtle feature; Askham village and the hamlet of Upton lie within the area, both are traditional in style, farmhouses are also of the local vernacular. Evidence of the historic field pattern is more apparent in the north where less rationalisation has occurred. Hedgerow field boundaries are generally intact and well maintained with occasional ash or oak trees, though some are unmanaged and a few completely outgrown forming narrow tree belts. The railway corridor is well-vegetated, of diverse age structure and scrubby in places. Tree cover is relatively low throughout the area. The overall cultural integrity is good.</p> <p>Three SINCs are contained within the Policy Zone and comprise areas of grassland and pasture. The ecological integrity is defined as moderate which gives a strong habitat for wildlife/functional integrity. A visually unified area combined with a strong functional integrity gives a results in a very good landscape condition overall.</p>	<p>SUMMARY OF ANALYSIS</p> <p>Condition Very Good</p> <table><tr><td>Pattern of Elements:</td><td>Coherent</td></tr><tr><td>Detracting Features:</td><td>Few</td></tr><tr><td>Visual Unity:</td><td>Unified</td></tr><tr><td>Ecological Integrity:</td><td>Moderate</td></tr><tr><td>Cultural Integrity:</td><td>Good</td></tr><tr><td>Functional Integrity:</td><td>Strong</td></tr></table>	Pattern of Elements:	Coherent	Detracting Features:	Few	Visual Unity:	Unified	Ecological Integrity:	Moderate	Cultural Integrity:	Good	Functional Integrity:	Strong
Pattern of Elements:	Coherent												
Detracting Features:	Few												
Visual Unity:	Unified												
Ecological Integrity:	Moderate												
Cultural Integrity:	Good												
Functional Integrity:	Strong												
<p>Sensitivity</p> <p>Features which give the area local distinctiveness are characteristic of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] resulting in a moderate sense of place.</p> <p>Undulating topography and intermittent tree cover affords a moderate visibility. The landform is considered apparent. A moderate sense of place with moderate visibility results in moderate landscape sensitivity overall.</p>	<p>Sensitivity Moderate</p> <table><tr><td>Distinctiveness:</td><td>Characteristic</td></tr><tr><td>Continuity:</td><td>Historic</td></tr><tr><td>Sense of Place:</td><td>Moderate</td></tr><tr><td>Landform:</td><td>Apparent</td></tr><tr><td>Extent of Tree Cover</td><td>Intermittent</td></tr><tr><td>Visibility:</td><td>Moderate</td></tr></table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Apparent	Extent of Tree Cover	Intermittent	Visibility:	Moderate
Distinctiveness:	Characteristic												
Continuity:	Historic												
Sense of Place:	Moderate												
Landform:	Apparent												
Extent of Tree Cover	Intermittent												
Visibility:	Moderate												
<p>LANDSCAPE ACTIONS</p> <p>Conserve</p> <p>Landscape Features</p> <ul style="list-style-type: none">• Conserve historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.• Conserve permanent pasture and seek opportunities to restore arable land to pastoral.• Conserve and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.• Conserve hedgerow planting [including ancient hedgerows] and tree belts, particularly along roadsides, also vegetation along the railway corridor, seek to reinforce and enhance as appropriate.• Conserve areas of improved and unimproved grassland.• Conserve the biodiversity and setting of the designated SINCs, seek to enhance where appropriate. <p>Built Features</p> <ul style="list-style-type: none">• Conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate design and scale around the existing small scale settlements of Askham and Upton. New development should respect the setting of these settlements.• Conserve and respect the local brick built vernacular in any new development.• Create woodland areas to contain and soften built development, preferably in advance of new development.• Contain new development within existing field boundaries.													

Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 10

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 11**

Mid-Nottinghamshire Farmlands

Policy Zone 11: Tuxford

POLICY: CONSERVE AND REINFORCE

Character Summary


The area is located south of Retford encompassing the larger settlements of Tuxford and East Markham, and smaller villages including West Markham, Bevercotes and several farms. It straddles the A1 at East Markham and Tuxford, the Doncaster to Newark railway line intersects the Policy Zone close to the southern boundary. The A57 forms much of the northern boundary while the southern boundary follows Goosemoor Dyke.

Generally the landform is rolling with large rounded hills in the west. A series of more undulating ridges are apparent in the eastern half of the Policy Zone. Higher ground lies in the west which descends towards the east. Wider views are afforded from higher ground, particularly at the centre of the Policy Zone. Views are more limited in the east and west by topography and settlement allowing relatively enclosed views from lower ground.

Open arable farmland dominates the west of the Policy Zone where fields are delineated by well maintained hedgerows, these have been allowed to grow taller alongside roads and tracks. A significant woodland area; Bevercotes Park and Farley's Wood occupies the south-west corner.

In the east the land use is more diverse comprising arable farmland, and pasture which is close to East Markham and Tuxford; prominent settlement adjacent to the A1. Small areas of industrial and commercial development are located near to Tuxford and several small settlements, including farms, are dotted throughout the area. Field boundaries are predominantly shrubs rather than hedges and are often gappy with no trees apparent, however tree cover is relatively strong within the towns.

Mid-Nottinghamshire Farmlands – Policy Zone 11: Tuxford

PHOTOGRAPH	CONTEXT												
	Policy Zone: MN PZ 11 Land Cover Parcel[s]: MN24, MN25, MN26												
CHARACTERISTIC FEATURES <ul style="list-style-type: none">• Open arable farmland.• Small traditional settlements, including listed buildings.• Unmanaged internal hedgerows.• Strong well-maintained hedgerows along roadsides.• Single large woodland block encompassing an area of ancient woodland.• A1 and railway line.• Warehousing.	Condition <table><tr><td>Good</td><td>REINFORCE</td><td>CONSERVE & REINFORCE</td><td>CONSERVE</td></tr><tr><td>Moderate</td><td>CREATE & REINFORCE</td><td>CONSERVE & CREATE</td><td>CONSERVE & RESTORE</td></tr><tr><td>Poor</td><td>CREATE</td><td>RESTORE & CREATE</td><td>RESTORE</td></tr></table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE									
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE									
	Poor	CREATE	RESTORE & CREATE	RESTORE									
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS												
Condition	Condition Good												
<p>The landscape condition is good. There is a coherent pattern of elements with some detracting features across the Policy Zone; a radio mast, high voltage power lines, an industrial estate/warehouses, the Doncaster to Newark railway line and the A1. Overall this gives a visually coherent area.</p> <p>The overall landscape is fragmented by infrastructure, namely the A1 and railway line, and settlement including East Markham and Tuxford which has expanded and encompasses areas of warehousing south and west of the town. Village centres tend to be quite traditional with more modern development at the edges. Tuxford comprises more non-vernacular buildings than other settlements within the Policy Zone. Vernacular dwellings and farmsteads are of red brick construction, although agricultural outbuildings are modern in style. High brick walls are evident around some properties at East Markham. A number of buildings are listed in the villages and along Great North Road. Generally much of the historic field pattern is lost due to the intensive arable land use. Some isolated pasture occurs within the area. The overall cultural integrity is considered good.</p> <p>One large woodland block is present comprising an area of ancient woodland, Bevercotes Park [SSSI/SINC] surrounded by coniferous and deciduous plantation. There are further SINC's within the Policy Zone including Leys Lane verge. Elsewhere tree cover is relatively low consisting of mature oak and ash within hedges, particularly in the west and becoming less so in the east, along watercourses and around fishing ponds. A strong elm avenue aligns the access road through Milton in the north. Hedgerows are well maintained along roads and lanes whereas internally many are fragmented and unmanaged or have been removed. Post and wire fencing has been used to infill gappy hedgerows. The ecological integrity is described as moderate which overall affords a strong habitat for wildlife/functional integrity. A visually coherent area combined with a strong functional integrity equates to a good landscape condition overall.</p>	<p>Pattern of Elements: Coherent</p> <p>Detracting Features: Some</p> <p>Visual Unity: Coherent</p> <p>Ecological Integrity: Moderate</p> <p>Cultural Integrity: Good</p> <p>Functional Integrity: Strong</p>												
Sensitivity	Sensitivity Moderate												
<p>Features which give the area local distinctiveness are characteristic of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] giving a moderate sense of place.</p> <p>Visibility is assessed as moderate and the landform apparent. A moderate sense of place with moderate visibility results in moderate landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p>												
LANDSCAPE ACTIONS													
Conserve and Reinforce													
Landscape Features													
<ul style="list-style-type: none">• Conserve and reinforce hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.• Conserve permanent pastoral farmland, seek opportunities to revert arable to pasture.• Conserve and reinforce the ecological diversity of Bevercotes Park [SSSI/SINC] and other designated SINC's where appropriate.• Conserve hedgerow trees and tree avenues, reinforce as appropriate.• Conserve areas of unimproved grassland, reinforce as appropriate.													
Built Features													
<ul style="list-style-type: none">• Reinforce visual unity and soften built development through additional woodland and landscape planting; this applies to both existing settlement and new development.• Conserve and reinforce the sparsely settled and open rural character of the Policy Zone by concentrating new development of appropriate design and scale around the existing settlements of East Markham and Tuxford, also along transport corridors.• Conserve the local brick built vernacular and reinforce this in new development.• Contain new development within existing field boundaries.• Sensitive design and siting of new commercial buildings, associated particularly with Tuxford.													

Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 11

S PZ 27 Ollerton Estate Farmlands

Policy: Conserve and Create

Character Summary

This is an arable landscape located to the north and south-west of the settlement of Ollerton and New Ollerton. The gently rounded topography has localised flatter areas to the north-east. Ollerton Pit Woods occurs in the southeast of this area; this former colliery spoil heap is a dominant feature within the landscape. The River Maun runs along the northern edge of the area.

The area is dominated by medium to large-scale intensively farmed arable fields, with isolated areas of sheep pasture and occasional intensive livestock sheds further to the south.

The area has a varied woodland pattern. There are blocks of broadleaved woodland (Birch, Ash, and Oak) to the north, and a large coniferous plantation (Scots Pine, Birch) with broadleaved margins to the west. To the south of Ollerton, Ollerton Pit Woods, and Ollerton Hills are comprised of large blocks of mixed deciduous woodland (Birch, Ash, Oak and Willow) located within intensively farmed areas.

Although woodland is an important feature, the area has no strong sense of wooded enclosure; farmland is the dominant component of the landscape. Views to the west are enclosed by woodland. The area has some open views, but most views are restricted by landform, vegetation and housing.

Large geometric fields are enclosed by low hawthorn hedgerows with some Oak and Ash occurring as hedgerow trees. Hedgerows are generally intact but are gappy and lost in some localised parts. An ancient parish hedgerow runs along Beards Belt located along Robin Hood Way, located north of Walesby Village.

Walesby Village is located in the centre of the area. This small nucleated village has a historic core with red brick buildings and some more recent suburban development. The larger settlements of Ollerton, New Ollerton and Boughton are located further south. The area has a number of isolated farmsteads to the north adjacent to the River Maun. This predominantly agricultural landscape is interspersed with other land uses such as a caravan park, a large agricultural distribution centre and Sherwood Castle Holiday Village. The Robin Hood Way runs across the northern end of the area, to the north of Walesby.

There are several SINC sites including Haughton Decoy and Boughton Break Ride as well as 3 heathland register sites.

Threats to the area include further loss of field boundaries due to agricultural expansion with additional built structures, and expansion of settlements of Walesby, Ollerton and Boughton.

S PZ 27 Ollerton Estate Farmlands

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Gently rounded topography
- Medium to large-scale semi-irregular field pattern, enclosed by low hawthorn hedges some in poor condition
- Occasional hedgerow trees
- Views framed by rising ground and woodland edges
- Small, nucleated, red brick villages
- Mining settlements with associated reclaimed colliery spoil heaps

LANDSCAPE ANALYSIS

Landscape Condition

The landscape condition is defined as **moderate**. The pattern of elements is **coherent** and the area has **some** visual detractors, these include an agricultural distribution centre and chicken sheds located to the north of Walesby village. There are a number of intensive livestock sheds to the south of the policy zone. A limited number of busy roads cross the area and power lines cut across the area to the south, overall the visual unity is **coherent**.

There are several SINCs within the area including Houghton Decoy and Boughton Break Ride. An ancient parish hedgerow runs along Beards Belt located along Robin Hood Way, north of Walesby Village.

This intensively farmed arable landscape contains a number of small to medium-sized mixed deciduous woodland blocks and coniferous plantations to the north, south and west. There are a few areas of grazed pasture. Medium to large-scale arable fields are enclosed by low hawthorn hedgerows with occasional trees (Oak and Ash). Hedgerows are generally intact in the north and south, but are gappy and lost in parts around settlements and further south. The mixed woodland, trees, and hedgerows provide a network of wildlife corridors that is considered to have **moderate** ecological integrity. There is a low coverage of trees with some newly planted trees associated with villages, new developments and the restored colliery spoil tip.

This agricultural landscape is interspersed with other land uses such as a caravan park, a large agricultural distribution centre and Sherwood Castle Holiday Village. The Robin Hood Way runs across the northern end of the area, to the north of Walesby. Cultural integrity is **variable**. Walesby is a small nucleated village with a historic core with red brick buildings and some suburban influences. The larger settlements of Ollerton, and Boughton also have an older historic core but have more recent residential expansion which dominates the southern end of the area. There are a number of isolated red brick farmsteads, adjacent to the River Maun.

A **visually coherent** area with a **coherent** functional integrity/habitat for wildlife gives a **moderate** landscape condition

Landscape Sensitivity

The trees and woodland associated with the River Maun and Houghton Decoy are shown on the Sanderson Plan. The historic field pattern has been replaced by medium to large-scale intensively farmed arable fields. The features of the area are **characteristic** of the Sherwood region and of an **historic** time depth (post 1600), the sense of place is **moderate**.

Views to the west are enclosed by woodland. The area has some open views, but most are restricted by landform, vegetation and housing, overall the visibility in and out of the area is **moderate**.

LANDSCAPE ACTIONS -Conserve and Create

Landscape Features

- **Conserve** the ecological diversity and character of woodland habitats
- **Conserve** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting
- Seek opportunities to restore hedgerows with some hedgerow trees where appropriate to field boundaries
- Seek opportunities to restore arable land to mixed woodland, permanent pasture, and heathland

Build Features

- New development should be contained within historic field boundaries
- **Conserve** the historic character and setting of Walesby – new development should respect the scale, design and materials used traditionally in the Policy Zone and be contained near to the existing settlements of Walesby and Ollerton.
- **Sensitive design and siting** of new agricultural buildings.

CONTEXT

NCC Landscape Type: Estate Farmlands

Policy Zone: S PZ 27

Land Cover Parcel: S44, S70

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low Moderate High
Sensitivity

SUMMARY OF ANALYSIS

Condition **Moderate**

Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity **Moderate**

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

Sherwood

Policy Zone 28: Meden Vale and Church Warsop

POLICY: CONSERVE

Character Summary


The area stretches from Lound Hall in the east to Church Warsop in the west along the Meden and Maun valleys. It almost bisects the Sherwood character region south of Clumber and Thoresby Estates and north of Sherwood Forest Country Park. Thoresby Lake falls within the Policy Zone in the west.

Both the River Meden and Thoresby Lake have gently sloping sides, further east the flat valley floor is evident between the Meden and Maun valleys.

Views tend to be medium distance either towards surrounding higher ground or woodland and plantation blocks which occur frequently adjacent to the river corridors. Some views are limited by residential development at Meden Vale and by the reclaimed slopes of the former Welbeck Colliery.

Essentially the Policy Zone comprises small areas of pasture, flood meadow and arable alongside the watercourses. Part of the historic landscape of Thoresby Park encroaches into the area from the north; mature parkland trees stand close to the Lake and deer graze to the waters edge. Most field boundaries are post and wire fencing, though a few gappy hawthorn hedgerows are also present. Small areas of settlement are contained within the area; Lound Hall Training Centre, Haughton Hall Farm and Haughton are located close to the River Maun while the small villages of Perlethorpe and Budby are located close to the River Meden along with Gleadthorpe Grange further west.

Sherwood – Policy Zone 28: Meden Vale and Church Warsop

PHOTOGRAPH	CONTEXT												
	Policy Zone: S PZ 28 Land Cover Parcel[s]: S29, S30, S31												
CHARACTERISTIC FEATURES <ul style="list-style-type: none">• River Meden, River Maun, Thoresby Lake.• Linear sections of flood meadow.• Deciduous woodland belts aligning the river corridor.• Mix of oak and poplar with heathland understorey.	Condition <table><tr><td>Good</td><td>REINFORCE</td><td>CONSERVE & REINFORCE</td><td>CONSERVE</td></tr><tr><td>Moderate</td><td>CREATE & REINFORCE</td><td>CONSERVE & CREATE</td><td>CONSERVE & RESTORE</td></tr><tr><td>Poor</td><td>CREATE</td><td>RESTORE & CREATE</td><td>RESTORE</td></tr></table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE									
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE									
Poor	CREATE	RESTORE & CREATE	RESTORE										
	Low Moderate High Sensitivity												
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS												
Condition	Condition Very Good												
<p>The landscape condition is very good. The Policy Zone contains a coherent pattern of elements with few detracting features including the urban areas of Meden Vale, Church Warsop and Market Warsop, Welbeck Colliery. Although busy roads, the A616 and A614 are minor detractors running perpendicular to the valley. Overall the landscape is visually unified.</p> <p>The River Meden dominates the Policy Zone, subsequently the area is not intensively used. There are relatively few buildings or structures within the area, farm buildings are mainly red brick with slate or pantile roofs. Urban areas at nearby settlements Meden Vale, Church Warsop and Market Warsop are more modern in style. The historic field pattern is still evident in part though several hedgerows have been replaced by post and wire fencing. The overall cultural integrity is considered good.</p> <p>Linear sections of flood meadow follow the watercourse, some is used for pastoral farming and some amenity grassland occurs near to settlement. Generally there is good vegetation connectivity along the valley between deciduous woodland belts and hedgerow field boundaries adjacent to the Policy Zone. Waterfowl is characteristic of the area. Tree coverage is moderate and of diverse age structure, oak and poplar are the dominant species and occur with heathland understorey in less wooded areas. A significant strip of riparian vegetation follows the River Meden comprising mature willow, poplar with understorey. One SINC, a woodland block, is contained within the Policy Zone along with two nature reserves; The Bottoms [riparian habitats along the River Meden] and Budby Carr [mixed plantation woodland]. The ecological integrity is defined as strong which gives a very strong habitat for wildlife/functional integrity. A visually unified area combined with a very strong functional integrity gives a very good landscape condition.</p>	<p>Pattern of Elements: Coherent</p> <p>Detracting Features: Few</p> <p>Visual Unity: Unified</p> <p>Ecological Integrity: Strong</p> <p>Cultural Integrity: Good</p> <p>Functional Integrity: Very Strong</p>												
Sensitivity	Sensitivity Moderate												
<p>Features which give the area local distinctiveness are characteristic of the Sherwood region and the continuity/time depth is historic [post 1600] giving a moderate sense of place.</p> <p>The presence of the River Meden prevents intrusive landuse or development. Dense woodland along the majority of the valley helps to further protect the river as a habitat, although the tree cover is noticeably sparse between Meden Vale and Budby, where arable and pastoral land is farmed right up to the water's edge.</p> <p>Moderate visibility is afforded due to the wooded enclosure of the Policy Zone. The landform is considered dominant. A moderate sense of place combined with moderate visibility gives moderate landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Dominant</p> <p>Extent of Tree Cover Enclosed</p> <p>Visibility: Moderate</p>												
LANDSCAPE ACTIONS													
Conserve <i>Landscape Features</i> <ul style="list-style-type: none">• Conserve the character, pattern, ecological diversity and biodiversity of the River Meden corridor and surrounding flood meadow, seek to enhance as appropriate.• Conserve the structure of existing woodland and flood meadow and seek to enhance and reinforce as necessary to encourage greater habitat diversity as appropriate. <i>Built Features</i> <ul style="list-style-type: none">• Conserve the rural character of the landscape by respecting the scale and setting of existing settlements.• New development should take account of the distinctive ecological elements within the Policy Zone.													

S PZ 35 Bothamsall Estate Farmlands

Policy: Conserve & Reinforce

Character Summary

This is a gently undulating arable landscape that lies between the River Poulter to the far north and the River Meden to the south. The rivers both meander west to east along the edges of the area towards the River Idle, which is outside the policy zone area to the east. To the south a ridgeline runs from across the area from the A614 in the west to the settlement of Bothamsall in the east. From this ridgeline, the land slopes gently to the north east forming the valley side of the River Poulter and more steeply southwards to the River Meden. To the east there are artificially created high points within the restoration scheme of the former Bevercotes Colliery which has been restored in part by the Forestry Commission for amenity use.

This well-wooded, and in places industrialised, landscape is characterised by large-scale intensively farmed arable fields, pine plantations, remnants of semi-natural woodland, pasture and localised heathland within the rides of the coniferous forests.

The former Bevercotes colliery site contains a high proportion of commercial forestry with adjacent mature deciduous woodland (Lawn Covert) surrounded by later forestry plantings. The mature areas of deciduous woodland contain Lime avenues to the colliery estate roads. Further west there are smaller areas of coniferous woodland and copses with deciduous fringes (Scots Pine, Oak, Holly). In general, the deciduous woodland is confined to fringes along the River Meden and the edges of coniferous woodlands.

West Drayton Avenue runs from east to west across the centre of the area and in parts forms a distinct visual feature within the landscape. The avenue is in poor condition with remnants of over-mature trees including Horse Chestnut, Sweet Chestnut and Oak.

The views within the area are varied and are either contained by close belts of woodland or by wooded fringes at a greater distance. Long distance views are enclosed in all directions by coniferous woodland rather than landform.

The roadside hedges (Hawthorn, Holly, Ivy) are low and well trimmed. There are some hedgerow trees including Ash, Holly and Oak. In the eastern part hedgerows are predominantly Hawthorn with some post and rail fences and few trees. Field boundaries consist of Hawthorn and are gappy and generally less well maintained. Some pasture lies close to farmsteads, village fringes and within smaller areas of coniferous woodland.

Bothamsall Village is located in the centre of the area. This small nucleated village has a historic core with red brick and pantile buildings, a number of which are listed. The area has a number of isolated red brick farmhouses to the north and west. To the east the former Bevercotes colliery site has obliterated the agricultural landscape pattern, but remnants of earlier woodland, such as Lawn Covert, have survived. The surrounding agricultural landscape is interspersed with other land uses, such as the former Bevercote colliery site, Haughton Kennels Farm, and a small oil well to the west of Bothamsall village.

There are several SINC sites including: Poulter Valley Plantation, Bothamsall Scrub, Bothamsall Lane Verges, Lawn Covert, West Drayton Woodland and Markham Moor Grasslands. A Motte and Bailey Castle, known as Castle Hill, lies to the west of Bothamsall Village. Castle Hill is designated as a Scheduled Ancient Monument and has mature Oak trees to its central mound.

The Robin Hood Way passes north-south through the centre of the area.

S PZ 35 Bothamsall Estate Farmlands

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Gently undulating topography
- Medium to large-scale geometric arable fields
- Low hawthorn hedges
- Views framed by rising ground and woodland edges
- Small, nucleated, red brick villages
- Reclaimed colliery site
- Large coniferous plantations with heathland rides

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape condition is defined as **good**. The area has **few** detracting features, which include the A1 which cuts across the eastern corner of the area. Power lines cut across the area to the west. There is also a disused airfield within the PZ with concrete hardstanding remaining in places. Overall the PZ is **visually unified**.

There are several SINC's within the area including Poulter Valley Plantation, Bothamsall Scrub, Bothamsall Lane Verges, Lawn Covert, West Drayton Woodland and Markham Moor Grasslands.

There are a number of small to medium-sized mixed deciduous woodland blocks, coniferous plantations, heathland to the rides of coniferous woodland, and some areas of grazed pasture. Open water occurs in the Meden valley to the east and lakes within the restored colliery area. This generally open arable landscape provides a network of wildlife corridors that is considered to have a **moderate** ecological integrity.

There is moderate tree coverage with a diverse age structure. There has been recent planting at the former colliery site, whereas the semi-natural woodland areas are over-mature and in decline.

Cultural integrity is **variable** in that the area contains the intact village core of Bothamsall with many listed buildings as well as restored colliery areas where most of the former historic field pattern has been lost. A Motte and Bailey Castle known as Castle Hill lies to the west of Bothamsall village. Castle Hill is a Scheduled Ancient Monument and has mature oak trees to its central mound.

A **visually unified** area with a **coherent** functional integrity/ habitat for wildlife gives a **good** landscape condition.

Landscape Sensitivity

A number of existing areas of woodland are shown on the Sanderson Plan. The field pattern to the west of the area is mainly intact with little expansion of Bothamsall village. To the east the field pattern has been totally lost due to the former colliery and associated development, overall the features are **characteristic** of Sherwood with an **historic** time depth (post 1600) and the area has a **moderate** sense of place.

There are long distance views enclosed by coniferous woodland on skylines to the east. The views within the area are varied and are either contained by close belts of woodland or by wooded fringes at a greater distance. Generally, long distance views in all directions, are enclosed by coniferous woodland rather than landform. The apparent landform and intermittent tree cover give a **moderate** visibility in and out of the area.

A **moderate** sense of place with a **moderate** visibility gives a **moderate** landscape sensitivity.

LANDSCAPE ACTIONS – Conserve and Reinforce

Landscape Features

- **Conserve and Reinforce** the ecological diversity and character of semi-natural woodland habitats
- **Conserve and Reinforce** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting and trees
- Seek opportunities to restore arable land to mixed woodland, permanent pasture and heathland
- **Conserve and Reinforce** West Drayton Avenue and seek opportunities strengthen with additional avenue planting

Built Features

- Contain new development in the east of the Policy Zone within existing hedgerow boundaries
- **Conserve and Reinforce** the historic character and setting of Bothamsall – new development should respect the scale, design and materials used traditionally in the village
- New development of the derelict Bevercotes Colliery should take account of the distinctive landscape and ecological elements within the former colliery site. Seek opportunities to reinforce the local landscape character where appropriate

CONTEXT

NCC Landscape Type: estate farmlands

Draft Policy Zone: S DPZ 35

Land Cover Parcel: S42, S43

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low

Moderate

High

Sensitivity

SUMMARY OF ANALYSIS

Condition **Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

Sensitivity **Moderate**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

S PZ 53 Milton River Meadowlands

Policy: Conserve

Character Summary

This Policy Zone consists of the village of Milton and its surrounding fields. The River Maun flows northwards to the west of the village. There are open views from the village to the west towards the restored Bevercotes Colliery and its surrounding woodland. To the east, views are bounded by the escarpment which forms the edge of the Mid Nottinghamshire Farmlands. The height range within the area is between 23 and 43 metres.

The village itself consists of a core of red brick and pantiled roofed buildings. Much of the more recent development, although not all, is in keeping in terms of materials with the older parts of the village, for example the water treatment works at the southern end of the village is a 1960s style building complex. Areas of unimproved, species poor, permanent pasture are associated with the village; much of which shows evidence of ridge and furrow landform. The historic field pattern around the village is little changed since the Sanderson Plan of 1835.

The River Maun valley has a fringe of riparian vegetation including Ash, Elder, and Hawthorn, particularly to the northern end of the area. Road hedge hedgerows are mature with mixed species and they also contain mature trees, mostly Ash. There are mature field boundary hawthorn hedgerows to the east of village.

There is one SINC to the north of the area, Markham Moor Grasslands, which is described as 'rough species rich grassland along the River Maun.'

Threats to the area include the flooding of the River Maun valley. Many of the trees are mature and will become senescent if not managed. The unimproved pasture is always under threat of agricultural improvement or from building infill development.

S PZ 53 Milton River Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: River Meadowlands
Policy Zone: S PZ 53
Landscape Character Parcel: 56

Condition

Condition	Sensitivity		
	Low	Moderate	High
	Good	Moderate	Poor
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

CHARACTERISTIC VISUAL FEATURES

- Valley of the River Maun with a thin border of riparian woodland including mature trees
- Red brick and pantiled houses to the core of the village
- Permanent unimproved pasture with evidence of ridge and furrow landforms around village
- Mature trees and hedgerows to road verges

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**

The policy zone is **visually coherent** in that the area has a consistent pattern of elements. There are **few** detracting these include traffic noise from the A1 and derelict farm buildings Overall this gives a **visually unified** area. There is 1 Bio SINC site, Markham Moor grasslands, which is described as 'a rough, species rich grassland along the River Maun.' In ecological terms the mature vegetation and unimproved pasture make this area a **moderate** habitat for wildlife

Cultural integrity is **good** in that the field and hedgerow pattern is consistent with historic maps and the core of the village with its red brick and pantiled cottages remains intact. Overall this gives a **strong** functional integrity/habitat for wildlife

A **visually unified** area with a **strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. The red brick and pantiled cottages form the core of the village and are surrounded by areas of permanent pasture with evidence of ridge and furrow. The field pattern is little changed since the Sanderson Plan of 1835.

The landform is **apparent** with interconnected and **intermittent** areas of mature vegetation giving a **moderate** visibility in and out of the area.

A **moderate** sense of place with a **moderate** visibility leads to a **moderate** landscape sensitivity

SUMMARY OF ANALYSIS

Condition **Very Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional Integrity: Strong

Sensitivity **Moderate**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

ACTIONS – Conserve

Landscape Features

- Conserve the intact historic pattern of hedged fields and unimproved permanent pasture around Milton
- Promote measures for enhancing the ecological diversity of alluvial grasslands.
- Conserve river channel diversity and marginal riverside vegetation.
- Conserve mature trees and hedgerows within the village core.

Built Features

- Conserve the historic field pattern by containing new small scale development within historic enclosed boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- Conserve the traditional architectural style of red brick construction in any new development

S PZ 54 West Drayton Village Farmlands

Policy: Conserve and Reinforce

Character Summary

This Policy Zone consists of the villages of West Drayton and Rockley which are linked by pedestrian access but not by road. The Policy Zone is bounded to the west by the A1.

The core of West Drayton village is at the cross roads of Church Lane and Old London Road, where several of the red brick and pantiled buildings are listed. The village of Rockley extends from the Great North Road along Mill Lane and, again, many of the red brick and pantiled buildings and Jacket Mill are listed. There has been much infill development in both villages which is not in keeping with the vernacular style of the core of the villages, particularly along Church Lane. The villages are surrounded by unimproved species poor pasture. The historic field pattern is little changed since the Sanderson Plan of 1835.

The area contains a number of mature Hawthorn hedgerows with Ash and Oak standards. There is a small patch of deciduous woodland containing Ash, Scot's Pine and Silver Birch as the dominant species.

There are no SINC's within this Policy Zone.

Many of the trees in the area are mature and will become senescent if not managed. The unimproved pasture is always under threat of agricultural improvement or from building infill development, as are the mature hedgerows. The historic character of the village will decline if further development proceeds which is not in character with the style of the village cores.

S PZ 54 West Drayton and Rockley Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: village farmlands
Policy Zone: S PZ 54
Landscape Character Parcel: 55,56

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE
	Low	Moderate	High
	Sensitivity		

CHARACTERISTIC VISUAL FEATURES

- Red brick and pantiled cottages to the core of villages of West Drayton and Rockley
- Permanent unimproved pasture surround to villages
- Mature hedgerows and trees within village cores.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Good**

The Policy Zone is **visually coherent** in that the area has a consistent pattern of elements. There are **few** detracting features; these include traffic noise from the A1 and derelict buildings. Overall this gives a **visually unified** area. There are no Bio SINC sites but this area is a **moderate** habitat for wildlife because of its unimproved pasture and mature vegetation.

Cultural integrity is **variable** in that, although the core of the villages remains intact, there is evidence of recent infill development which is not in keeping and some properties have been allowed to decline in condition, giving a neglected appearance to the village in places. Overall this gives a **coherent** functional integrity/habitat for wildlife

A **visually unified** area with a **coherent** functional integrity gives a **good** landscape condition

Landscape Sensitivity

The Landscape Sensitivity is defined as **Moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. The core of villages contain listed buildings of red brick and pantiled style but much of the more recent infill development is not in keeping with the traditional vernacular style. The unimproved permanent pasture which surrounds the area is little changed since the Sanderson Plan of 1835.

The landform is **apparent** with interconnected and **intermittent** areas of mature vegetation giving a **moderate** visibility in and out of the area.

A **moderate** sense of place with a **moderate** visibility leads to a **moderate** landscape sensitivity

SUMMARY OF ANALYSIS

Condition

Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover:	Intermittent
Visibility:	Moderate

ACTIONS: Conserve and Reinforce

Landscape Features

- **Conserve** the intact historic pattern of hedged fields and unimproved permanent pasture around West Drayton and Rockley
- **Conserve** mature trees and hedgerows within the village core.

Built Features

- **Conserve** the historic field pattern by containing new small scale development within historic enclosed boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- **Reinforce** the traditional architectural style of red brick construction in any new development

Sherwood

Policy Zone 55: Gamston

POLICY: CONSERVE


Character Summary

The area is located south of Retford and east of Gamston airport. The River Idle forms much of the western boundary, while the eastern boundary follows existing field boundaries. The A638 bisects the Policy Zone north to south. The A57 meets the A1 at the far south of the area below Markham Moor.

Topographically the Policy Zone is flat and low-lying in the east becoming more gently undulating further west before sloping towards the River Idle valley at the western [and part of the] southern boundaries. Views are more extensive across the flatter landscape in the east becoming more limited by landform and vegetation in the west.

Arable farmland is dominant across the area and biomass crop production is also a prominent land use in the east. Small areas of pasture are apparent across the area but more so in the west. The Policy Zone encompasses the villages of Gamston and Eaton, and the smaller hamlets of White Houses and Markham Moor which are located at the northern and southern extremities respectively.

Sherwood – Policy Zone 55: Gamston

PHOTOGRAPH	CONTEXT																
	Policy Zone: S PZ 55 Land Cover Parcel[s]: S52, S53																
	<table><tr><th>Condition</th><th></th><th></th><th></th></tr><tr><td>Good</td><td>REINFORCE</td><td>CONSERVE & REINFORCE</td><td>CONSERVE</td></tr><tr><td>Moderate</td><td>CREATE & REINFORCE</td><td>CONSERVE & CREATE</td><td>CONSERVE & RESTORE</td></tr><tr><td>Poor</td><td>CREATE</td><td>RESTORE & CREATE</td><td>RESTORE</td></tr></table>	Condition				Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Condition																	
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESTORE & CREATE	RESTORE														
CHARACTERISTIC FEATURES																	
<ul style="list-style-type: none">Intensive arable farmland with biomass crop production.Medium sized fields; little of the historic field pattern remains.Deteriorating hedgerows infilled with post and wire fencing.Mature hedgerow trees.Settlement areas of a small scale, built in the local vernacular.Busy roads; A1, A57, A638.Low tree cover; small deciduous and coniferous woodland clumps.	<table><tr><td>Low</td><td>Moderate</td><td>High</td></tr><tr><td colspan="3">Sensitivity</td></tr></table>	Low	Moderate	High	Sensitivity												
Low	Moderate	High															
Sensitivity																	
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS																
Condition	Condition Good																
<p>The landscape condition is good. There is a coherent pattern of elements with few detracting features within the Policy Zone; the recently constructed A57 junction with the A1 and A638, services. Overall the area has a unified visual appearance.</p> <p>The historic field pattern has been noticeably rationalised, particularly in the east, due to the increase in intensive arable farming and the introduction of biomass crops. This has resulted in some irregular shaped fields in places. Fields are divided by trimmed hedgerows which are often gappy and supplemented by post and wire fencing. Occasional hedgerow trees are evident; mostly mature oak and ash. Hedgerow trees remain apparent in the east where some hedgerows have been either lost or removed. Settlement includes Gamston and Eaton, both traditional style villages, along with smaller hamlets; Markham Moor and White Houses. More recent development is evident at the fringe of White Houses and also at the A57/A1 junction, however these are at the northern and southern edges of the Policy Zone and therefore bear little impact on the overriding character of the area. Farmhouses tend to be near to settlement and are generally of red brick construction. The overall cultural integrity is considered variable.</p> <p>Tree cover is generally considered low comprising small scattered clumps of deciduous and coniferous planting predominantly towards the west and the wooded corridor of the River Idle along the western boundary of the Policy Zone. Age structure is mixed and some woodland blocks contain more mature canopy trees with a younger understorey. A short coniferous tree belt is evident at Horman's Holt, north of Gamston. There are no SINC's or other ecological designations within the Policy Zone. The ecological integrity is described as moderate which overall gives a coherent habitat for wildlife/functional integrity. A visually unified area with a coherent functional integrity gives a good landscape condition overall.</p>	<table><tr><td>Pattern of Elements:</td><td>Coherent</td></tr><tr><td>Detracting Features:</td><td>Few</td></tr><tr><td>Visual Unity:</td><td>Unified</td></tr><tr><td>Ecological Integrity:</td><td>Moderate</td></tr><tr><td>Cultural Integrity:</td><td>Variable</td></tr><tr><td>Functional Integrity:</td><td>Coherent</td></tr></table>	Pattern of Elements:	Coherent	Detracting Features:	Few	Visual Unity:	Unified	Ecological Integrity:	Moderate	Cultural Integrity:	Variable	Functional Integrity:	Coherent				
Pattern of Elements:	Coherent																
Detracting Features:	Few																
Visual Unity:	Unified																
Ecological Integrity:	Moderate																
Cultural Integrity:	Variable																
Functional Integrity:	Coherent																
Sensitivity	Sensitivity High																
<p>Features which give the area local distinctiveness are characteristic of the Sherwood region and the continuity/time depth has been assessed as historic [post 1600], giving a moderate sense of place.</p> <p>The extent of tree cover is intermittent and the landform dominant resulting in high visibility which affords distant views north to south along the flatter areas in the east. A moderate sense of place combined with high visibility gives high landscape sensitivity overall.</p>	<table><tr><td>Distinctiveness:</td><td>Characteristic</td></tr><tr><td>Continuity:</td><td>Historic</td></tr><tr><td>Sense of Place:</td><td>Moderate</td></tr><tr><td>Landform:</td><td>Dominant</td></tr><tr><td>Extent of Tree Cover</td><td>Intermittent</td></tr><tr><td>Visibility:</td><td>High</td></tr></table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Dominant	Extent of Tree Cover	Intermittent	Visibility:	High				
Distinctiveness:	Characteristic																
Continuity:	Historic																
Sense of Place:	Moderate																
Landform:	Dominant																
Extent of Tree Cover	Intermittent																
Visibility:	High																
LANDSCAPE ACTIONS																	
<p>Conserve</p> <p><u>Landscape Features</u></p> <ul style="list-style-type: none">Conserve what remains of the historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary, replacing post and wire fencing with new hedgerow planting.Seek opportunities to restore arable land to pasture.Conserve and enhance woodland/plantation clumps and connectivity generally across the area.Conserve hedgerow trees and seek opportunities to plant more, particularly along roadsides. <p><u>Built Features</u></p> <ul style="list-style-type: none">Conserve the sparsely settled and rural character of the landscape by concentrating new small scale development around Gamston and Eaton.Conserve the character and setting of Gamston, Eaton, White Houses and Markham Moor – new development should respect the scale, design and materials used traditionally in the settlements.Contain new development within existing field boundaries.Conserve the traditional architectural style of red brick construction.																	

S PZ 56 Kirton River Meadowlands

Policy: Create and Restore

Character Summary

This is a narrow PZ which follows the valley of the Rivers Idle and Maun to the northern half and the Boughton Dyke to the southern section. The river is marked by a strong band of riparian vegetation, including mature Willows and Alder. This LCP is at the junction of the Sherwood Landscape Character Area and the Mid Nottinghamshire Farmlands LCA to the east; land form rises steeply to the east immediately outside the LCP boundary. To the east views are closed by the wooded ridgeline and there are distant views to the east of the coniferous wooded ridgelines of Sherwood.

Land uses to the northern section include grazing on permanent and improved pasture adjacent to the river corridor; there are small pockets of arable farming. These land uses continue in the southern section but nearer to Ollerton industrial and commercial uses become more prevalent. There is a large industrial estate at Boughton located on both sides of the A 6097. The village of Kirton lies approximately to the centre of the LCP. This has a core of red brick and pantile roofed buildings and a stone church. Newer infill development alongside the A6097 has been less in keeping with the character of the village core. Other industrial land uses to the south include part of the former Ollerton Colliery with associated mineral lines. Other transport routes pass through the area including the A6097, part of the A1 and part of the East Coast main railway line.

Vegetation within the area consists of the riparian woodland, but limited woodland outside this area. Hedgerows are variable. They are strong mixed species hedgerows with mature trees in some areas, such as along the lane between Kirton and Walesby, but within the grazed areas close to the river they have been removed in some places and replaced by post and wire fences.

The historic pattern has been degraded by the removal of field boundaries in much of the area and completely removed to the southern end due to industrial development. However, to the west of Kirton evidence of the strip field system remains intact.

Threats to the area include further industrial expansion, expansion of urban areas such as Retford, Kirton and Ollerton; intensification of agriculture, decline of woodland due to poor management and maintenance, and additional biomass planting.

S PZ 56 Kirton River Meadowlands

PHOTOGRAPH



CHARACTERISTIC VISUAL FEATURES

- Meandering river channel defined by bands of riparian vegetation consisting of mature Alder, and Willow
- Permanent and improved pasture and flood meadow
- Alder and Willow carrs and holts
- Industrial and commercial development along transport corridors
- Kirton village core red brick and pantile roofed
- Former colliery sites and urban edges apparent

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **poor**.

The PZ has a **coherent** pattern of elements arranged along the river corridor but with many detracting features. These include post industrial areas, recent industrial estates, and busy roads and other transport routes passing through the corridor. Overall the PZ is **visually interrupted**.

The area consists of open areas of permanent and improved pasture with small areas of arable production. The main area of woodland is the fringe of riparian vegetation bordering the Boughton Dyke, the River Maun and River Meden which provides a connectivity of habitats and a **moderate** network for wildlife with its associated small woodlands, holts and carrs. There are 3 SINC sites along the valley as well as 4 others associated with post industrial landscapes or road verges.

Cultural integrity is **variable**. The field pattern present in the Sanderson Plan is still recognisable to the north part of the PZ but there has been some hedgerow removal. To the south of the PZ the historic pattern has been obliterated by industrial development. To the centre the strip field pattern survives to the east of the village of Kirton with sinuous roads connecting the villages within the valley.

A **moderate** ecological integrity with a **variable** cultural integrity gives a **coherent** functional integrity/habitat for wildlife. A **visually interrupted** area with a **coherent** functional integrity/habitat for wildlife gives a **poor** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **moderate**.

The elements of which the PZ is composed are characteristic of the Sherwood LCA and although there are recent features such as the industrial estates and infill development in Kirton, overall the time depth is historic and older patterns in the landscape remain. The area has a **moderate** sense of place.

The landform of the area is **apparent** and the tree cover including hedgerows is **intermittent** giving a **moderate** visibility in and out of the area. Views to the east are contained by the strong ridge line to the east of Kirton. At higher points there are views to the distant wooded ridgelines of the Sherwood region. View along the valley these are limited by water side vegetation. A **moderate** sense of place with a **moderate** visibility gives a **moderate** sensitivity.

ACTIONS – Create and Restore

Landscape Features

- **Restore** pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslands
- Seek opportunities to convert arable land to permanent pasture
- **Restore** and enhance the ecological diversity of riparian woodlands
- **Restore** and enhance river channel diversity and marginal river side vegetation

Built Features

- **Conserve** the sparsely settled character of the river corridors concentrating new small scale development along transport corridors
- New development should protect the historic core of Kirton and respect its scale, design and traditional materials
- **Create** new development using the traditional architectural style of red brick construction
- Sensitive design and siting of new commercial and industrial buildings taking account of the distinctive landscape elements within the Policy Zone

CONTEXT

NCC Landscape Type: River Meadowlands
Policy Zone: S PZ 56
Land Cover Parcel: S 53 and S 56

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE
	Low	Moderate	High
	Sensitivity		

SUMMARY OF ANALYSIS

Condition **Poor**

Pattern of Elements:	Coherent
Detracting Features:	Many
Visual Unity:	Interrupted
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity **Moderate**

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

AD-REF016



From: [REDACTED]
Sent: 17 February 2022 10:02
To: The Bassetlaw Plan
Subject: Consultation Response: Bassetlaw Local Plan 2020-2037: Publication Version Addendum
Attachments: R003-LP Consultation Barratt-MG-Feb2022.pdf; R003a Barratt reg-19-form-a-b-12pt-jan-2022.docx; R003b reg-19-form-b-12pt-jan-2022.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir / Madam,

Please find attached a detailed response and associated forms in relation to the current consultation upon the Bassetlaw Local Plan 2020-2037: Publication Version Addendum. These comments are provided on behalf of our client Barratt Homes.

Kind regards

[REDACTED]
Director

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Pavilion Court | Green Lane | Garforth | Leeds | LS25 2AF

T 0113 287 8200 | **E** [REDACTED]

M [REDACTED] | **DD** 0113 468 1206 | **EXT** 6042

Birmingham | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent



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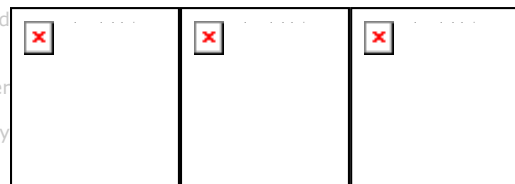
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Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17th February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan
- an e-mail attachment: thebassetlawplan@bassetlaw.gov.uk
- post to: **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

www.bassetlaw.gov.uk/bassetlawplan

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Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 17 February 2022

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Barratt Homes

Address:

Raynham House, 2 Capitol Close, Morley, Leeds

Postcode:

LS27 OWH

Tel:

Fax:

Email:

[REDACTED]

2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable):

Pegasus Group

Address:

Pavilion Court, Green Lane, Garforth, Leeds

Postcode:

LS25 2AF

Tel:

0113 468 1206

Fax:

Email:

[REDACTED]

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Pegasus Group

3. To which part of the Local Plan does your representation relate?

Policy:

Paragraph: Figure 7

Policies Map:

4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☐

No ☒

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

This response should be read alongside our associated report (ref: R003-LP Consultation Barratt-MG-Feb22).

Figure 7 of the Local Plan Addendum identifies the various sources of supply which will deliver the housing requirement over the plan period, to 2038. At 1st December 2021 this is identified to include 6,347 dwellings from existing commitments. It is notable that appendix C of the Council's January 2022 'Land Availability Assessment' (LAA) identifies a smaller figure of 6,141 dwellings. It is presumed this is due to differing base dates. This should be clarified.

Whichever figure is used it represents a significant proportion of the overall housing supply, up to 49% and nearly 60% of the Local Plan housing requirement. It is, therefore, imperative that the Council provide a positive framework to ensure the delivery of this source of supply.

It is noted that our client's site 'Land to the North of Chestnut Road, Langold' is identified as a commitment within the LAA for 300 dwellings under the outline application reference 15/01605/OUT. Furthermore, it is identified as such on the proposals map. This is supported and considered essential given the fact that commitments are a critical element of the Council's housing supply.

Despite the heavy reliance upon commitments for the delivery of the housing supply and their identification on the proposals map, there is no little reference to individual sites within the Local Plan Addendum, or its previous iteration save a listing within the appendices. Furthermore, there is no supportive framework should the permission on any of these commitments lapse. This approach is considered unsound as it is not effective in ensuring that the identified supply and housing requirement are met.

This issue is further exacerbated by the fact that the commitments remain outside of development boundaries. Given that commitments are an intrinsic and important element of the Council's housing land supply this is not only unjustified but would also render any development on identified commitments with a lapsed application to be contrary to several Local Plan policies, such as 'ST2: Residential Growth in Rural Bassetlaw'.

The Local Plan Addendum also identifies that 1,300 dwellings over the plan period will be delivered as windfalls. This equates to 100 per year from 2025/26 onwards. Whilst it is noted that this level of windfall delivery is built upon past trends it is far from certain that it will continue over the plan period. To achieve such levels of delivery requires the plan to provide a degree of flexibility. The tightly drawn development boundaries will limit such opportunities.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

In order to overcome the above soundness issues it is recommended that the identified commitments are set within amended development boundaries. For the avoidance of doubt in the case of our client's site at *'Land to the North of Chestnut Road, Langold'* this would include the red-line boundary of application reference 15/01605/OUT.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To fully explore the issue and ensure that the Inspector fully understands our client's position.

In addition, our client would like to address any points raised by the Council, in regard to this matter, within any additional evidence or examination hearing statement.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.



Bassetlaw Local Plan 2020-2037

Publication Version Addendum Representation Form January - February 2022

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Barratt Homes

3. To which part of the Local Plan does your representation relate?

Policy:

Paragraph: 4.1

Policies Map:

4. Do you consider the Local Plan is:

4.(1) Legally Compliant

Yes ☒

No ☐

4.(2) Sound

Yes ☒

No ☐

4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Tick all that apply, please refer to the guidance note for an explanation of these terms.

This response should be read alongside our associated report (ref: R003-LP Consultation Barratt-MG-Feb22).

The Local Plan Addendum provides numerous references to the extension of the plan period from 2037 to 2038. This is supported and providing the Local Plan is submitted in for examination 2022 should ensure that the strategic policies in the plan meet the minimum 15-year period identified from adoption required by the NPPF (paragraph 22).

Whilst our client supports this change and the consequential amendments to the Local Plan requirements for residential development it must be recognised that 15-years is the minimum period advised by the NPPF for strategic policies.

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

A more positive strategy would be for the strategic policies to look beyond a 15-year time horizon to 2040 or further. This would provide greater certainty and clarity regarding longer term development within Bassetlaw.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To fully explore the issue and ensure that the Inspector fully understands our position.

In addition, our client would like to address any points raised by the Council, in regard to this matter, within any additional evidence or examination hearing statement.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

BASSETLAW LOCAL PLAN 2020-2037 PUBLICATION VERSION ADDENDUM

CONSULTATION RESPONSE

LAND TO THE NORTH OF CHESTNUT ROAD, LANGOLD

ON BEHALF OF BARRATT HOMES

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004



Pegasus Group

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

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2.0 CONSULTATION RESPONSE 3

3.0 NOTIFICATION OF PLAN PROGRESS 5

1.0 INTRODUCTION

1.1 This response is made on behalf of our client Barratt Homes in respect of their interests at Land to the North of Chestnut Road, Langold to the current consultation upon the Bassetlaw Local Plan. It is understood that the Bassetlaw Local Plan 2020-2037 Publication Version Addendum relates solely to the proposed amendments to the Publication Version of the Local Plan. Our comments are framed in this regard.

1.2 In making these representations we have taken account of the tests of soundness which will be applied to the local plan when it is examined by the local plan inspector. Paragraph 35 of the NPPF confirms that plans would be considered sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

1.3 The following response to the consultation relates solely to our client's interests at Land to the North of Chestnut Road, Langold which benefit from outline permission for 300 dwellings (ref: 15/01605/OUT) and are the subject of a pending reserved matters application for 300 dwellings (ref: 21/01730/RES). Due to the efficient use of land, the reserved matters scheme has brought forward a layout that achieves the 300 dwellings envisaged by the outline consent on a smaller extent of land, whilst still retaining the public benefits that were proposed at the outline stage (e.g. playing fields and affordable homes).

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- 1.4 The pending reserved matters application provides for sustainable travel choices alongside clear and safe access to and within the site, appropriate for the current scheme. The design and layout of the pending application does, however, also provide opportunities to expand the development into the remainder of the unimplemented outline consent in due course. If this is pursued, appropriate mitigation will be provided.

2.0 CONSULTATION RESPONSE

- 2.1 The following comments relate to selected elements of the Bassetlaw Local Plan 2020-2037 Publication Version Addendum (hereafter referred to as the Local Plan Addendum).

Plan Period

- 2.2 The Local Plan Addendum provides numerous references to the extension of the plan period from 2037 to 2038. This is supported and providing the Local Plan is submitted in for examination 2022 should ensure that the strategic policies in the plan meet the minimum 15-year period identified from adoption required by the NPPF (paragraph 22).
- 2.3 Whilst our client supports this change and the consequential amendments to the Local Plan requirements for residential development it must be recognised that 15-years is the minimum period advised by the NPPF for strategic policies. A more positive strategy would be for the strategic policies to look beyond a 15-year time horizon to 2040 or further. This would provide greater certainty and clarity regarding longer term development within Bassetlaw.

Housing Supply – Commitments

- 2.4 Figure 7 of the Local Plan Addendum identifies the various sources of supply which will deliver the housing requirement over the plan period, to 2038. At 1st December 2021 this is identified to include 6,347 dwellings from existing commitments. It is notable that appendix C of the Council's January 2022 '*Land Availability Assessment*' (LAA) identifies a smaller figure of 6,141 dwellings. It is presumed this is due to differing base dates. This should be clarified.
- 2.5 Whichever figure is used it represents a significant proportion of the overall housing supply, up to 49% and nearly 60% of the Local Plan housing requirement. It is, therefore, imperative that the Council provide a positive framework to ensure the delivery of this source of supply.
- 2.6 It is noted that our client's site '*Land to the North of Chestnut Road, Langold*' is identified as a commitment within the LAA for 300 dwellings under the outline application reference 15/01605/OUT. Furthermore, it is identified as such on

the proposals map. This is supported and considered essential given the fact that commitments are a critical element of the Council's housing supply.

- 2.7 Despite the heavy reliance upon commitments for the delivery of the housing supply and their identification on the proposals map, there is no little reference to individual sites within the Local Plan Addendum, or its previous iteration save a listing within the appendices. Furthermore, there is no supportive framework should the permission on any of these commitments lapse. This approach is considered unsound as it is not effective in ensuring that the identified supply and housing requirement are met.
- 2.8 This issue is further exacerbated by the fact that the commitments remain outside of development boundaries. Given that commitments are an intrinsic and important element of the Council's housing land supply this is not only unjustified but would also render any development on identified commitments with a lapsed application to be contrary to several Local Plan policies, such as *'ST2: Residential Growth in Rural Bassetlaw'*.
- 2.9 The Local Plan Addendum also identifies that 1,300 dwellings over the plan period will be delivered as windfalls. This equates to 100 per year from 2025/26 onwards. Whilst it is noted that this level of windfall delivery is built upon past trends it is far from certain that it will continue over the plan period. To achieve such levels of delivery requires the plan to provide a degree of flexibility. The tightly drawn development boundaries will limit such opportunities.
- 2.10 To overcome these soundness issues, it is recommended that the identified commitments are set within amended development boundaries. For the avoidance of doubt in the case of our client's site at *'Land to the North of Chestnut Road, Langold'* this would include the red-line boundary of application reference 15/01605/OUT.

