

Bassetlaw Local Plan
Land Availability Assessment
4th Addendum Report
July 2022



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



1 INTRODUCTION

2 ADDITIONAL SITE LANDSCAPE PROFILES

- LAA 580 potential employment site at Serlby Road, Harworth.
- LAA 581 potential employment site at Old Coach Road, Manton Wood.

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on behalf of:

Bassetlaw District Council

NB: Report should be printed and viewed in A3 format

1 INTRODUCTION

1.1 In 2019, Clive Keble Consulting and Carroll Planning & Design undertook a landscape study of 27 potential site allocations for the emerging Bassetlaw Local Plan. These included possible housing sites, employment land and four large scale sites that were being considered as potential locations for new villages. An evidence based report was prepared which explored the existing character and landscape value of each site and assessed their development potential in terms of landscape considerations. The intention was to enable the protection of the district’s most valued landscapes and direct development to those least sensitive, most appropriate sites. For each of the 27 sites, a summary profile was prepared, which brought together numerous pieces of evidence and discussed the main landscape issues, constraints and opportunities. Maps and photography were also provided, which complemented the written commentary. In response to consultation on the Local Plan, as it evolved toward the Submission Version and linked to the Sustainability Assessment, three further reports on additional sites were undertaken in September 2020, February 2021 and January 2022.

1.2 As a final stage in the landscape sites analysis this report has been commissioned by BDC. It involves two new potential employment sites located in Harworth and at Manton Wood near Worksop. The context for this additional work remains that the landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors, including the underlying geology, climate, habitats, as well as human influence, both past and present. There are no statutory landscape designations (of national importance) occurring within Bassetlaw, but approximately 98% of the district is classified as rural. However, its distinctive and contrasting landscapes are highly valued and provide an attractive setting for towns and villages. Combined with good access to the wider region, this makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and the Bassetlaw Local Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets.

Clive Keble Consulting - July 2022

Clive Keble (BSc. Hons, Dip.TP, DMS, MRTPI)

Potential Site
Allocations Map

LAA 580

HARWORTH

LAA
580

STYRRUP



Potential Site
Allocations Map

LAA 581

WORKSOP

LAA
581





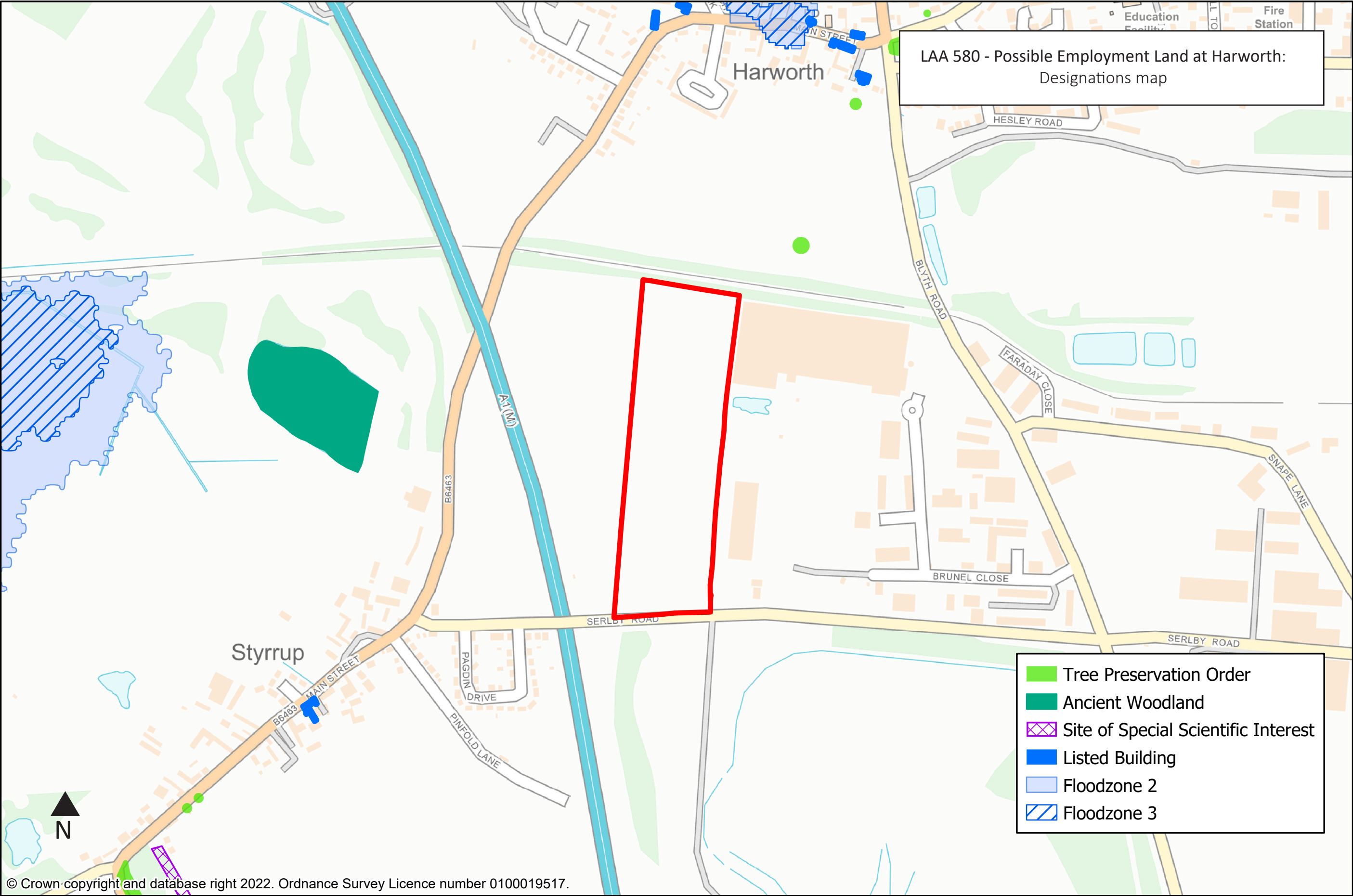
LAA 580

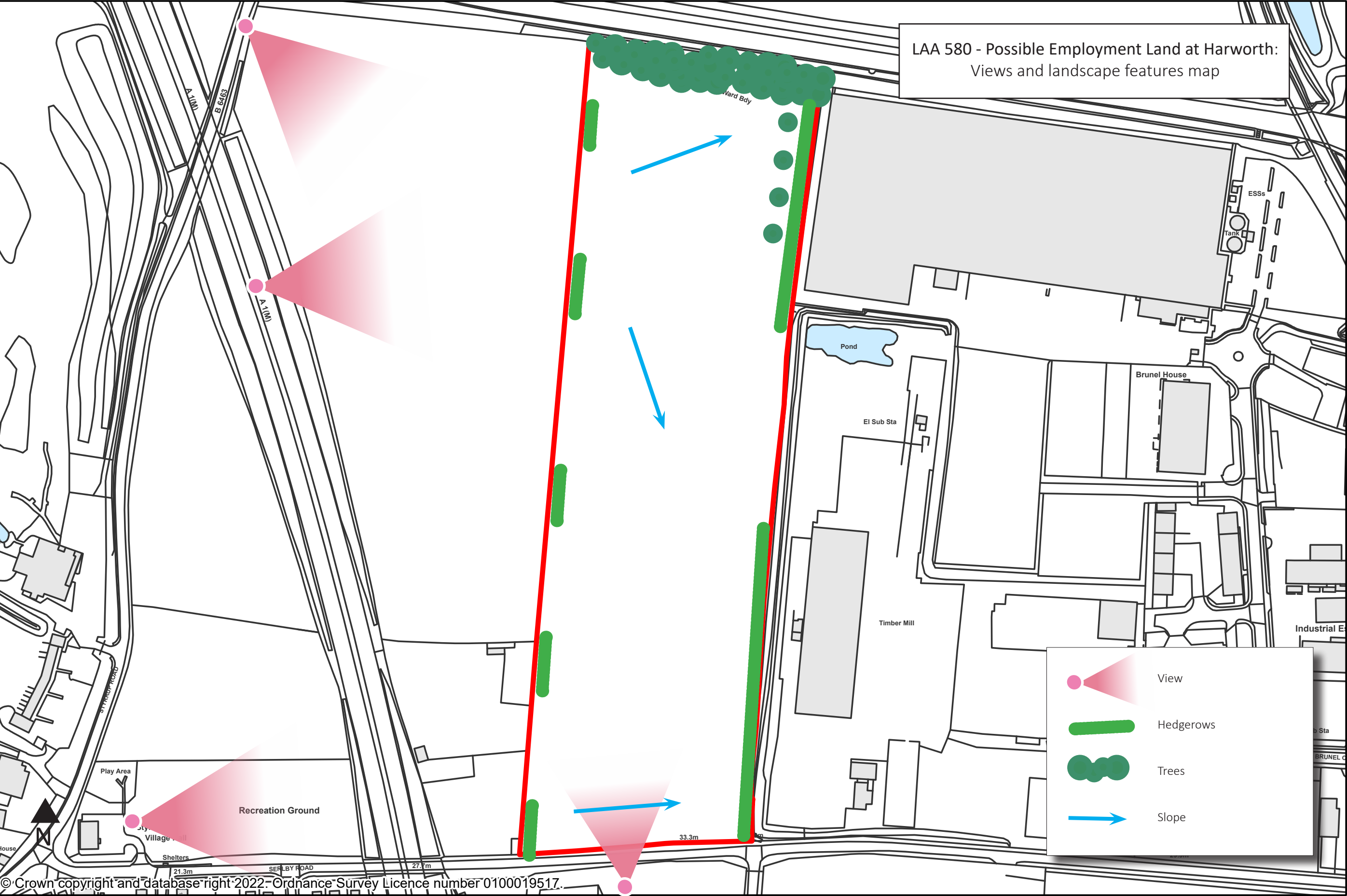
(HAWORTH)

**PROPOSED USE:
EMPLOYMENT**

Site Reference		
LAA 580 - Possible Employment Land at Harworth		
Survey date	Grid Reference (approximate centre)	Elevation
17th June 2022	SK 61274 90927	Varies from 18m to 33m
Landscape Character Assessment (2009) - Policy Zone(s)		
Idle Lowlands 11 - Create.		
Current Use		
Agriculture (single rectangular arable field).		
Previous Use(s)		
Presumed agriculture.		
Neighbouring Uses		
Industrial estate to East. Agriculture to South, West (with A1(M) beyond) and North (beyond a disused railway line). The adjoining fields comprise a large arable field with two paddocks (with stables) to the South (off Serlby Road).		
Landscape features (e.g. trees, hedgerows, watercourses)		
<p>No hedge on Serlby Road frontage, low (very gappy) hedge on West boundary (with adjoining field). Strong hedge and trees to North boundary (with disused railway line). Hedge and trees adjoining Daher warehouse to the East, but open boundary along middle section where there is open storage and some trees/hedge adjoining Pass Logistics building.</p> <p>There is some planting alongside the A1(M), but the road is on an embankment at this point and it does not screen views of the site.</p>		
Built forms		
None on the site. The Daher and Pass Logistics buildings on the adjoining industrial estate are large scale and dominant in the landscape.		
Notable views to and from site		
There are no publicly available views within the site, because there is no access. There are, however, significant views of it (and the large buildings on the adjoining industrial estate) from the A1(M), Serlby Road and the playing field and playground at Styrrup Village Hall (off Serlby Road), which lies to the west across the A1(M) (at this point, the road enters a cutting to the south).		

Visual connectivity with surrounding roads, public rights of way, and residential developments
The site is clearly visible from Serlby Road, the A1(M) and from Styrrup Road. It can also be seen from Styrrup Village Hall. It is visible from the residential area off Pagdin Drive to the South West. There are no Public Rights of Way on or adjoining the site.
Topography
The northern section of the site slopes gently from West to East, rising from 18m to 22m. There is also a slope North West to South East, rising from 21m to 33m. Along Serlby Road, the site slopes up West to East, rising from 28m to 33m.
Strategic or national environmental designations
None. In the emerging Local Plan the industrial estate is an existing employment site (ST10) and the Village Hall grounds are a playing field and outdoor sports facility (ST47). The site is not within the Harworth & Bircotes Development Boundary (ST11).
Habitat connectivity
Poor within the site, but the hedgerows and trees alongside the disused railway line to the north create a valuable corridor.
Recreational connectivity
None.
Development constraints or opportunities
Access should be available from the adjoining industrial estate and the land could accommodate the expansion needs of existing businesses. However, the visibility of the site is a constraint in landscape terms. In addition, there is already generous provision of new employment land/floorspace in and around Harworth and Bircotes.
Conclusions / other notes
The land is prominent in landscape terms, when viewed from the A1(M) and Serlby Road. It is relatively narrow, which would limit opportunities for structural landscaping and there are no landscape or topographic features which screen it. At present, the large buildings on the existing industrial estate can be seen, but existing trees/hedges screen them to some extent. It is likely that any development on the site would comprise one or two large buildings which would be very prominent. In its current open state, along with farmland and (semi) restored pit heaps to the North and South, the land is an important part of the rural landscape alongside the A1 in Bassetlaw. It is, therefore, unsuitable for development.
Relationship with potential Green Gap
None.





LAA580: Image gallery



View from Styrrup Road (outside village) of undeveloped land alongside the A1(M).



View East from the A1(M), showing existing industrial estate (part screened).



View North across site from Serlby Road, A1(M) to West and industrial estate to East. The screening effect of existing trees/hedges is apparent in this view.



View South East from Styrrup Road, Harworth (outside of village, close to the A1(M)).



View North East from Styrrup Village Hall grounds.



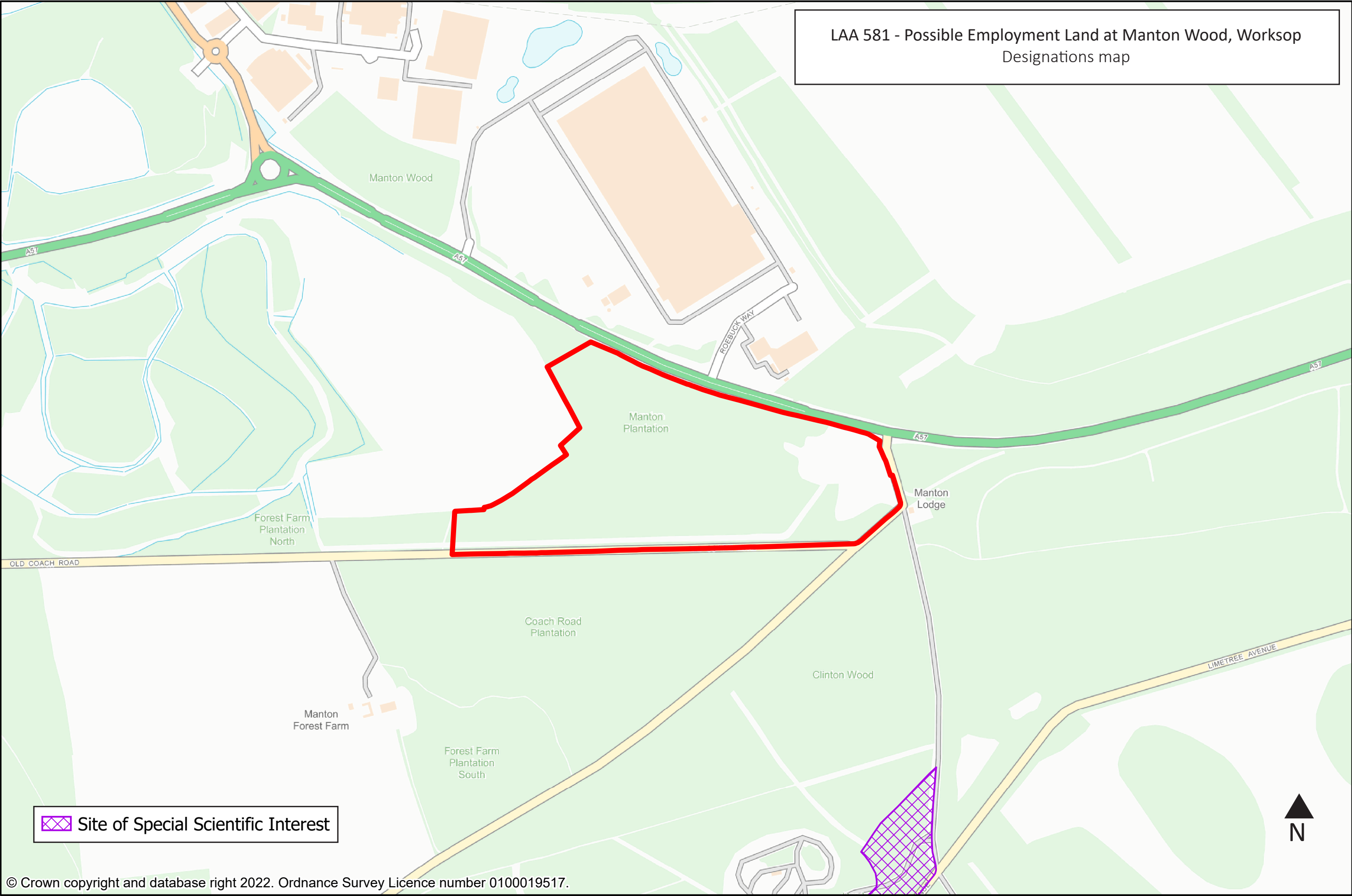
LAA 581

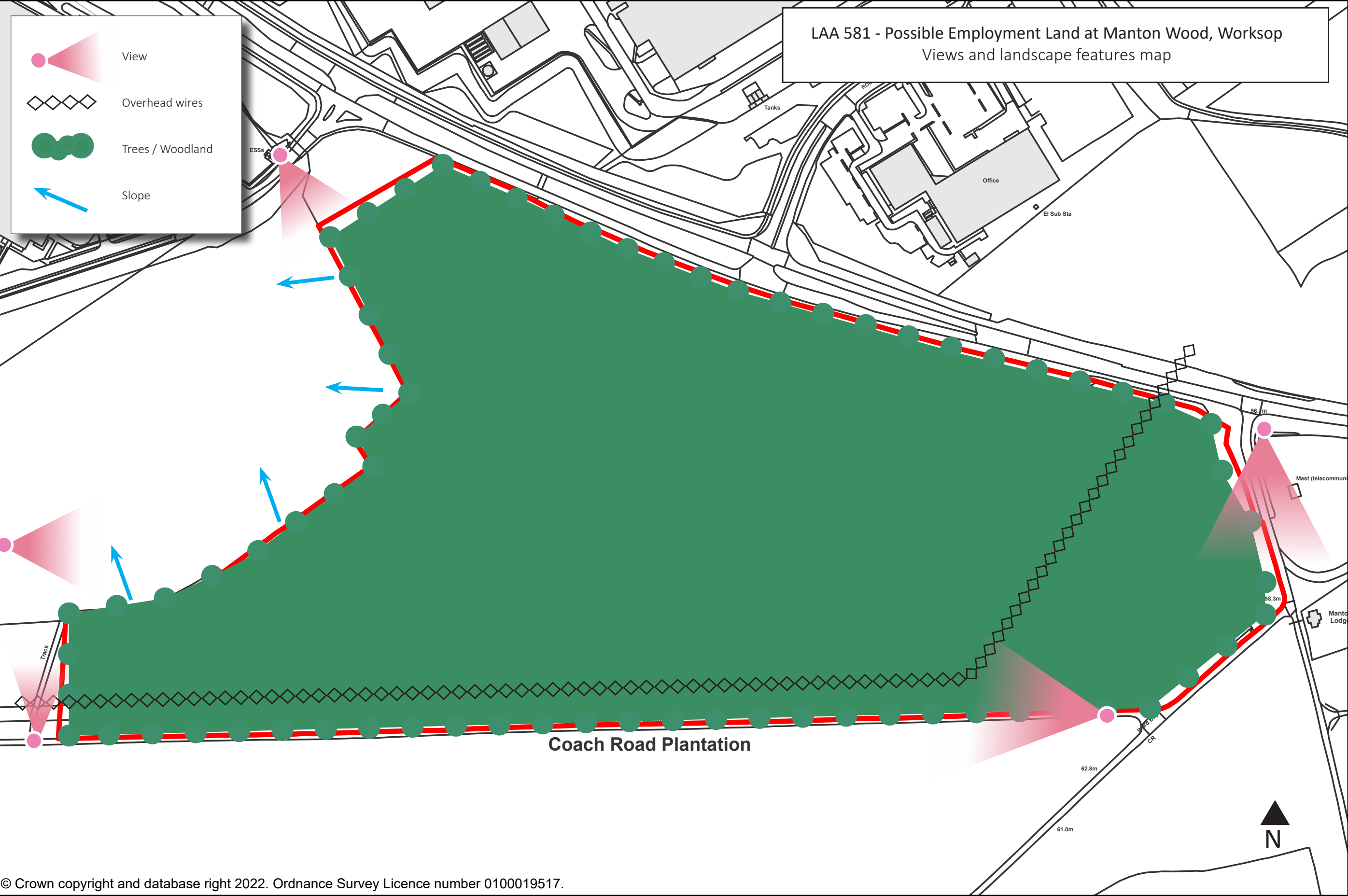
(MANTON WOOD)

**PROPOSED USE:
EMPLOYMENT**

Site Reference		
LAA 581 - Possible Employment Land at Manton Wood, Worksop		
Survey date	Grid Reference (approximate centre)	Elevation
17th June 2022	SK 62081 77543	58m to 64m
Landscape Character Assessment (2009) - Policy Zone(s)		
Sherwood 31 Worksop (SE Section/Manton Plantation) - Conserve. Sherwood 40 Babworth - Conserve and Create.		
Current Use		
Mixed Deciduous Woodland.		
Previous Use(s)		
Woodland, assumed to be associated with a Dukeries Estate, but may have been affected by the adjacent Manton Colliery.		
Neighbouring Uses		
Manton Wood industrial warehouse units immediately to the West with a DHL depot recently completed and Units 2 & 3 approved with access available but not yet built. A57 to North, with large scale warehousing and offices beyond (Wilkinsons).		
Woodland to South and East, forming part of Clumber Park Estate (NT).		
The restored Manton Colliery spoil heap, now a publicly accessible forest park, lies slightly further to the west.		
Landscape features (e.g. trees, hedgerows, watercourses)		
The site is a mature woodland with a variety of species. It is primarily deciduous. The verges on Old Coach Road provide a habitat, albeit narrow, for wildflowers. There are no watercourses or ponds.		
Built forms		
No buildings but electricity wires on timber poles run in an easement parallel to Old Coach Road.		
Notable views to and from site		
The site appears as a mature woodland from the A57 and Old Coach Road. It forms a woodland backdrop to the recently constructed/committed industrial/warehouse park.		

Visual connectivity with surrounding roads, public rights of way, and residential developments
The site is clearly visible from the recently constructed/allocated industrial/warehouse development, from the A57 and from Old Coach Road to the South. It has the appearance of dense, mature woodland.
Topography
The site is slightly domed, rising from 58m to 64m. The adjoining land, now reprofiled by cut and fill for the recent development, originally fell away North West to 39m.
Strategic or national environmental designations
There are no designations on the site, but the adjoining Clumber Park and Garden is Grade 1 Listed. In the emerging Local Plan, the site is not allocated and is outside the new employment allocations (DHL - EM008B) and Apleyhead Junction (SEM001). Clumber is designated as a Registered Park and Garden (ST46). The Manton Pit forest park and the woodland South of Old Coach Road are Local Wildlife Sites (ST40).
Habitat connectivity
Excellent. The mature woodland is part of a continuous woodland habitat, embracing the forest park to the West, woodland to the South and Clumber Park and gardens beyond. Although impacted by the A57, there is also connectivity to the Apleyhead Junction woodlands.
Recreational connectivity
There are no Public Rights of Way on the site, but Old Coach Road is a quiet lane which offers walking and cycling connections to the forest park on the former colliery and to the public bridleways and footpaths within Clumber Park.
Development constraints or opportunities
There is potential for access from the recently built/committed warehouse park to enable development of more land. However, the landscape damage and habitat loss that would result from further development represents a very significant constraint. There are other allocations in the emerging Local Plan which can meet both local and strategic employment needs.
Conclusions / other notes
Development of the site would not be appropriate in either landscape or habitat terms and the loss of trees and woodland would have a negative impact in terms of climate change. Unlike the adjoining (recently developed/allocated) site, the land has no apparent historical use in relation to the former colliery and is definitively greenfield rather than brownfield.
Relationship with potential Green Gap
None.





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LAA581: Image gallery



View South East from (DHL) allocation showing mature woodland on the site.



View South along Old Coach Road from near junction with A57.



View South on Old Coach Road showing Manton Lodge and proximity of Clumber Park.



View East from forest park path across allocation with site (mature woodland) beyond.



View East along Old Coach Road, showing the site (mature woodland) on the left.



View from site towards recently completed DHL building.



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