

Pre-Submission Version

Harworth & Bircotes Review

Neighbourhood Plan

2024 - 2038



Produced by Harworth and Bircotes Neighbourhood Plan Group on behalf of our residents
28/01/2025

Contents

Common Abbreviations.....	3
Foreword.....	4
1 The Harworth and Bircotes Review Neighbourhood Plan	5
2 Harworth and Bircotes in Context	7
3 Consultation	12
4 Community Aspirations	15
5 Community Vision	16
6 Community Objectives	16
7 Engaging with the Community: A Key Principle.....	17
8 Sustainable Development and the Development Boundary	18
Policy 1 Sustainable Development and the Development Boundary.....	21
9 Achieving Well Designed Places	22
Policy 2a Achieving Well Designed Places	24
10 Designing out Crime	27
Policy 2b Designing Out Crime	29
11 Protecting Landscape Character.....	30
Policy 3 Protecting and Enhancing the Landscape Character.....	37
12 Protecting and Enhancing Biodiversity	38
Policy 4a Protecting and Enhancing the Natural Environment	40
Policy 4b Greening the Streets	40
13 Local Green Spaces	41
Policy 5 Designation of Local Green Spaces	42
14 Improving and Extending Walking and Cycling.....	44
Policy 6 Improving and Extending Walking and Cycling	52
15 Boosting the Town Centre	54
Policy 7a Improving the Town Centre’s Public Realm	58
Policy 7b Development of land south of Scrooby Road, HB01.....	60
16 Housing.....	61
Policy 8a Housing Type and Size.....	63
Policy 8b Affordable Housing	66
17 Protecting and Enhancing Community Facilities	67
Policy 9 Community Facilities and Services	73
18 Traffic and pedestrian/cyclist safety.....	74
Policy 10 Traffic, Speeding and Pedestrian Safety.....	76
19 Implementation	77
20 Monitoring and Review	77
Appendix A Community Aspirations.....	78

Appendix B Reports commissioned for the HBRNP.....	80
Appendix C Key Views (see Map 5d)	81
Appendix D Playing Pitch Provision and Action Plan	85
Appendix E Local Green Spaces (see Map 6).....	87

Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme
BDC	Bassetlaw District Council
CISWO	Coal Industry Social Welfare Organisation
DPH	Dwellings per hectare
EA	Environment Agency
HB Design Code	Harworth and Bircotes Design Codes and Guidance 2024
HBNP	Harworth and Bircotes Neighbourhood Plan (this is the 'made' Plan)
HBRNP	Harworth and Bircotes Review Neighbourhood Plan
HEDNA	Housing and Economic Development Needs Assessment
HNA	Housing Needs Assessment
LAA	Land Availability Assessment
LCA	Landscape Character Assessment
NCC	Nottinghamshire County Council
NPPF	National Planning Policy Framework
NPG	Harworth and Bircotes Neighbourhood Planning Group



Photo 1 The old winding wheel located at the entrance to the Harworth and Bircotes Playing Fields used to advertise the coronation in 2023

Foreword

The purpose of the Neighbourhood Plan is to reflect the views, needs and aspirations of local people regarding their future community. When 'made' it forms part of the statutory development plan and therefore carries considerable influence in planning decisions. The recent adoption of Bassetlaw's Local Plan presented an opportunity to review our Neighbourhood Plan, to ensure it was compliant with national and local planning policies.

The first Neighbourhood Plan was adopted in 2015, and the focus was on directing the growth that was coming as part of Bassetlaw District Council's vision of Harworth as a Main Regeneration Centre. Since then, we have seen significant changes in Harworth and Bircotes, which have enforced the need for a review of the original Neighbourhood Plan. This review was developed by a steering group made up of local residents, led by the Town Council; all agreed there were a number of considerations that the Neighbourhood Plan needed to reflect.

In recent years we have seen substantial housing developments, the largest of which, Simpson Park, will take several years to complete; this growth has been accompanied by extensive commercial development nearby, offering new employment opportunities.

This growth in housing, jobs and population has led to a demand for a higher level of facilities and infrastructure in our Town. These are identified within this new, updated Neighbourhood Plan, and reflect the comments made by local people.

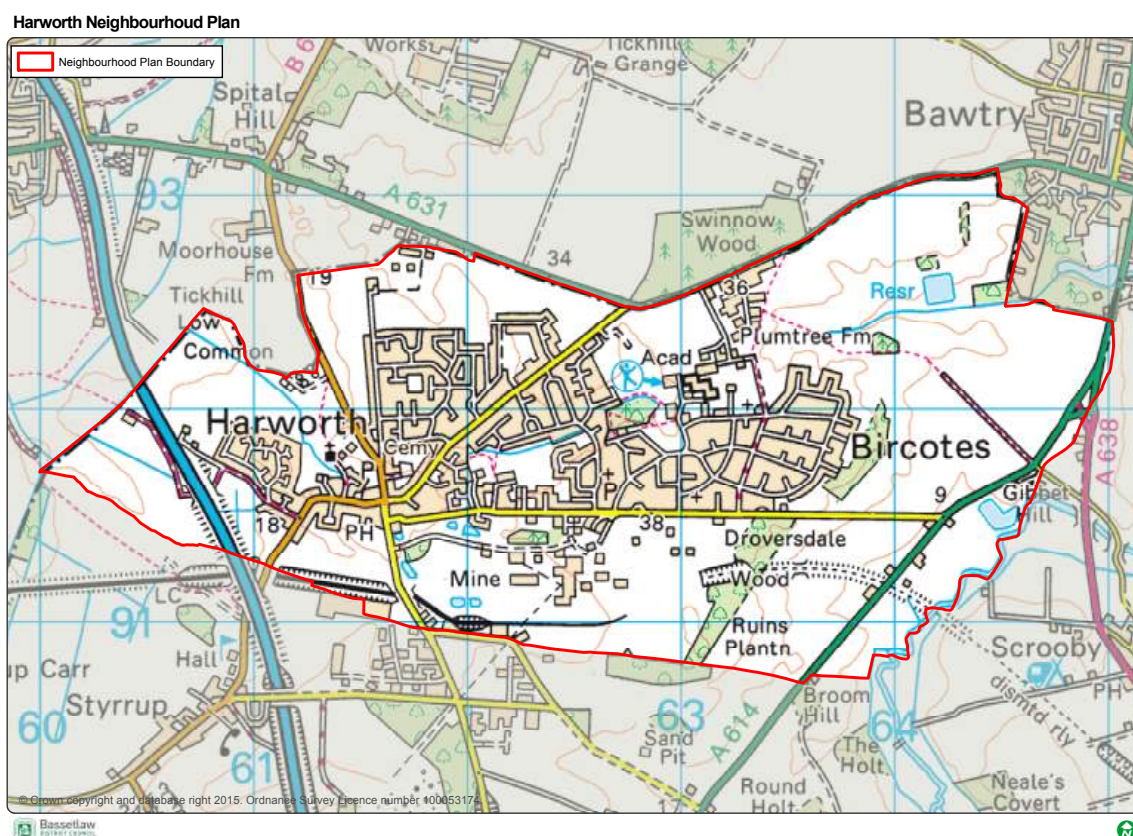
This document matters, because it will shape the future of 'Harworth and Bircotes' township and improve the quality of life for local residents.

June Evans, Harworth and Bircotes Neighbourhood Planning Group

1 The Harworth and Bircotes Review Neighbourhood Plan

- 1 The Harworth and Bircotes Review Neighbourhood Plan (hereafter the HBRNP) is a document produced in accordance with the Localism Act 2011 by the Harworth and Bircotes Neighbourhood Planning Group (NPG), on behalf of Harworth and Bircotes Town Council (hereafter the Town Council).
- 2 The Town Council was one of the first councils in Bassetlaw to take the opportunity to use these new powers and the Harworth and Bircotes Neighbourhood Plan (HBNP) was 'made' in December 2015.
- 3 The HBNP will continue to be part of the statutory development plan until the Review Neighbourhood Plan (HBRNP) has gone through all the statutory processes, at which point it will supersede the existing Neighbourhood Plan.
- 4 The HBRNP covers the Town Council area, the same as the HBNP as shown on Map 1.¹

Map 1 Designated Area



- 5 The HBRNP is in general conformity with the strategic policies in the Bassetlaw Plan. The evidence base that informs the Bassetlaw Plan also has been used to support this Neighbourhood Plan.
- 6 The time frame for the Plan extends to 2038 to match the time frame of the Bassetlaw Plan.
- 7 The Town Council decided to review the HBNP to:
 - a) ensure the neighbourhood plan remained aligned with the new strategic policies in the Bassetlaw Plan,

¹ The Neighbourhood Area was designated in 2013

- b) embrace the analysis done for BDC on the landscape and Town that supports BDCs positive approach to future growth,
 - c) commission Design Codes and Housing Needs Assessment (support that was not previously available under the neighbourhood plan program) to provide a robust evidence base to support the policies,
 - d) to update the HBNP to reflect the significant changes in the Plan area in the past 8 years due to major residential development which has increased the size of the Town,
 - e) reflect the changes in the National Planning Policy Framework (NPPF).
- 8 The HBRNP Plan will have the same role in the planning system as the HBNP. It will carry significant weight in the determination of planning applications. The Plan will be used by;
- a) developers when preparing planning applications for submission to BDC,
 - b) BDC in assessing and determining planning applications,
 - c) inspectors in determining appeals.
- 9 The HBRNP forms a framework of policies and supporting documents that will guide development over the Plan period.
- 10 A number of District – wide documents that supported the preparation of the Bassetlaw Plan 2020-2038 have been used to support the preparation of the HBRNP. These are:
- a) Land Availability Assessment June 2021
 - b) Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - c) Landscape Character Assessment 2009
 - d) Site Allocations: Landscape Character Study 2019 and Addendums 2020 and 2021
 - e) Bassetlaw Green Gaps Report 2019 and Green Gaps Addendum 2020
 - f) Housing and Economic Development Needs Assessment HEDNA 2020
 - g) Bassetlaw Rural Settlement Study 2020
 - h) Bassetlaw Playing Pitch Strategy 2019
 - i) Bassetlaw Local Football Facility Plan 2019 (due to be updated 2025)
 - j) Bassetlaw Built Sports Facility Study 2021
- 11 BDC commissioned a Harworth and Bircotes Masterplan in 2022 and the developmental work for the Neighbourhood Priorities Statement in 2022 also provides an evidence base for this Review.
- 12 Plan Area based studies have also been commissioned by the NPG for the Neighbourhood Plan these are²:
- a) Harworth and Bircotes Design Codes and Guidance AECOM 2024
 - b) Housing Needs Assessment AECOM 2023

² The supporting documents are available at <https://www.harworthandbircotestowncouncil.org.uk/?pagename=NeighbourhoodPlan&id=11> and are listed at Appendix A as they are important evidence base for the HBRNP

2 Harworth and Bircotes in Context

Location

- 13 Harworth and Bircotes Parish is located in the north west of Bassetlaw District, approximately 9 miles north of the sub-regional centre of Worksop, this is shown in Map 2. The Town is well situated in relation to the City of Sheffield, approximately 22 miles to the west and Doncaster, approximately 10 miles to the north. There are strong economic connections, particularly with Doncaster and BDC have been successful in securing some support from the South Yorkshire Mayoral Authority to assist in the continuing plans for growth. For example, the 2022 Town Centre Masterplan was funded by the South Yorkshire Mayoral Authority.

Map 2 Locational Context



History

- 14 The Plan Area was largely agricultural until 1914 when the first shafts were sunk for Harworth Colliery. The construction of workers houses at Bircotes began in 1920. In addition to new housing for workers at the Colliery, other community infrastructure and services were provided, including schools, a Methodist chapel and several shops. The majority of these shops were located along the north side of Scrooby Road, across the road from the Colliery site. The impact of the Colliery on the growth of Harworth and Bircotes can be seen in the burgeoning population from 579 in

1911, to 6,092 in 1931. The large 1930s housing estate for colliery workers was designed by an architect PM Blundell with wide roads and spacious front and back gardens.



Source: Britain from Above Harworth Colliery 1946

- 15 The Pavilion building was intended to be at the heart of an expanded Bircotes but the second phase of expansion did not proceed (where Serlby Academy is now) because Lord Galway thought his view from Serlby Hall (outside and to the south west of the Parish) would be spoilt.
- 16 Harworth and Bircotes continued to expand throughout the 1950's, 60's and 70's with several housing developments along Bawtry Road. The Colliery was still the dominant employer in the area, although several other industries grew during the 1940s-1960s, including a glass bulb factory and a shoe factory.
- 17 The Colliery survived the miners' strike of 1984-85 and the site was expanded with the replacement of the old winding towers for both shafts, in 1989 and 1996. The 'new' tower for shaft 1 being 78m high was considered a local landmark by many.
- 18 The closure of the pit, the glass factory and the shoe factory by 2006 meant the loss of 900 jobs in the area. By 2010 78% of residents were living in the top 20% most deprived area in England (compared to 20% nationally).³

³ Source Index of Multiple Deprivation

Regeneration and Planning

- 19 The HBNP was prepared in the context of a steadily improving social and economic picture. Relatively cheap housing, a good range of facilities (albeit many in need of refurbishment), the establishment of some new businesses and the proximity to the A1 all contributed to Harworth's steady recovery.
- 20 In the Core Strategy 2011 the Plan Area was defined as a regeneration priority area and sites were initially allocated for 1560 dwellings, this equated to 22% of the District housing requirement and would see Harworth and Bircotes expand by 45% up to 2028.
- 21 The Plan Area covers 724 hectares (approx. 1800 acres) and in 2021 there was a population of 8,900 people living in 3,900 dwellings. This is an 11% increase in the population and a 16% increase in number of households since 2011.
- 22 The Bassetlaw Plan notes that as of March 2022 sites have planning permission to deliver 2006 homes.⁴ This includes 1300 dwellings on the former colliery site of which 655 dwellings have been completed⁵. Of the additional housing sites with planning permission in March 2024 almost half have been completed leaving approximately 500 to be built out and there is a total growth target in the Bassetlaw Plan of 2203 dwellings.⁶
- 23 Harworth and Bircotes remain defined as a regeneration area in the Bassetlaw Plan, benefitting from its strategically advantageous location near the A1 (m) and South Yorkshire urban areas. Immediately outside the Plan Area there has been an expansion of employment sites. In March 2022 there was a further 42ha at Snape Lane and 14.4ha at Symmetry park under construction.
- 24 The ongoing regeneration of the former colliery site and aspirations in the HBRNP will see continued growth from the consented housing development. The Bassetlaw Plan does not allocate further sites up to 2038 but notes that the former colliery site could accommodate additional growth beyond 2038.

STEP – Looking to the Future

- 25 In October 2022 it was announced that the UK Atomic Energy Agency (UKAEA) had chosen West Burton Power Station (located approximately 15 miles east of Plan area) as the future home of its STEP project. The decision will see game-changing investment for the area with the STEP (Spherical Tokamak for Energy Production) programme seeking to pave the way for the development of commercial power plants capable of producing a limitless supply of low-carbon, clean energy.
- 26 STEP offers the potential to transform and regenerate the wider area, creating thousands of jobs, a number of apprenticeships, and supply chain opportunities across a number of sectors, in an area already intimately linked with energy production. The site is expected to be up and running by 2040.
- 27 This will likely create demand for more housing and impact on the services and infrastructure in north Bassetlaw. Harworth and Bircotes continued expansion makes it well placed to meet this increased demand for housing for an expanding work force, but it must come with an expansion in investment in local services and facilities.

⁴ See Bassetlaw Plan para 5.1.52







⁵ Data provided by BDC planning policy March 2024

⁶ See Bassetlaw Plan main modifications August 2023

Key Statistics

- 28 Census 2021 data provides statistics relevant to understanding how people live in the Plan Area and provides the evidence base for the range of policies in the HBRNP. A summary of these statistics are shown overleaf (figure 2).
- 29 A population of 8900 residents was recorded in 2021 compared to 7948 in 2011. The increase reflects the housing growth that had taken place between 2011 and 2021. The AECOM HNA estimated there were 4373 dwellings in March 2023⁷. All the sites proposed were granted permission and no further sites are allocated in Harworth in the Bassetlaw Plan. This indicates that by 2038 the population of Harworth is expected to be at least 11,500.⁸
- 30 The statistics show that Harworth's age profile is very similar to the national average with a mix of ages. Household size is also similar to the national average, 67% of residents live in either 1 or 2 person households and 33% live in 3 or 4 person households. Harworth has a lot more 3 bed houses than the national average. The % of the population who are in employment is very similar to the national average.
- 31 Data from the Indices of Multiple Deprivation captures the number of people in the Harworth and Bircotes Ward living in the most deprived 20% of England in 2019. 35% of all households in Harworth and Bircotes lived in the 20% most deprived areas with poorer health and lower incomes, lower educational attainment and higher crime levels than the national average. This shows that whilst the Plan Area has improved economically since the 1990s continued investment and partnership working is required to address these issues.

Figure 1 From Community Insight Report⁹

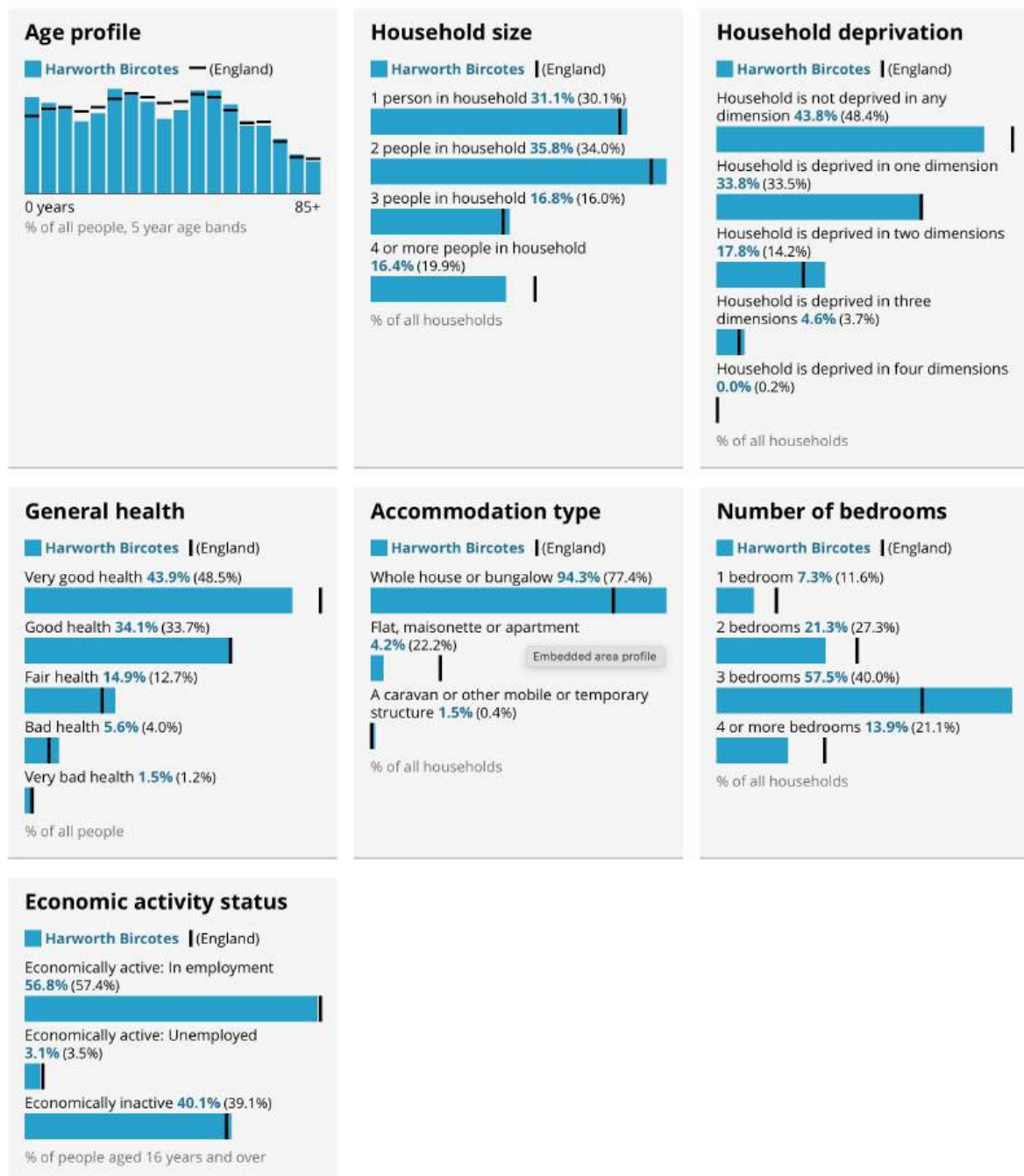
 Education & skills	1,714 people aged 16+ (24%) have no qualifications in Harworth ward compared with 18% across England	 Vulnerable groups	715 children aged 0-19 (32%) are in relative low-income families in Harworth ward compared with 20% across England
 Economy	2,628 people aged 16+ (37%) are in full-time employment in Harworth ward compared with 34% across England	 Crime and Safety	The overall crime rate is higher than the average across England. The rate is 99.0 in Harworth ward compared with 88.2 across England
 Health & wellbeing	1,827 people (20.6%) have a limiting long-term illness in Harworth ward compared with 17.3% across England	 Communities & environment	The % of people 'satisfied with their neighbourhood' (73.5%) is lower than the average across England (79.3%)

⁷ See HNA para 8 at <http://harworthandbircotestowncouncil.org.uk>

⁸ Calculated as a 45% increase in the 2011 census population figure which was the planned growth in BDCs Core Strategy .

⁹ See report at <https://www.harworthandbircotestowncouncil.org.uk/?pagename=NeighbourhoodPlan&id=11>

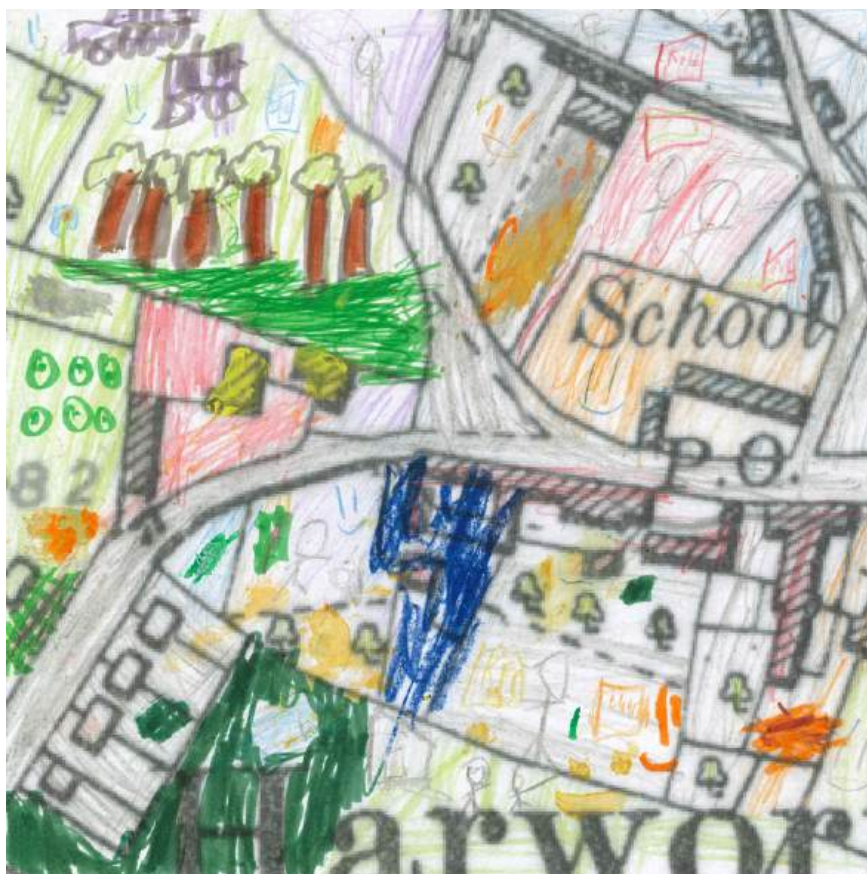
Figure 2 Harworth and Bircotes Census Data 2021



Source: Office for National Statistics - Census 2021

3 Consultation

- 32 The NPG recognise that consultation is key to successfully reviewing the Neighbourhood Plan. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the area.
- 33 Consultation for associated documents (like the Harworth Town Centre Masterplan) and understanding the issues for the Neighbourhood Priority Statement analysis were also used to feed into the review process.
- 34 Progress on the Review of the Neighbourhood Plan is reported at Town Council meetings and the neighbourhood plan group is made up of residents and members of active local organisations.
- 35 The key consultation events and activities that shaped the production of the Plan will be summarised in the Consultation Statement.¹⁰
- 36 Work undertaken with the Town Council and members of the community as part of a pilot project in 2022/2023 to prepare a Neighbourhood Priority Statement identified the following key issues and formed the starting point for the Review.



Source: *Pride in our Place Project* run by Inspire Libraries in Harworth in June 2024 for 5 years olds artist Julian question for the neighbourhood plan review ‘what do you like about Harworth?’

¹⁰ This will be available on the Town Council web site when the neighbourhood plan is submitted to BDC

Table 1 Summary of Findings Neighbourhood Priority Statement

What has happened since the NP was made in 2015 and was this change, positive 😊, negative 😞 or neutral 😐?





(Based on discussion in November 2022)




HOUSING

😊	<p>Design of new development has been good – developers do come to the TC to show plans and to discuss materials, layout etc.</p> <p>Housing – there are lots of family homes but the larger ones are very expensive for local people, however there have been a mix of types and tenure and some schemes have included some help to buy properties</p> <p>Tickhill Road 352 dwellings including 15% affordable houses</p> <p>Bryndale Close town houses</p> <p>Whitehouse Road - 44 Affordable Homes</p>
😞	<p>Bigger houses seem to be located on the edge of the settlement looking out rather than in to H/B</p> <p>Housing need not being met in terms of</p> <ol style="list-style-type: none"> 1) need for private rental 2) bungalows for sale
😐	<p>Landscaping schemes is inadequate on some of the new sites e.g. Bryndale Close and Hill Top Court</p>

RETAIL

😊	<p>Retail – low vacancy rates</p> <p>New businesses are coming in i.e. microbrewery, café, sweet shop</p> <p>Fish van once a week continues – shows potential opportunity to provide new services if the products are value for money.</p>
😞	<p>All shops shut at 3pm Monday – Saturday and 1pm on Wednesday – out of step with expectations of new residents and means Town is very quiet.</p>
😐	<p>Town Council exploring encouraging a farmers' market, market stall holders did operate one day a week during lock down but use declined once people happy to return to indoor shopping</p> <p>Town centre needs upgrading – difficulty getting shop fronts improved due to absentee landlords</p> <p>Two different groups new comers with different expectations and well established residents</p>

	How can the town maximise on the spending power of the increased population and those who have a bit more money to spend? Would people spend locally if there were restaurants in the Town?
HEALTHCARE PROVISION	
	<p>NHS provision</p> <ol style="list-style-type: none"> 1) Access to GP's very difficult 2) This is complicated due to the border with South Yorkshire for Colliery Surgery, Riverside Surgery is a Notts and Nottinghamshire Integrated Care Board practice. Everyone is in the same waiting room but service and access can vary 3) Hospital appointments can be directed to locations in neighbouring authorities 4) There is no dentist – there is no access to dentist services in Harworth
SCHOOLS PROVISION	
	The made NP included a primary school – revised masterplan from Harworth Group (developers) still showed primary school location but also housing layout. Primary school was not delivered and NCC are now of the view that the primary school provision can be provided at Serlby Academy but local evidence is that there is a need for primary school provision as parents are having to get to Ranskill school 4 miles away– what if they have no car?
	<p>What is Serlby Academy doing why isn't it expanding to meet the local need?</p> <p>Update in March 2024 in an email from NCC stated that ‘</p> <p><i>‘N.C.C. have agreed to fund a feasibility study for Serlby Park School. There is a predicted deficit of primary school places starting in 2024/25; this deficit will rise to 188 places in 2027/28.</i></p> <p><u>Options to be considered</u></p> <ol style="list-style-type: none"> a) <i>Re-configure 6th form space to provide additional primary pupil places in the short-term, with a new 3FE primary school being built on Serlby Park site in the medium-term</i> b) <i>extending the buildings primary capacity by 1FE</i> c) <i>Additional secondary places could also eventually be provided, subject to demand</i> <p><i>Other schools in the pupil place planning areas have been considered, but due to the size of the site, together with the fact that there is surplus accommodation at Serlby Park, this is considered to be the most appropriate site.’</i></p>
SPORTS PROVISION	
	Growing population means there's pressure on the existing 3G pitch, it is over used and needs improving with additional provision required.

ENVIRONMENT	
	Use of the Green Wheel principle has delivered connectivity on the ground. The principle of Green Wheel established in the HBNP has remained and is referenced in design and access statement for the major sites.
	Opportunity to make much more of the cycling legacy of Tommy Simpson, the topography and central location of Harworth, to extend the cycle routes through the Plan Area, to connect with Sustrans ¹¹ routes, and to create a cycling hub (museum, café etc) in Harworth.
	Harworth Crossroads junction of Scrooby, Blyth Road, Tickhill Road and Bawtry Road hazard to pedestrians – means that children are driven to school

4 Community Aspirations

- 37 The process of reviewing the HBNP, provides the opportunity to pull together community aspirations that are evolving to reflect the changing population and confidence of this expanding Town. Not all are related to land use planning but because they have arisen during consultations and other work they are described as aspirations and are captured at Appendix A. The aspirations are organised under the following themes:

<u>Aspiration 1</u> improving 3G/play zone provision to meet the expanding needs of the Town	<u>Aspiration 2</u> to make Harworth a cycling hub to include a network that connects beyond the Parish and provide a museum and associated facilities to promote cycling.
<u>Aspiration 3</u> making the most of existing community buildings by rationalising what we have and where necessary repurposing them	<u>Aspiration 4</u> working with the community to improve the area around Arundel Walk
<u>Aspiration 5</u> establishing a banking hub to enable residents to access banking services	<u>Aspiration 6</u> improving pedestrian and cycle safety
<u>Aspiration 7</u> making the most of the former North Borders school site	

¹¹ Sustainable transport charity www.sustrans.org.uk

5 Community Vision

- 38 This Vision has been prepared by the NPG and has been endorsed by the community based on the consultation events.

In 15 years' time Harworth & Bircotes will be a thriving Town with a village feel, a place where people are proud to live.

It will be a safe and happy place, an area that values its people and its environment.

The Town will be rich in greenery from trees to high quality parks, with direct access and long views to the surrounding countryside.

It will have a variety of homes, jobs, shops, schools and recreational facilities; something for everyone.

Walking and cycling around the Town, and to destinations beyond, will be easier and more pleasant for getting to work, school, shopping and for recreation.

Harworth & Bircotes will be a place people want to move to.

6 Community Objectives

- 39 Based on the Vision and through further consultation, the NPG members have identified community objectives which have also been widely consulted on.

Community Objective 1: To sustain and regenerate the Town Centre, strengthening its role at the heart of the community as detailed in the Harworth & Bircotes Masterplan.¹²

Community Objective 2: To ensure that all new development is designed to a high standard that reinforces existing character with boundary treatment including trees and hedgerows wherever possible.

Community Objective 3: To deliver housing growth that reflects the local community's needs and allows the Town to grow sustainably.

Community Objective 4: To encourage restaurants and cafes to locate in the area, providing amenities suitable for all the family and which support the day and night time economy.

Community Objective 5: To safeguard existing and provide improved public services, especially doctors, dentists and primary schools, to reflect the needs of an expanding Town.

Community Objective 6: To protect, improve and where possible increase the provision of parks and other green spaces that are used for sports and leisure activities that are highly valued assets for local people. To ensure that the community facilities expand to meet the increasing population of the Town.

Community Objective 7: To protect and enhance Harworth & Bircotes' biodiversity and landscape character, especially the local woodlands, parks, and Local Wildlife Sites and to

¹² See <https://www.bassetlaw.gov.uk/business-advice/regeneration-and-investment/harworth-bircotes-masterplan/harworth-and-bircotes-town-centre-masterplan/>

promote urban greening works like tree planting particularly (but not exclusively) in public spaces that will provide some climate change resilience.

Community Objective 8: To continue to develop and extend the footpath and cycle network linking the new and old housing developments to services and facilities in the Town to make active travel easy for residents and visitors. Extending the cycling network beyond Harworth to adjoining villages and the rest of the country as part of an enhanced cycling network, making Harworth a cycling hub.

7 Engaging with the Community: A Key Principle

- 40 The Plan reflects the community's need to have greater involvement and influence in development proposals up to 2038. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 41 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
- 42 Encouraging consultation between developers and the Town Council before the costs are incurred in submitting a planning application will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The NPPF notes that *'Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'*.¹³
- 43 The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for major development to talk to the Town Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by Bassetlaw District Council.

Key Principle: Pre-Application Community Engagement

1. For major planning applications¹⁴, applicants are encouraged to actively engage with the Town Council, as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the Town Council; and
 - b) how issues of concern raised by local people and the Town Council have been taken into account; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character as detailed in the Harworth and Bircotes Design Codes and Guidance or equivalent; and
 - d) where the proposals are for housing development, how this meets local housing need as identified in the most up to date Housing Needs Assessment.

¹³ NPPF para 137

¹⁴ Defined as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more'*.

8 Sustainable Development and the Development Boundary

- 44 The local community recognised the need for the substantial expansion of Harworth and Bircotes that was planned in the 2011 Core Strategy, supported in the withdrawn Site Allocations Development Plan 2014 and in the HBNP 2015. The Bassetlaw Plan does not allocate further sites, but continued growth will occur as part of the consented sites up to 2038.
- 45 The purpose of the planning system is to contribute to the achievement of Sustainable Development including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.¹⁵ The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹⁶
- 46 The rapid expansion of Harworth and Bircotes has reinvigorated the local housing market, provided a boost to local businesses and provided a local workforce for the expansion of the large employment sites in the vicinity. However, there is a strain on the local health and education services and road infrastructure. These issues were raised in the consultation in 2022/23 for the Neighbourhood Priority Statement (see table 1 above). It is important that over the Plan period (up to 2038) local infrastructure is put in place to ensure that this dramatic transformation from a Colliery community to a 21st century Town is successful.
- 47 It is reasonable therefore that a Development Boundary is drawn around the existing built form and site allocations. Any additional development should be concentrated within the Development Boundary. The following criteria have been used by the NPG to define the extent of the Development Boundary:
- a) current commitments by virtue of an existing planning permission; and
 - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams; and
 - c) open areas including informal recreation space or extensive gardens which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2038 in accordance with National Policy.
- 48 Areas of landscape around the Town that the community have identified as being especially sensitive to development are identified as Areas of Landscape Sensitivity (see Map 5c) and are discussed in more detail in the section on Protecting Landscape Character. Areas that should be protected from development are identified as Local Green Spaces (see Map 6).
- 49 Sustainable development as defined in the NPPF will need to show that in Harworth and Bircotes the following factors have been taken into account:
- a) high quality design that creates attractive well connected new neighbourhoods,
 - b) health and education provision is increased and meets local needs,
 - c) roads and junctions are adequate to ensure pedestrian and cycle safety,

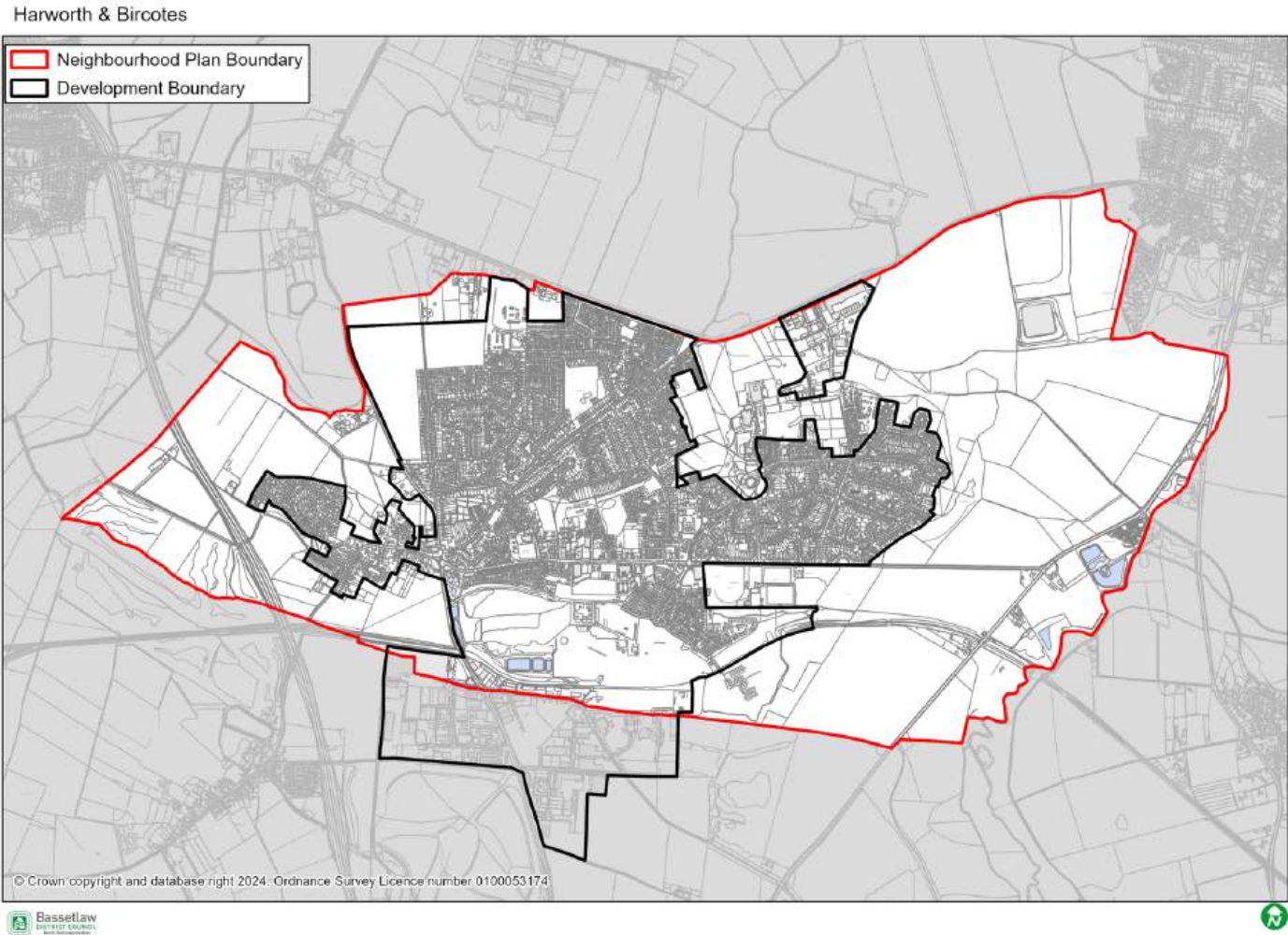
¹⁵ NPPF paragraph 7

¹⁶ NPPF paragraph 9

- d) sports facilities (indoor and outdoor) meet the needs of a growing population,
 - e) development delivers a biodiversity net gain,
 - f) creative solutions are found to enhance the retail offer in the Town Centre,
 - g) landscaping schemes (trees, hedgerows, grass verges, front gardens) are included and implemented to improve biodiversity, provide shade and enhance the built up area,
 - h) existing parks and public open spaces are protected and schemes that enhance their flora and fauna are encouraged,
 - i) the green heart of Harworth¹⁷ is protected and enhanced,
 - j) walking and cycling to the shops, parks and the wider countryside is enhanced,
 - k) housing meets local needs,
 - l) climate change and the necessity of encouraging low carbon development (use of materials, design, orientation, site layout)
- 50 Policy 1 is an overarching policy that establishes a framework for development. Evidence to support this approach is provided in the following sections of the HBRNP along with more detailed policies on each criterion.

¹⁷ Area identified in the Town Centre Master Plan see section 15 below

Map 3 Development Boundary



Policy 1 Sustainable Development and the Development Boundary

- 1. Away from identified housing allocations, proposals for new residential development will only be supported if it is filling a gap within the existing Development Boundary as defined on Map 3.**
- 2. All development (on allocated and infill sites) should demonstrate how it makes a positive contribution towards the achievement of sustainable development.**
- 3. As appropriate to its scale and location, proposals should;**
 - a) provide housing of a size and tenure to meet the objectively assessed local housing needs of the Parish (including affordable housing) based on the most up to date evidence available,**
 - b) be of a scale, density, layout and design that is compatible with the local character, appearance and amenity of that part of the Plan area in which it is located,**
 - c) not result in the loss of designated areas of nature conservation as identified on Map 5a,**
 - d) protect the Local Green Spaces identified on Map 6,**
 - e) incorporate measures which promote walking and cycling,**
 - f) protect and provide at least 10% biodiversity net gain*,**
 - g) where applicable, include Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk, in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56),**
 - h) use low carbon design and construction methods.**
- 4. The enhancement and extension of the Retail Core to provide an improved public realm and a mix of uses is supported.**
- 5. Outside the Development Boundary, proposals will be limited to development which is necessary to support the rural economy or the provision of utilities infrastructure in accordance with the National, District and other policies in this Neighbourhood Plan reflecting the open, rural character of the land surrounding the Town.**

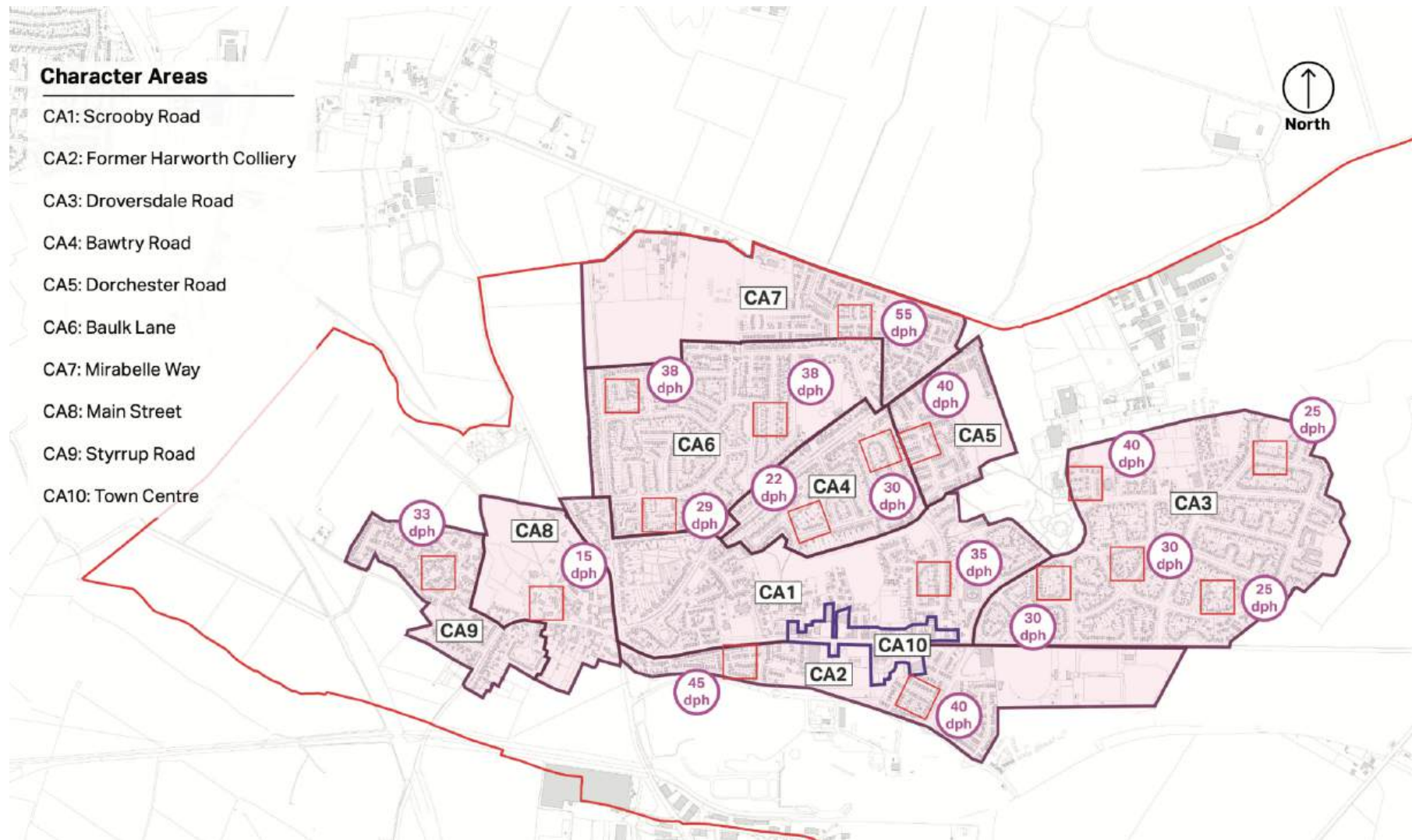
***in accordance with biodiversity net gain requirements as set out in national legislation.**

9 Achieving Well Designed Places

- 52 There are in excess of 500 dwellings to be completed and most of these are on sites that have outline permission only. There will also be infill development over the Plan period. A locally produced design code framework has been produced to influence this development. This will ensure that the design and appearance of development is responsive to the surrounding landscape and built character of Harworth to reinforce and enhance the built environment.
- 53 The NPPF identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area and that design policies should be developed with local communities, so they are grounded in an understanding and evaluation of the area's defining characteristics.
- 54 The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.
- 55 An understanding of the existing built character and examples of local good design help in providing a design framework for Harworth and Bircotes. The Harworth and Bircotes Design Codes and Guidance 2024 (hereafter the HB Design Code) was commissioned as part of this review and provides a character analysis of Harworth and Bircotes built up area to support locally derived design guidance and codes.
- 56 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.¹⁸
- 57 The HB Design Code has been prepared by AECOM and the local community and forms the basis for the specific local criteria and a set of design principles. The HB Design Code is integral to the formation of the policies in the HBRNP, especially Policy 2.
- 58 The HB Design Code analysis provides Character Area Analysis and Guidelines. These character areas have been informed via a detailed analysis on several themes including urban grain, house types, character and density. These are useful in establishing the context for development on the site allocations and small infill sites. It is important that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features. Responding to the context means recognising existing positive design solutions (which is identified in the Design Code section 2 and 3) or using existing cues as inspiration.
- 59 A series of design guidance and codes specific to each character area are provided. Proposals within the character areas will be required to address the design codes relevant to the character area in which it resides, as well as the overarching codes that follow.
- 60 Map 4 shows the character areas and the densities of each area.

¹⁸ See NPPF para 139

Map 4 Character Areas



- 62 Analysis in the HB Design Code of two recent developments identified a lack of landscaping despite it being in the initial scheme (see character area 3 Droversdale Road figure 18) and one where a lack of boundary treatment had a negative impact on the overall character of the scheme, (see character area 1 Scrooby Road figure 08).
- 63 Connectivity is important, especially as the Town grows. Good design should include pedestrian routes that enable direct safe access. Cul de sacs make walking less appealing as they reduce the permeability of the Town. Distances are extended to get across parts of the Town for example the footpath between Mirabelle Way and Buckingham Court is fenced off disconnecting the two streets and making walking through the estate much longer.



Photo 2 looking west from Mirabelle Way to Buckingham Court. The pavement ends at the fence.

- 64 The Design Code includes images of the materials and detailing in each character area. Reference should be made to this in relation to the material and brick design specified in the policy below.

Policy 2a Achieving Well Designed Places

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the parish. In order to achieve this, development proposals should reinforce the character of the area by taking into account the most up-to-date, design guidance and codes (the Harworth and Bircotes Design Codes and Guidance 2024 or its equivalent).**
- 2. Particular attention should be given to the landscaping schemes and boundary treatment reinforcing existing styles or, where this is on a new scheme, ensuring that it includes trees, hedgerows, low red brick walls or low masonry walls complimented by hedgerow planting, or estate fencing. Native trees should be used (or a species considered more suitable, based on the advice of Bassetlaw District Council) in accordance with Design Code A4.**
- 3. As appropriate to their scale, nature and location, and in accordance with Design Codes A1 to A14 in the HB design Code 2024, development proposals should:**
 - a) respond to the local character of the area and immediately adjoining neighbouring properties,**

- b) demonstrate sensitive, positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,
 - c) ensure densities allow for spaces between buildings to preserve views to the countryside beyond and maintain the perceived openness within the settlement,
 - d) demonstrate a well-defined street hierarchy and consider the location of street and on plot trees, lighting and other infrastructure in combination,
 - e) include shorter streets, street parking bays and landscaping to visually narrow the carriageway to slow traffic speeds,
 - f) where possible, roads and footpaths should run to the edge of sites so that they connect and integrate with adjoining areas,
 - g) use materials that reflect those dominant in the character area as identified in the most up-to-date design guidance,
 - h) overall, the colour palette should reflect the hues in local materials,
 - i) orientate buildings to front the street and overlook key routes (especially the Green Wheel) to provide a degree of overlooking and natural surveillance,
 - j) reinforce a consistent building line with adjacent properties,
 - k) implement the principles of the drainage hierarchy (PPG 80) and where applicable incorporate sustainable drainage systems that provide environment and community benefits from the outset.
4. Development proposals that are located on the settlement edge should:
- a) ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape, unless suitably screened by planting,
 - b) retain the visual quality of the landscape by reducing the scale of development, (dwellings should not exceed two stories in these locations),
 - c) soften the boundary between built form and the wider landscape by providing soft landscape, planting such as hedgerow, wildflower and tree planting,
 - d) designing a street hierarchy that arranges primary roads and turning heads to a wider landscape.
5. In the Scrooby Road character area 1 (in addition to criteria 1-3 above) development proposals should:
- a) promote active and attractive frontages along Scrooby Road,
 - b) be 35-40 dph¹⁹,
 - c) properties directly fronting Scrooby Road should be
 - I. set back from the road between 1-3m,
 - II. provide parking to the rear of the building within parking courts
 - d) elsewhere, properties should be setback between 1-6m to accommodate garages where possible and be no more than 2 storeys,
 - e) at focal points or on key corners development can be 3 storeys to provide roofscape variety.
6. In the Former Harworth Colliery character area 2 (in addition to criteria 1-4 above) development proposals should:
- a) be 40-45 dph,
 - b) limit materials to red brick and buff brick with brick band detailing and denitlation,
 - c) be no more than two storeys other than buildings fronting Scrooby Road, focal points or on key corners where they can be 2.5 storeys
 - d) provide on plot parking.

¹⁹ Dph means dwellings per hectare and density based on HB Design Code assessment

- 7. In the Droversdale Road character area 3 (in addition to criteria 1-4 above) development proposals should:**
 - a) be 30-35 dph,**
 - b) limit materials to brown or buff brick with brick band detailing,**
 - c) on corner plots, orientate new buildings to chamfer the corner,**
 - d) articulate doorway openings with porches, and**
 - e) include street trees, where possible to provide visual relief to the street scene.**
- 8. In the Bawtry Road character area 4 (in addition to criteria 1-3 above) development proposals should:**
 - a) be 30 dph,**
 - b) limit materials to red brick with some white render,**
 - c) on corner plots, orientate new buildings to chamfer the corner, and**
 - d) articulate doorway openings with porches.**
- 9. In the Dorchester Road character area 5 (in addition to criteria 1-4 above) development proposals should:**
 - a) be 40 dph,**
 - b) be orientated to avoid providing a blank gable to the street**
 - c) articulate doorway, openings with porches,**
 - d) reinforce the uniformity of the roofscape,**
 - e) create a degree of natural surveillance to the network of footpaths,**
 - f) parking spaces to be overlooked by properties including parking courts**
 - g) parking courts should be easily and directly accessible to the properties it serves.**
- 10. In the Baulk Lane character area 6 (in addition to criteria 1-3 above) development proposals should:**
 - a) be 35 - 40 dph,**
 - b) limit materials to red or buff brick with some white render, with roof tiles of natural slate, clay pantile or brown concrete tilling,**
 - c) not exceed 2 storeys,**
 - d) reinforce the consistent buildings line and be set back at least 5m, and**
 - e) provide on plot parking either to the side or front of the property.**
- 11. In the Mirabelle Way character area 7 (in addition to criteria 1-3 above) development proposals should:**
 - f) be 50-55 dph,**
 - g) limit materials to red or buff brick,**
 - h) not exceed 2 storeys unless they are focal points where they can increase to 2.5-3 storeys,**
 - i) be orientated to face the street or notable spaces like the Green Wheel and avoid future properties being orientated so that blank side gables or rear boundaries face these spaces.**
- 12. In the Main Street character area 8 (in addition to criteria 1-4 above) development proposals should:**
 - a) be of a scale and mass sympathetic to heritage assets and their setting in accordance with national and District policies,**
 - b) protect the mature trees and include vegated front boundaries,**

- c) on the south side of Main Street, be set to the back of the pavement to provide a sense of enclosure,
- d) limit materials to red brick with clay pantiles roofs, and
- e) maintain visual connections to the surrounding landscape north and south.

13. In the Styrrup Road character area 9 (in addition to criteria 1-4 above) development proposals should:

- a) be 35 dph,
- b) limit materials to red or buff brick with red or grey pantiles,
- c) not exceed 2 storeys,
- d) be orientated to face the street and avoid presenting blank side gables or rear boundaries to streets or open spaces.

14. In the Town Centre character area 10 (in addition to criteria 1-3 above) development proposals should:

- a) develop the south side of Scrooby Road,
- b) be 35-45 dph,
- c) reinforce the level of enclosure on Scrooby Road by placing buildings to the back of the pavement,
- d) reinforce and contribute to the existing street trees and other planting,
- e) provide car parking to the rear of buildings,
- f) improve pedestrian safety crossing Scrooby Road.

10 Designing out Crime

- 65 Safety and security are essential to sustainable communities. Not only are such places well designed, attractive environments to live and work in, but they are places where freedom from crime and the fear of crime improves the quality of life.
- 66 Crime data is available for Harworth Ward (which is similar geographically to the Plan Area) from June 2022 to May 2023. The data shows that Harworth Ward did experience more incidents of criminal damage, anti-social behaviour incidents, burglaries and vehicle crimes than the national average.
- 67 Crime is due to a number of issues, but good quality design can reduce the opportunity for crime. There are attributes of sustainable communities that are relevant to crime prevention as follows:²⁰

²⁰ Safer Places <https://assets.publishing.service.gov.uk/media/5a790c2040f0b679c0a081de/147627.pdf>

- **Access and movement:** places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security
- **Structure:** places that are structured so that different uses do not cause conflict
- **Surveillance:** places where all publicly accessible spaces are overlooked
- **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community
- **Physical protection:** places that include necessary, well-designed security features
- **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- **Management and maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future

- 68 In the Plan Area the focus in the made Plan and the HBRNP on delivering the Green Wheel relates to the theme Access and Movement. The Green Wheel feels safer on the walk through the Lancaster Gardens (Barratts) estate where it extends through the houses which face onto the route, than on the Plum Tree (Persimmon) estate where houses have their backs to the Green Wheel, where there is consequently less natural surveillance for those using it.
- 69 The advantages for crime prevention of well-connected layouts include:
- Enabling more intrinsically secure building types (perimeter blocks)
 - Clear views and easy orientation
 - More activity and more potential natural surveillance
- 70 It is important that public and private space is clearly marked. Previous housing layouts in the Plan Area have included car parking courts separate from the resident's home. Residents prefer to park their cars on street (and over the pavement) on Scrooby Road in front of their house. This means that the car parking courts can feel unsafe with a low level of usage and a lack of natural surveillance whilst Scrooby Road is congested and the pavement is not easily accessible for pedestrians especially adults walking children to school.
- 71 In relation to the location of Vickers Grange (Gleeson) estate, local knowledge of the illegal use of quad bikes on the surrounding undeveloped area and the known issues about Avondale (a facility for those with drug and drink addiction) means that anti-social behaviour will have a detrimental impact on new residents.
- 72 Local knowledge provided by the Town Council is crucial in assessing planning applications but this local understanding should inform the initial design stage. Engaging with the Town Council (in accordance with the Key Principle) before a planning application is submitted is an important way to get input at the early stage.
- 73 The NPPF requires planning policies and decisions to ensure that developments create safe accessible places *'so that crime and disorder and the fear of crime does not undermine the quality of life or community cohesion'* ²¹

²¹ NPPF para 96

- 74 Bassetlaw's Local Plan Policy ST33 Design Quality requires development to reduce the likelihood of crime *'through maximizing natural surveillance and where appropriate use of active ground floor frontages and lighting'*.
- 75 Secured by Design²² is the official police security initiative that works to improve the security of buildings and their immediate surroundings. Developers can follow guidance and get support through training and accreditation to ensure the development they propose reflects best practice in considering the security of its design.

Policy 2b Designing Out Crime

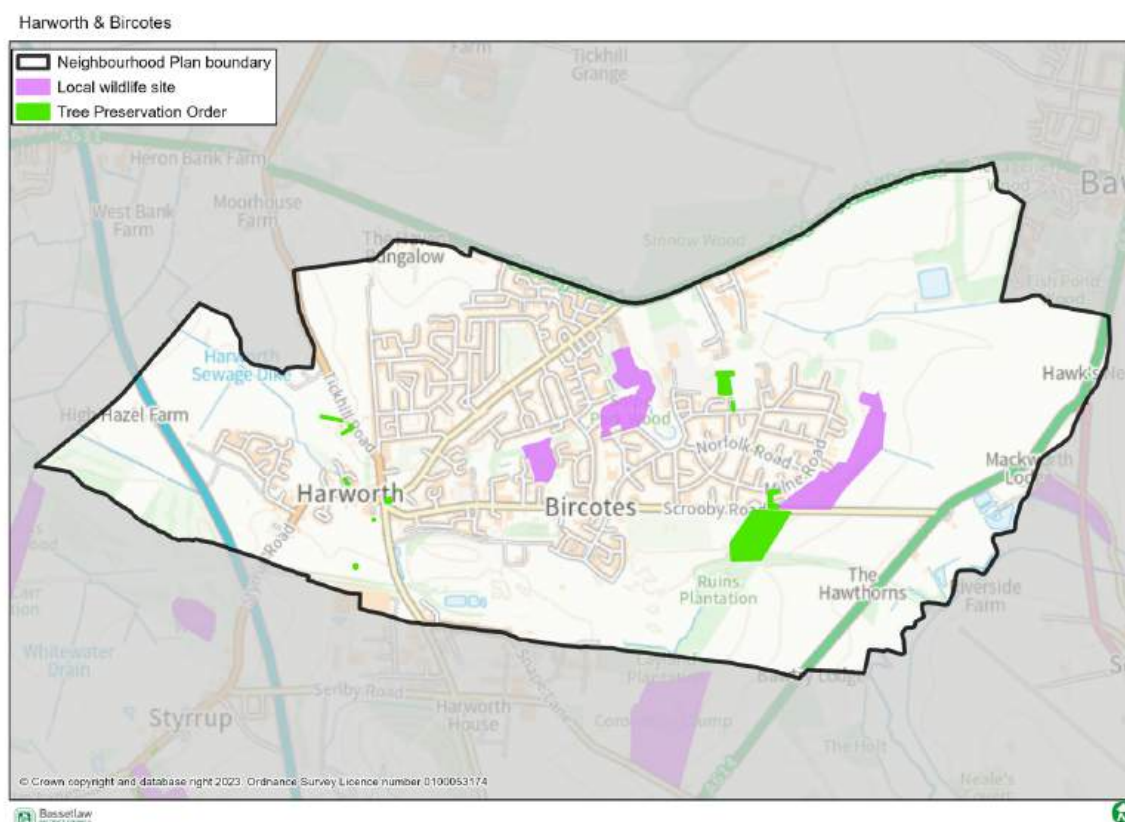
- 1. Development should reduce the opportunity for criminal behaviour and contribute to a sense of security. In particular:**
 - a) routes and spaces should be legible and well maintained providing convenient movement,**
 - b) there should be a clear indication of whether a space is private, semi-public or public with natural surveillance of publicly accessible spaces from buildings at their lower floors, and**
 - c) design should encourage a level of human activity that is appropriate to the location, incorporating a mix of uses, where appropriate, to maximise activity throughout the day and night.**
- 2. The use of Secured by Design in the design and layout of development is supported.**

²² <https://www.securedbydesign.com>

11 Protecting Landscape Character

- 76 Harworth and Bircotes Parish sits within the Idle Lowlands Character Area 11. This is a low lying region and the River Ryton forms the eastern boundary of the Parish. The countryside has been used for arable agriculture and the intensification of farming practices has seen the creation of large fields and the removal of hedges. The LCA written in 2009, shortly after Harworth Colliery was closed, assessed the impact of the spoil tips *'which remain dominant on the landscape'*²³ which is south, now planted with trees and immediately outside the Parish boundary. Nevertheless, the spoil heap's artificial profile still provides an important visual reminder of the area's recent coal mining past although it has been softened by an extensive landscaping programme.
- 77 The Town Centre Masterplan noted that *'the Parish has a close connection to nature because of natural succession and regrowth of habitats on land formally associated with the mining industry and the presence of undeveloped areas close to the Town Centre'*. These include within the Development Boundary two Local Wildlife Sites at
- i. Well Hill
 - ii. Snipe Park Wood (Snipe Park Wood includes an area that has become a wetland in recent years due to the presence of piped water and engineering issues)
- and outside the Development Boundary
- iii. Swinnow Wood to the north of the Town and immediately adjoining but outside the Plan area
 - iv. Whitehouse Plantation on the eastern edge of the Town and planted to screen the view of the Colliery from Serlby Hall
 - v. Droversdale Wood, Ruins Plantation and Lords Wood that join up and run along the eastern and southern edge of the built up area.
- 78 These are shown on Map 5a.

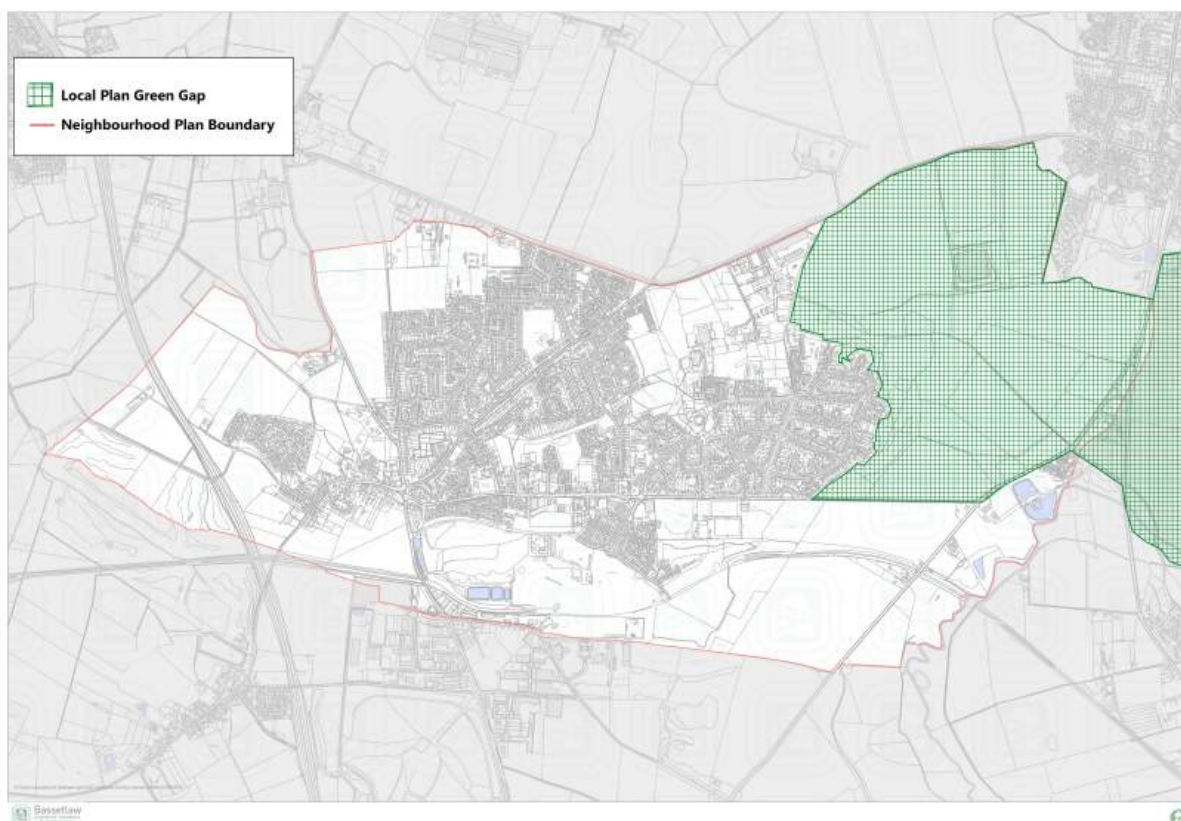
²³ See <https://www.bassetlaw.gov.uk/media/3449/idle-lowlands-policy-11.pdf>

Map 5a Local Wildlife Sites and areas covered by Tree Preservation Orders

- 79 The woods and plantations on the eastern side of the Town are attractive landscape features and BDCs Green Gaps Study notes that *'the gently rising plateau creates a real sense of separation between Harworth and Bircotes and Bawtry. The valley of the river is a low lying landscape feature, reinforcing how separate Bawtry is from neighbouring settlements.'*²⁴
- 80 Immediately beyond the Development Boundary, on the north and west is open countryside with the A1 further to the west. The approach from the south along Blyth Road has seen a rapid change in character with the expansion of the employment area that was associated with the colliery industry. Proximity to the A1 makes the land immediately to the south of the Parish attractive for logistics companies requiring large warehouses.
- 81 The conclusion of the Green Gap assessment was that *'further development of Bircotes, towards Bawtry would have an adverse impact on the open landscape, contrary to the intent of concentrating development around existing settlements.'* This analysis provided the justification for Policy ST36 of BDCs Local Plan that protects land on the eastern edge of the built up area (outside the Development Boundary) as shown on Map 5b.

²⁴ See Green Gaps Study page 20 <https://www.bassetlaw.gov.uk/media/5362/gg-report-final-19112019-pages-low-res.pdf>

Map 5b land protected by BDCs Green Gap Policy (the western end beyond the A614 is outside the Plan Area)



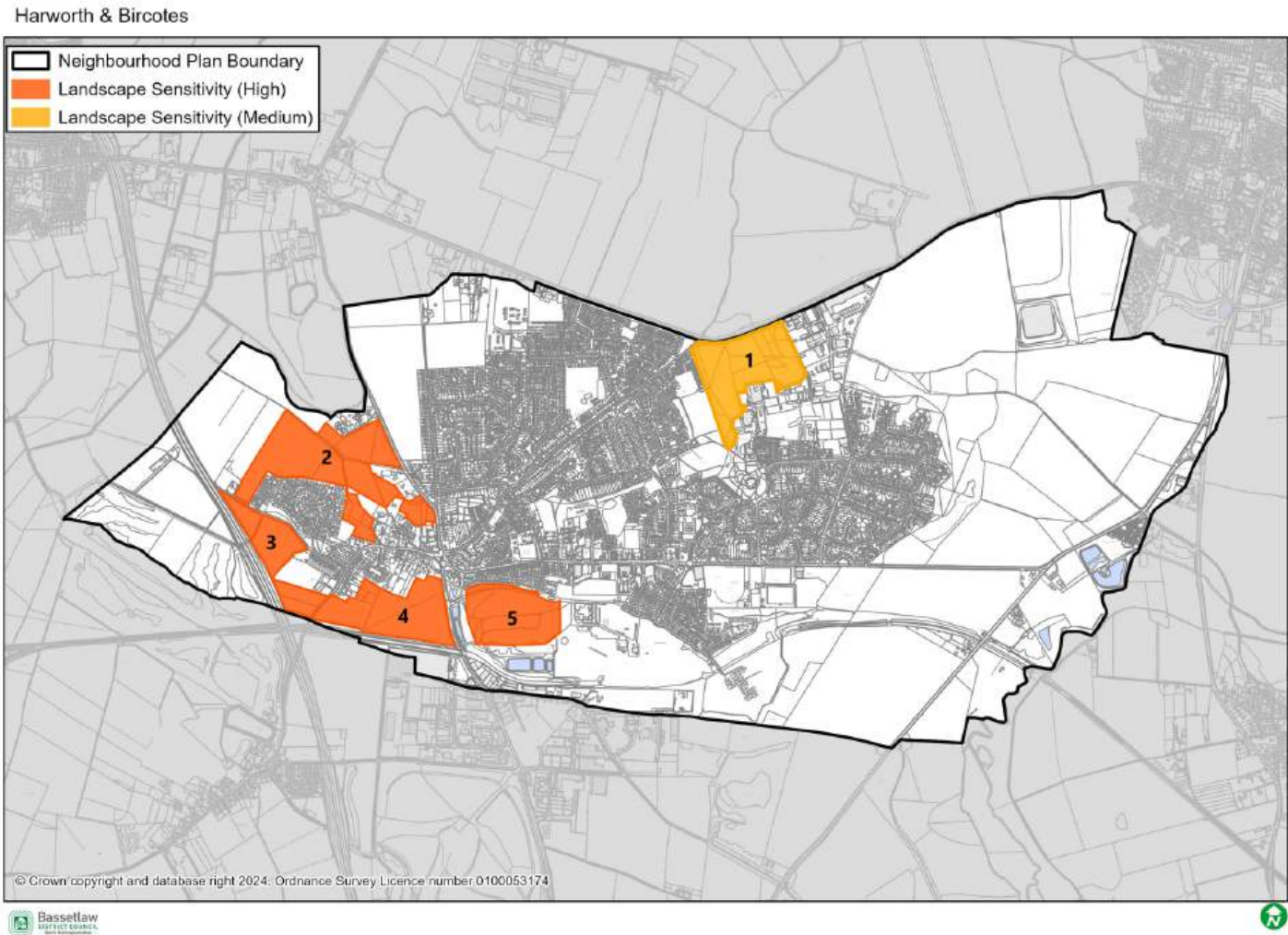
Areas of Landscape Sensitivity

- 82 As part of the review of the Neighbourhood Plan it was clear that, given the rapid expansion of Harworth since the HBNP was 'made', there was a need to consider thoroughly the value and significance of the landscape in the Parish.
- 83 Taking as a starting point the analysis undertaken by BDC for the Green Gap Policy ST38, the NPG used their local knowledge of the Parish to identify Areas of Landscape Sensitivity. This provides more information and understanding about the sensitivity of different parts of the landscape which have a particular value in contributing to the character of the place.
- 84 The NPG agreed the following criteria before undertaking their analysis of the Parish to identify these areas. Land identified on Map 5c has an open and undeveloped character and meets these criteria²⁵;
- a) forms a visual break— actual and perceived (from physical development or level of activity),
 - b) reinforces the loose grained rural character within the Harworth and Bircotes,
 - c) boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Local Plan,
- 85 The analysis done by AECOM alongside the NPG for the HB Design Code assisted with this assessment.

²⁵ only land necessary to secure the objectives of these areas is included

- 86 The assessment of whether an area is high or medium sensitivity was based on the following desk top studies:
- The development boundary
 - Landscape Character Type
 - Topography
 - Flood zones
 - Public Rights of Way
 - Tree Preservation Orders
 - Local Wildlife Sites, Local Nature Reserves
 - Listed Buildings, Conservation Areas, Scheduled Monuments
- 87 A field survey was undertaken by NPG members to consider the following:
- Landscape features
 - Landscape designations
 - Ecologically and hydrologically important features
 - Key views
 - Nature of adjacent settlement edge
 - Historic assets and setting
 - Flood risk
- 88 The Areas of Landscape Sensitivity have not been defined on the basis of soil or biodiversity quality (although these areas may happen to contain good soil or be of a high biodiversity value). The views out over the surrounding countryside are important elements that contribute to the Parish's character. Visual closure of these Areas of Landscape Sensitivity would impact negatively on the character of the Parish including taking away the breadth of long and near views that exist.
- 89 Map 5c shows the Areas of Landscape Sensitivity that are character forming and a valued landscape feature. The areas of highest landscape sensitivity are:
- a) Areas 2 and 3 on the west of the Development Boundary around and within the oldest part of Harworth. With the A1 well screened in the far distance these open fields provide a sense of openness and provide views towards the mound where Tickhill Castle was formerly located.
 - b) Area 4 provides an important gap and a sense of separation between the edge of the industrial buildings (outside of the Parish) and the back of Main Street Harworth where many of the oldest buildings are located.
 - c) Area 5 is prominent and an important landscape feature of the Harworth colliery regeneration site. As the site continues to be built out this area will grow in significance as a landscape break between the edge of the expanded Town and the industrial buildings that are outside the Parish.
- 90 Area 1 is of medium landscape sensitivity being an important break between Plumtree Road Industrial Estate and the Park Homes Estate. Serlby Academy playing fields back on to it. The grazing of horses on the fields next to the Industrial Estate, the dense woodland and the informal well used paths on the western edge contributes to its significance to the community.

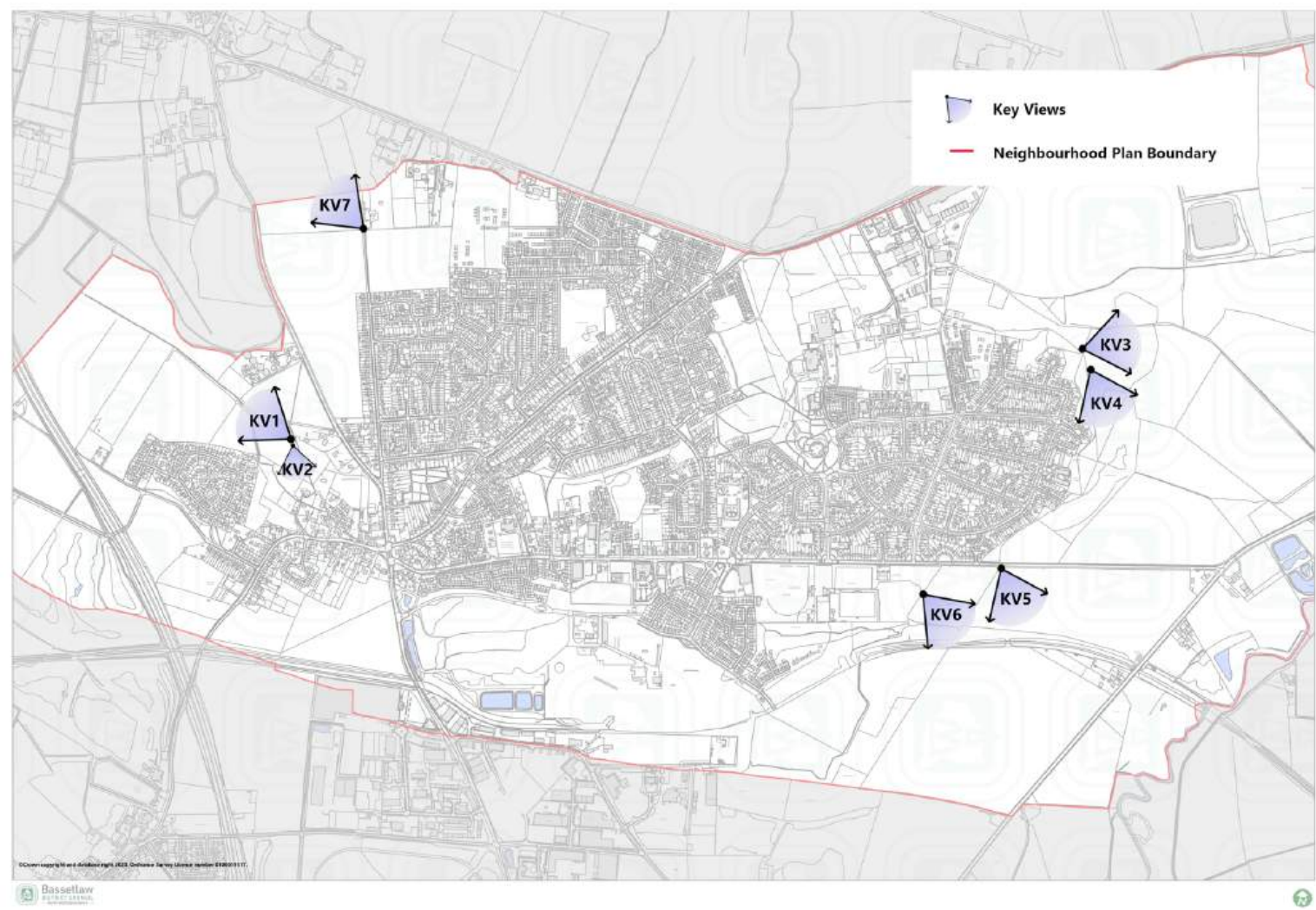
Map 5c Areas of Landscape Sensitivity



Key Views

- 91 As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. The analysis was undertaken by NPG members based on local research and with AECOM Urban Designers and a neighbourhood planning consultant. They are all taken from publicly accessible locations and are based on an assessment of the views that contribute to the character of the Parish. They are shown as view cones and the fan like shapes on the map extend from where the photos were taken (see Appendix C). These are considered the key views and include:
- i. long expansive views across the open countryside from the west, south and east of the built up area,
 - ii. views across the Green Wheel route.
- 92 In combination they provide a visual sense of the rurality of the countryside around the Town and the compact nature of the built up area, even after its recent and continuing expansion. The gently undulating topography provides wide open vistas beyond the Development Boundary. Focal points like the long views to the west and the A1(M), east towards Bawtry and south including to Serlby Hall, contribute to local wayfinding and the overall legibility of the Town.
- 93 Map 5d identifies these Key Views. The key views are not intended to be a bar to all development but to provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community. Local people acknowledge that development may take place within these key views, but where possible they would like the layout of development to provide views to the countryside beyond.
- 94 Appendix C provides a list of photos from these viewpoints.
- 95 The location and the design of development can assist in protecting these key views. Development should have a scale and mass that seeks to minimise the impact on the views to the wider landscape. Development that would affect the key views identified on Map 5d including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have.
- 96 Vegetation screening can sometimes mitigate and an objective assessment of the effect the vegetation will have on the key views when it reaches maturity would assist in understanding the impact.

Map 5d Key Views



Trees and Hedgerows

- 97 Trees and hedgerows play an important role in landscaping schemes and are a critical component of well-designed places. Natural features such as trees and hedgerows should be integrated into well-designed development.
- 98 The LCA noted that the impact of intensive farming and coal mining with many hedgerows removed meant the landscape condition was 'very poor'. Tree coverage is intermittent.
- 99 The LCA findings underline the importance of protecting what remains of the rural landscape character.²⁶

Policy 3 Protecting and Enhancing the Landscape Character

- 1. Development proposals that adversely affect the undeveloped character of the areas identified as having medium or high landscape sensitivity (Map 5c) will not be supported. Development in these locations should take account of this landscape sensitivity and the way in which these areas contribute to the wider character and sense of openness they provide on the edge of Development Boundary.**
- 2. Development within the view cones* on Map 5d should include an objective assessment of the effects the proposals will have on the landscape character so this can be assessed. Development should have a scale and mass that allows for views to the wider landscape. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the key views when it reaches maturity.**
- 3. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals should protect Public Rights of Way.**
- 4. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by BDC.**
- 5. To minimise impact on the landscape, development on the edge of a built up area should include a soft green boundary to the open countryside (including native hedges**, low brick walls and native trees).**

***the view cones are the purple shaded areas shown on Map 5d**

****unless native species are considered inappropriate by BDC**

²⁶ There will also be opportunities as part of landscaping schemes or on BNG credit sites to recreate what has been lost. This is covered in Policy 4.

12 Protecting and Enhancing Biodiversity

100 A Natural History Museum report in October 2021 found that England's biodiversity intactness is 53% - the safe limit is 90%. BDCs 2009 LCA noted that the landscape quality was 'very poor' due to the industrial (coal mining and associated activities), commercial (warehousing and logistics activities) and agricultural practices (intensive farming).

101 The Landscape Policy Zone actions for Policy Zone 11 are to 'create' and include the following:

- create new hedgerows and restore existing, seek opportunities to restore historic field patterns where feasible
- enhance tree cover and landscape planting generally to create increased visual unity and habitat across the Policy Zone
- Create small scale woodland to contain and soften existing built development.

102 The Environment Act requires at least a 10% biodiversity net gain as part of new development (with certain exemptions)²⁷. Enhancement measures should contribute to the delivery of the landscape actions in the LCA and may include:

- planting wildflower meadows and strips,
- planting appropriate trees and shrubs, especially species that provide good berry or nectar sources,
- encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g., rain gardens, pond and wetland creation and geopaving) in new schemes and 'retrofitting' where appropriate,
- the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,

103 Map 5a above showed the location of the Local Wildlife Sites within and adjoining the Parish boundary. The BNG call for sites also provides an opportunity for places like Harworth to 'create' new areas of wildlife value.

104 The Bassetlaw Plan places great emphasis on the need to 'green' Bassetlaw to mitigate climate change and to enhance biodiversity. Policy ST50 identifies tree planting as a BDC priority to address climate change and proposes 5 trees per new dwelling or 1,000sqm of non-residential floorspace.²⁸ Compensatory planting of new trees does not offset the loss of mature trees. A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. Mature trees have a large canopy that provides shelter, it could take several decades for the young tree to grow to provide the same amenity value as the previous tree, so planting two or three or more replacements enhances the contribution to these factors in the early years (where space permits). Where trees are removed as part of a development scheme they should be replaced in line with the recommendations in this Plan and supporting studies.

105 Trees and hedgerows perform a number of important roles in supporting biodiversity. They provide attractive shade/shelter for animals and people, capture air pollutants, reduce risks of localised flooding (through intercepting rainfall and letting it soak into the ground), cool the proximate air, support wildlife and generally improve health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits.

106 To ensure long term and successful establishment of planted trees, appropriate species should be selected based upon their characteristics and abilities to cope with the site conditions present.

²⁷ See <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

²⁸ See Bassetlaw Plan 2024 paragraph 10.1.12

Preference should be given to tree and plant species as advised by BDC. Planting conditions within development sites are highly variable and may not be suitable for preferred species listed within the LCA. This means that exotic species, more capable and adapted to the challenging environments often found within development sites may be a more appropriate choice in many development situations.

Greening the Streets

107 The NPPF highlights the important contribution trees can make to the character and quality of the environment. Trees enrich the quality of the Parish and mature trees have significant biodiversity value. It is important to use the right tree for the right place. For example, smaller-canopied species should be deployed where a tree is desirable but spatial constraints forbid a forest-sized species. Native species are desirable, but this is not prescriptive, and not all suit this locality – species diversity is important and is a way of building climate change resilience and disease resistance.

108 The provision of street trees is encouraged across the Parish. Priority should be given to providing green spaces and planting trees in areas identified as having high levels of hard surfacing.

109 There should be a strong tree network especially along the streets identified in the Design Codes and Guidance as having limited tree cover. These are the Scrooby Road Character Area, *'there is limited to no street tree planting'*. This is in contrast to the Main Street Character Area which has a *'Sylvan character with mature trees and vegetated front boundaries'*.

110 It is noted that some roads have no street trees and limited vegetation in front gardens. Additional tree planting would provide cooling and shade and enhance biodiversity.

111 The Area Wide Design Code A8 sets out the appropriate response to achieving greener streets across the Parish.

A8: Green spaces and tree planting

- On the edges of new or existing public spaces, a strong building line and building heights that reinforces a sense of enclosure is encouraged.
- Plant more trees characteristic of the area to help reduce visual impact on the more sensitive views.
- Development must avoid the loss of trees. If the loss is unavoidable, 3 new trees shall be planted for every 1 tree lost.
- Green spaces shall be overlooked by buildings of an appropriate scale and density that reflects the local character to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.
- Green spaces and the area surrounding them shall contain trees and planting (of native species) that interconnects with the wider Green Infrastructure network.

Policy 4a Protecting and Enhancing the Natural Environment

1. Development proposals must demonstrate a 10% biodiversity net gain.
2. Proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.
3. Planting and management should be in accordance with the guidelines set out in BDCs Landscape Character Assessment for the Policy Zone 11 Idle Lowlands Area.
Enhancement measures may include:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wildflower meadows and strips,
 - c) encouraging appropriate tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS) where applicable, (e.g., rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) the installation of habitat features (i.e., nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water, and a reduction in light pollution so as to preserve dark landscapes where appropriate.

Policy 4b Greening the Streets

1. Development proposals should demonstrate that they;
 - a) retain existing trees and hedges, or where this is not possible replace them using native species (less than non-native species is considered more suitable in that location)
 - b) propose a landscape scheme that recognises the significance of the existing trees and soft boundaries and reflects the need to enhance greenery along frontages.
2. Any new highway infrastructure proposals should where feasible;
 - a) retain existing trees and landscaping,
 - b) introduce trees in suitable locations,
 - c) achieve a net gain of tree canopy as part of the landscaping scheme (of a species to be advised by BDC).

13 Local Green Spaces

112 The National Planning Policy Framework para 105-106, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:

- a) *In reasonably close proximity to the community it serves;*
- b) *Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
- c) *Local in character and is not an extensive tract of land.*

113 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to 'complement investment in sufficient homes, jobs and other essential services.'

114 NPPF para 107 states that '*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*'.

115 The following areas have been identified as Local Green Spaces by the NPG because they meet the NPPF criteria a-c above. They are demonstrably special to the local community for the following reasons:

- LGS 1a Snipe Park and LGS 1b Land adjacent to Arundel Walk. These areas combined to form the only LGS designated in the made HBNP. The extent of the area has been modified to enable the consideration of regeneration initiatives in this area consequently it has been divided into two parts. Snipe Park remains an important community asset with a play area, paths and seating, part of it is a local wildlife site.
- LGS 2 New Cemetery – area of tranquility and richness of wildlife with opportunities to enhance biodiversity
- LGS 3 All Saints Church Ground – key green space in the historic centre, an area of tranquility and richness of wildlife
- LGS 4 Old Village Green and Cenotaph – historical significance and community focal point on Remembrance Day
- LGS 5 The Green – the area consists of mature trees and shrubbery providing an outdoor space to meet and softening the urban feel to this part of the Parish
- LGS 6 Smith Square Play park - significant recreational value to the local community with play equipment for young children
- LGS 7 Tickhill Road Old Cemetery a tranquil place for reflection
- LGS 8 Allotments, highly valued and much sort after
- LGS 9 Church of England School (All Saints) Playing Field, important secure green space for primary school children to play outdoors
- LGS 10 Tommy Simpson Field - significant recreational value to the local community
- LGS 11 Well Hill Reserve (Local Nature Reserve) – significant area of biodiversity value, publicly accessible
- LGS 12 Lancaster Gardens - large, landscaped area which includes a play area, this area is an important part of the Green Wheel route

- LGS 13 Plum Tree Estate - green space part of the landscaping scheme for new development. This is an important area of open space for recreational use and provides access to the Green Wheel
- LGS 14 Thorne Hill Estate – significant recreational value to the local community and links the wider countryside to the town
- LGS 15 Green space near Simpson Park - significant recreational value to the local community with outdoor gym, multi-use games area and playground, with historical links to the famous cyclist
- LGS 16 Seating Area Brinsley Way - area of tranquility and a place to meet up in this otherwise built-up area includes a well-used footpath
- LGS 17 The Pavilion, land that includes the football pitches, playing fields, sport pavilion. This is a highly valued community asset for local people of all ages to play sports and meet up.
- LGS18 Miners Memorial Garden - a grassed and treed area with pathway marking the location of the entrance to Harworth Colliery with commemorative winding wheel.
- LGS19 Scrooby Road - 7 landscaped crescents that form an important part of the landscaping scheme of the 1920s housing designed by PM Blundell.
- LGS20 Droversdale Wood (northern portion) - mature woodland provides biodiversity and landscaping buffer being a buffer between with the western edge of built-up part area and the open countryside on the east of the Parish.
- LGS21 Beech Road - large green area surrounded by bungalows, provides space to meet outdoors (with potential for landscaping enhancements)
- LGS22 Shrewsbury Road - a green space with mature trees, an important landscape feature opposite former North Borders School site proposed for older peoples housing

116A photo of each LGS is at Appendix E.

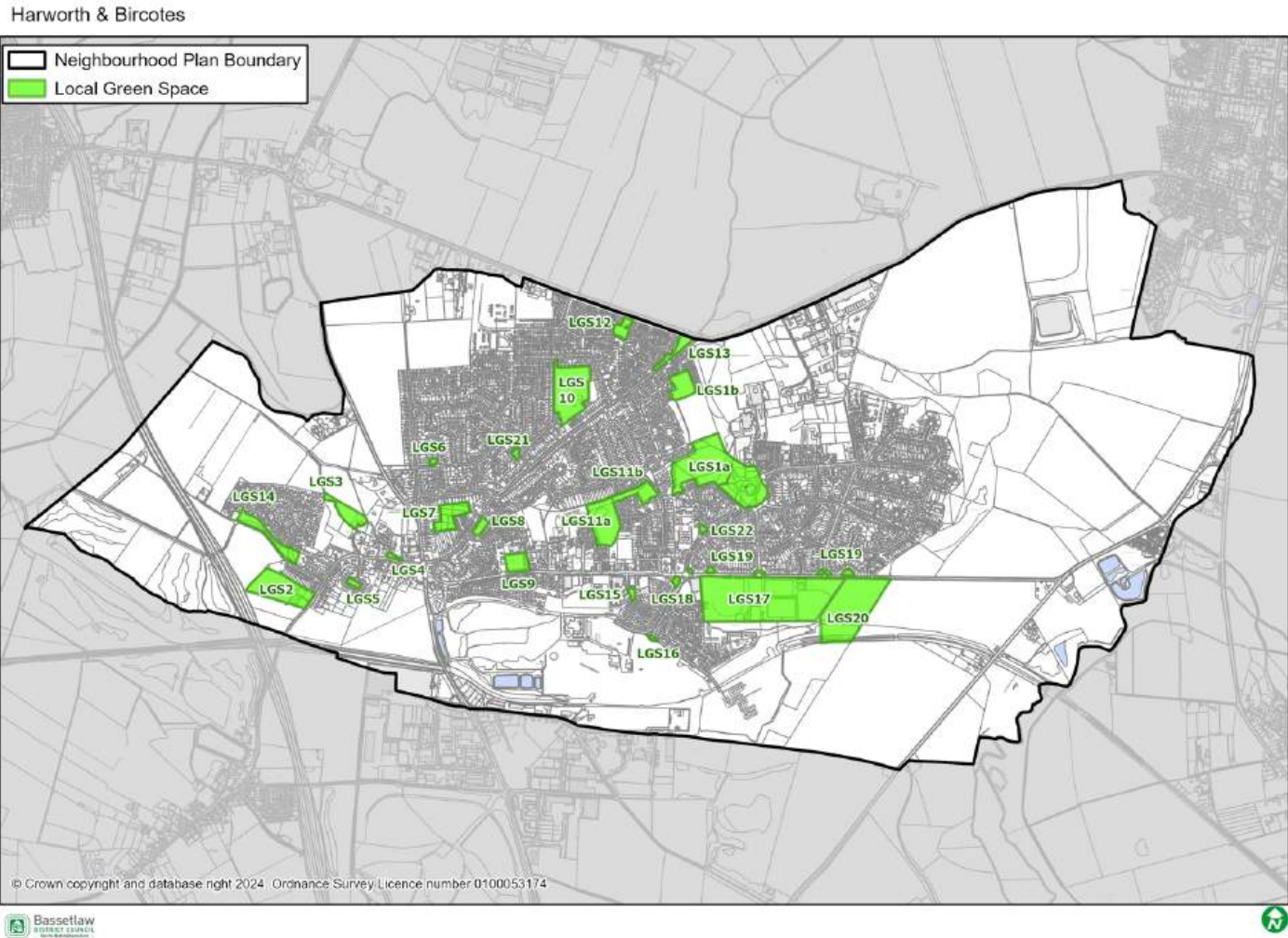
117 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent and continuing expansion of housing in the Parish and employment development around it, this policy protects these important sites from development, demonstrating the significance of these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

118 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Policy 5 Designation of Local Green Spaces

- 1. The Plan designates the areas identified on Map 6 as Local Green Spaces.**
- 2. The determination of development proposals within a designated local Greenspace will be consistent with policies for managing development in Green Belt.**

Map 6 Local Green Spaces



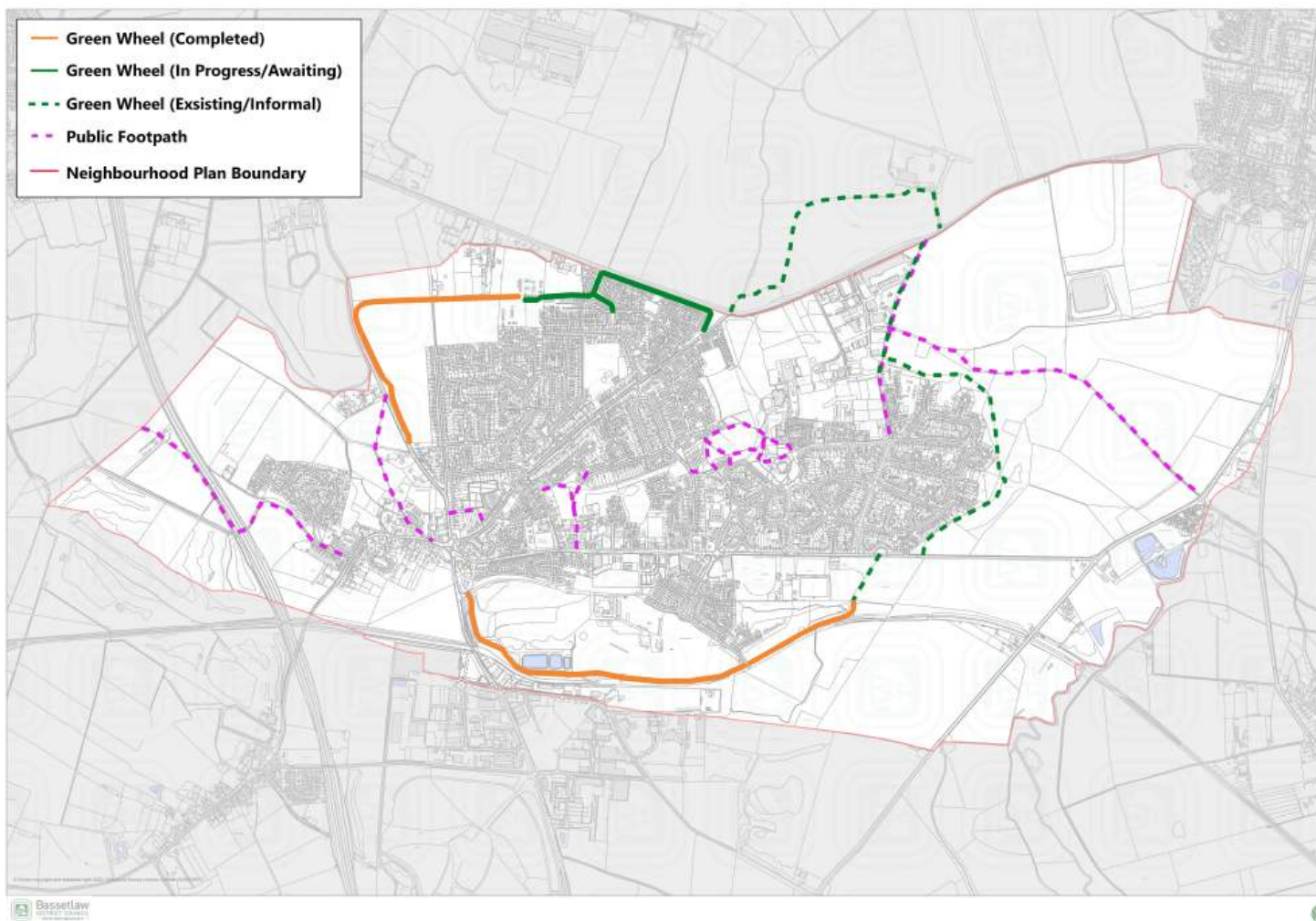
14 Improving and Extending Walking and Cycling

- 119 The Town Centre Masterplan notes that *'the presence of the natural world is an important characteristic that presents an opportunity for a healthy and green future. There are local wildlife sites close to the Town Centre and great connections to the countryside that can be improved. There are also wet areas to the north of the town centre that could be expanded to create wet woodland, which is a rare and valuable habitat'*.²⁹
- 120 The Masterplan highlighted the 'green heart' of Harworth and identified the potential natural assets have to provide a quality environment for residents and, where they can be connected the Town can create active travel routes for leisure, shopping and working as an important feature.
- 121 The HBNP included a Green Infrastructure Project Proposal that identified the opportunity to create a Green Wheel to *'circle of the town, creating continuous accessible corridor. Ultimately, it should be freely available to walkers and cyclists... Green spaces, and associated features forming the Green Wheel may both be trip destinations in their own, right, or maybe corridors to other attractions further or afield'*. The report provided locally specific guidance on how to achieve a Green Wheel around the town. This guidance remains applicable and supports the delivery of Policy 6.³⁰
- 122 The Parish is relatively flat making it conducive to cycling or walking for short journeys. The HBNP calculated that approximately 25% of people live within a 5 minute (400m) walk and 73% live within a 10 minute walk (or 5 minutes cycle ride) from the town centre.
- 123 In surveys and the public engagement for the master plan it was noted that a significant proportion of visits to the Town Centre are on foot or by bicycle.
- 124 The Green Infrastructure Project Proposal 2014 noted that across the Plan area there is a poor provision of Public Rights of Way, with just a few short sections of public footpath and bridleway. The Green Infrastructure Project Proposal set out how development in or adjacent to the Parish can enhance or extend walking and cycling in Harworth & Bircotes.
- 125 There are multi benefits to ensuring the Green Wheel is delivered. With a 45% increase in population on track to be achieved between 2011 and 2038 it will not be possible (due to capacity), for all journeys into the Town Centre to be by car. In addition, promoting active travel for leisure and recreation has well documented health benefits.
- 126 Map 7a below shows the extent of the Green Wheel 7 years on from the original concept being embraced as part of the HBNP. Parts of it have been completed and in the north eastern part the route has been modified as the proposal has evolved. Map 7b shows the preferred route that is now considered more appropriate.

²⁹ See <https://www.bassetlaw.gov.uk/business-advice/regeneration-and-investment/harworth-bircotes-masterplan/harworth-and-bircotes-town-centre-masterplan/#opportunity>

³⁰ The Green Infrastructure Project Proposal is available at <https://www.harworthandbircotestowncouncil.org.uk/?pagename=NeighbourhoodPlan&id=11>

Map 7a map showing the current extent of Green Wheel and its indicative extension alongside existing footpaths as proposed in the made Neighbourhood Plan



127 The exact layout of the Green Wheel route has yet to be agreed in the north west as this part of the Town has yet to be built out.

128 Development adjacent to Mirabelle Way has provided an important Green Wheel connection for the western edge, but the HB Design Code notes that in places the houses present a blank wall to the Green Wheel reducing the opportunity for natural surveillance. The HB Design Code also notes that there are opportunities to integrate the benefits of the Green Wheel through the green links of swales and verges into the heart of the town.



Photo 3 The Green Wheel northern edge: not all the houses overlook the route, this identified as a negative in the HB Design Code as it reduces the opportunity for natural surveillance.

129 In the 2023 HB Design Code A8 requires all green spaces *'to be overlooked by buildings of an appropriate scale and density that reflects the local character to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.'*³¹

130 The Green Wheel has been much more successfully integrated into the design on the Barratts Estate on the north western part of the Town.



Photo 4 Green Wheel Route through the northern part of the expanding Town

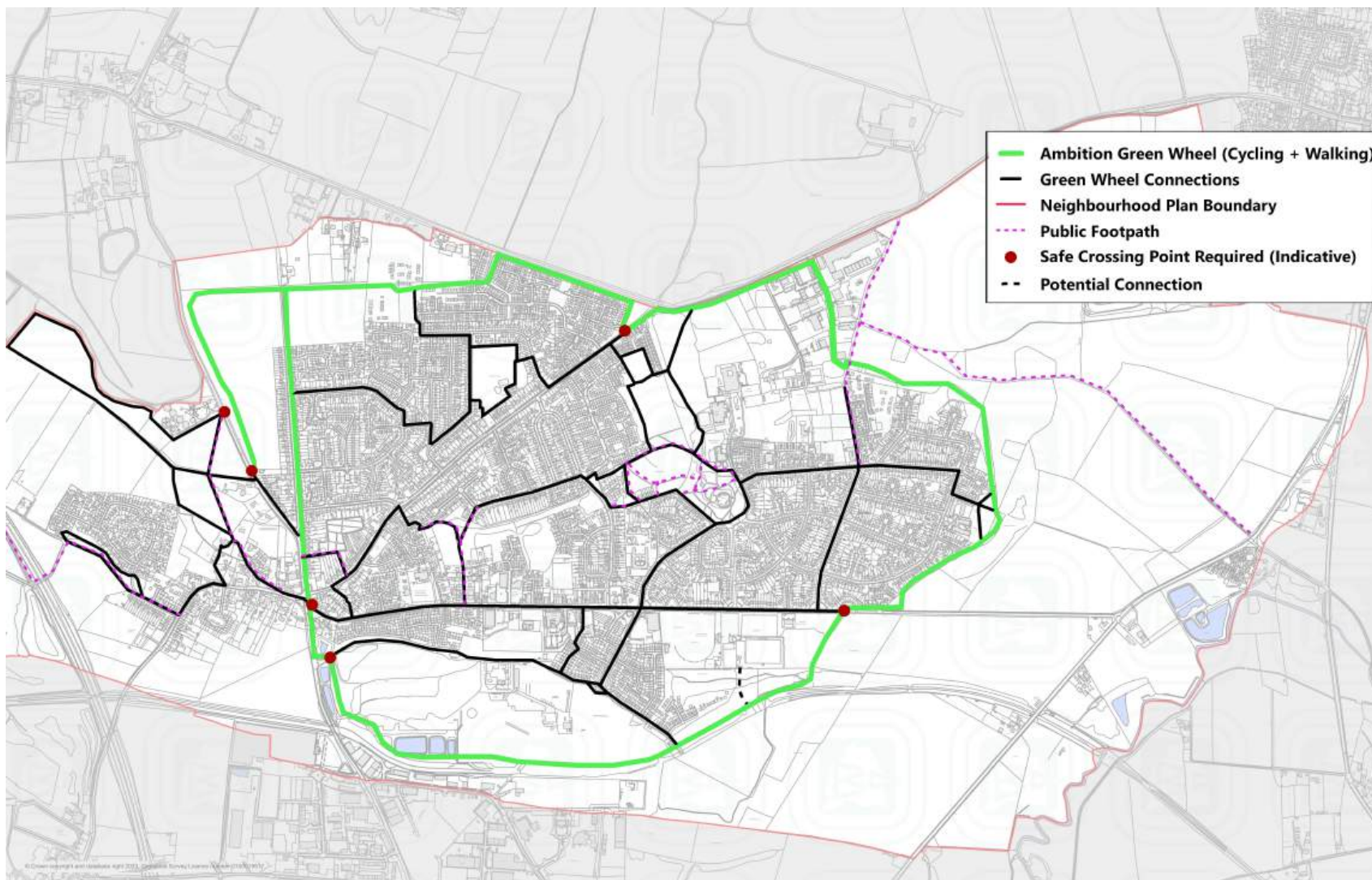
³¹ See HB Design Code p73



Photo 5 House have been orientated to face onto the Green Wheel Route

- 131 The Green Wheel is for walking and cycling. Many of the spokes of the wheel exist already with alleyways and cut throughs. In combination this does make a permeable Town although recent examples where footpaths have been blocked off demonstrates that this important principle needs emphasising and is included in Policy 6 below.
- 132 Map 7b shows all the existing walking and cycling routes within and around the Town and the opportunity for improved connections. One potentially important link is from the new housing on the former colliery site to the Sports Pavilion (and playing fields). This would provide direct access for new residents and would avoid a long walk round (which may mean increased car usage).
- 133 In combination there are already many walking routes that provides permeability across the Town. The completion of the Green Wheel and the addition of links from new housing to community facilities will help to make the expanded parts of the Town connect with the existing Town. This is important for social integration as well as encouraging active travel for leisure and recreation.

Map 7b Walking and Cycling Routes in the Parish



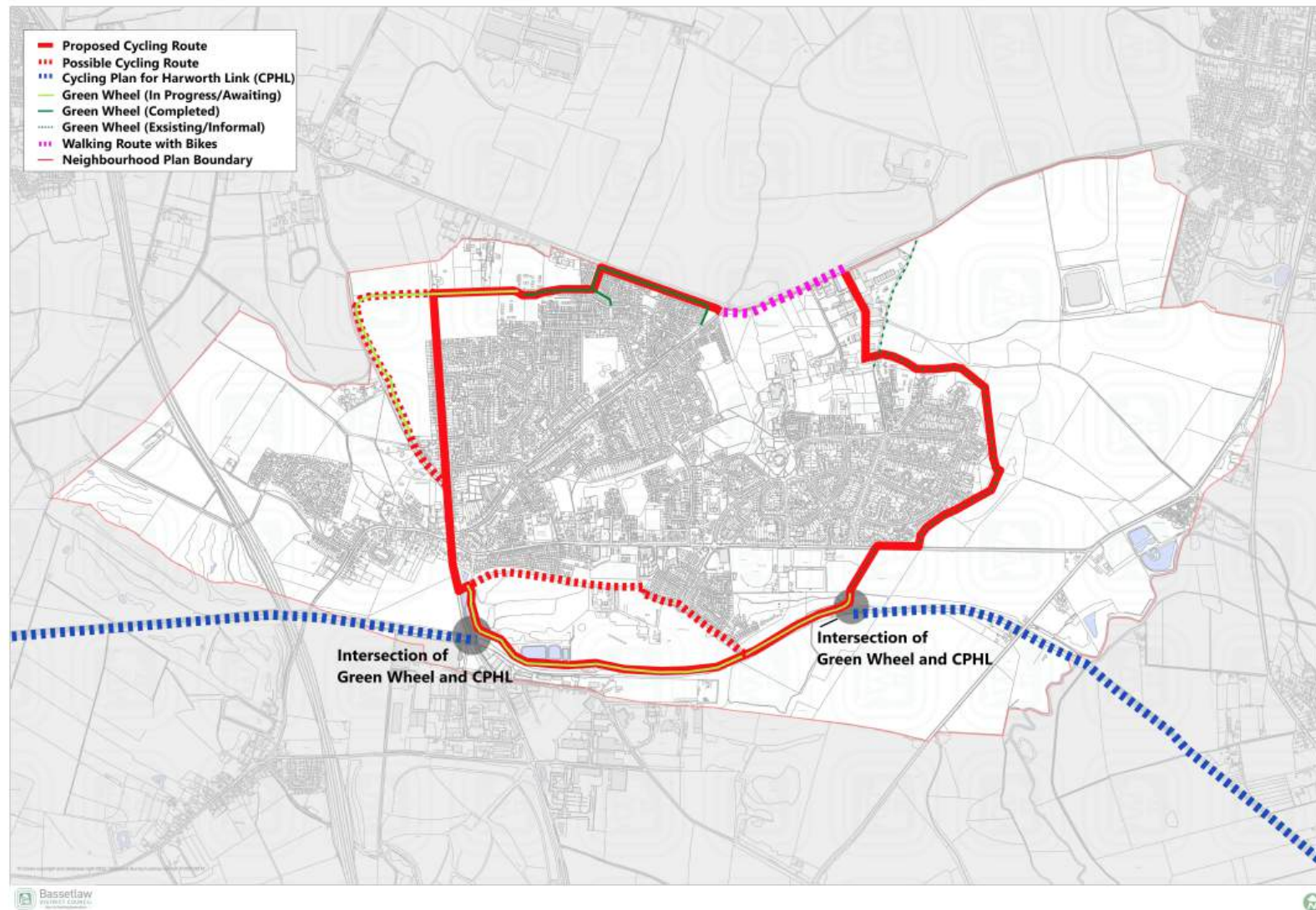
134 Maps 7c and 7d show how the Green Wheel could link to a wider walking/cycling network, utilising the disused railway bed and connecting on to Sustrans routes to Doncaster and the coast. Part of the former railway line has already been lost due to the layout of industrial buildings. The rest of the former railway line (used to carry coal from Harworth Colliery) must be safe guarded to allow for opportunities to maximise this route as a walking and cycling activity corridor.

135 There are proposals, supported by the Town Council, to see Harworth become a cycling hub. This would utilise the links to famous professional cyclist Tommy Simpson, the cycling friendly topography and the connections to routes beyond the Parish. The proposals for a cycling museum and café are aspirations (see Appendix A) but the beginning of this ambition needs to start with the provision of a suitable cyclable route out from the built up area of Harworth and Bircotes.

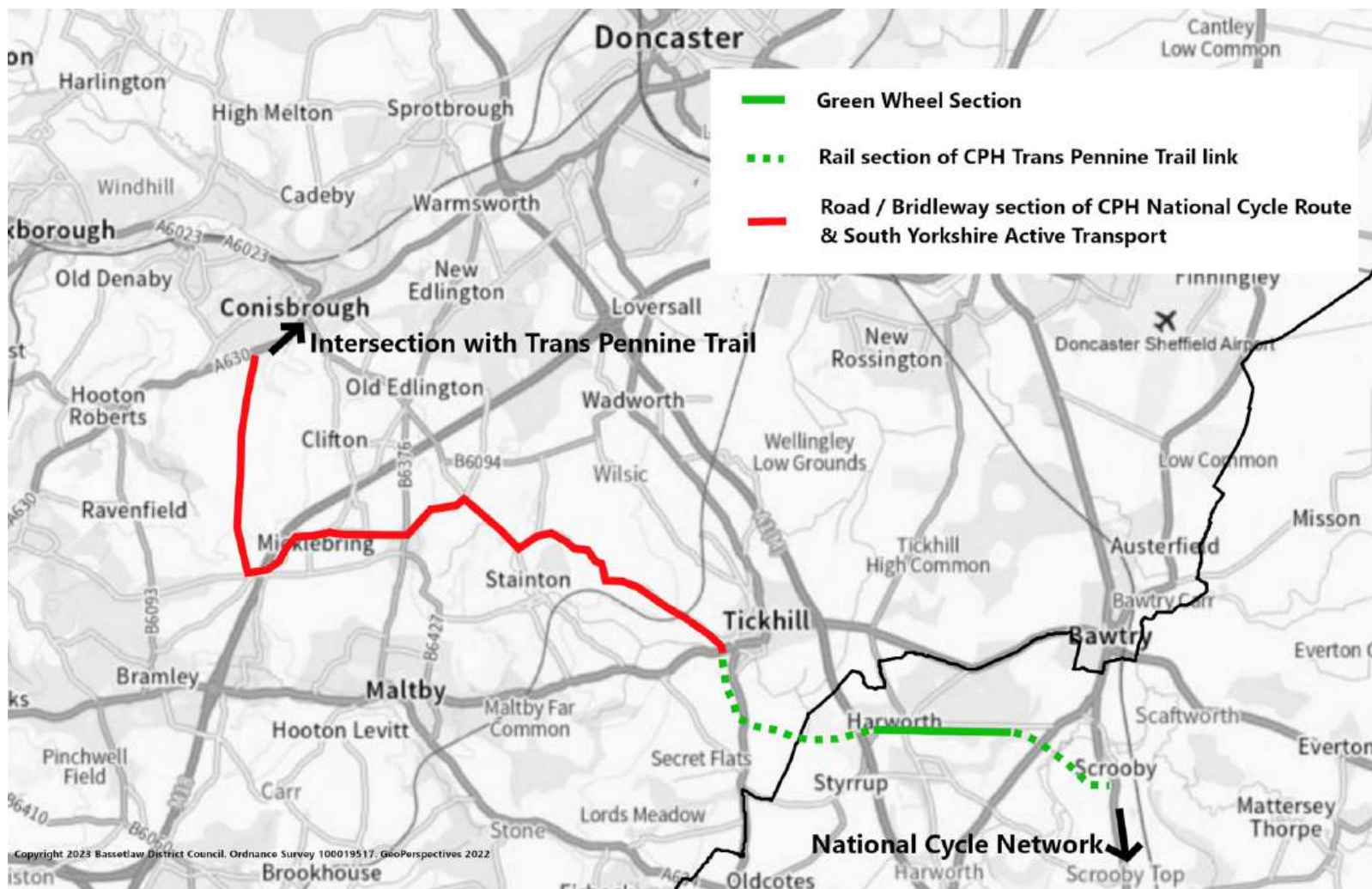


Photo 6 2023 Tom Simpson Retro Cycling Festival

Map 7c how the Green Wheel could link to the wider cycle network



Map 7d Potential Regional Cycle Connections

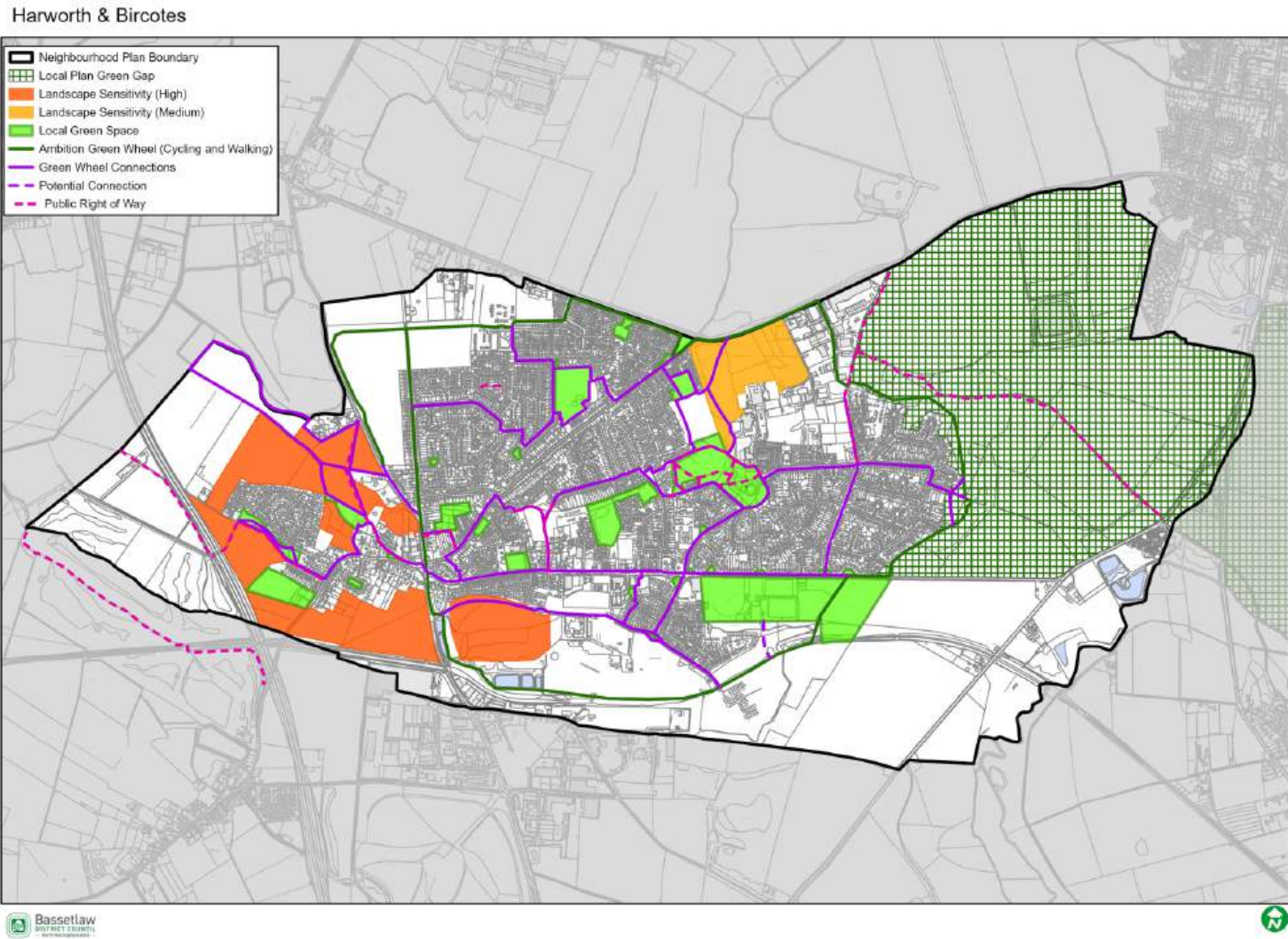


Policy 6 Improving and Extending Walking and Cycling

- 1. Development proposals will be expected to demonstrate how they protect and enhance existing cycling and walking routes and show that opportunities have been taken to improve linkages between existing walking and cycling routes that will contribute to the delivery of the Green Wheel (see Map 7a).**
- 2. As appropriate to their scale, nature and location, green infrastructure enhancements should:**
 - a) safeguard the route of the disused railway line shown on Map 7c to enable the creation of a non-vehicular route for cycling and walking along it,**
 - b) add to the provision of footpath and cycle routes across the Parish in accordance with the Green Wheel proposals,**
 - c) make additional connections to provide direct safe access to community facilities like the Pavilion where feasible.**
- 3. Development that allows for the connection of the Green Wheel via the disused railway line to create a cycling/activity corridor to the wider area is supported.**

136 Map 8 shows how all the landscape/green space designations and Green Wheel work together to protect and enhance the green infrastructure of Harworth and Bircotes.

Map 8 In combination policies protecting landscape and enhancing green infrastructure



15 Boosting the Town Centre

137 The NPG wants:

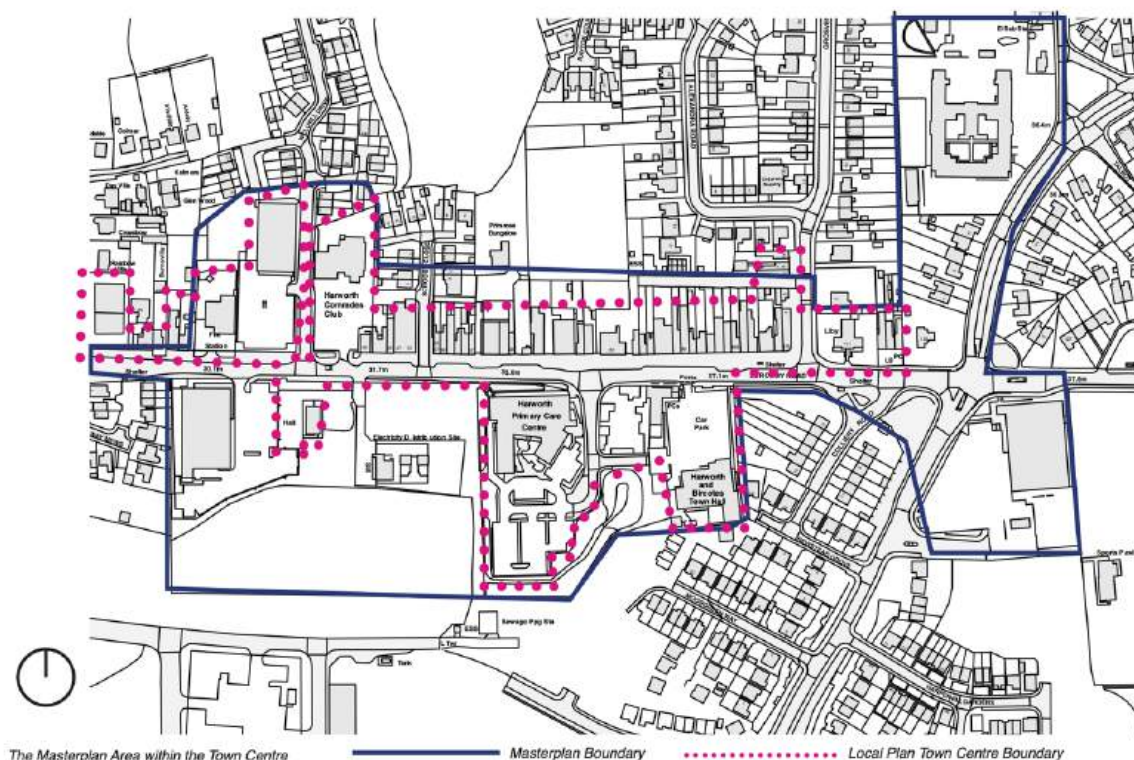
- a) to support businesses to locate and grow in the Town Centre
- b) to ensure that the Towns' services and facilities meet local need.

138 Increasing spend in the Town will strengthen the local economy. At present the limited offer for evening and weekend activity (restaurants etc) means that local people spend their money elsewhere.

139 The Harworth and Bircotes Town Centre Masterplan 2023³² provides a vision and investment framework for the future of the Town Centre. It also sets the scene for the development of key sites that are included in the Bassetlaw Plan. There are several high-quality shops and cafes along Scrooby Road and the new Civic Square has provided a new attraction and a new confident image for the local area.

140 Map 9a below shows the Town centre Boundary and the extent of the Masterplan area.

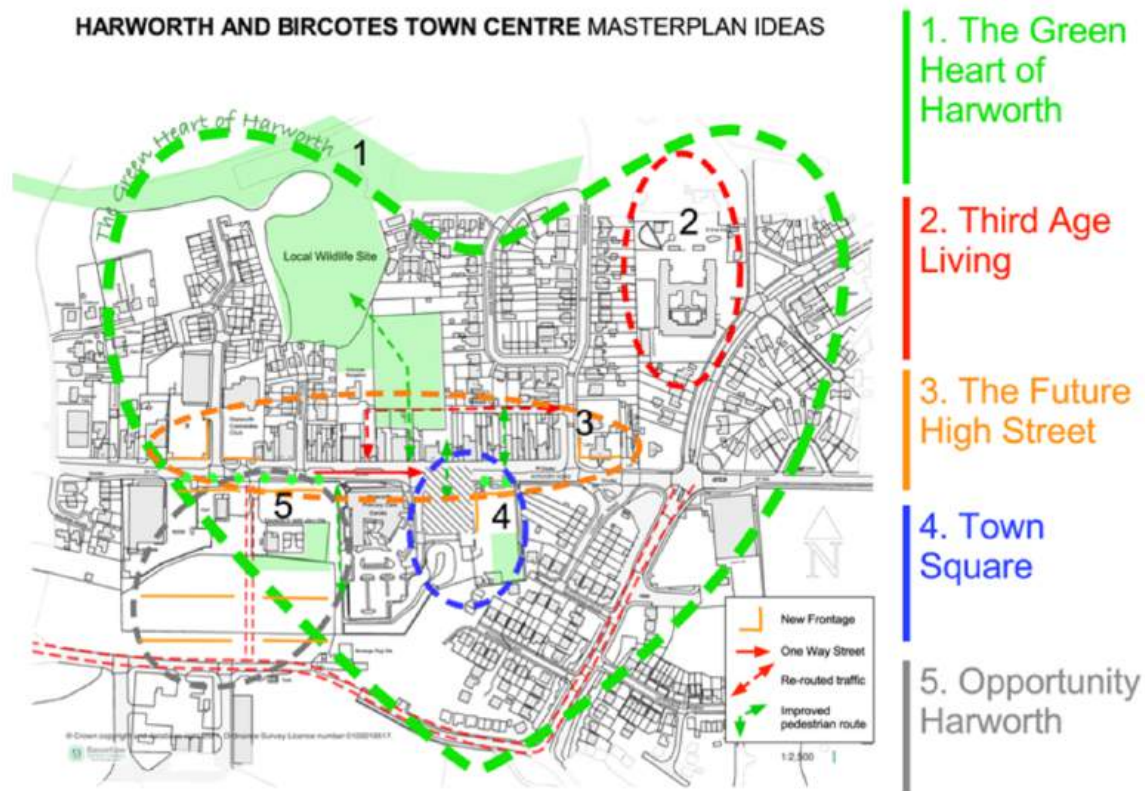
Map 9a Town Centre Boundary and Masterplan Boundary



141 Based on community consultation the Town Centre Masterplan identifies 5 themes for the Town Centre. These are shown in the diagram below.

³² See <https://www.bassetlaw.gov.uk/business-advice/regeneration-and-investment/harworth-bircotes-masterplan/harworth-and-bircotes-town-centre-masterplan/>

Diagram from the Harworth and Bircotes Masterplan



142 These themes fit squarely with the approach in the HBRNP.

Green Heart

143 This theme is picked up in the sections above as the HBRNP also relates to green spaces beyond the narrow geography of the Town Centre to the wider settlement and the countryside beyond that is also part of the Plan Area.

Third Age Living

144 The Town Centre Masterplan notes that *'The concept of the 'Third Age' grew out of a realisation that in industrialised and developed economies people live much longer than they used to. The pattern used to fall into growth and development, working life, and finally decline and death. With advances in healthcare and improvements in the wider determinants of health, people can expect to live longer, giving rise to a need to recognise the needs of those in later life who are independent, but often no longer have the same work patterns as younger people.'*

145 This theme is picked up in the section below on Housing Mix and Type.

Improving the Town Centre's Public Realm

146 The public realm is commonly defined as the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

147 Evidence from the analysis in the Town Centre Masterplan and the HB Design Code identified multi benefits from improving these areas as follows:

- a) adaptation measures (e.g., planting) will assist in mitigating the effects of climate change,

- b) providing amenity space for visitors and resident (seating and planting provides places to meet in the shade)
- c) diversifying the Town Centre's commercial offer (by creating spaces for more social activities)
- d) enhancing the attractiveness of the Town Centre as a destination (increasing dwell time increases visitor spend).

148 Within the Town Centre Boundary the Local Plan Policy ST12 supports shops (in Class Ea), at ground floor level, grouping them together in order to enable shoppers to make comparisons. The reuse of upper floors is supported provided that the proposal doesn't adversely affect the viability of the ground floor use or have a detrimental impact on the character of the Town Centre. The NPG support this approach.

149 Given the continued planned growth of the Parish, the Town Centre will need to expand if it is to service the retail and leisure requirements of its existing and future residents. Feedback from consultation in 2022 (see Table 1 above) showed that the community feel the Town Centre offer falls short due to its limited offer of shops, pubs and restaurants and early closing times. Residents are spending their money in neighbouring towns like Bawtry and Tickhill.

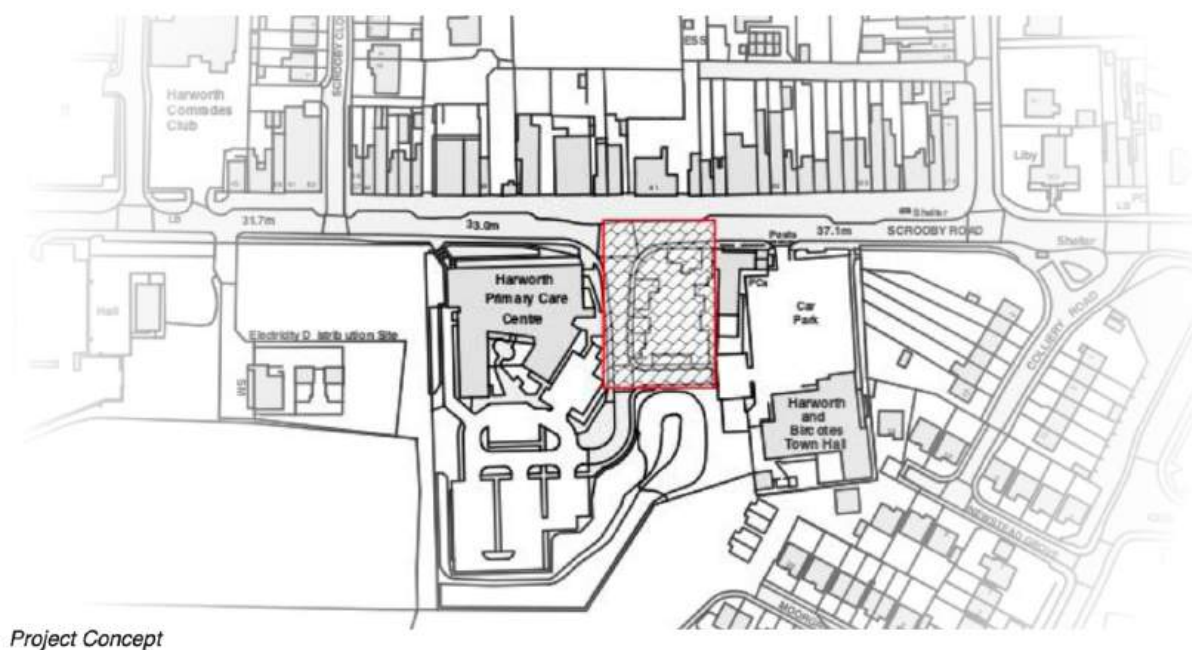
150 Consultation for the Town Centre Masterplan and the Neighbourhood Plan Pilot has demonstrated that the community supports development that increases the mix of shops and the provision of a family restaurant. Recently a Civic Square has been created and farmers markets have been held on it (although the success of this reduced after covid and has now ceased.) Nevertheless, this is a valuable space to enable people to come together for events and to compliment the retail activity on Scrooby Road.

151 The Masterplan identified ways in which the Civic Square could be extended. Presently the southern side of the Town Centre is dominated by the Town Hall and Police Station. The Town Hall includes a large hall and is well used by the community. However, the redevelopment of the former North Borders School for housing for older people on Shrewsbury Road also provides an opportunity to create a community hub in an alternative location.

152 The Town Hall and Police Station do not need to be in the centre of the Town and their accommodation elsewhere would free the space for a different range of uses associated with the Civic Square. It would also rationalise publicly owned buildings.

153 The diagram below from the Masterplan identifies the existing Civic Square and proposes not only the Square's extension but that it could be combined with a raised, crossing table, extending the materials pallet across Scrooby Road, to extend the Civic Square and provide traffic calming measures. This will join the two sides of the road and increase the scope for events and specialist markets. This could become the main central cost crossing point for pedestrians and cyclist and be a clear signifier of the transport hierarchy, prioritise active travel.

Map 9b Civic Square Extension



Scrooby Road Enhancements

154 To improve the Town Centre for pedestrians and cyclists, and to future proof this to accommodate increased footfall and to encourage active travel choices, enhancements to Scrooby Road are required. The Town Centre Masterplan notes that there is insufficient width to accommodate segregated cycle lanes designed to the new standards required under LTN one/20. As part of the wider ambition to increase the number of cyclists who can confidently visit the Town Centre, there is an opportunity to alter the road width along the south side to release additional land for this purpose as much of this land is in public ownership.

155 There are reported issues of speeding and pavement parking. The ownership of the highway is complex with private plots extending into the public realm.



Privately owned paved areas

Photo 7 The High Street where the paved areas present opportunities for retail activity

156 However, Scrooby Road faces south and the Masterplan identified a number of activities that could maximise the potential of this space as follows:

- outdoor dining including windbreaks, shelter, and heating
- Retail display and seasonal sales space
- Complementary activities and promotions
- associated with specialist markets
- Relaxation and breakout space
- Community food growing sponsored by the
- host business
- Beer gardens

157 In combination with Policy 6 Improving Cycling and Walking and Policy 10 Traffic, speeding and pedestrian/cyclist safety, there is the potential to create attractive spaces in the Town Centre where people can walk, cycle and dwell that will encourage people to shop in the Town.

Policy 7a Improving the Town Centre's Public Realm

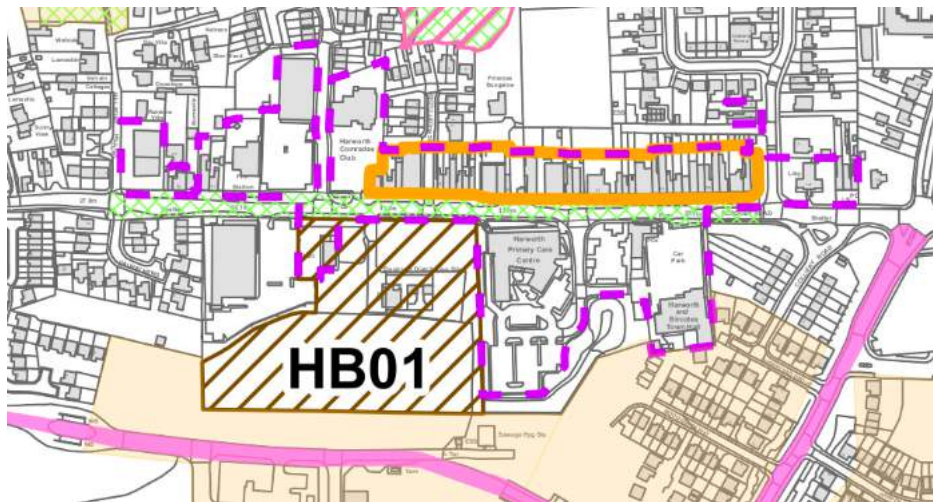
- 1. Development of the public realm within the Town Centre boundary that supports its use as a place for retail, community events and other social activities suitable for a Town Centre location will be supported where the proposals will not be detrimental to the primary function of the Town Centre.**
- 2. The expansion of the Civic Square is supported and should be undertaken in combination with improved pedestrian access across Scrooby Road.**
- 3. Proposals that improve pedestrian and cycle movement along Scrooby Road are supported.**
- 4. Environmental improvements along Scrooby Road that encourage the use of the paved areas in front of the shops for outdoor seating is supported where it does not impede pedestrian movement or the functioning of retail activity.**

Extending the Town Centre offer - Opportunity Site HB01

158 The Town Centre Masterplan identified an opportunity site adjacent to the south side of Scrooby Road within the Town Centre. It is identified in the Local Plan as HB01. The site is currently a mixture of uses including infrastructure, woodland, and hardstanding. The site is currently dominated to the south by the presence of the spoil heap, a legacy of the colliery operations that ceased in 2016.

159 The map below shows HB01, its proximity to the primary shopping frontage (orange line) and the Town Centre Boundary (pink dashed line). The site is in between Aldi and the Health centre.

Map 9c Policies Map for the Local Plan



160 The site is in a prime location and its redevelopment for retail or leisure use would widen the offer of services in the Town Centre for the growing population. The Bassetlaw Plan envisages a small scale extension to the Town Centre to include up to 500 sq m of comparison goods floorspace.

161 In consultation with the community the Masterplan identifies a wider range of uses in addition to this limited retail as follows:

- Residential development providing a range of types and tenures
- Leisure such as cinema, soft play, bowling and associated food and beverage units
- Office use, including co-working space
- Civic or voluntary sector functions
- Nursery provision
- The co-location of services such as library, post office and healthcare.

162 In accordance with the HB Design Code for Scrooby Road character area, proposals for a vertical mix of uses resulting in 2-3 story development and with a strong active frontage along Scrooby Road would reinforce the sense of enclosure that is associated with a vibrant high street.

163 The site is constrained by high voltage cables that run both overhead and underground. Site analysis in the Masterplan identifies the cable easements and other features.

Site Analysis HB01***Policy 7b Development of land south of Scrooby Road, HB01***

1. The redevelopment of site HB01 as shown on Map 9c for a mix of uses including retail, leisure and residential is supported where the proposals demonstrate account has been taken of the Design Codes in the Masterplan and the Design Codes and Guidance for character area 10 in the Harworth and Bircotes Design Codes and Guidance by;
 - a) positioning the buildings to the back of the pavement to provide a sense of enclosure and/or having a setback of at least 1m with a suitable boundary,
 - b) providing an active frontage to Scrooby Road,
 - c) not exceeding a height of 3 storeys,
 - d) providing car parking either at the rear or off site,
 - e) contributing to the existing street trees and other planting,
 - f) using red/brown brick, white render and natural slate materials.

16 Housing

164 The NPG commissioned AECOM to do a Housing Needs Assessment (HNA)³³. The HNA covers a period from 2024-2043 and provides a detailed analysis of the existing housing stock, both in terms of house type and tenure. It considers issues of affordability and uses Census 2021 data (and other sources) to consider what the housing requirements will be for the local population over the next 20 years.

165 The NPG asked AECOM to investigate three questions as follows:

RQ 1: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

166 The key findings from the HNA are set out in table 2.

Table 2 Key findings 2023 HNA

- 65% of houses are in market ownership tenures (Bassetlaw is 68% England is 61%)
- 19% of houses are in social rent tenures higher than Bassetlaw (15%) and England (17%)
- Average market rent is affordable for those on average incomes.
- Average earning households cannot afford average market ownership houses because there has been a 92% increase in average house prices between 2013 and 2022.
- There are 297 households in need of affordable rented housing.
- 57% of houses are semi-detached and 58% are 3 bed (Bassetlaw and England have a wider housing mix).
- 79% of all houses are 2 or 3 bed.
- The population is ageing, households over 65 will increase by 79%, but 25-34 will increase by 8%. The over 65 household band will surpass the 35-54 household band. The number of 75+ individuals will almost double by 2043.
- There are 279 specialist housing units for older people, by 2038 without additional units of specialist housing those in need will have to move out of the area. Between 74 and 113³⁴ specialist housing units will be needed and 36 additional care home places.
- The most notable change in tenure mix since 2011 is the growth in ownership tenures (this grew more than all the other tenure types combined).

³³ The full report is under the neighbourhood plan tab on the Town Council web site at <http://harworthandbircotestowncouncil.org.uk>

³⁴ Numbers calculated based on AECOM findings but to 2038

Housing Type and Size

167 The HNA notes that *'there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.'*

168 The HNA (and the statistics in figure 1) shows that the Parish has a much higher proportion of semi-detached houses than the District or national average.

Table 3 extracted from the AECOM HNA

Table 4-2: Dwelling type, various geographies, 2021

Type	Harworth & Bircotes	Bassetlaw	England
Detached	18%	35%	23%
Semi-detached	58%	41%	32%
Terrace	19%	16%	23%
Flat	4%	7%	22%

Source: Census 2021, AECOM Calculations

169 Semi-detached tend to also be 3 bed and 79% of all housing stock is 2 or 3 bed.

Table 4 extracted from the AECOM HNA

Table 4-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Harworth & Bircotes	Bassetlaw	England
1	7%	6%	12%
2	21%	23%	27%
3	58%	48%	40%
4+	14%	23%	21%

Source: Census 2021, AECOM Calculations

170 The HNA notes that it may be appropriate for new dwellings to provide houses other than 3 bed semis (although no dwelling size or type should be excluded). 3 bed houses will remain important as Harworth continues to expand.

Housing for Older People

171 In 2021 there were 778 people over 75, by 2038 it is estimated there will be an additional 450 older people (total 1034).³⁵ There is a total of 279 units of specialist accommodation in the NA at present. All of these are one- or two-bedroom bungalows/flats on social rent tenures.

172 The HNA identifies a need for approx. 73 specialist housing units by 2038. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes.

173 The Town Council are seeking permission for the redevelopment of the former North Borders School site for affordable housing consisting of 19 apartments and 9 single storey dwellings for over 55's. This recognises the growing need for this sort of provision as set out in the HBNP. Since

³⁵ Author's calculations based on AECOM table 5-1 projected to 2038 rather than 2043

the neighbourhood plan was made in 2018 the demand for this provision has only increased (as shown in the Census data 2021).

174 The Bassetlaw Plan requires all housing development to meet part M4(2). This Part M4(2) addresses issues such as getting in and out of dwellings and getting around within them, including, for example, the ability to access a toilet and sink without having to go up any stairs. *‘These straightforward measures enable residents to remain independent and age well in place’*.³⁶ This will reduce somewhat the need for specialist provision if there are market dwellings that can be adaptable.

175 The Census data also shows that there are a greater than average number of people living with long term conditions or a disability (around 25%) and the incidence of respiratory illness remains high. Combined with an ageing population there is evidence to support the provision of level access housing and housing suitable for people with mobility issues.

176 The provision of houses built to the higher M4(3) standard (homes that can be easily adapted to meet the needs of wheelchair users) is supported but cannot be insisted upon. The NPG support ensuring housing is built to be flexible and adaptable to meet the needs of residents as they age.

Policy 8a Housing Type and Size

- 1. To be supported, planning applications for housing schemes are required to deliver a housing mix that reflects the need identified in the most up to date housing need assessment.**
- 2. Development proposals will be supported which provide a mix of housing types and sizes with a particular focus on:**
 - a) two and four bed dwellings; and**
 - b) properties suitable for older people.**
- 3. Dwellings built to M4(3) standard or equivalent will be supported.**
- 4. The redevelopment of the former North Borders School site to include affordable housing for over 55's meets evidenced local need and is supported.**

³⁶ See Bassetlaw Plan para 7.15.5

Affordability

177 The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Terraced houses increased in price 131% between 2013 and 2022, the average house price increase was 92%.

Table 5 extracted from the AECOM HNA

Table 3-3: Median house prices by type in Harworth & Bircotes, 2013-2022

Type	2013	2013	2014	2015	2016	2017	2018	2019	2020	2022	Growth
Detached	£160,000	£180,000	£164,000	£175,000	£189,999	£188,975	£199,999	£195,000	£235,000	£239,995	50%
Semi-detached	£94,000	£89,950	£96,000	£107,000	£105,250	£112,000	£124,500	£135,000	£140,000	£161,700	72%
Terraced	£67,000	£77,500	£80,000	£105,000	£104,000	£108,500	£120,395	£117,000	£127,500	£155,000	131%
Flats	£70,000	£70,000	-	£80,000	£80,000	£79,375	£85,500	£78,500	£70,000	£95,000	36%
All Types	£86,000	£91,525	£105,000	£123,000	£125,000	£125,000	£134,999	£150,000	£160,995	£165,000	92%

Source: Land Registry PPD

178 Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. The average household income in 2018 (the most recent year for this dataset) was £35,600. The average earning of the lowest 25% of earners was £15,739. A household with two incomes in the lower quartile is £30,758.³⁷

179 Affordable housing is defined in the NPPF as '*Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)*'.

180 Table 6 below shows that households on average incomes are unable to access entry level homes. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most.

181 Private renting is affordable to most households, including those with two lower quartile incomes; however, households made up of one lower quartile earner cannot afford this given rental thresholds.

182 The HNA notes that there is a relatively large group of households in Harworth & Bircotes who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £21,000 per year (at which point entry-level rents become affordable) and £38,442 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

183 Affordable rents can be set at up to 80% market rent, they are set at or below local housing allowance levels. In Harworth and Bircotes affordable rents are approximately 50% of market levels. The HNA analysis indicates that the affordable rented sector performs a vital function in Harworth and Bircotes as the only option for a segment of those in the greatest need.³⁸

184 AECOM estimates limited long term need for additional affordable rented homes because of the size of the existing stock, this is able to satisfy the projected newly arising need. An important caveat is if the Plan area is meeting wider needs. It may be possible to address localised needs through the existing stock but new affordable rented housing may be required to continue to provide homes for households in acute need living elsewhere in the wider area.

³⁷ See HNA para 49 and 50 and Appendix A for dataset references

³⁸ See HNA para 68

Table 6 extracted from the AECOM HNA**Table 3-4 : Affordability thresholds in Harworth & Bircotes (income required, £)**

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? (£35,600)	Affordable on LQ earnings (single earner)? (£15,379)	Affordable on LQ earnings (2 earners)? (£30,758)
Market Housing						
Median House Price	£148,500	-	£42,429	No	No	No
Estimated NA New Build Entry-Level House Price	£180,000		£51,429	No	No	No
LQ/Entry-level House Price	£134,547	-	£38,442	Marginal	No	No
LA New Build Median House Price	£187,650	-	£53,614	No	No	No
Average Market Rent	-	£9,072	£30,240	Yes	No	Yes
Entry-level Market Rent	-	£6,300	£21,000	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£126,000	-	£36,000	Marginal	No	No
First Homes (-40%)	£108,000	-	£30,857	Yes	No	Marginal
First Homes (-50%)	£90,000	-	£25,714	Yes	No	Yes
Shared Ownership (50%)	£90,000	£2,500	£34,048	Yes	No	No
Shared Ownership (25%)	£45,000	£3,750	£25,357	Yes	No	Yes
Shared Ownership (10%)	£18,000	£4,500	£20,143	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,056	£16,836	Yes	Marginal	Yes
Social Rent	-	£4,507	£15,010	Yes	Yes	Yes

Source: AECOM Calculations

185 The HNA considered the need for affordable home ownership dwellings. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing. To meet this need AECOM estimate a potential demand for 16 affordable home ownership houses per year (equivalent to 224 up to 2038).

186 Policy ST27 of the Bassetlaw Plan requires 25% of all houses on green field sites to be affordable. The major site allocations on the north west of the Town are on green field sites. Of the affordable housing 25% will be required for First Homes, 25% for housing to rent and 50% for affordable home ownership. This HNA analysis finds this policy framework suitable for Harworth and Bircotes.

Policy 8b Affordable Housing

- 1. On sites of 10 or more dwellings, development will be supported which provides affordable housing in accordance with District and national policy.**
- 2. Affordable housing may be in the form of affordable rented, social rented, shared ownership or affordable homes for sale Discounted Market Sale, or a combination.**
- 3. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces, to create mixed and sustainable communities.**
- 4. The provision of affordable housing on the redeveloped North Borders School site is supported.**

17 Protecting and Enhancing Community Facilities

187 The presence of the pit meant that Harworth has benefited from a good range of sports and community facilities in the past. The existing community facilities are either owned by the Town Council, BDC, CISWO (the Coal Industry Social Welfare Organisation) or Nottinghamshire County Council.

188 The Built Sports Facility Study Assessment Report 2021 notes that the Bircotes Leisure Centre is ageing, having opened in 1976. *‘Investment is required to provide an offer in line with that enjoyed by Retford and Worksop’*. The building is assessed as being *‘well located to meet current and future needs and should be retained and enhanced. If not, replacement provision should be provided, with future indoor hall provision matching needs at the time’*.

Table 7 List of Community Facilities and Services (shown on Map 10a)

Schools	Sports and Social Clubs
Serlby Park (Primary and Secondary) - a	The Pavilion (building and playing fields) *, Scrooby Road - d
St Patricks (Primary) - b	Tommy Simpson Field - e
All Saints (Primary) - c	Scout Hall - r
	Harworth and Bircotes Leisure Centre - f
Public Houses	Churches
Blacksmiths Arms - g	All Saints - i
The Game Cock - h	Methodist Church- j
Community Halls	Miscellaneous
All Saints Church Hall - k	Police Station - p
Village institute - l	Library - q
Welfare Hall (Whitehouse Road) - m	Avondale Care Home***
Community Centre Beverley Road**- n	Health centre s
Community Centre Bawtry Road ** - o	Harworth and Bircotes Information Centre - t
Harworth and Bircotes Town Hall -u	

* Designated as an asset of community value in 2014.

**identified as potential assets for Harworth and Bircotes Town Council – see details below

***currently used as an assisted living residence – is the source of significant anti-social behaviour issues – see details below

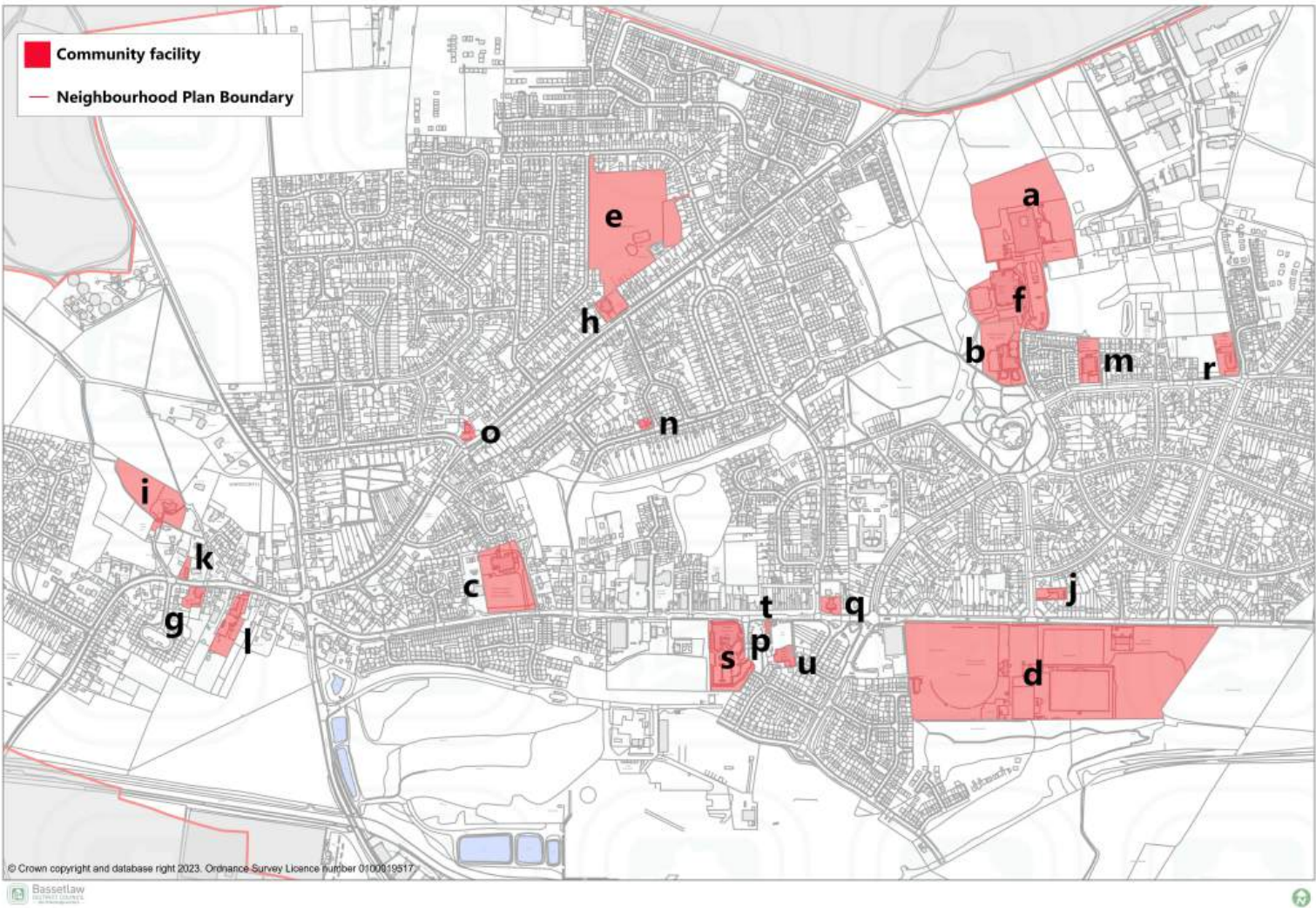
- 189 BDCs 2021 Indoor Sport Facilities Study notes that the pool was last modernised in 2010 and that the building was opened in 1976.³⁹ Swim England advised that future provision is assessed for the replacement of the Bircotes Leisure Centre.⁴⁰
- 190 This explains why, in the consultation feedback for the HBNP in 2016, people highly value the Leisure Centre but also want it improving.
- 191 The Town Council continues to work to achieve more investment in community facilities and this Plan provides an opportunity to identify plans and projects where future investment would be appropriate. The Town Council will also ensure that, in its role as a statutory consultee in planning applications, it will secure investment either on site as part of the development or as a financial contribution to enhance community facilities where feasible.
- 192 Communities with a Neighbourhood Plan receive 25% of the Community Infrastructure Levy (CIL) money from new developments. The money raised from new development in Harworth & Bircotes might, for example, be spent on updating or replacing some of these facilities. **Appendix A Community Aspirations** provides a detailed list of all the projects that have been identified as part of the Plan process. However, some schemes, like the development of a Green Wheel around the Town are dependent upon sites coming forward for development and will be delivered over a number of years.
- 193 Consultation results from 2016 revealed that the loss of both banks from the Town Centre was seen as a loss of community assets. Since 2023 banking hubs are being set up in towns where high street banks rotate to offer services in a shared community location. It is the Town Council's hope given the increase in population and the role Harworth and Bircotes plays as a service centre for surrounding villages, that a banking hub could be provided in Harworth and Bircotes. There are a number of community facilities that could host this provision, and the Town Council will work with BDC and others to see if this can be provided.
- 194 It is worthy of note that the children's play areas were assessed as being a good or very good standard in the Open Space Assessment Update 2020.⁴¹

³⁹ Page 21 HC 001 Built Sports Facility Study <https://www.bassetlaw.gov.uk/media/6494/hc-001-indoor-built-facilities-strategy-assessment-report-and-action-plan-august-2021.pdf>

⁴⁰ Page 26 HC 001 Built Sports Facility Study

⁴¹ See <https://www.bassetlaw.gov.uk/media/6008/open-space-assessment-update-2020.pdf>

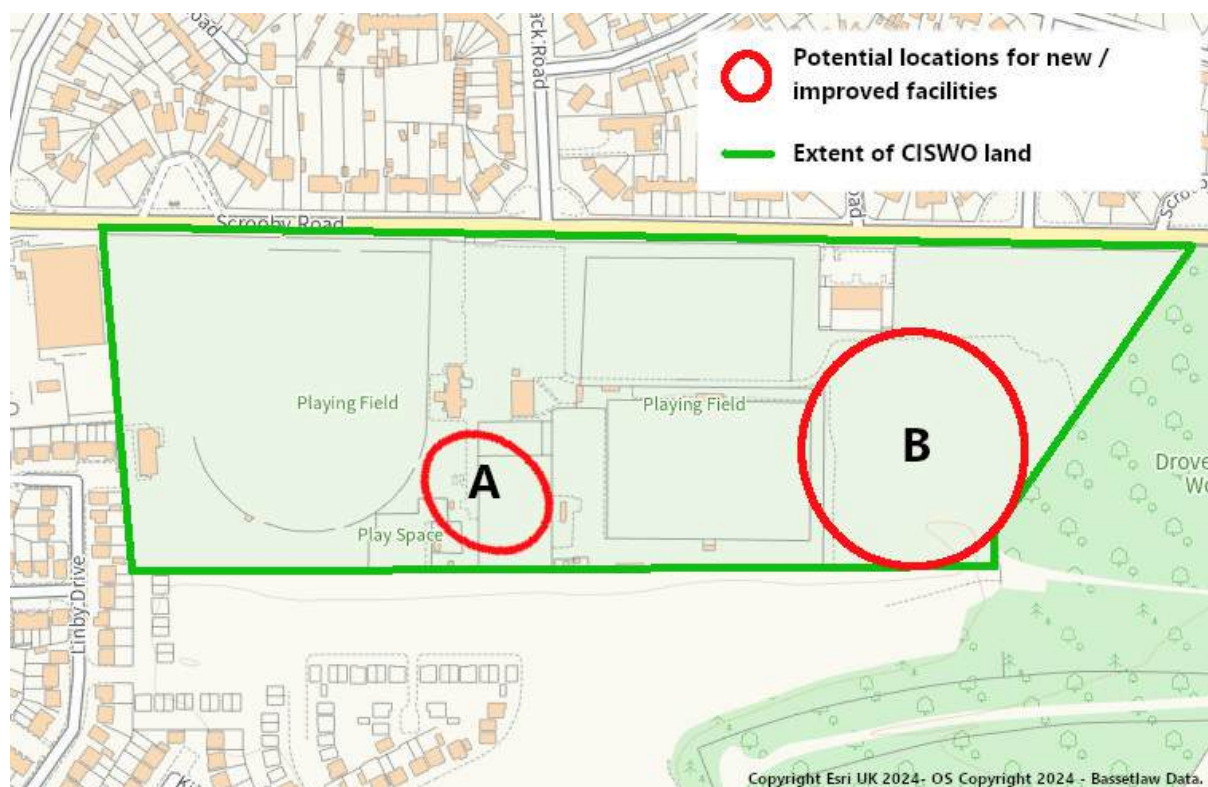
Map 10a Community Services and Facilities



3G or Play Zone Provision⁴²

- 195 Appendix D is a table from the Bassetlaw Playing Pitch and Outdoor Sport Strategy 2019 and provides a useful summary of the sports pitches in the Plan Area and the associated action plan.
- 196 BDCs report notes that there is one small 3G pitch at Harworth and Bircotes Sports and Social Club for public use. It was developed in 2007 and the surface now exceeds the ten year recommended surface lifespan and rate of deterioration should be monitored.
- 197 The HNP noted that there is generally a good range of community facilities in Harworth but that many are in need of upgrading. In the Bassetlaw Local Football Facility Plan (LFFP) from 2019 ([Bassetlaw Local Football Facility Plan \(footballfoundation.org.uk\)](https://www.footballfoundation.org.uk)) three priority projects were identified to install full size 3G pitches in the district, with one project yet to be allocated to a specific site. Given the evolving needs and opportunities within the community, Harworth and Bircotes stands out as a prime candidate for this development.
- 198 The LFFP, alongside the BDC Playing Pitch Strategy (PPS) from 2019 ([KKP \(bassetlaw.gov.uk\)](https://www.bassetlaw.gov.uk)), make reference to the existing small sided 3G in Harworth and Bircotes, claiming that this is suitable for demand, but acknowledging future aspirations of a full size 3G. *"The steering group determined that whilst the existing small-sided 3G FTP at Bircotes & Harworth Sports & Social Club is presently sufficient to cater for the level of demand in the Harworth area identified within the PPS, almost all of which demand derives from the club based onsite, aspirations for an 11v11 3G FTP could be reconsidered in future in light of housing growth planned in the area and anticipated growth in team demand."* The LFFP is due to be updated in 2025.
- 199 Since 2019 Harworth and Bircotes has continued to expand in accordance with the growth strategy for the District. The Town's infrastructure is increasingly inadequate to support the community's growing needs for health, wellbeing, leisure and recreation. The existing small 3G at the football club at the Pavilion is fully booked on evenings and unable to meet demand. It is also in need of renovation to remain safe to use. Twinned with the limited availability of the sports hall at the local leisure centre and the inaccessibility of the school's small 3G pitch for public use, there is a critical shortage of available and safe facilities.
- 200 The planned growth in housing and population is resulting in a substantial increase in demand for sports and recreation facilities. Given the growth in population and the increase in interest from girls' teams it is expected that there will be a need for more extensive and accessible facilities. Furthermore, a new full-size 3G pitch (or a play zone which is smaller) could serve as a vital resource for the community, providing a venue for health and leisure activities beyond football, and creating a sustainable income source through facility rentals.
- 201 There are two potential locations that could accommodate this new facility and these are shown on Map 10a below. Both are part of the land owned by CISWO and protected by BLP policy ST45 Promoting Sport and Recreation and designated as a Local Green Space in this HBRNP.
- 202 The preferred location is area B where the BMX track used to be. This area was previously used for young people's activities and is derelict. This location would likely necessitate the provision of additional changing facilities. Alternatively, there is room within the CISWO land and adjacent to the current football facilities for a 3G pitch area A. This would be more central and may avoid the need for additional changing facilities. Either site would offer a central location and minimal impact on residential areas.
- 203 An aspiration at Appendix A is for the Town Council to work with CISWO, BDC, Sport England and local sports clubs to seek funding to provide a new 3G pitch.

⁴² A play zone is defined by the football association as outdoor mini football pitches that can be used for football and other sports

Map 10b indicative sites new 3G pitch subject to consideration by CISWO map

Schools

204 It is important for social cohesion and well-being (and to reduce car usage) that children and young people can access high quality education in their area. Presently there are primary age school children whose parents are having to take them to Ranskill Primary School (4 miles away) because the local primary schools are full.

205 A recent feasibility study for Serlby Park School by NCC noted that there is a predicted to be a deficit of primary school places starting in 2024/25; this deficit will rise to 188 places in 2027/28. NCC are currently considering the following options

- a) Re-configure 6th form space to provide additional primary pupil places in the short-term, with a new 3FE primary school being built on Serlby Park site in the medium-term
- b) extending the buildings primary capacity by 1FE
- c) Additional secondary places could also eventually be provided, subject to demand

206 The NCC study noted that other schools in the pupil place planning areas have been considered, but due to the size of the site, together with the fact that there is surplus accommodation at Serlby Park, this is considered to be the most appropriate site."

207 The community and the Town Council remain concerned over the loss of a new primary school that was in the original masterplan for the colliery site. This masterplan anticipated the need for additional primary school places and the shortfall now seemed predictable.

208 The Town Council will continue to press for high quality local primary school provision.

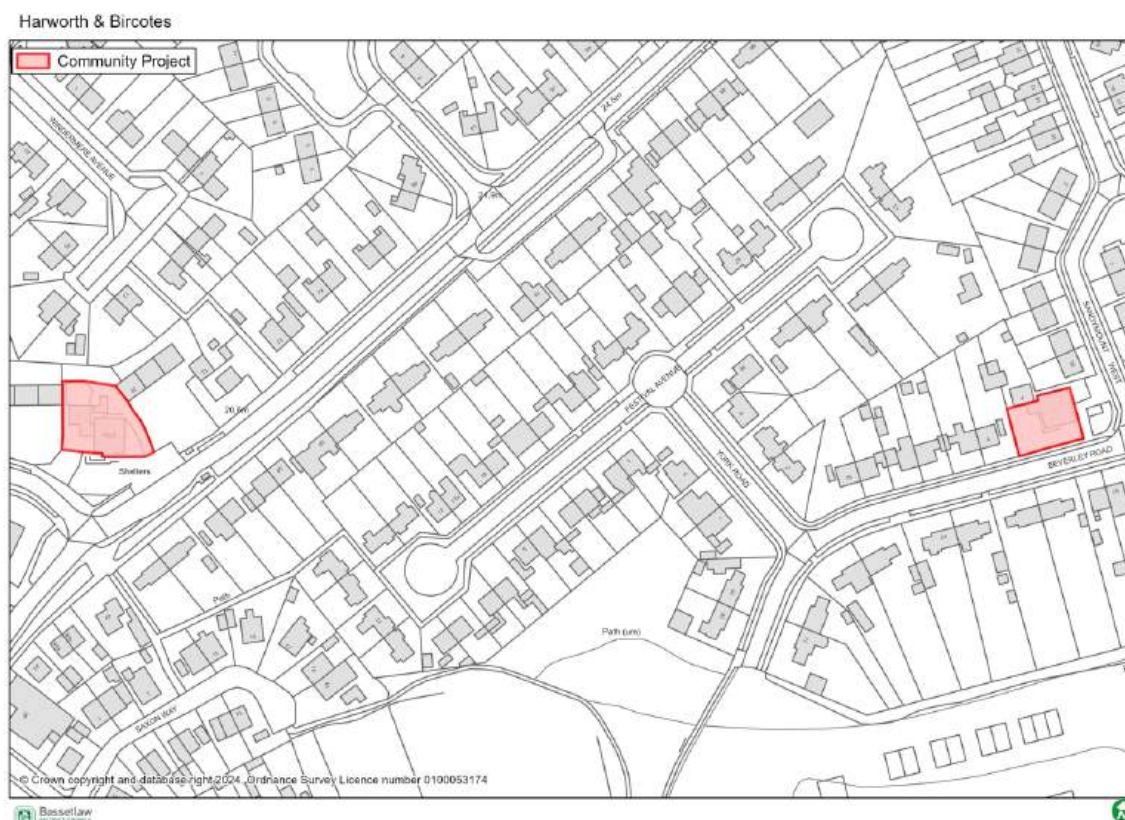
Enhancing the Provision of Community Buildings

209 The former North Borders School has been identified in the Bassetlaw Plan and the Town Centre Masterplan as a development opportunity to meet local need. That need is primarily for affordable housing (see the section above) but it may also provide some space for the rationalisation of community assets. Where this does not prejudice the provision of affordable housing for older people this is supported by the NPG.

210 There are two small community centres owned by BDC on Beverley Road and Bawtry Road that are underutilised (see Map 10b). The Beverley Road community centre has been boarded up for 9 years. The Bawtry Road building is only used once a week by one community group. Given the expanding population, the Town Council are looking at opportunities to take ownership of these two buildings so that they can run them to meet existing and future needs.

211 A community aspiration is to take these premises into Town Council ownership so that they can be appropriately run and managed.

Map 10c Community Centres on Beverley Road and Bawtry Road



Avondale Assisted Living Residence

212 This building was a care home for the elderly but is now a home for people with drug and alcohol addictions who are needing support. The Town Council have engaged positively with the residents and provided gardening and other recreational courses which have been well received. However, the management of the facility means that residents' behaviour can be inappropriate and intimidating.

213 Parents have concerns for the safety of their children playing at Snipe Park and young women waiting for buses in the area. This is a significant issue negatively affecting the quality of life of

local residents. The Town Council continues to press for a solution that will either see the management of this facility improved or the facility relocated out of the Parish.

214 Whilst the neighbourhood plan has limited scope to constrain the activities in the building it is evident that a facility of this sort has very different implications for the wider community than an older people's care home. The HBRNP supports the use of Avondale Care Home for older people or those with mobility issues but not for those with addictions where behaviour can be inappropriate and intimidating. A community aspiration is to see the use of this facility restricted to that suitable for older people or those with mobility issues.

Access to Medical Services

215 The consultation for the priority statement done in 2022 (see table 1) showed the frustration local residents feel about their access to basic medical services. There was one dentist practice in 2022 but that has since closed and people have to travel to Retford, Bawtry, Tickhill, Blyth or Langold.

216 Access to GPs is difficult and made more complex by the fact that two Integrated Care Systems (South Yorkshire and Nottingham and Nottinghamshire) overlap in the Parish. There are two surgeries based at the medical centre. The difficulty in accessing GPs and dentists is a national issue. However, the situation seems exacerbated in Harworth and Bircotes as the population continues to grow without any commensurate increase in provision. This means that the experience for residents is worsening.

217 A neighbourhood plan has limited scope to require increased provision, however, it is appropriate that this issue is flagged as an ongoing concern given the wider context of continued planned development in the Parish.

Policy 9 Community Facilities and Services

- 1. Proposals for new or improved community facilities (including shared facilities) will be supported where;**
 - a) the proposed use is compatible with adjoining and nearby uses and**
 - b) the proposed use would not cause traffic congestion.**
- 2. The two community centres shown on Map 10c are underutilised community assets. Proposals that see their renovation for community benefit will be supported.**
- 3. Developments that would result in the loss of any existing community facility listed in Table 7 and Map 10a of this document will be resisted. An exception to this policy would be where;**
 - a) the building is a commercial operation for which Bassetlaw District Council are satisfied that the service is no longer viable or**
 - b) where the provision of equivalent or better size, suitability and convenience is made or;**
 - c) where it can be shown to Bassetlaw District Council's satisfaction that there is no demonstrable need for the facility.**
- 4. Proposals to improve the leisure centre either as part of a mixed redevelopment scheme of a larger site or the wholesale renovation of the existing building is supported.**
- 5. The provision of a new full-size 3G pitch or play zone in a central location close to existing sporting facilities is supported.**

- 6. The provision of a community facility as part of a mixed use scheme at the former North Borders School is supported where the primary use remains affordable housing for older people in accordance with Policies 8a and 8b.**

18 Traffic and pedestrian/cyclist safety

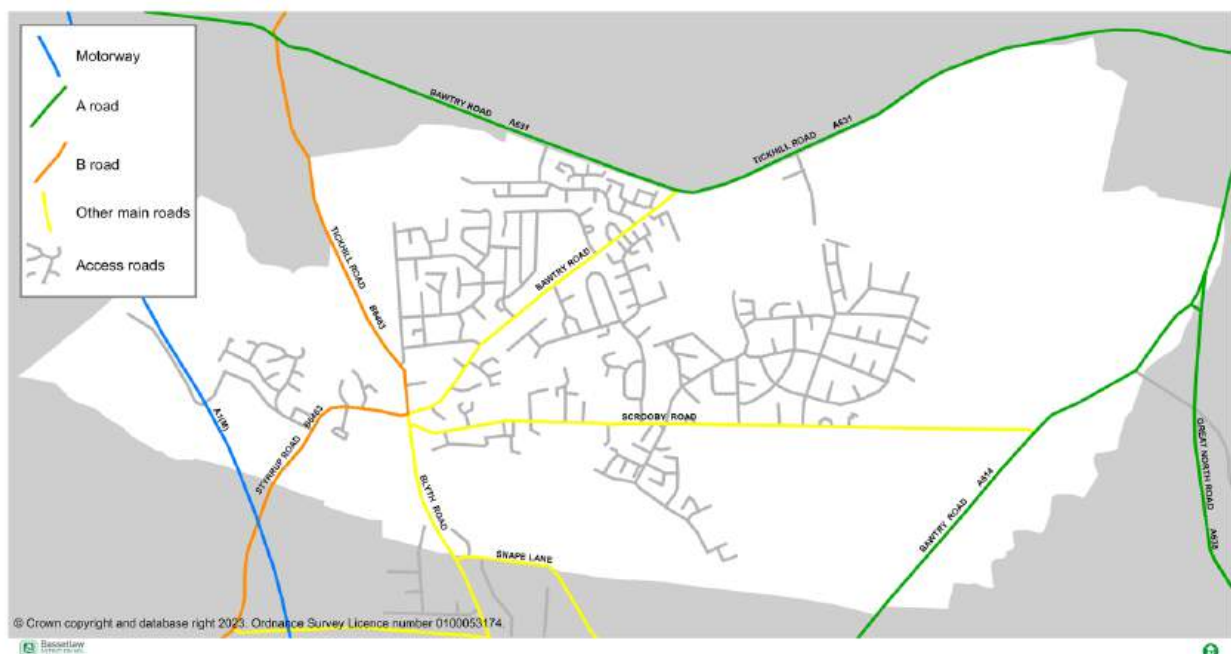
218 The Plan Area benefits from its proximity to the A1 and previous industrial activity means it is well served by through roads. Blyth Road runs from the south to become Tickhill Road at a roundabout on the western edge of Harworth. Tickhill Road then extends to the north. Bawtry Road runs north east serving residents that enter Bircotes from the east. The A631 runs east west along the northern edge of the built up area of Harworth and Bircotes. These roads are designed for through traffic and are straight with speed limits of 50 mph until the edge of the settlement.

219 Scrooby Road runs west east through the Town and is the main route off which most of the residential streets connect. Map 11a shows the main through routes in the Parish.

220 Scrooby Road is straight and passes a primary school and nursery. There are frequent incidents of speeding along this street with only one set of traffic lights and a mini roundabout, additional traffic calming measures are required.

221 The Town Centre Masterplan included proposals that addressed the speeding on Scrooby Road by making the road better for pedestrians and cyclists (see section 14 above) and altering the layout so that the civic square could be easily extended across the road for future community events.

Map 11a Road Network



222 Vehicle accessibility through the Parish creates pedestrian and cycling safety issues for those choosing to walk or cycle to the local shops, to work or to school. A major barrier to pedestrian movement at peak times are the two roundabouts on the western side of the Town shown on Map 11b.

Map 11b roundabouts that cause pedestrian safety issues



223 The speed and volume of traffic at peak times means that residents living on the west of Harworth struggle to safely cross Tickhill and Blyth Road especially with children and pushchairs. This means that residents use cars rather than walk their children to school.

224 Further north on Tickhill Road a safe crossing point is needed to enable the Green Wheel route to extend across Tickhill Road to connect with Public Rights of Way around the historic centre of Harworth. Measures to reduce traffic speed from the north as Tickhill Road drops down to the roundabout would significantly enhance pedestrian safety and make cycling and walking along the pavement and across this road more appealing.

225 Traffic calming measures (average speed cameras and speed bumps for example) should be positioned beyond the edge of the Development Boundary so that vehicles have slowed down by the time they enter that part of the road that goes through the Town. Even if people are travelling through Harworth and Bircotes their driving behaviour needs to be moderated to reflect the change in character when the routes pass through the Town reflecting the fact that there will be pedestrians using the pavements that are narrow (especially on Tickhill Road), crossing the roads and cyclists wanting to share the road.

226 The opportunities to improve pedestrian and cyclist safety on Scrooby Road were identified in the Harworth Town Centre Masterplan and in Policy 7a. This will complement the measures that make it safer and more pleasant for walkers and cyclists to move around the wider area.

227 The issue of traffic volumes will only increase over the Plan period given not only the increase in population in Harworth but in the surrounding settlements as well. Opportunities must be taken as part of the planning application for development on the east of Tickhill Road in Harworth to provide a safe crossing point on Tickhill Road.

228 The Town Council will lobby NCC to reduce vehicle speeds on the approach to the Development Boundary from all directions but particularly on Tickhill Road before the road drops down to the roundabout.

Policy 10 Traffic, Speeding and Pedestrian Safety

- 1. Housing development on land to the east of Tickhill Road is required to provide an access point that ensures a safe crossing of Tickhill Road.**
- 2. Proposals that slow traffic speeds and increase pedestrian and cycling safety along the through roads into Harworth and Bircotes and along Scrooby Road are supported.**
- 3. Environmental enhancements to Scrooby Road as part of investment in the Town Centre that include measures to give more priority to pedestrians and cyclists are supported.**

19 Implementation

229 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable the Town Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Bassetlaw District Council will be responsible for development management, the Town Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

230 There are several areas of activity which will affect delivery, and each is important in shaping the Parish in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Town.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Town Centre life. This sector may play a stronger role in the future.
- d) The role of the Town Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Town Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

20 Monitoring and Review

231 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by the Town Council.

232 If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Town Council that there will be a review of the Plan 5 years after it has been made.

233 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A Community Aspirations

This Appendix contains a number of community aspirations. Some take the form of projects which will be pursued by the Town Council, others take the form of actions where the Town Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's vision and ambitions for the future of the Plan Area.

All of the community aspirations have resulted from work carried out during the review of the Neighbourhood Plan but are not subject to planning policies. This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the Vision set out in the HBRNP.

Aspiration 1 improving 3G/play zone provision to meet the expanding needs of the Town	<i>Proposed Actions</i> <ol style="list-style-type: none"> 1. To work with partners (Sheffield and Hallamshire FA, BDC, NCC, CISWO) to identify a suitable site and to provide a full size 3G pitch and to renovate the existing small 3G pitch.
Aspiration 2 to make Harworth a cycling hub to include a network that connects beyond the Parish and provide a museum and associated facilities to promote cycling	<i>Proposed Actions</i> <ol style="list-style-type: none"> 1. To work with partners (British Cycling, BDC, NCC, and community groups) to identify a building for use as a cycling hub, including museum, bike workshop, café, community focal point 2. To work with Sustrans, NCC, BDC and local landowners to unlock the disused railway lines that could form cycle routes beyond the Green Wheel.
Aspiration 3 making the most of existing community buildings by rationalising what we have and were necessary repurposing them	<i>Proposed Actions</i> <ol style="list-style-type: none"> 1. To rationalise under used or empty community facilities, to maximise their use (especially the community centres on Bawtry and Beverley Road) and to widen their use for community benefit. The Town Council is seeking ownership of both so they can be modernised. 2. To ensure the use of Avondale Care Home is appropriate to its location in a residential area
Aspiration 4 working with the community to improve the area around Arundel Walk	<i>Proposed Actions</i> <ol style="list-style-type: none"> 1. To address anti-social behaviour and seek community and design solutions to make the most of this part of Bircotes.
Aspiration 5 establishing a banking hub to enable residents to access banking services	<i>Proposed Actions</i> <ol style="list-style-type: none"> 1. To promote the value of Harworth and Bircotes as a location for a banking hub.

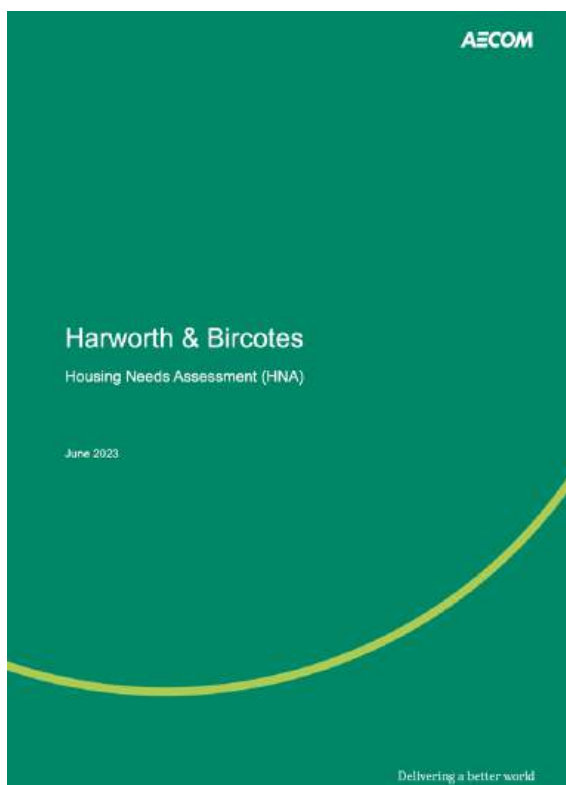
Aspiration 6 improving pedestrian and cycle safety	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To work with NCC and BDC and developers to provide safe crossing points especially along Tickhill Road 2. To reduce vehicle speeds before they enter the Development Boundary to enable an emphasis on pedestrian and cycle movement
Aspiration 7 making the most of the former North Borders school site	<p><i>Proposed Action</i></p> <ol style="list-style-type: none"> 1. To work with BDC and NCC to transfer ownership from NCC and to secure the delivery of social homes comprising of 2 bed bungalows and apartments (planning permission already secured) for older residents (55+). This reflects the need identified in the Harworth and Bircotes HMA and will release other social housing in the Parish for families on the waiting list.

Appendix B Reports commissioned for the HBRNP

Harworth and Bircotes Design Codes and Guidance 2024

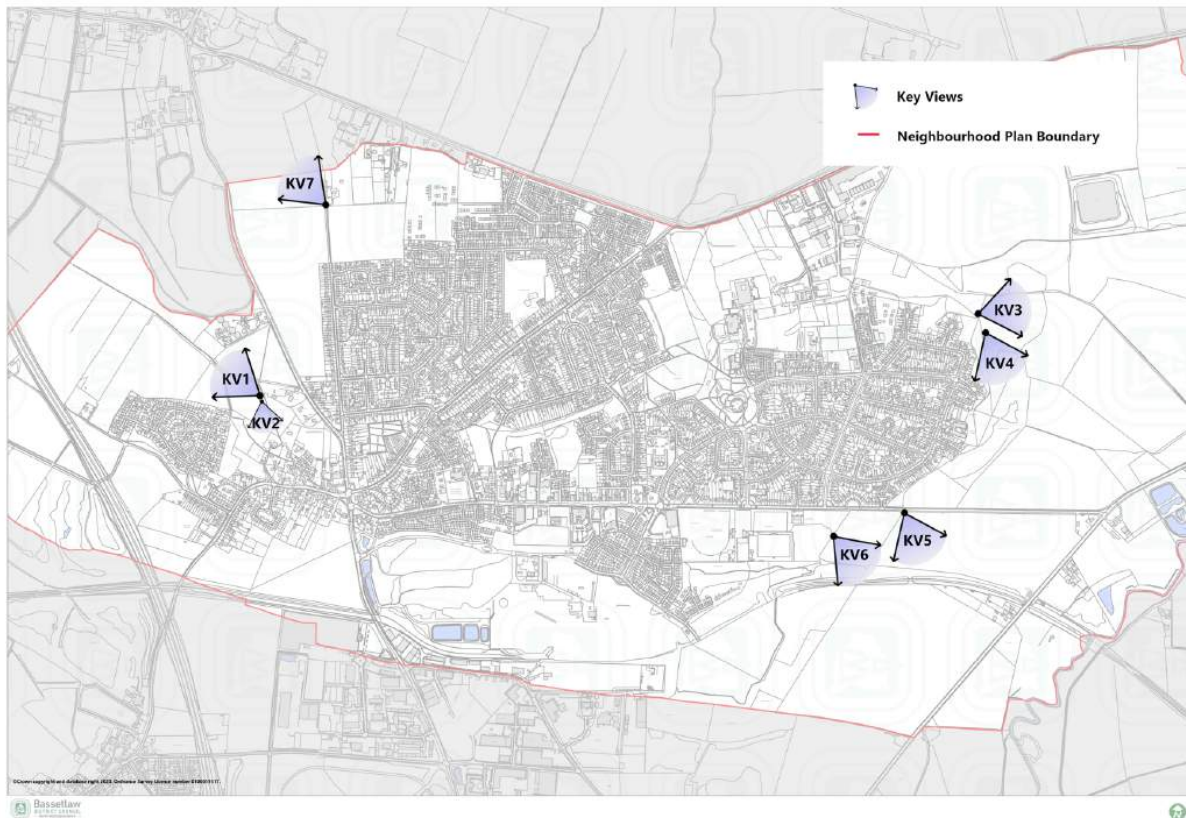


Housing Needs Assessment 2023



These are all separate files due to their size and can be found on the town council web site at <https://www.harworthandbircotestowncouncil.org.uk/?pagename=NeighbourhoodPlan&id=11>

Appendix C Key Views (see Map 5d below)



Key View 1 looking north west from a public footpath on the edge of the Main Street character area long open views towards the A1.



Key View 2 looking south towards the Grade 2 listed All Saints Church which is on the built up edge of the most historic part of Harworth and is part of the Main Street character area. The church is an important historic landmark and the footpath and setting reflects the historic rural character of this part of the Town.



Key View 3 looking east across the area identified in BDCs policy ST36 as a Green Gap, long wide views to woodland in the distance.



Key View 4 looking south towards Whitehouse Plantation with the rear of houses on Galway Road visible. This area is also part of the Green Gap ST36 policy. The footpath is part of the Green Wheel.



Key View 5 long views looking south east towards Bawtry Road from the eastern edge of the Town.



Key View 6 looking south east long views of open countryside within the Parish either side of Bawtry Road which is concealed. The woodland in the distance marks the parish boundary and the River Ryton corridor.



Key View 7 looking north west long views from the northern edge of the town towards Tickhill in the distance (which is outside the Plan area.)

Appendix D Playing Pitch Provision and Action Plan

BASSETLAW PLAYING PITCH & OUTDOOR SPORT STRATEGY
STRATEGY & ACTION PLAN

Site ID	Site	Settlement	Sport/ pitch type	Management	Current status	Recommended actions	Lead partners	Site hierarchy tier	Priority	Timescales ¹⁹	Cost ²⁰	Aim
4	Bircotes and Harworth Sports and Social Club	Bircotes	Football	Sports Club	Two adult pitches, one mini 5v5 pitch, one mini 7v7 pitch, one youth 9v9 pitch and one youth 11v11 pitch. One adult pitch is of standard quality whereas the remaining five pitches are of poor quality. The standard quality adult pitch has one MES of actual spare capacity whilst the mini 5v5 and 7v7 pitches have no capacity at peak time. The remaining adult pitch and youth 11v11 pitch are played to capacity. The youth 9v9 pitch is overplayed by one MES per week.	Work with club to improve poor quality pitches through better quality and more regular maintenance, as per existing FA Pitch Improvement Programme recommendations.	CFA FF Club	Local	Low	Short-Medium	Low	Protect Enhance
			3G pitch		One small size, floodlit 3G pitch of standard quality which is available for community use. The pitch was developed in 2007.	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place so refurbishment can be completed when required. As the pitch is over 10 years old, it is considered to be in excess of the recommended surface lifespan. Therefore, pitch quality should be monitored and the surface should be replaced when the condition and performance of the pitch deteriorates.	CFA FF Club					
			Cricket		Disused – previously accommodated a six wicket grass cricket square, however, following a site visit it was evident that the square is no longer being maintained. It is not known when the site was last formally used for cricket, although aerial imagery shows it prepared in 2015, with portable covers still onsite in 2016. Site was used by Harworth CC; however, the Club merged with Wadworth CC and now plays outside the authority. The pitch area still remains with the former outfield now marked as football pitches by Harworth Colliery FC.	Determine future use of the site based on the following priority order of options: 1) Retain/allocate site as strategic reserve. 2) Explore feasibility to bring back into use. 3) Use as open space to meet local needs.	ECB Club					
			Tennis		One standard quality, floodlit, macadam tennis court which is available for community use.	Prolong court lifespan through a robust maintenance plan.	LTA Club			Long		Protect

¹⁹ (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)²⁰ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

BASSETLAW PLAYING PITCH & OUTDOOR SPORT STRATEGY STRATEGY & ACTION PLAN

Site ID	Site	Settlement	Sport/ pitch type	Management	Current status	Recommended actions	Lead partners	Site hierarchy tier	Priority	Timescales ¹⁹	Cost ²⁰	Aim
25	Harworth Church of England Academy	Harworth	Football	Education	One poor quality mini 7v7 pitch which is unavailable for community use.	Improve pitch quality by increasing the current maintenance programme. Make the pitches available for community use provided that this does not adversely affect pitch quality for curricular demand.	CFA FF School	Reserve	Low	Long	Low	Protect Enhance
60	Serlby Park Academy	Bircotes	Football	Education	One adult pitch and one youth 11v11 pitch. Both pitches are of standard quality but unavailable for community use.	Improve pitch quality by increasing the current maintenance programme. Make the pitches available for community use provided that this does not adversely affect pitch quality for curricular demand.	CFA FF School	Local	Low	Long	Low	Protect Enhance
			AGP		One small-size, floodlit, sand dressed AGP of standard quality which is unavailable for community use.	Sustain for curricular use. Ensure sinking fund is in-place so refurbishment can be completed when required.	EH School					Protect
			Tennis		Four good quality macadam courts which are available for community use but without floodlighting.	Sustain good court quality through a dedicated maintenance regime. Utilise spare capacity to accommodate future and latent demand.	LTA School					Protect

Appendix E Local Green Spaces (see Map 6)

LGS1a Snipe Park



LGS1b Land adjacent to Arundel Walk



LGS 2 New Cemetery



LGS 3 All Saints Church Ground



LGS 4 Village Green and Cenotaph



LGS 5 The Green



LGS 6 Smith Square Play Park



LGS 7 Tickhill Road Cemetery



LGS 8 Allotments



LGS 9 Play Field (part of All Saints School)



LGS 10 Tommy Simpson Field



LGS 11 Well Hill Local Nature Reserve



LGS 12 Lancaster Gardens play area and landscaped space on Mirabelle Way



LGS 13 Plum Tree Estate – landscaped open space



LGS 14 Thorne Hill estate - green space



LGS 15 Green space near Simpson Park



LGS 16 Seating area Brinsley Way



LGS 17 The Pavilion



LGS 18 Miners Memorial Gardens



LGS 19 Scrooby Road - landscape crescents



LGS 20 Droversdale Wood (northern portion)



LGS 21 Beech Road green space



LGS 22 Shrewsbury Road green space

