

A photograph of a park path. On the left, there is a wooden bench and a black trash can. A wooden fence and a metal gate are in the middle ground. The path leads into a dense forest of green trees. The ground is covered with brown leaves and twigs.

South Leverton Neighbourhood Plan

2020 – 2038

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Foreword

South Leverton is a small, idyllic, rural village lying six miles east of Retford in the county of Nottinghamshire. It is situated between the parishes of Treswell and North Leverton.

Initial work on our neighbourhood plan started in 2018 by the Parish Council, it was paused at the end of 2019 but resumed in 2024.

Following several meetings with Bassetlaw District Council and two 'know your place' community events, local's views, queries and aspirations for the parish were discussed.

Work on creating our plan commenced when it was clear that the local community wanted to have a say in how our parish is developed, to ensure that any development reflects its character and considers the needs and priorities of our community. Our work always took into account the views of the local people, businesses and other stakeholders. The aim is to allow appropriate development whilst focusing on the protection to the heritage and historical character of the village, which should protect the landscape and green spaces while supporting and maintaining local services.

My thanks go to all the hard working parish council colleagues, Will Wilson from Bassetlaw District Council, Gary Kirk and John Martin, consultants from "Yourlocale" for all their help and advice.

Peter J Beeston.

Chairman of South Leverton Parish Council

1 About this Neighbourhood Plan

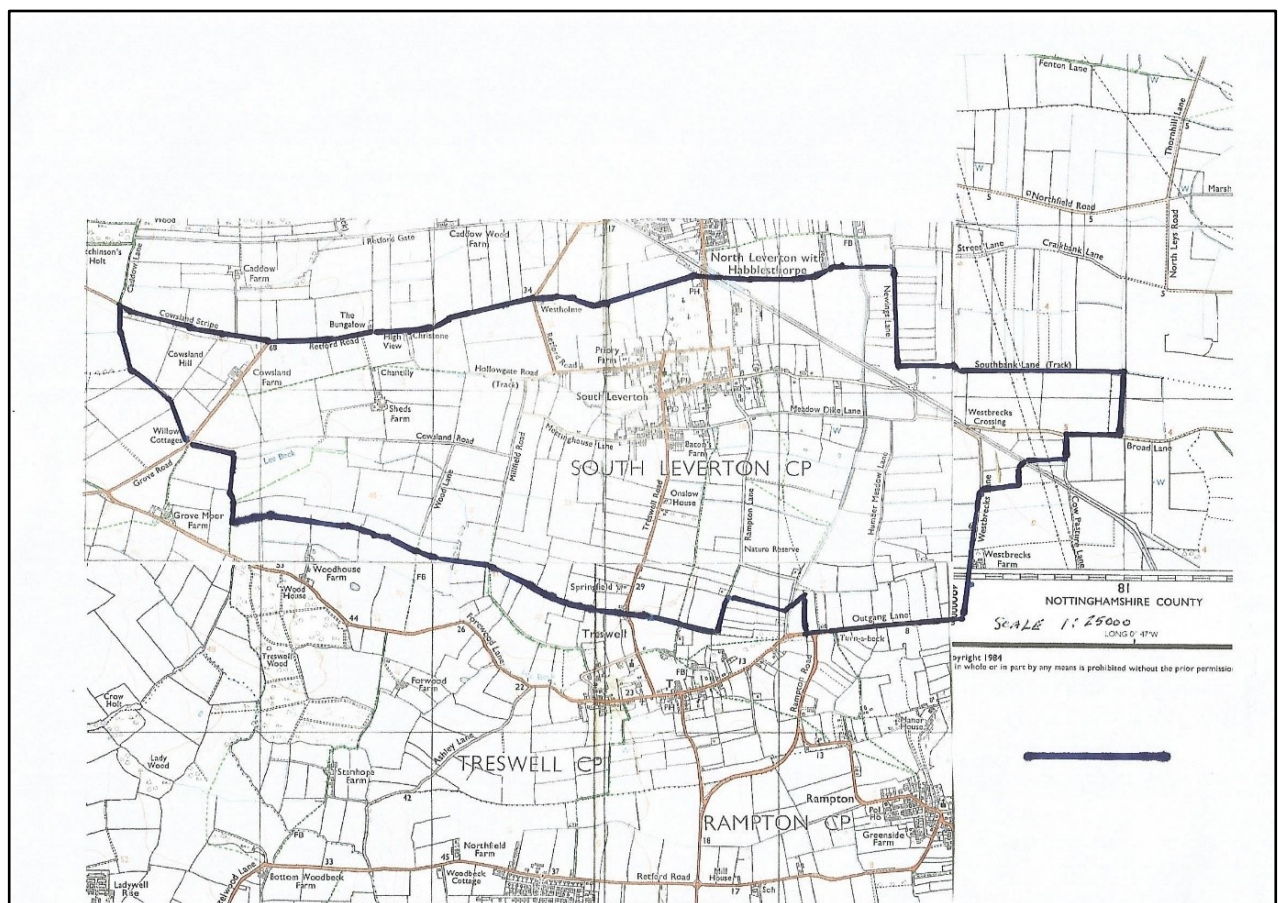
Background

The Localism Act of 2011 introduced the concept of Neighbourhood Plans. These plans give local communities a much greater opportunity to influence future development in their areas. The National Planning Policy Framework (NPPF) is the Government's 'bible' on planning issues. It states that:

'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan'. (NPPF, 2024, paragraph 30).

Bassetlaw District Council approved the application for designation as a Neighbourhood area on 22 March 2018. The area to be covered by our Plan is defined by the Parish boundary (see Figure 1).

Figure 1 Designated area



The Neighbourhood Plan sits alongside, and is aligned with, Bassetlaw District Council's Local Plan. We can't promote less development than in the Local Plan or undermine its strategic policies. Other than that, our Neighbourhood Plan is able to shape and direct sustainable development in the Parish. Once the Review document is approved, the policies it contains will take precedence over non-strategic policies in the Local Plan.

This Neighbourhood Plan has been written in line with the Basic Conditions. The Plan:

- has appropriate regard to national planning policy;
- contributes to the achievement of sustainable development;
- will not result in less housing development being delivered in the neighbourhood area than would be the case if the Plan were not made;
- takes appropriate account of climate change mitigation and adaptation;
- takes appropriate account of nature recovery; and
- is compatible with human rights requirements and other relevant legal obligations.

Neighbourhood Plan Group

The Neighbourhood Plan was driven forward by a group of Parish Councillors, assisted by YourLocale consultancy. The preparation of a Neighbourhood Plan must conform to guidelines laid down by central Government and involves consultation with not only the local community, but also the District Council and local businesses and landowners. There is a prescribed procedure with appropriate checks and consultations, which we have observed.

2. Why Neighbourhood Plans are important.

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit the area.

Neighbourhood plans enable us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Parish.

A Neighbourhood Plan is part of the statutory Development Plan for the area, and this statutory status gives Neighbourhood Plans far more weight than other local documents such as Parish Plans or Village Design Statements. The Neighbourhood Plan has been prepared having regard to national planning policy and the existing development plan, and it does not propose a level of housing development lower than would otherwise be delivered in the Parish. Whilst every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation has been produced to support this Neighbourhood Plan and will be available on submission of the Neighbourhood Plan.

3. Why we need a Neighbourhood Plan in South Leverton

The Parish Council is very keen to promote the Parish of South Leverton and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it the village and economy will stagnate, but we want to influence and direct the shape and nature of the development and where within the Neighbourhood Area it takes place.

A Neighbourhood Plan cannot be used to prevent development, and we have been very clear from the outset that we will work within the broad housing requirements specified by Bassetlaw District Council. Having a Neighbourhood Plan gives local people the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting the natural environment and social and leisure assets and ensuring a more sustainable future for the current and future generations.

This Plan has been prepared with these goals in mind. It has embraced the NPPF's core principle of "a presumption in favour of sustainable development" and has approached the task to achieve a Plan that is *"prepared positively, in a way that is aspirational but deliverable"* (NPPF para 16 b).

The Plan covers the period up to 2038, which is the same period as the Local Plan for Bassetlaw. The Neighbourhood Plan is not intended to replace or supersede approved District wide planning policies, but rather it sits alongside it, to add additional or more detailed policies specific to the Parish. Where the Local Plan contains policies that meet the needs and requirements of the Parish these are not repeated here. Instead, it focuses on those planning issues which consultation shows matter most to the community, and which the Plan can add the greatest additional value.

Should the Neighbourhood Plan be 'Made', it would become part of the Development Plan for Bassetlaw.

After being 'Made', when Bassetlaw District Council or any other body consider a planning decision, they will be required to refer to the Neighbourhood Plan (alongside the District's own Local Plan (2020-2038) and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan;

- They deal essentially with land use issues; they cannot address enforcement issues; and
- While issues such as improvements to a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions.

The policies in the Plan must also support the NPPF's "presumption in favour of sustainable development" and must not conflict with the District Council's strategic planning policies.

4. Our Parish

South Leverton has doubtless been exposed to human activity since the Mesolithic. Flint scrapers and debitage from this period are uncommon but have been found, and polished stone axe heads from the Neolithic are on display in Bassetlaw museum discovered in the fields surrounding the village.

The settlement seems typical of the wider Trent Valley, with no concrete evidence for habitation in the immediate area until the late Iron Age and Roman period. South Leverton is located on a stream with easy access to the River Trent and a wealth of fertile land and timber. It's easy to see why our ancestors were drawn to this location as society began to order and shift away from nomadic hunter-gatherer lifestyles. We have evidence for several Romano-British farmsteads and a Roman Villa in the immediate vicinity of the village core and evidence of early medieval fabric in the walls of the Church.

The earliest known reference to South Leverton is in the Domesday book where the village is recorded as Cledretone, in the hundred of Oswaldbeck and the county of Nottinghamshire.

At this time there were seven villagers and the village is listed under two owners in the Domesday Book, the primary Lord is Roger de Busli but there is a reference to Count Alain de Bretagne. There was a single unit of ploughland, occupying the time of one and a half men's plough teams, a meadow, woodland and half a church. Presumably, this was a shared asset referring to the current All Saint's Church occupying high ground, north of the village. We were worth 10 shillings annually at the time, approximately £1000 in today's money so not a great deal!

We know little of the village beyond this point until the post-medieval period. The only written references concern the Church. William II gave the church to Robert, Bishop of Lincoln in 1090 and in 1194 it was allocated to the Dean of Lincoln. By 1291 it was valued at £33 6s 8d which must reflect a substantial growth in the village, approximately £45k in today's money.

On Retford Road, there is a building called 'The Priory'. It is a listed building described as 12th century but this is unlikely. There are no historical references to the site and modern opinion is that the gothic windows added are likely a Victorian process of aggrandisement. There are some thoughts that an early monastic site did exist locally, but this is more likely to have been on the site of the current church.

Once the post-medieval period arrived, the village became more present in the historical record. We have some connection with the Pilgrim Fathers, knowing that John Robinson preached in South Leverton without consent. In 1612, the owners of South Leverton town are said to be William Keyworth, Thomas Sampson, Edward Barker, Henry Sampson, William Sampson, Alexander Carrier, Hugh Husband, Robert Porter, Edward Carrier, cott. Thomas Tong, &c. Some of these names made a notable impact on the village we see now, particularly John Sampson who was responsible for creating the village grammar school in 1691. The school continued to be a school until 1968 and is now used as a holiday home called 'Diamond House'. Thomas Sampson was involved with the practising of the Quaker religion, fined for attending meetings during 1649-89. We have a lane called 'Meeting House Lane' with an old Quaker meeting house, although the earliest reference to this is 1730 so we cannot know if there was an earlier history of the Quakers in South Leverton.

Come 1795, the surviving map of the inclosures of South Leverton leaves us in no doubt as to the layout of South Leverton. The village has maintained its general structure through to modern times with the addition of more recent housing and the South Leverton Memorial Institute, opened to commemorate the fallen of the parish during the Great War on 28th September 1921 and rebuilt in 1999.

South Leverton today

The 2021 Census recorded 522 individuals in South Leverton, indicating an increase of 42 people since the 2011 Census.

The parish population, which is consistently older than that of the district and England, has experienced significant ageing in the decade since 2011. The 65-84 and 85+ age groups have expanded by 20% and 71% respectively, while all other age groups have grown in single-digits.

There has been some development in South Leverton in recent years. Data shows that 15 new homes have been built since 2011, a roughly 8% increase on the total at that time, and producing a current estimate of 231. All of the new homes built since 2011 were delivered as market rather than Affordable Housing. As of April 2023, outstanding commitments (dwellings on sites with planning permission) total 8 dwellings including 5 new builds, 1 merdeline, a holiday home and a bungalow

Most people in South Leverton own their own homes (83% compared to 68% across Bassetlaw as a whole). Only 7% of households live in socially rented properties, considerably below District-wide averages.

House prices are generally around 37% higher than Bassetlaw District. Over 70% of homes are detached, which is double the rate across Bassetlaw, whilst there are also more bungalows and 4+ bedroom homes. The Housing Needs Assessment (2024 Appendix 1) concludes 'South Leverton is characterised by large homes and less dense types that tend to be more expensive, although the parish also offers a large number of bungalows'.

5. The Consultation Process

South Leverton, with the support of Bassetlaw District Council, commenced the preparation of a neighbourhood plan in 2018 and was designated the same year.

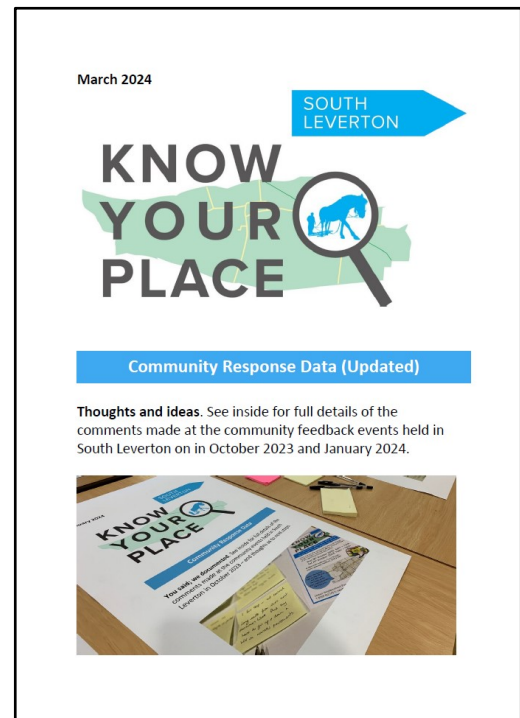
After several meetings, work to progress the Neighbourhood Plan stalled.

In 2023, a new initiative called 'Know Your Place' was introduced by Bassetlaw District Council and trialled by South Leverton Parish Council, amongst other parishes in the District.

'Know Your Place' can have a number of different outcomes depending on the specific circumstances of the area in question, but in the case of South Leverton, it was used to help reignite the interest in moving forward with the Neighbourhood Plan and to gather together helpful evidence to build momentum. The key activities generated by this programme included a Housing Needs Assessment, a Design Guide and Codes and two community events in the Memorial Institute during October 2023. A feedback event in January 2024 provided feedback to residents who had taken part.

Building on this work, a Neighbourhood Plan consultancy called 'YourLocale' was engaged to help drive the Neighbourhood Plan forward. A meeting with the Parish Council in August 2024 helped to establish a work programme and agree a set of tasks to begin the process of converting the existing evidence base into neighbourhood plan policies.

To be continued.



6. A Plan for South Leverton Parish

The policies of the South Leverton Parish Neighbourhood Plan are set within the context of the plan-making framework for England. Its scope and content have been shaped by the priorities and aspirations of the local community, led by the Parish Council. This Plan covers the period up to 2038.

In drawing up this Plan, the following vision and objectives have been prepared:

A Vision for 2038

A vision statement has been prepared by the Parish Council.

South Leverton is a quiet rural country village, six miles east of Retford, the local market town. It lays between the villages of Treswell and North Leverton. The parish is surrounded by agricultural land and open places with views of the unspoilt natural country side.

Our village is a place of historical interest dating as far back as Roman, Saxon and Norman times, including All Saints church in the village which is mentioned in the Domesday book. The old Priory, the meeting house and Quaker Cottage are places of interest, the former being the family home of Percy Laws, a well-known local artist.

We have a small public house and a village hall which is run by village parishioners.

Our vision for the future of South Leverton is to protect our open spaces and heritage assets. Housing developments will be in accordance with local needs and the design of these properties will be sympathetic to the character of the village and will have minimal environmental impact while maintaining a strong community spirit and a safe place to live.

We have established a series of objectives to help deliver this vision:

- To provide a balanced range of housing choices which meet the diverse needs of all generations, by increasing the supply of smaller homes and homes for elderly down-sizers;
- To encourage high-quality design reflecting the rural character of the village;
- To protect and enhance the provision of current facilities and assets which contribute to a vibrant community spirit;
- To promote the development of new community facilities which enhance and enrich community life;
- To safeguard the most valued and special open spaces in the parish from inappropriate development;
- To enhance the biodiversity characteristics of the parish;
- To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong sense of place;
- To improve broadband to support village employment opportunities;
- To ensure that all listed buildings and any identified community or environmental heritage assets are protected and improved;

- To ensure development is compliant within the NPPF (2024) and the strategic policies in the Bassetlaw Local Plan (2020-2038) and target growth identified by Bassetlaw District Council.

Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Babworth Parish Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Does not conflict with the strategic policies of the Bassetlaw Local Plan (2020-2038) and has regard for the policies contained within the NPPF (2024), as well as meeting a range of EU obligations, now incorporated into UK law.

Sustainable Development

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

An economic role

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The community of Babworth Parish is primarily residential, but there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate in line with the Bassetlaw Local Plan (2020-2038).

A social role

Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations through support for the strategic planning policies contained in the Bassetlaw Local Plan (2020-2038) and by maintaining a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The Babworth Parish Neighbourhood Plan does not anticipate more than limited residential development outside of the allocations over the lifetime of the Neighbourhood Plan.

An environmental role

Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the Partish identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including replacement of any natural boundaries lost, improvement of existing hedging and encouraging new planting.
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

7. Policies

A. Housing and the Built Environment

The purpose of the UK Planning System as set out in the NPPF (2024) is to achieve sustainable development. This means ensuring that providing for the needs of the current generation does not make life worse for future generations.

This Neighbourhood Plan has the need to secure sustainable development at its heart. This includes how much new development is required to meet the needs of the local community, where it should best go and how it should be designed, both for now and in the future. This encompasses all proposals for development from the very smallest, such as a minor extension to a house, to major housing and employment developments.

The Parish Council will take a positive approach to the consideration of development proposals that contribute to sustainable development and meet the policies identified in the Neighbourhood Plan. This includes working with the District Council and other partners to encourage the formulation of development proposals, which clearly demonstrate how sustainable development has been considered and addressed.

The Local Plan (2020-2038) includes a spatial strategy which specifies a gross housing requirement of 9,720 dwellings for the Plan period up to 2038.

Within the Local Plan (2020-2038), a hierarchy of settlements is established to help to determine the most appropriate locations for development. Within this hierarchy, South Leverton, is defined as a small rural settlement (alongside 33 other similarly sized parishes) which collectively are required to deliver 1,715 dwellings. The remainder of the Parish is classed as countryside. The housing requirement for South Leverton is 11, minus existing commitments and completions which stand at six leaving a net requirement of five.

The Local Plan (2020-2038) is clear that once the housing requirement is met, 'additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan'.

Development Boundary

In historical terms, rural villages like South Leverton have often been protected by the designation of a development boundary adopted in a statutory Local Plan. With a development boundary in place, development is only permitted inside of the envelope or outside of it in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the rural community). The purpose of the newly drawn development boundary is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

Development boundaries were originally established by Bassetlaw District Council in order to clarify where all new development activity is best located. They have been used to define the extent of a built-up part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

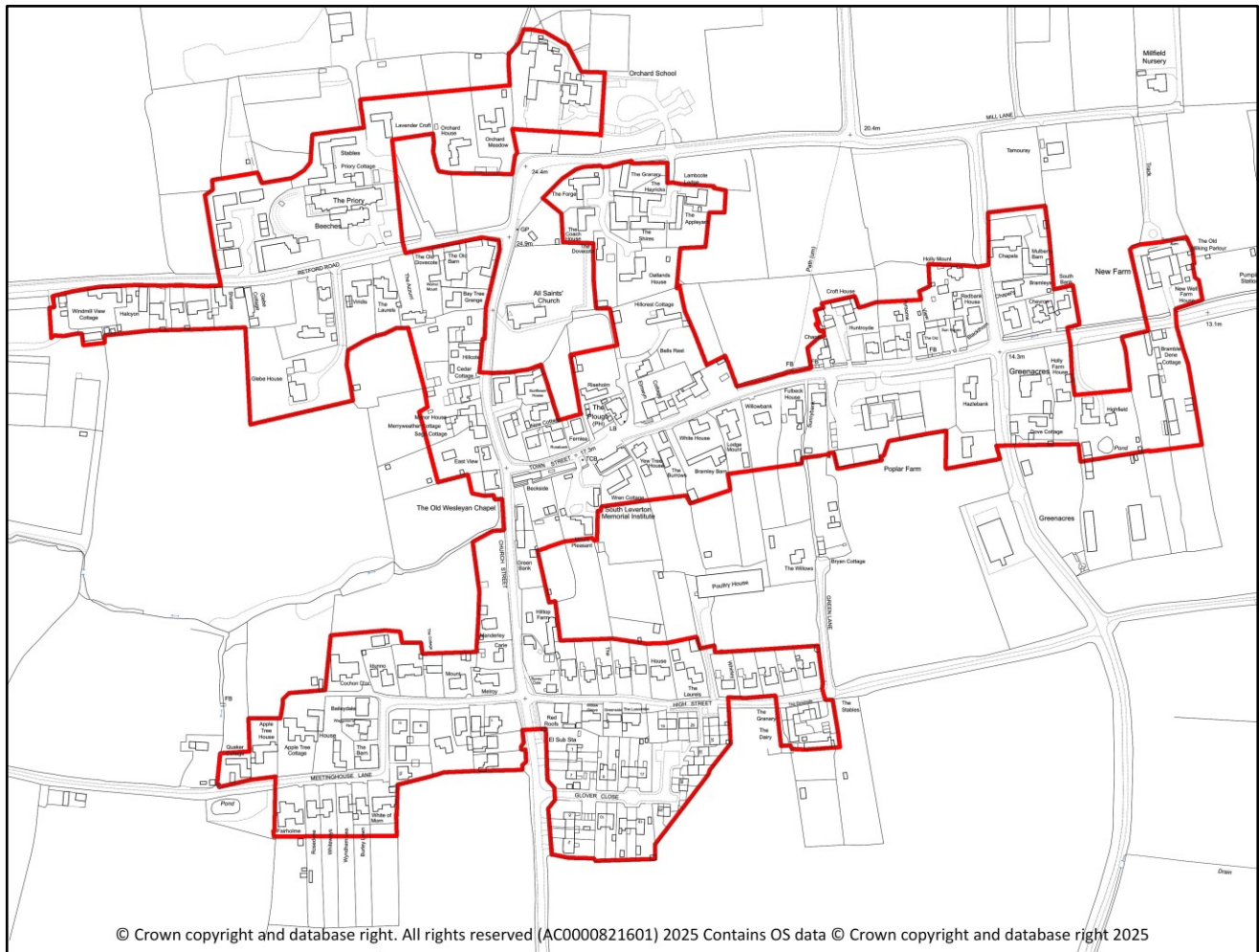
The Local Plan (2020-2038) does not include a development boundary for South Leverton, leaving this to the Neighbourhood Plan to address.

In statutory planning terms, land outside a defined development boundary, including any individual or small groups of buildings and/or small settlements, is defined as open countryside. It is national and local planning policy that development in the countryside should be carefully controlled. Recognising “the intrinsic character and beauty of the countryside” is identified as an important principle in the NPPF (2024, para 187 b). This approach is also supported by the Neighbourhood Plan because it will help ensure that development is focused on more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Plan area and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

The development boundary for South Leverton has been determined as follows:

- Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated;
- Clearly defined physical features such as walls, fences, hedgerows and roads have been followed;
- Non - residential land which relates better to the countryside, including agricultural land, paddock, meadow, woodland and/or other green-field land has been excluded.

Figure 2 – Development boundary for South Leverton



POLICY HBE 1: DEVELOPMENT BOUNDARY - development proposals within the Development Boundary in figure 2 above will be supported where they comply with all relevant policies contained in this Plan.

Land outside the defined Development Boundary will be treated as open countryside, where development will be carefully managed in line with this Plan and other local and national strategic planning policies.

Housing Mix

A Housing Needs Assessment (HNA) was undertaken as part of the process of preparing the Neighbourhood Plan (See Appendix 1).

The HNA revealed that home ownership is by far the dominant tenure in South Leverton, representing a significantly higher share of the total (83%) than the wider District (68%) and national average (61%).

The current dwelling mix in South Leverton is weighted strongly in favour of larger and less dense home types. In particular, over 70% of homes are detached houses (double the rate across Bassetlaw). The proportion of bungalows, at 23%, is also comfortably higher than the district and national average and is likely to be linked to the parish's older age profile. The proportion of 4+ bedroom homes in South Leverton is also nearly double that of the district.

Since the 2011 Census, the profile of new housing construction has followed the existing patterns noted above, being exclusively detached homes and with more 4 bedroom homes than all other categories combined.

As of the 2011 Census, 90% of households in the Neighbourhood Area had at least one more bedroom than they would be expected to need, and 62% had at least two extra bedrooms. This is not surprising given the relatively large skew of the housing stock. Under-occupancy was most common among couples with no children, older households and single people. While not uncommon nationwide, this might suggest that South Leverton's larger housing is not necessarily being occupied by households with the most family members, but by the people with more wealth or older people who have not chosen or been able to move to smaller properties.

The HNA concluded that it is possible to estimate the size mix of future homes that might best accommodate demographic trends and address imbalances in the existing housing stock. The result of this process suggests that new development should be focused on smaller and mid-sized homes, with few larger properties likely to be needed. This could help to achieve three key outcomes: improving affordability, meeting the needs suggested by demographic trends (notably the ageing of older people and attracting younger families), and diversification away from the high proportion of 4+ bedroom homes in the current stock.

However, the residents survey from 2021 suggested a continued desire for some larger housing. It is appropriate, therefore, to adjust the HNA findings to allow for some development of larger, 4 bed or 4 bed+ dwellings where there is a clear housing need.

POLICY HBE 2: HOUSING MIX - New Housing development proposals must demonstrate how the proposal will meet the current and future housing needs of the Parish as evidenced in the South Leverton Parish Housing Needs Assessment, 2024 (Appendix 1) and the Bassetlaw Housing and Employment Development Needs Report 2020 or any more recent document updating either of these reports.

Priority should be given to dwellings of 2 and 3 bedrooms for smaller families and to accessible housing for those with mobility issues and the ageing population.

There will be a presumption against larger homes (4 or more bedrooms) unless there is a demonstrable local housing need.

Affordable Housing

The NPPF (2024) defines Affordable Housing as 'housing for sale or rent, for those whose needs are not met by the market'.

The HNA noted that the median house price in South Leverton is 37% higher than the median for Bassetlaw as a whole. This presents a barrier to entry for households with lower incomes or wealth.

It was found that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The median house price would require an annual income around 65% above the current average. AECOM estimate potential demand for 0.7 affordable home ownership dwellings per annum in South Leverton. The households eligible for such homes 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. The Bassetlaw HEDNA found a surplus of such housing in the Rural area, but this depends on the assumption that lower quartile market housing can satisfy the need. On the basis of the affordability analysis summarised above, this assumption does not hold in South Leverton specifically, and there would be value to delivering additional subsidised routes to ownership.

The 2023 residents survey asked respondents who expected to move in the coming decade what tenure would be most suitable to their needs. Of the 33 responses to this question, 31 answered owner occupation. The remaining 2 stated a need to rent from a social landlord. This is a similar number to the 3 households on the waiting list for affordable rented housing.

AECOM conclude that it may not be realistic to expect any Affordable Housing over the Local Plan period to 2038 because of South Leverton's small housing requirement, much of which is already accounted for, and the fact that Affordable Housing would normally only be required for sites bringing forward 10 or more dwellings. Support for an Exception Site is therefore seen as the best way to deliver more Affordable Housing in South Leverton for those with a housing need that cannot be met by the market. Exception sites are small sites brought forward which are adjacent to settlements such as South Leverton to deliver affordable housing and are supported through the Local Plan (2020-2038) where they meet a local housing need, are available in perpetuity for local people and where there is no adverse impact on the local area.

Policy HBE 3: AFFORDABLE HOUSING - To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site is adjacent to the Development Boundary;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey. If First Homes are provided, the discount should be 40%, subject to viability.
- c) Planning obligations will be used to ensure that the affordable housing is available in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need.

Windfall development

A windfall site is defined in the NPPF (2024) as one which has not been specifically identified as available through the local or neighbourhood plan process. Sites often comprise previously developed land that has unexpectedly become available.

The Local Plan (2020-2038) defines Windfall similarly as 'sites not specifically identified in the development plan (where it has not been allocated for housing through a plan document).

To help protect the character of the Neighbourhood Area, future development in the be restricted to windfall sites as described in policy HBE4.

POLICY HBE 4: WINDFALL SITES - Development proposals for infill (individual dwellings or small groups of dwellings) will be supported where:

- a) The site is within the Development Boundary;
- b) It helps to meet an identified housing need;
- c) The site retains existing important natural boundaries such as gardens, trees, hedges and streams;
- d) The site provides for a safe vehicular and pedestrian access to the site and off-street parking in line with Highways standards; and
- e) The site does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours.

Design

The Parish of South Leverton has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by

new development; schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

Design, including the scale and positioning of new buildings (and changes to existing buildings), materials and detailing, is key to making sure that development preserves and enhance the character, appearance and integrity of the area.

Local Plan (2020-2038) Policy ST33 promotes high quality design and sets broad development principles whilst the NPPF (2024) notes that development that is not well designed should be refused, especially where it fails to reflect local design policies (paragraph 39).

In this section, the NP Review sets out design guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of the Neighbourhood Area.

A design guide and codes was commissioned as part of the process of preparing the NP Review and is available as appendix 2. Policy HBE6 seeks to reflect the design principles which the community believes will help to achieve good design. The overall aim is to protect the Neighbourhood Area so that it retains its character.

Six Character Areas were identified in the Design Guidance and Codes (Appendix 2). Each Character Area has its own specific design features which new development proposals must take into account and be sympathetic to. Achieving this will help to deliver suitable, sustainable development that meets the needs of the local community.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.

POLICY HBE 5: DESIGN – Development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area.

As appropriate to their scale, nature and location, development proposals should respond positively to the Design Guidance and Codes report and demonstrate how the underlying principles have been incorporated.

Development proposals should contribute positively to the existing character of the part of the Neighbourhood Area in which it is located.

B The Natural, Historic and Social Environment

Introduction

This section of the Neighbourhood Plan deals mainly with the *environmental* objectives of *sustainable development*, together with open spaces of community value in the *social* objective, as described in the *NPPF* (2024), page 5. It aims to balance the requirement for appropriate development in the Neighbourhood Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people – and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, avoidance of deleterious effects of new development on the best views, planning for resilience to flooding and climate change.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime; the proportions are as follows:

1. Total area of Neighbourhood Plan Area	c.950 ha
2. Open countryside (and other undeveloped land)	c.913 ha
3. Area designated or recognised in this Plan for <i>environmental</i> protection	c.150 ha (16.4% of 2)

Topography, Landscape Character and Geology

The Neighbourhood Area coincides with the Civil Parish of South Leverton. Like other parishes to its north and south, it probably also roughly coincides with a territory established in the ‘Dark Ages’ (if not before) by a small ‘clan’ of people and their ‘chieftain’. It has a narrow wedge shape, long west to east, arrived at by competition or collaboration with neighbouring groups so that it would comprise portions of high ground, watered valleys, and marshland of the Trent valley – each with its own values for farming, settlement, hunting, fishing, and other natural resources.

Although the difference in height between Cowsland Hill in the west and the lowest point in the far southeast is only 70 metres, the lie of the land means that views across the Area are extensive, and in fact extend all the way to Lincoln cathedral some 35 kms away. Even within the village, the little valley along which it winds gives intimate but characterful views from south to north. Also characteristic is the patchwork of rectangular fields with their borders of ditches and hedgerows, the result of the planned 1797 enclosure of the old medieval open fields. This is good quality farmland, and its neatness and continuing good management is a legacy of 250 years of pastoral and arable agriculture.

Geologically, the whole Area is underlain by bedrock of Triassic age (about 225million years old) mudstone and sandstone. Where it outcrops close to the surface this rock is friable and quite well-drained – a significant contributor to the soil quality here, but also part of the reason why the village was established by the stream where water was readily available. During the Ice Ages (from about 1 million years ago) the whole Area was buried several times under continent-scale ice sheets. They

spread thick blankets of rock debris – boulders, gravel, sand and clay – across the landscape as they advanced and retreated. Post-Ice Age erosion of the Area has removed all of this debris, except for two patches where the impermeable clay component means the ground tends to be wet. The east of the Area, meanwhile, is the river Trent valley and its floodplain, which is floored with terrace gravel and river alluvium. This was marshland until the 17th century but has since been extensively drained by a network of ditches and other artificial watercourses to produce high grade farming land.

Figure 3.1: Topography of the Neighbourhood Area

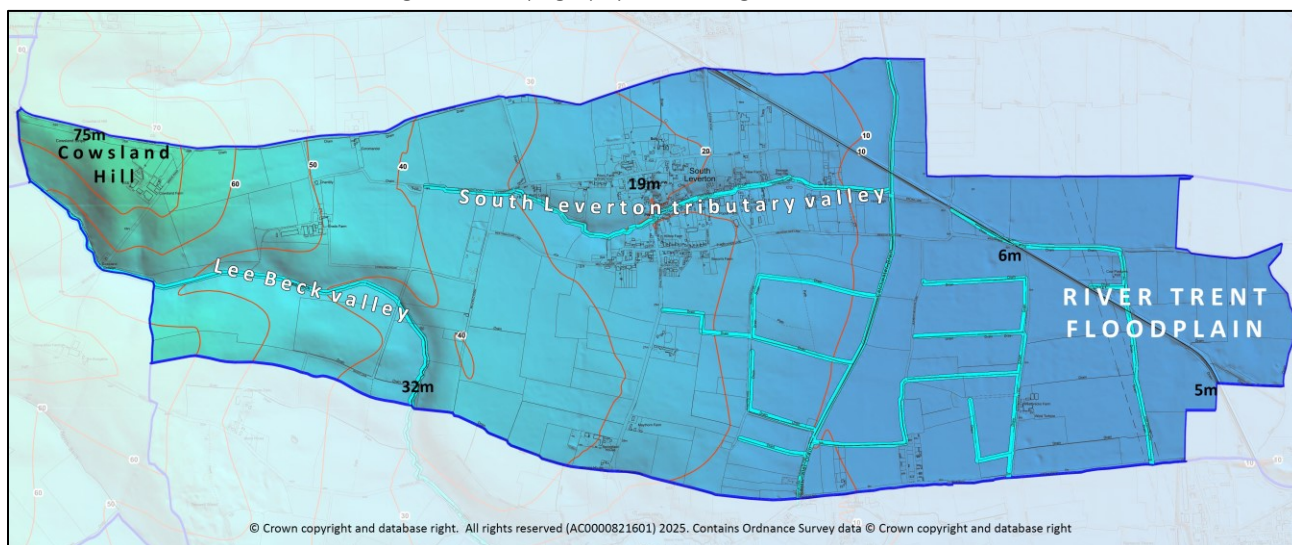
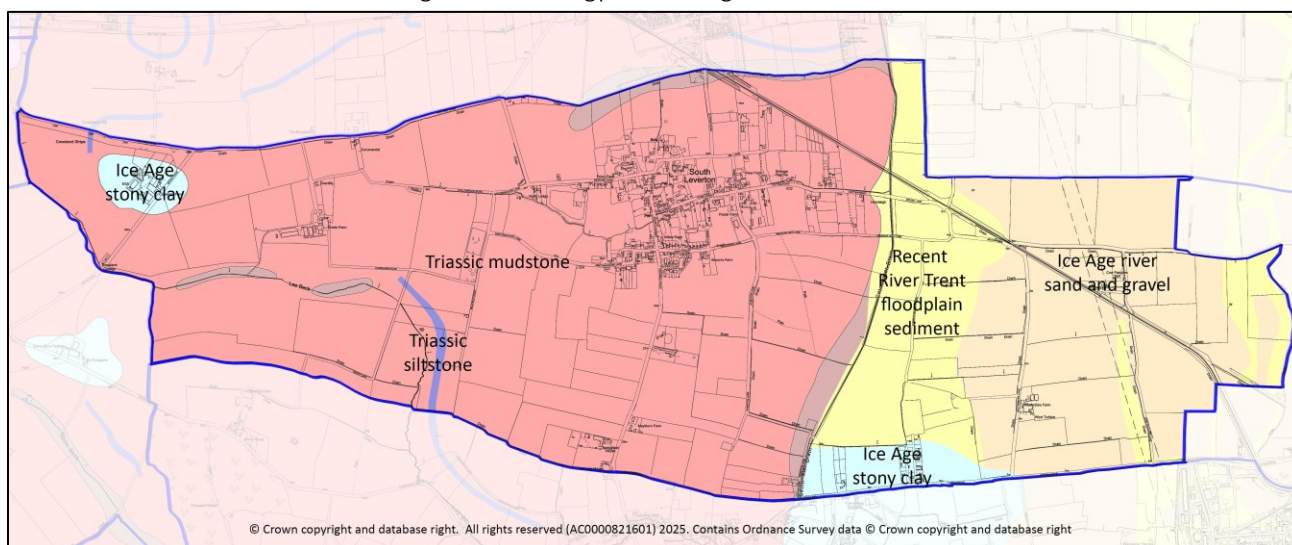


Figure 3.2: Geology of the Neighbourhood Area



Natural Environment

The history of land use in the Plan Area – it has been cleared and managed by its human inhabitants for at least 2000 years – means that all ‘natural’ environment is actually *semi-natural* (as classified by Natural England). This does not imply, however, an absence of wildlife, because animals and plants have adapted and evolved, even moved in, to occupy the landscape features created by human occupation and use. While the Plan Area has only one nationally important wildlife site it does have a number of local features and habitat areas whose ecological value makes a vital contribution to English biodiversity (Policy ENV 4). They include watercourses and wetlands, woodland and plantations, hedgerows, historic parkland, gardens, arable field margins and other ‘re-wilded’ places, in all of which remnants of the

natural environment survive.

Historic Environment

People have been here – passing through or settled – for at least two millennia. Archaeological finds, earthworks (some visible only via LIDAR) and cropmarks suggest prehistoric settlement, while finds in the 1960s prove that the place was farmed or inhabited during the Roman occupation. The name Leverton – apparently coined as a combination of a pre-Roman ('British') river name with the Old English (thus Anglo-Saxon) word for a settlement – puts the present-day village's establishment in the 'Dark Ages', perhaps the 5th or 6th century CE:

History from a place-name

South Leverton

Probably 'farm on the river Legre'

Elements and their meanings

- **Legre** (Unknown, perhaps British) river name
- **Tūn** (Old English) An enclosure; a farmstead; a village; an estate.
- + south, to distinguish the two medieval manors into which Leverton had been divided

Adapted from *Key to English Place-Names* University of Nottingham

It was a quite substantial village and fields ('Legretone') with 22 freemen at the time of Domesday (1086); the ploughlands these people created were used until the late medieval period and some remnants survive today as the heritage assets known as ridge and furrow. The Grade II* Listed All Saints Church dates from the 12th century, while several other buildings (medieval to modern) are of national- or County-level significance.

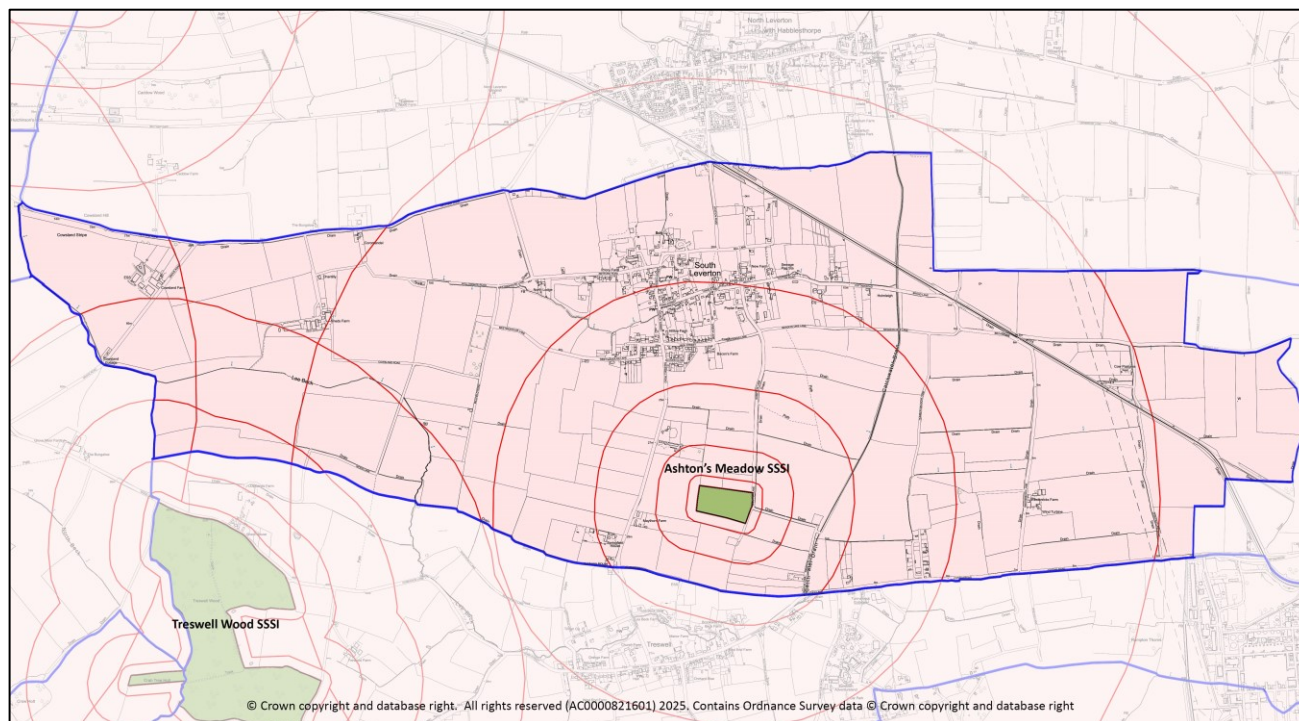
Existing Environmental Designations

The Neighbourhood Area is located in National Character Area (NCA) 48 *Trent and Belvoir Vales*. NCAs are landscape areas defined by Natural England for planning purposes.

There is one nationally important natural environment site (Ashton's Meadow SSSI) and another in the neighbouring parish of Rampton and Woodbeck (Treswell Wood SSSI), and they and their impact risk zones (IRZs) are a strategic planning matter and will need to be taken into account by development proposals in the Neighbourhood Area.

There are two areas of *Priority Habitat* (as defined by Natural England), together with four *Local Wildlife Sites* (LWS; sites and linear features) in the Nottinghamshire Biological and Geological Records Centre database.

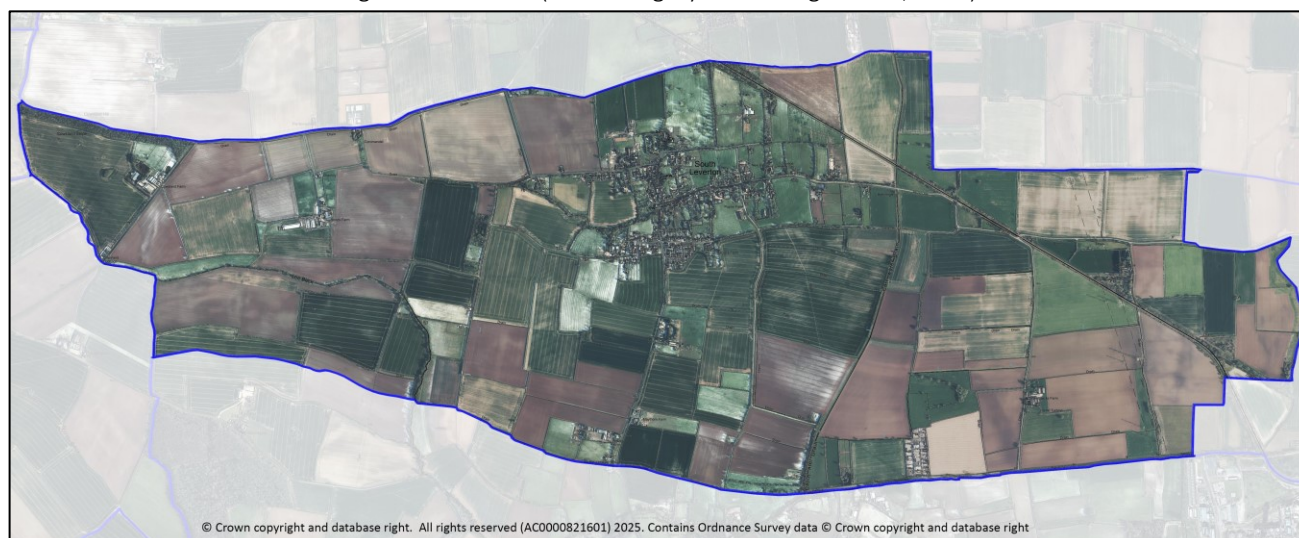
Figure 4: Ashton's Meadow SSSI and Impact Risk Zones (for reference)



In the historic environment there are 12 *Listed Buildings* and 11 further *sites and features of historical environment significance* (Historic England and Nottinghamshire Historic Environment Record), of which two archaeological sites and three areas of ridge and furrow earthworks are of direct relevance to this Neighbourhood Plan's environmental policies.

The whole Area is mapped by DEFRA (Provisional Agricultural Land Classification (ALC) (England)) as Grade 3 agricultural land, with the western two-thirds predicted (DEFRA, 2019) to be best and most versatile (BMV; grade 3a or higher) and thus to be taken into account when planning proposals are scrutinised.

Figure 5: Land use (aerial imagery from Google Earth, 2023)

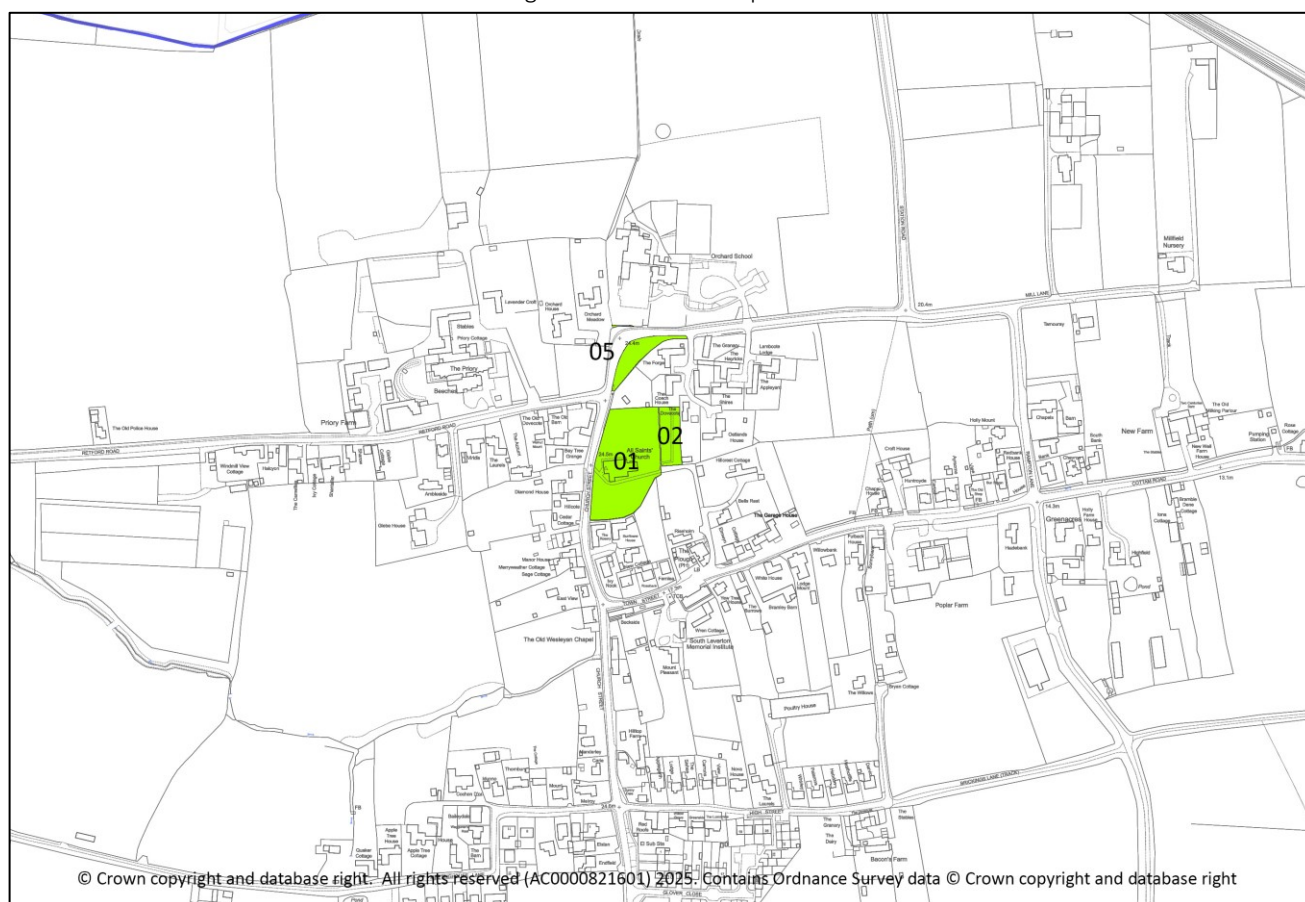


Local Green Space

Of the c.105 parcels of open land in the Neighbourhood Area, a number have been identified as having environmental significance at local level or higher. Of these, three sites (Figure 6; details in Appendix 3) meet the requirements for designation as Local Green Space, as outlined in the NPPF 2024, paragraph 104). They were identified by members of the community and scored highly under relevant NPPF criteria (see Appendix 3); their candidacy was ratified independently by the consultants employed to advise the parish council on preparation of the Neighbourhood Plan, and the NP Committee's detailed proposals were confirmed by local people at drop-in events in [to be confirmed] and by the Pre-submission Plan's Regulation 14 consultation.

The statutory protection afforded by Policy ENV 1 will ensure these sites are protected for future generations.

Figure 6: Local Green Spaces



EXAMPLE POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix 3; locations figure 6) will not be permitted other than in very special circumstances.

[Figure 6 map references]

01 / 02 All Saints churchyard and Burial Ground

05 Millennium Green

Open Space, Sport & Recreation sites

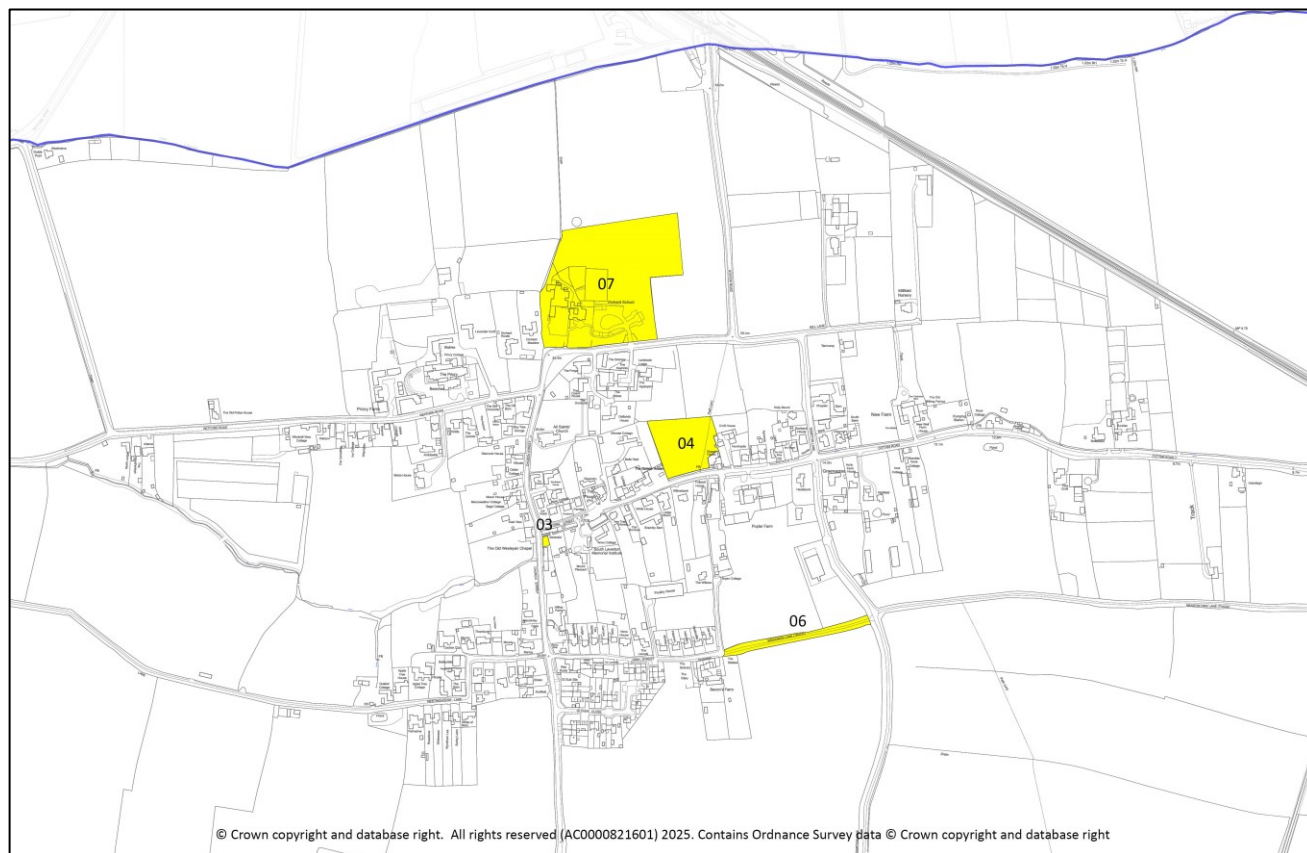
A number of sites in and close to South Leverton village were identified and assessed as part of the preparation of this Plan. They have significant and demonstrable community value as open space for amenity, sport & recreation, as a burial ground, or as a green lane accessible by the public. They have been identified through fieldwork and in community consultations; two are already recognised as Open Space, Sport & Recreation (OSSR) sites in the *Bassetlaw Playing Pitch Strategy Assessment Report 2019*, and in the *Bassetlaw Open Space Assessment Update, 2020*.

All these sites' values as open space within and close to the two built-up areas and/or their actual or potential value to the communities are recognised in Policy ENV 2 (details, Appendix 3). The policy is in conformity with, and adds local detail to, Bassetlaw DC *Local Plan Core Strategy and DMP 2010* policy DM9(D), and will add local detail to Policy ST46 of the 2020-2038 *Local Plan*. It also has regard for NPPF 2024 paragraph 103.

For clarity when Policy ENV 2 is being applied, all the important Open Spaces in this Neighbourhood Plan have been allocated to the appropriate BDC Open Space typologies, as listed in the 2019 and 2020 *Assessment Updates*.

Note: Bassetlaw District Council OSSR #8 *All Saints Churchyard* is designated as Local Green Space in the Plan. To avoid duplication in two policies with different objectives it is omitted from Policy ENV 2 here (but retains its OSSR status for purpose of assessing open space standards and ratios in the District).

Figure 7: Open Space, Sport and Recreation sites



POLICY ENV 2: OPEN SPACE, SPORT & RECREATION SITES - The following open spaces (details Appendix 3; locations figure 7) are of high value for recreation, sport and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

[Figure 7 map reference] 03 Village Noticeboard open space *Amenity Greenspace* Designated in this Plan

04 Chapel House Hill open space *Amenity Greenspace* Designated in this Plan

06 Bricking Lane *Amenity Greenspace* and *Natural and semi-natural Greenspace* Designated in this Plan

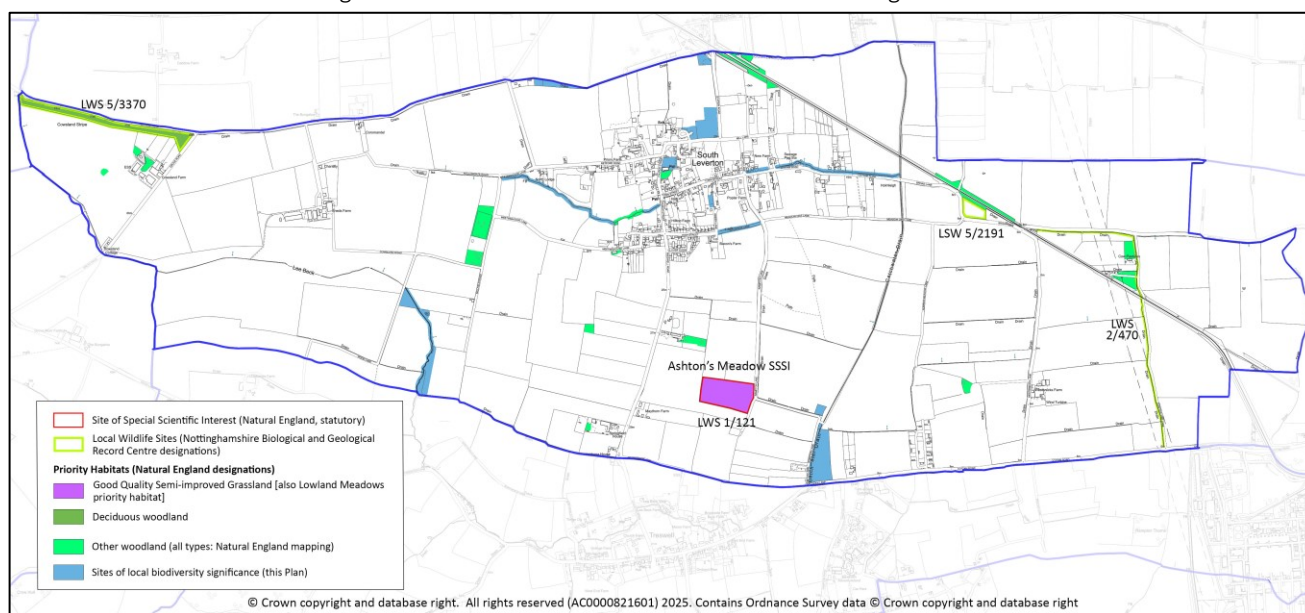
07 Orchard School grounds, Station Road BDC OSSR #73 *Playing field and Outdoor Sports Facility*.

Natural Environment: significant sites and features

Some 22 sites in the Neighbourhood Area are of at least local significance for wildlife (biodiversity). The features and designations for which they have been identified comprise a) woodland (Natural England mapping); b) sites identified as ecologically significant in the Nottinghamshire Environmental Records, including Local Wildlife Sites, and c) sites identified during the preparation of the Neighbourhood Plan as being of high biodiversity significance in the context of the Area. The map (figure 8) shows their locations.

Policy ENV 3 delivers locally detailed, site-specific compliance in the Neighbourhood Area with the relevant Bassetlaw Council policies, the Wildlife & Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has direct regard for NPPF (2024) policies 185 and 186. It also refers to the *Planning Practice Guidance* of 2024, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites and for delivering *biodiversity net gain*.

Figure 8: Sites and features of Natural Environment significance



POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (figure 8) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum of 10%. using the appropriate *metric* for the scale of the development.

If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, having regard for paragraph 193a of the NPPF, 2024.

Natural Environment: biodiversity across the Area

Biodiversity across the Neighbourhood Plan Area

The community places considerable value on biodiversity protection and enhancement in the Parish, including the creation of wildlife habitats, the conservation of hedgerows, the planting of native trees and wildflowers, and the protection of wildlife corridors. All potential development sites (including agricultural land and brownfield sites) across the Neighbourhood Area have *some* intrinsic and measurable biodiversity, and the ecological harm of destroying this existing biodiversity is now fully recognised in the NPPF's provisions for habitats and species protection and for biodiversity net gain.

Woodland, trees and hedgerows

Partly because of the quality of the soils in the Area, almost all of the open countryside is used for farming. Woodland and trees are therefore scarce; many field boundaries are marked by ditches, and the remaining hedgerows, tend to be mechanically managed or, in some cases, unmanaged and becoming gappy. All of these 'tree' habitats are now becoming recognised as being disproportionately important for wildlife – as nesting habitat and also as corridors – so the community expects them to be given the strongest possible, appropriate protection when threatened by new development.

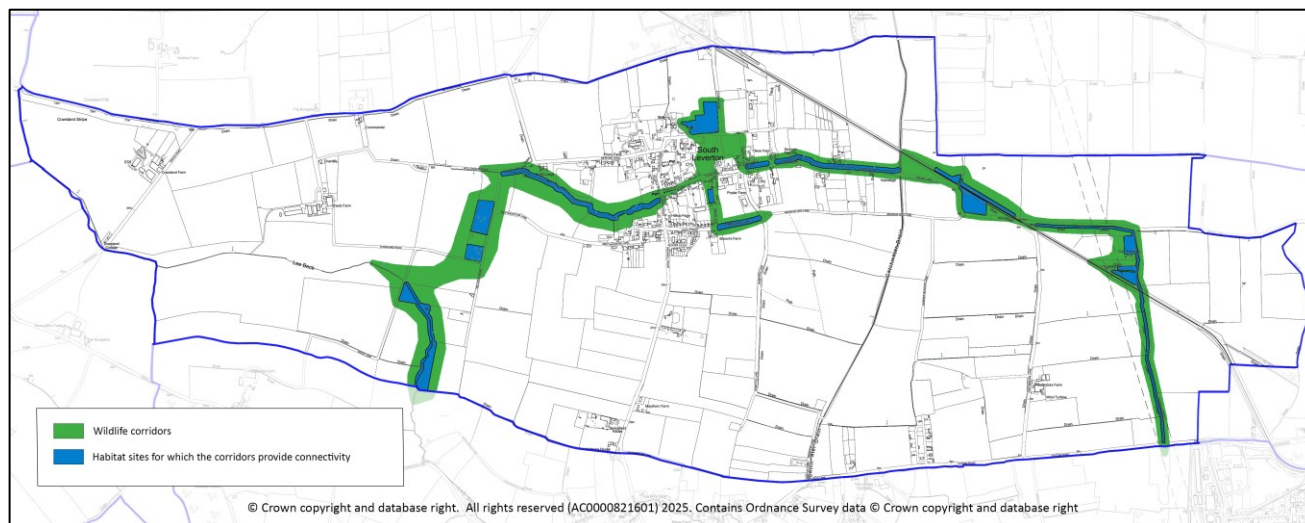


Wood pasture habitat on ridge and furrow, with a species-rich hedgerow field boundary beyond

Wildlife corridors

Habitat connectivity is delivered by wildlife corridors, which are designated to prevent obstacles to the movement or spread of animals and plants that would otherwise be imposed by development. They help to re-connect populations and habitats. A wildlife corridor is mapped in this Plan (figure 9) for attention when development proposals within it are under consideration.

Figure 9: Wildlife Corridors



Biodiversity Net Gain and ‘re-wilding’

The community fully supports the part of the current (2024) National Framework’s approach to biodiversity protection of requiring new development to deliver Biodiversity Net Gain (BNG). Recognising that an essential component of BNG is offsetting, and that the options for achieving it include off-site locations (which should result in biodiversity gain in the host locality), this Plan includes a paragraph in Policy ENV 4 to promote it in South Leverton. In addition to the direct method of onsite net gain being required of development proposals within the Area, registration of off-site offsetting plots by landowners in the Neighbourhood Area will be supported.

Conformity

While Policy ENV 3 delivers site-specific compliance in the Neighbourhood Area with the relevant Bassetlaw Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this Policy (ENV 4) does the same for strategic planning and future development proposals across the Neighbourhood Area. It refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value to wildlife of a development site. The policy is explicitly supported by NPPF (2024) paragraphs 187 (a) and (d), 188 and 192, and 193(a), on which this policy’s wording is based. The community also expects all planning strategies, proposals and decisions affecting the Neighbourhood Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK’s *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021* and specified in the relevant *Planning Practice Guidance 2024-25*.

POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, having regard for paragraph 193(a) of the NPPF (2024).

Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. Compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.

To comply with current legislation and guidance, all development proposals in the Neighbourhood Area should take account of the possibility of bats, their roosts and commuting and foraging habitats, in and adjacent to the development site. They should:

- in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential
- in known or potential bat habitat areas, not remove trees unless demonstrably essential
- in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening
- in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size.

Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (figure 9) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general or result in the fragmentation of populations of species of conservation concern.

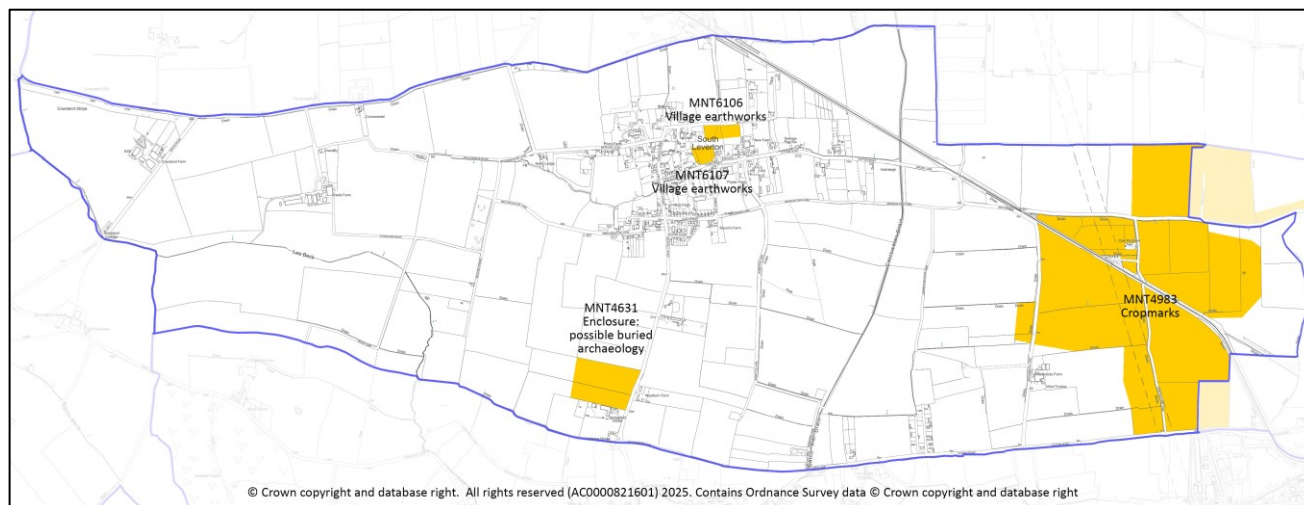
Proposals for 'rewilding' of suitable agricultural land and brownfield sites, and for the allocation of land for off-site Biodiversity Net Gain offsetting, will be supported.

Historic Environment: significant sites and features

Four sites in the Nottinghamshire Historic Environment Record (HER) have proven or suspected buried archaeological features. These surviving sites are an important component of South Leveaton's heritage, as well as having at least County level significance for historical research and understanding.

POLICY ENV 5: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE- The sites mapped in figure 10 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would affect or damage them.

Figure 10: Sites and features of Historic Environment significance



Historic Environment: ridge and furrow

The historical manor of South Leverton, with the village at its centre, was farmed using the ‘open field’ system for nearly a thousand years, from its establishment in the Early Medieval Period until 1797, the date of its *Enclosure*. Like most townships (parishes) medieval South Leverton had three open fields: arable crops and pasturage was rotated on a 3-year basis, and the land was managed communally. Ploughing was mainly by a team of oxen and a ploughman; the medieval plough was not reversible, meaning that as the team progressed up and down the furlongs the soil was always thrown to the same side, forming ridges and furrows with a height difference of up to 2 metres.

Throsby [John Throsby, English antiquary], visiting South Leverton in the 1790s, depicts the village and clergy as being in rather a woeful state. The land around was open field but about to be enclosed. He was appalled by the roads in winter around the Levertons which he thought intolerably bad for the journeys of poor curates in ‘the performance of their religious duties’ [...] At the 1797 enclosure the Dean of Lincoln was awarded 382 acres. The vicar, in lieu of tithes and other benefits, was awarded 56 acres. The main beneficiaries of the enclosures were the principal landowners including F F Foljambe Esq, lord of the manor.

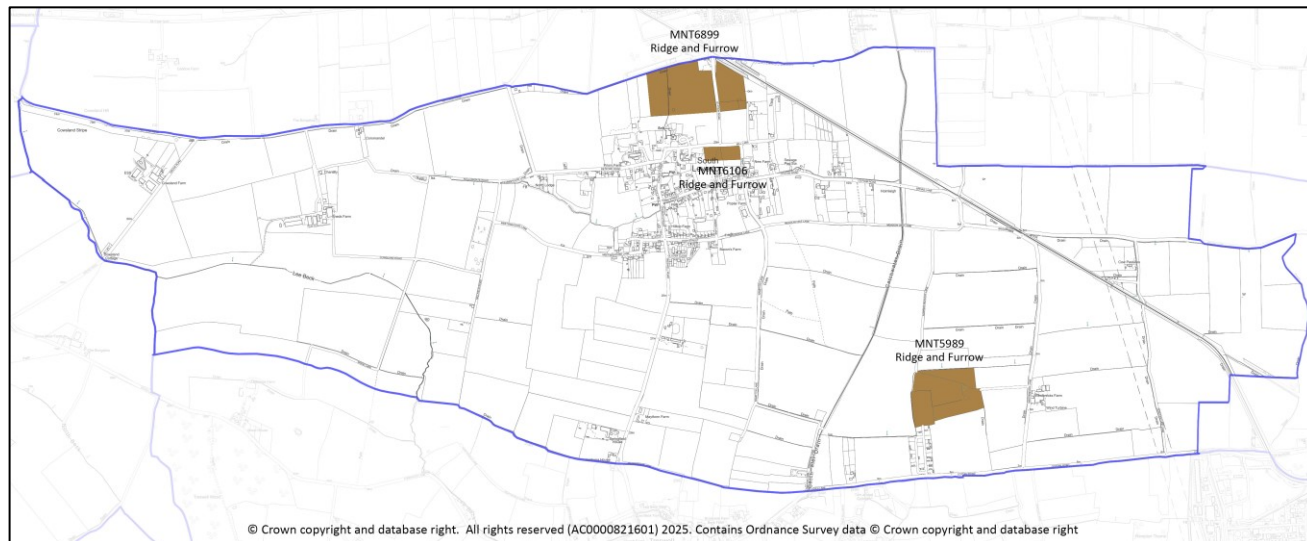
[Southwell & Nottingham Church History Project]

After the 1797 Enclosure, the fields were subdivided and almost all were converted to permanent grazing land, thus ‘fossilising’ all the features of the medieval farmed landscape. This was the situation until the mid-20th century, when a return to arable farming using modern ploughs caused the destruction of most ridge and furrow across middle England, including Nottinghamshire. The national trend has been a loss of between 85% and 100% per parish, most since c.1945. South Leverton’s loss is difficult to calculate because of the acreage of Trent floodplain whose use (ploughland, summer grazing or marshes) before drainage is not known. The Nottinghamshire Historic Environment Record data is from 1997, while the Neighbourhood Area’s ridge and furrow has now been re-surveyed for this Plan in 2025. Assuming that only the land west of the Catchwater Drain was medieval open fields and thus likely to have been ridge and furrow in 1945, the situation is:

1945 (est.)	c. 500 ha
1997 (NHER*)	15 ha
2025**	35 ha

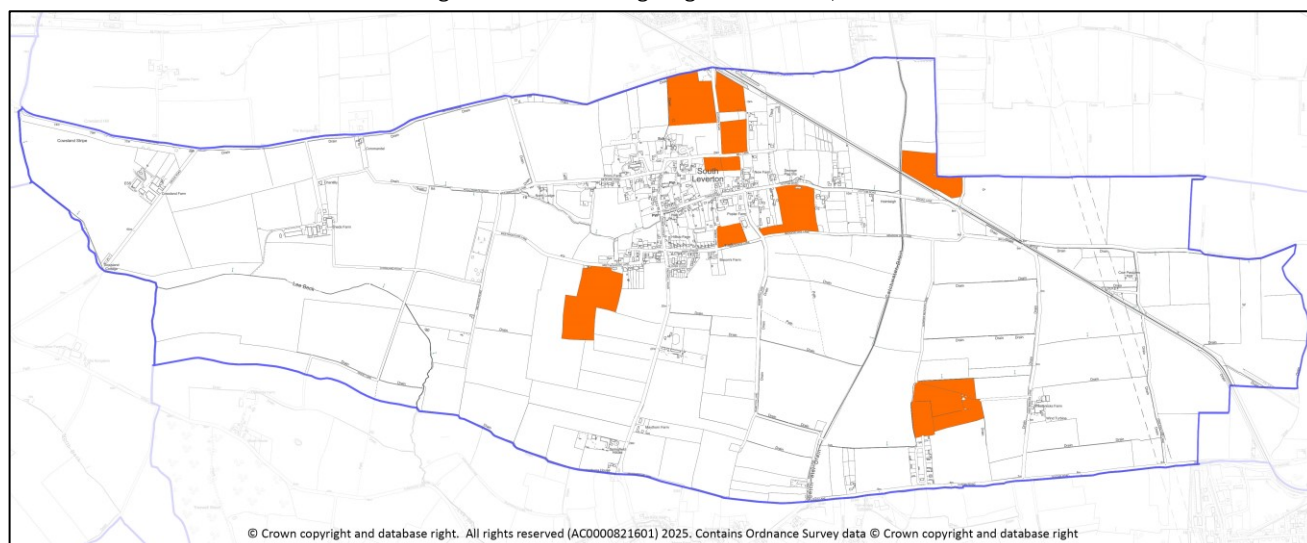
*from aerial photography **from aerial photography, LIDAR and fieldwork

Figure 11.1: Ridge and furrow in 1997



In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite a recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2012). Individual fields in South Leverton are not claimed to be of international importance, but the scale of loss of well-preserved ridge and furrow fields here is of concern to the local community, and any further loss would be significantly detrimental to both local and national heritage. While this policy is primarily aimed at non-agricultural developers, the engagement of farmers and agricultural landowners on a case-by-case basis will also be important to achieve a sustainable balance between this important heritage asset and the viability of local agriculture.

Figure 11.2: Surviving ridge and furrow, 2025



POLICY ENV 6: RIDGE AND FURROW- The surviving areas of ridge and furrow shown in Figure 11.2 are non-designated heritage assets. Any development proposal that would result in loss or damage to the assets will only be supported if the local benefits of and need for the development can be shown to outweigh the historic significance of the ridge and furrow features.

Historic Environment: statutory protections

Twelve buildings and structures in the Neighbourhood Area have statutory protection Through Listing at Grade II* or II.

The Neighbourhood Plan lists them here for reference, and to note that new development will be required to take into account their *settings* as defined, on a case-by-case basis, by Historic England.

LISTED BUILDINGS IN SOUTH LEVERTON (Historic England, 2025)

The Barn

- List Entry Number: 1275841
- Heritage Category: Listing
- Grade: II
- Location: The Barn, Meeting House Lane, South Leverton, Retford, DN22 OBS, South Leverton, Bassetlaw, Nottinghamshire

The Old Dovecote

- List Entry Number: 1275842
- Heritage Category: Listing
- Grade: II
- Location: The Old Dovecote, Retford Road, South Leverton, Retford, DN22 OBY, South Leverton, Bassetlaw, Nottinghamshire

Two Centuries Barn

- List Entry Number: 1235070
- Heritage Category: Listing
- Grade: II
- Location: Two Centuries Barn, Mill Lane, South Leverton, Retford, DN22 ODA, South Leverton, Bassetlaw, Nottinghamshire

Holly Farm House

- List Entry Number: 1235072
- Heritage Category: Listing
- Grade: II
- Location: Holly Farm House, Cottam Road, South Leverton, Retford, DN22 OBU, South Leverton, Bassetlaw, Nottinghamshire

New Farm House and The Stables

- List Entry Number: 1275843
- Heritage Category: Listing
- Grade: II

- Location: New Farm House and The Stables, Cottam Road, South Leverton, Retford, DN22 OBU, South Leverton, Bassetlaw, Nottinghamshire

OUTBUILDING 20 METRES NORTH OF THE PRIORY

- List Entry Number: 1234976
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDING 20 METRES NORTH OF THE PRIORY, RETFORD ROAD, South Leverton, Bassetlaw, Nottinghamshire

METHODIST CHAPEL

- List Entry Number: 1234972
- Heritage Category: Listing
- Grade: II
- Location: METHODIST CHAPEL, CHURCH STREET, South Leverton, Bassetlaw, Nottinghamshire

GREEN COTTAGE

- List Entry Number: 1234977
- Heritage Category: Listing
- Grade: II
- Location: GREEN COTTAGE, TOWN STREET, South Leverton, Bassetlaw, Nottinghamshire

MEETING HOUSE

- List Entry Number: 1234974
- Heritage Category: Listing
- Grade: II
- Location: MEETING HOUSE, MEETING HOUSE LANE, South Leverton, Bassetlaw, Nottinghamshire

DIAMOND HOUSE

- List Entry Number: 1234973
- Heritage Category: Listing
- Grade: II
- Location: DIAMOND HOUSE, CHURCH STREET, South Leverton, Bassetlaw, Nottinghamshire

THE PRIORY

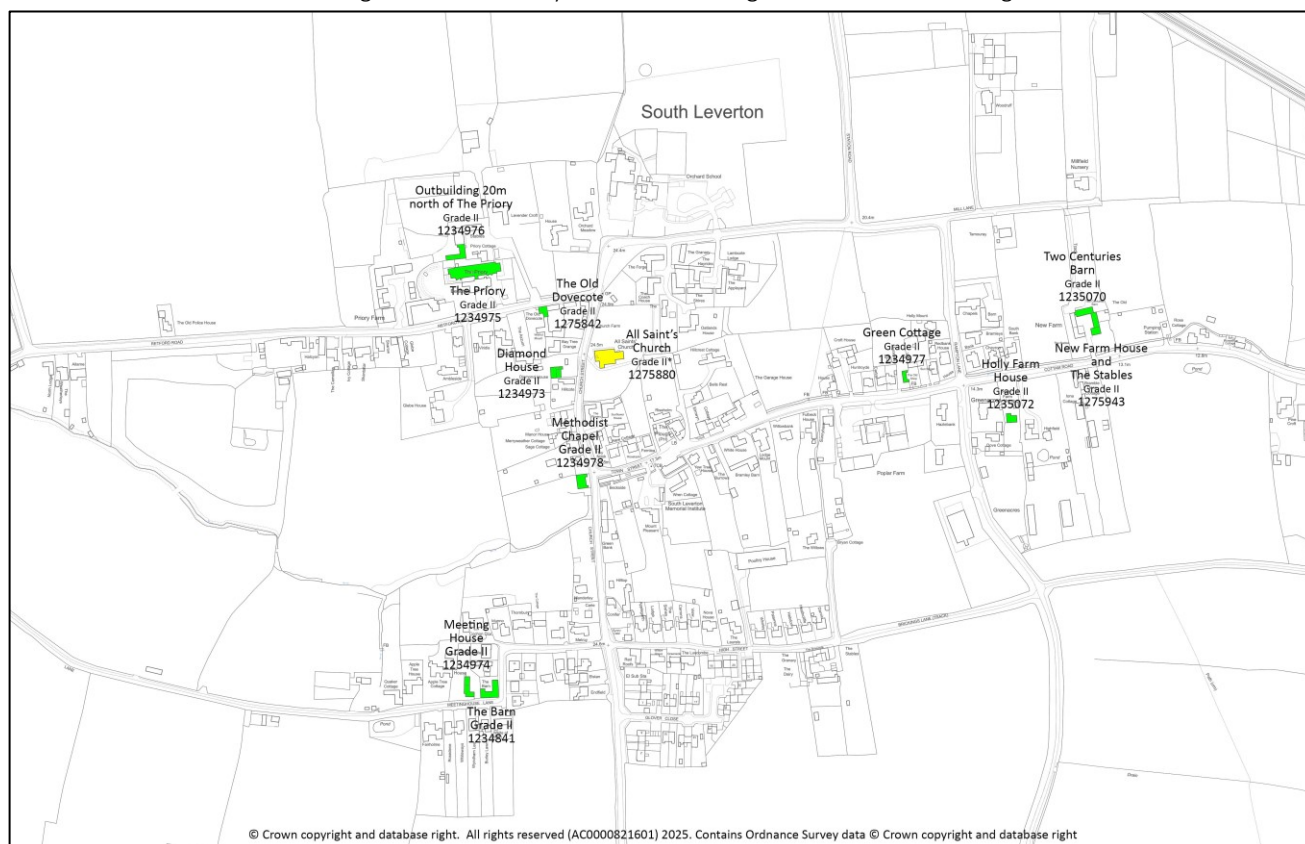
- List Entry Number: 1234975
- Heritage Category: Listing

- Grade: II
- Location: THE PRIORY, RETFORD ROAD, South Leverton, Bassetlaw, Nottinghamshire

CHURCH OF ALL SAINTS

- List Entry Number: 1275880
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ALL SAINTS, CHURCH STREET, South Leverton, Bassetlaw, Nottinghamshire

Figure 12: Statutorily Protected Heritage Assets: Listed Buildings



Historic Environment: Non-Designated Heritage Assets

To add local detail to the above statutory designations, the Neighbourhood Plan supports the 'local listing' of 35 further buildings and structures in the built environment of the Plan Area that are considered to be of local significance for architectural, historical or social reasons. They have already been identified and their values validated in the Nottinghamshire Historic Environment Record and the Bassetlaw Council 'local list' of non-designated heritage assets, so listing and mapping them in this Neighbourhood Plan consolidates recognition of their significance into one planning document. The policy is supported by NPPF (2024) paragraph 208.

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS – The structures and buildings listed here (location map figure 13) are non-designated local heritage assets. They are important for their contribution to

the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. Any harm arising from a development proposal or a change of use requiring planning approval affecting any of them will need to be balanced against their significance as heritage assets.

In the Nottinghamshire Historic Environment Record:

MNT19363 The White House, Town Street *(also 2357 The White House, Town Street in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT19365 Stables, cowsheds and bullpens at West Yard, White's Farm

MNT19366 Cottage and farm buildings at White's Farm, east

MNT20582 Manor House, Church Street *(also 0218 Manor House, Church Street in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT20583 Walnut Mount

MNT20584 Cart shed with granary over, White's Farm

MNT23007 Rose Cottage, Cottam Road *(also 815 Rose Cottage, Cottam Road in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23008 Fulbeck House, Town Street *(also 999 Fulbeck House, Town Street in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23028 Lilac Cottage

MLE23029 Elmwyn Cottage, Town Street *(also 820 Elmwyn Cottage, Town Street in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23030 Merryweather Cottage, Church Street *(also 0819 Merryweather Cottage in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23031 Bramble Dean Cottage, Cottam Road *(also 0814 Bramble Dean Cottage in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23032 Orchard School, Station Road *(also 816 Orchard School in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23071 The Plough PH, Town Street *(also 821 The Plough, Town Street in Bassetlaw District Council 'local list' of Non-Designated Heritage Assets)*

MNT23072 Sharow

In the Bassetlaw District Council 'local list' of Non-Designated Heritage Assets:

BDC0217 Church Farm and former outbuildings, Church Street

BDC0819 Merryweather Cottage, Church Street

BDC1049 West Brecks Farm, Westbrecks Lane

BDC1070 Cowsland Hill Farm, Grove Road

BDC2360 Chapel House, Town Street

BDC2417 Red Roofs, High Street

BDC2566 The Old Police House, Retford Road

BDC2801 Cedar Cottage, Church Street

BDC2802 East View, Church Street

BDC2803 Beckside, Town Street

BDC2804 Riseholme, Town Street

2805 Poplar Farm, Town Street

BDC2806 Bacon's Farm, High Street

BDC2807 The Laurels, High Street

BDC2808 Sunny Dale, High Street

BDC2819 Glebe House, Retford Road

BDC2820 Priory Farm, Retford Road

BDC2821 Highfield, Cottam Road

BDC2822 Former Sunday School, Town Street

BDC2823 Hillcrest Cottage, Town Street

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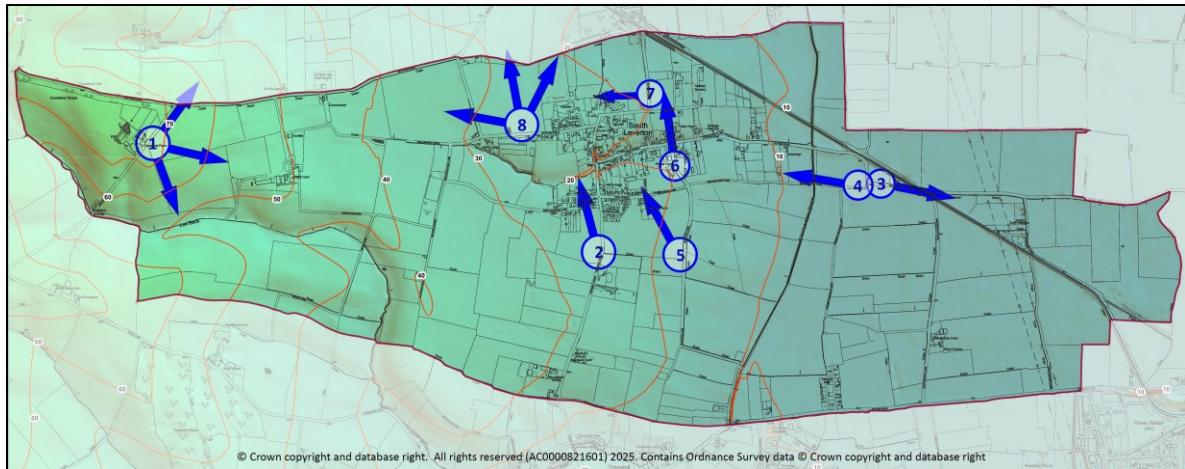
Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect South Leverton's rural setting, in particular its visual relationship with the surrounding landscape, including its location in Natural England National Character Area 48 *Trent and Belvoir Vales*.

POLICY ENV 8: IMPORTANT VIEWS – The following views (map figure 4, details Appendix 4) are important to the setting and character of the village. Development proposals should respect and wherever possible protect them. Development which would have a significant adverse impact on the identified views will not be supported, without appropriate mitigation.

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5. From Rampton Lane about 500m south of the settlement, view northwest to the village
6. North from Rampton lane, over the village beck valley and on up the continuation of the lane
7. West from Station Road, across ‘wood pasture’ parkland and ridge and furrow toward the school
8. From Retford Road, extensive panoramic views northwest to northeast including Cowsland Ridge, the windmill, and the Trent valley

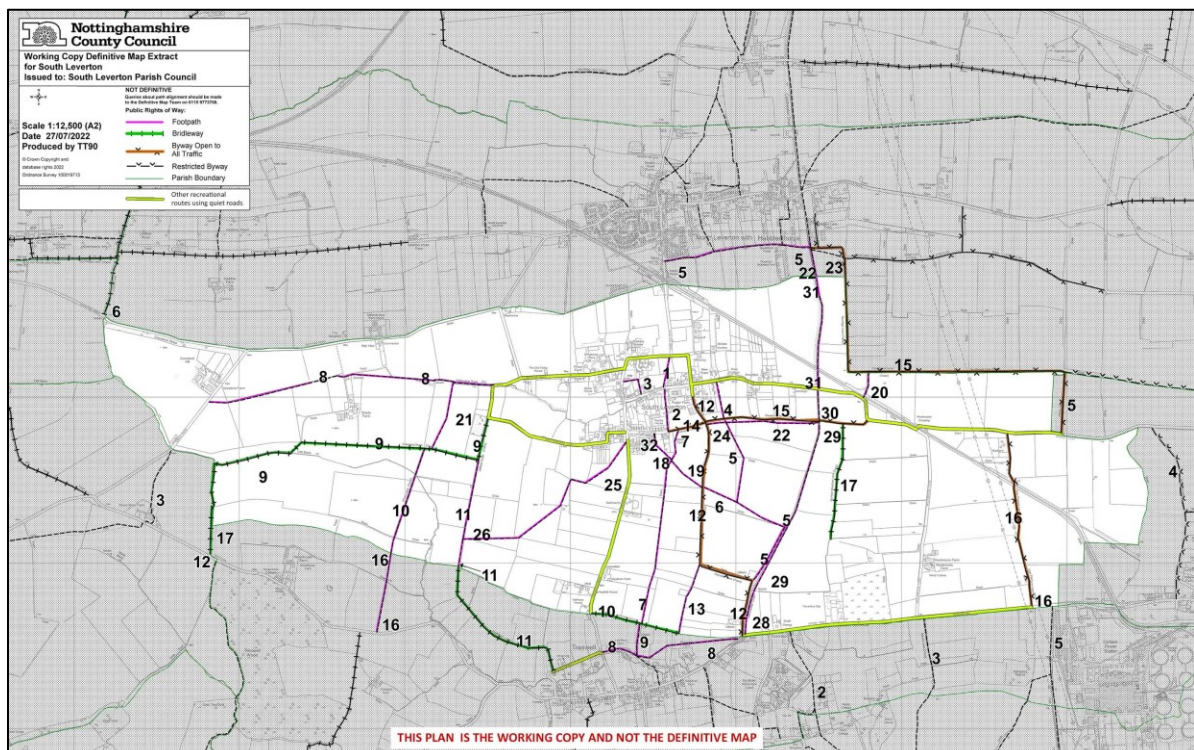
Figure 14: Important Views



Public Rights of Way and other recreational routes

This Neighbourhood Area has an exceptionally extensive network of public rights of way compared with many others in the District. The reasons are historic – indeed the existence and survival of so many tracks and paths is a notable part of local heritage – and the Area’s paths and tracks are part of the visible record of the draining of the Trent wetlands (17th century) and the parish’s Enclosure (18th century).

Figure 15: Public Rights of Way and other recreational routes (Notts CC mapping; with additions)



Today's residents, and visitors to the Area, make good use of this network for recreation and exercise, and it also continues to be used for its original purpose of providing working access to the productive farmland. Many more views than those identified in Policy ENV 8 as the Area's most important are from, and notably of, the tree-lined 'avenues' that have grown up along the several named, but unpaved, lanes.

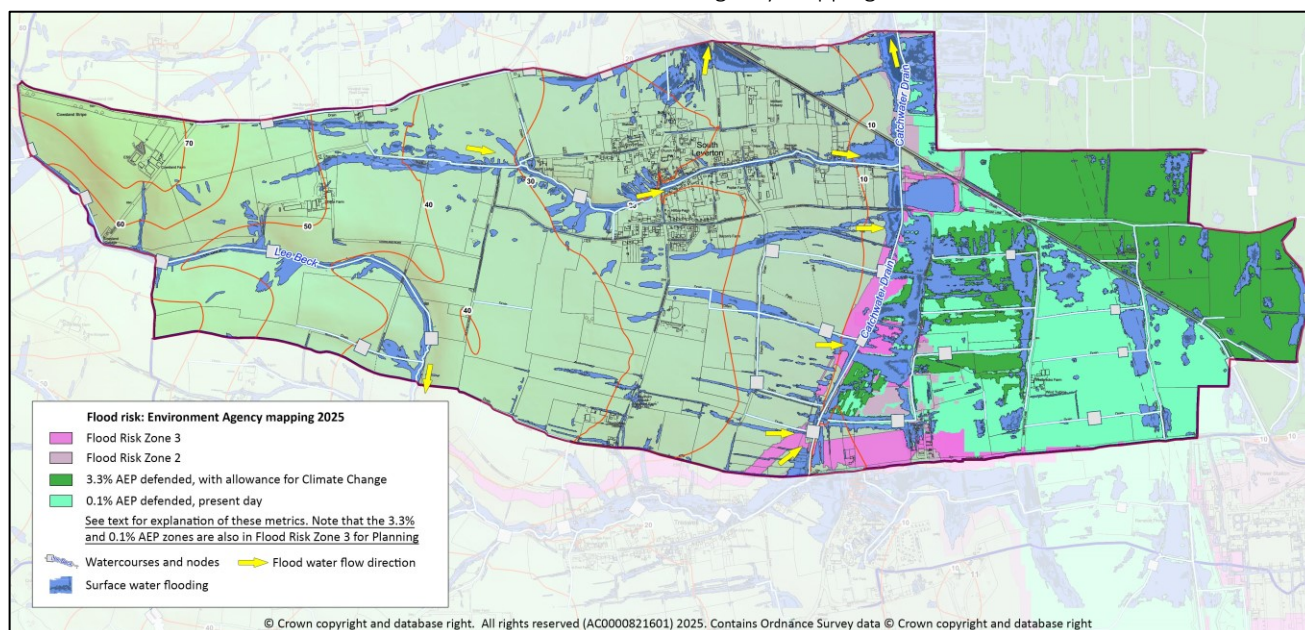
POLICY ENV 10: FOOTPATHS AND OTHER RECREATIONAL ROUTES- Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of Public Right of Way and other recreational routes (as marked on figure 15) will not be supported without appropriate mitigation.

Where appropriate, contributions shall be sought to enhance footpath/cycleway connectivity and to increase accessibility for people with disabilities to increase opportunities for active travel to community facilities and destinations for all.

Flood Risk Resilience and Climate Change

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions to climate change, the effects on weather events of recent and current warming will likely persist for decades. It is therefore desirable to plan for at least a medium-term future in which weather events will continue to become more extreme by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk to requiring it to avoid creating or adding to flood risk at all.

Figure 16: Risk of Flooding from Rivers and Surface Water.
Combined Environment Agency mapping



Environment Agency risk definitions in figure 16

Annual Exceedance Probability (AEP) is the preferred method for describing the likelihood of a flood occurring. This is because it better explains that the chance of a flood of a given magnitude occurring remains constant through time, i.e. 1% AEP means that *for any given year* there is a 0.1% chance (1 in 1000) of a 1-in-100-year flood occurring; 3.3% AEP means 3.3% chance of a 1-in-100-year flood. The 3.3% zone has the highest probability but covers the smallest area (nearest to the river causing the flood).

Defended 3.3% AEP Rivers (Climate change). The mapping of this zone takes into account the presence of flood defences and assumes that they will operate in the way they were intended (or designed) to function. The climate change allowance is based on the latest UK Climate Projections (UKCP18) from the Met Office. The specific climate change scenario used in the map is the projection for the 2080s epoch (2070-2125) for risk of flooding from rivers.

In light of all this, it is particularly important that the location and technical standards of all new development proposals in the Neighbourhood Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this part of the policy, the community will support proposals to improve the infrastructure and initiate natural flood management measures for managing flooding from watercourses and from surface water, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

The policy has regard for NPPF (2024) paragraphs 161-164, 170 et seq., and 181-182, and does not conflict with Bassetlaw Local Plan 2020-2038 Policy ST52.

POLICY ENV 11: FLOOD RISK RESILIENCE AND CLIMATE CHANGE – Development proposals across the Neighbourhood Area will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to any resulting or likely increase in flooding, its adverse impact on national and Bassetlaw District Council climate change targets, and on the likelihood of it conflicting with existing, locally applicable, flood mitigation strategies and infrastructure.

In detail, development proposals for one or more dwellings and/or for employment or agricultural development should include a comprehensive Flood Risk Assessment.

Proposals should also:

- demonstrate that, if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local need is available;
- demonstrate that its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and the proposal is accompanied by a hydrological study whose findings and recommendations should be complied with in respect of design, groundworks and construction;
- include a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties in the development site and elsewhere from flooding by surface water, including allowance for climate change effects, and that the development will not threaten other natural habitats and water systems. The capacity of attenuation pools and other water-storage infrastructure must be designed to take the

increased water volumes resulting from rainfall (or equivalent precipitation) up to 80mm/24hrs across the site;

- specifically, surface water flooding (run-off) will not exceed the Qbar greenfield rate minus 20% (DEFRA Guidance SC030219/S, 2013)
- include provision for ongoing maintenance of all developer-provided sustainable drainage system (SuDS) infrastructure;
- proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- does not increase the risk of flooding to third parties and downstream from watercourses and rivers; and
- include specific proposals to deal with the future effects of climate change on all flood risks associated with the proposed development, irrespective of any present and future Environment Agency defences elsewhere.

Proposals to construct new (or modify existing) floodwater management infrastructure (barriers, ditches, roadside gullies, retention pools, etc.) in the Neighbourhood Area, including within or close to the settlements, will be supported, provided they do not adversely affect designated open spaces, or sites and features of natural or historic environment significance.

Proposals for Natural Flood Management (NFM) measures (including watercourse restoration landscaping, 'slow the flow' measures, tree-planting, licenced wildlife introductions and other rewilding/environmental schemes) will be supported.

C Community Facilities and Amenities

Introduction

The presence of community facilities and diverse amenities make a significant contribution to the vitality, community spirit and overall viability of South Leverton. They have a positive impact on the sustainability of the village, enhancing the quality of life and providing an important focal point for social interaction. They also provide local people with employment opportunities, reduce the need to travel and offer valued services.

The loss and threatened closure of facilities and services is a common feature of village life. An increase in car ownership has opened up access to a wide range of leisure activities, other than those that are available locally, a trend that is also encouraged by frequent commuting, whether to places of employment or to deliver products or services. While village communities have become more mobile, some rural service providers have decided, as they seek to become more efficient, that it is not viable to maintain service levels. These trends taken together threaten the viability of many rural services and amenities.

The community facilities and amenities in South Leverton Parish include the following:

Plough Pub

Records suggest that the Plough has been an Inn since the early 1700s. It is situated in the centre of our village across the road from the memorial Institute. It is an old fashioned two roomed local pub with an outside beer garden, serving a selection of beers, wines and spirits. Regular weekly activities include League darts and quiz nights also fortnightly there is a well-established classic bike meet. There are also coffee mornings and visiting Pickwick Pizzas on Fridays. A warm welcome is extended to all visitors.

All Saints Church

All Saints Church is a historic parish church in the Church of England, dating back to the 12th century.

It is a Grade II* listed building, recognized for its architectural and historical significance 1. The church underwent restorations in the 19th century, with the chancel restored by Ewan Christian in 1868 and further work by C. Scholefield in 1897. All Saints' Church is part of the Clays Group of Churches in Retford and offers regular services and community events. The church is known for its welcoming atmosphere and active participation in local activities

The South Leverton Memorial Institute

The village hall has proudly sat in the centre of the village since 1920, having been rebuilt in 1999. Regular activities in the hall include Bingo, Pilates, Indoor Bowls and Line Dancing. The hall is also used for Birthday Parties, Weddings, Christenings and Anniversaries. Local businesses hire the hall

for meetings, Training and exhibitions. A craft fair, village show and a variety of entertainment takes place in venue organised and ran by a committee of volunteers from the village

Bright Fields School:

Bright Fields aims to create a vibrant, welcoming environment where every student feels supported and excited to learn. Their approach balances academic and emotional growth, nurturing each child's unique talents to spark curiosity and a love for learning. Through a mix of structured lessons and hands-on experiences, students are helped to build confidence, skills, and resilience and are treated with the respect and care they deserve, empowering them to achieve their best.

Consultation through the 'Know Your Place' programme identified concern that services are insufficient to serve the current population. Improvement to existing facilities was called for and the need for additional services in advance of further development.

The Bassetlaw Local Plan (2020-2038) seeks to protect and enhance community facilities through Policy ST43.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility or amenity, including the Plough Pub, All Saints Church, The South Leverton Memorial Institute and Bright Fields School will only be supported where it can be demonstrated that any of the following apply:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Small scale proposals to enhance the provision of community facilities to meet an identified local need will be supported subject to the proposals demonstrating that they will not generate unacceptable disturbance in respect of, noise, fumes, smell or traffic; have appropriate off-road parking; that they will respect and be compatible with the local character and surrounding uses; and that they will, where appropriate, protect residential amenity.

D. Employment

Existing and new employment opportunities

Supporting a healthy and diverse local economy is an important theme of the NP. This support recognises the constraints imposed by the fact that South Leverton is a rural Parish and thus relatively remote from the major employment centres.

Nevertheless, there is a diverse range of businesses that operate within the Neighbourhood Area.

Red Banks

Redbank House is a care home managed by Voyage Care. It provides specialised support for individuals with learning disabilities and complex needs, including those with Prader-Willi syndrome.

The home offers a variety of services such as residential care, day care, and palliative care, and it aims to help residents live as independently as possible.

The facility features a large garden, spacious bedrooms, and access to local amenities via public transport or the home's own vehicle.

The staff at Redbank House focus on creating a supportive and engaging environment, encouraging residents to participate in activities and make decisions about their daily lives

Beeches

Beeches is a specialist residential service managed by Cygnet. It caters to adults with autism and learning disabilities, including those who may exhibit challenging behaviours.

The facility has 12 en-suite bedrooms divided into two living units, each with communal areas like kitchens, lounges, and dining rooms ..

Beeches offers a range of amenities, including a conservatory, multi-sensory room, IT suite, and art and craft facilities. The outdoor space features two gardens, providing ample room for activities and relaxation

The staff at Beeches focus on promoting independence and community integration, helping residents lead fulfilling lives.

Tomkins Transport Ltd.

Tomkins Transport is a general road haulage company. They provide transportation services and are located at New Farm Stud on Retford Road.

Vitalin Pet Foods.

Vitalin has a long history dating back to the 1950s and is known for producing high-quality, nutrient-dense dog food. The company moved to South Leverton in 2010 and has since continued to grow, offering a range of products designed to support the health and vitality of dogs.

Sheds Farm

Sheds Farm is an intensive poultry farm operated by Jeremy Ellis and Richard Ellis. The farm is known for its large-scale poultry operations.

Lifts UK

Lifts UK is a computer repair service located on Treswell Road. They have been in business since 2003 and offer a range of computer repair services. The company has received positive reviews for their service quality

Keeley Durham Equestrian

is a professional equestrian yard located at Sunrise Lodge in South Leverton, Retford 1. They offer a range of services including full and part livery, breaking and schooling, coaching and tuition, and hydro spa treatments 1 2. The yard is well-regarded for its friendly atmosphere and high-quality care, with excellent facilities for both horses and riders

Fulbeck Veterinary Services

Located at Fulbeck House, Town Street, this veterinary service is highly rated for its friendly and professional care.

South Leverton Permaculture Limited

This company focuses on permaculture and sustainable practices.

Increased opportunities for home working and the potential for farm diversification offer opportunities for businesses to grow and flourish. Both these trends benefit the overall sustainability and diversity of the Parish.

In 2021 41.2% of people living in the parish (aged 16-74) worked from home compared to 19.6% across Bassetlaw.

For the majority of workers resident in the parish the lack of significant local employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. According to the 2021 Census, 50.5% of the local population are in employment. 55.9 % of residents go to work by car and 5.9% travel more than 30km to work.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little

prospect of existing building or land generating employment before allowing demolition or redevelopment.

Meanwhile, new employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities overall, maintaining the rural nature of the parish strongly mitigates against any larger scale business development.

Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to both support conversion of redundant commercial buildings and the development of local business premises where appropriate.

POLICY E1: EMPLOYMENT DEVELOPMENT - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

Homeworking

In rural areas such as South Levertton with limited full-time employment opportunities the benefit of supporting home working is that it helps to promote business activities, encouraging local employment and reduce the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy E2 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. The policy supports the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in South Levertton Parish, recognising the reality of employment patterns and work habits in a rural location.

Policy E2 would apply where a material change of use occurs, such that planning permission is required. It reflects positive support for entrepreneurial activity.

POLICY E2: WORKING FROM HOME - Insofar as planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a)** No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and
- b)** Any extension or free-standing building shall be designed having regard to policies in this NP and should not detract from the quality and character of the building to which it is subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Farm diversification

There are currently 5 working farms in the parish, 2 of which are a family farm separated into 2 holdings.

The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which the Parish Council would like to encourage within the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E1.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside. Specifically, this is intended to: Promote a viable and sustainable farming and rural economy in the neighbourhood area and the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract both visitors and tourists to the parish and maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system. The policy allows for circumstances where planning permission is required.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

South Leverton Parish is attractive as a destination for rural leisure activities which include cycling and walking as well as less strenuous pastimes and just relaxing in pleasant surroundings.

There are a number of tourism facilities already in the Neighbourhood Area:

Diamond House - holiday house

Diamond House is a large, family-friendly holiday home that provides self-catering accommodation for up to 18 guests in 7 bedrooms. The property is ideal for family gatherings, reunions, and group get-togethers.

It offers a variety of amenities, including a playhouse and adventure play frame for children, making it suitable for families. The house is also dog-friendly, allowing up to four dogs.

Horseshoe Cottage

Horseshoe Cottage is a charming, detached property nestled in the Nottinghamshire countryside

It offers a cozy retreat with modern amenities, Guests can enjoy the private garden with a patio area and a wood-fired hot tub, perfect for relaxing and taking in the scenic views

The property is dog-friendly and provides easy access to local attractions like Sundown Adventureland, Clumber Park, and the cities of Lincoln and Nottingham.

Windmill View Cottage Camping & Caravan

This is a Camping and Caravanning Club certificated site which is a small, privately-owned site and offers a peaceful and scenic environment for campers, with facilities for up to 5 motorhomes or caravans and 10 tents.

Hazel Hut and Willow Hut

These are holiday homes which offer self-contained accommodation in an off-grid smallholding.

The Bassetlaw Local Plan (2020-2038) recognises the importance of tourism in Policy ST10: Visitor Economy.

POLICY E4: TOURISM - Support will be given to facilities that enhance and promote tourism where:

- a) They are of a scale appropriate to the nature of the Parish;
- b) They do not have a detrimental effect on the distinctive rural character of the Parish;
- c) They do not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage;
- d) They benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision appropriate in scale to their location;
- e) They involve the reuse of existing buildings, where feasible; or
- f) They form part of farm diversification.

Broadband

The Bassetlaw Local Plan (2020-2038) recognises the importance of the Digital Infrastructure in Policy ST55 'Digital Infrastructure'. This neighbourhood plan recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E2.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide improved access to faster broadband for businesses and households in South Leverton Parish will be supported; this includes suitable connectivity for future generations of mobile technology.

Improvements to the mobile telecommunication network that serves businesses and households within the Parish will be supported. If a new mast is installed, this should be shared, where possible, by more than one provider.

Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into the local area, and not be visually intrusive in open landscapes.

E. Traffic

The Open Events in October 2023 generated many comments from residents about transport issues.

Vehicle speeds, lack of public transport, maintenance of footpaths, poor visibility at junctions and parking issues were amongst those highlighted.

The Bassetlaw Local Plan (2020-2038) promotes sustainable transport and active travel through Policy ST53 which supports 'development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices.'

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the parish and the need to minimise any increase in vehicular traffic, all new housing and commercial development must:

- a) Be designed to minimize additional traffic generation and movement through the village and on single-track roads;
- b) Avoid additional on-street parking and to ensure provision is made for cycle storage, development proposals will be assessed against Nottinghamshire Parking Standards (2016)
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
- d) provide any necessary improvements to site access, communal parking and the highway network; and
- e) Provide for traffic calming measures as appropriate.

8. Monitoring and Review

This Neighbourhood Plan covers the period up to 2038. During this time, it is likely that the circumstances which this Plan seeks to address will change.

This Neighbourhood Plan will be regularly monitored by the Parish Council for its continued relevance. The policies and measures contained in this Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level, relevant to the delivery of this Neighbourhood Plan, will also be included.

The Parish Council proposes to formally review this Neighbourhood Plan on a four-year cycle commencing in 2030 or to coincide with the review of the Local Plan, if this cycle is different.