

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

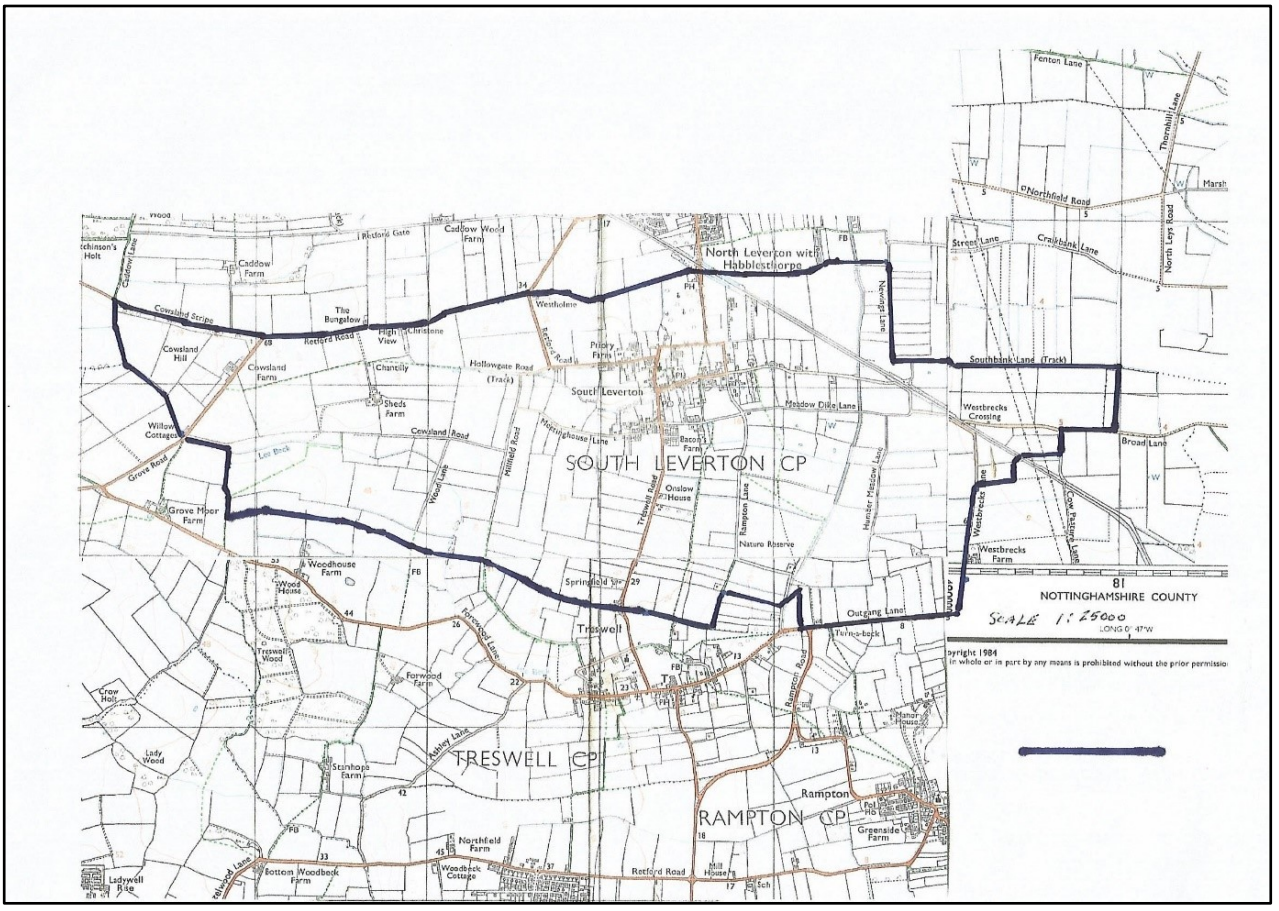
Background

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 plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system'. (NPPF, 2026, Policy PM5).

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."

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. Iit'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 stated in the Rural Monitoring Table published in March 2025, there is a residual requirement of two dwellings in the Neighbourhood Area.

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.



An open event was held in May 2026, attended by 29 people. There was strong support for most policies – often unanimous support.

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 (2026) 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 South Leverton 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 (2026), 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 South Leverton 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 South Leverton Parish Neighbourhood Plan does not anticipate more than limited residential development 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 (2026) 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 two dwellings.

The adopted Local Plan (2020-2038) is clear that once the housing requirement is met, ‘additional residential development will be considered if it is located within a development boundary, or, within the built form of a settlement (where there is no development boundary), or where a site is being promoted through a Neighbourhood Plan (para 5.2.11).

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.

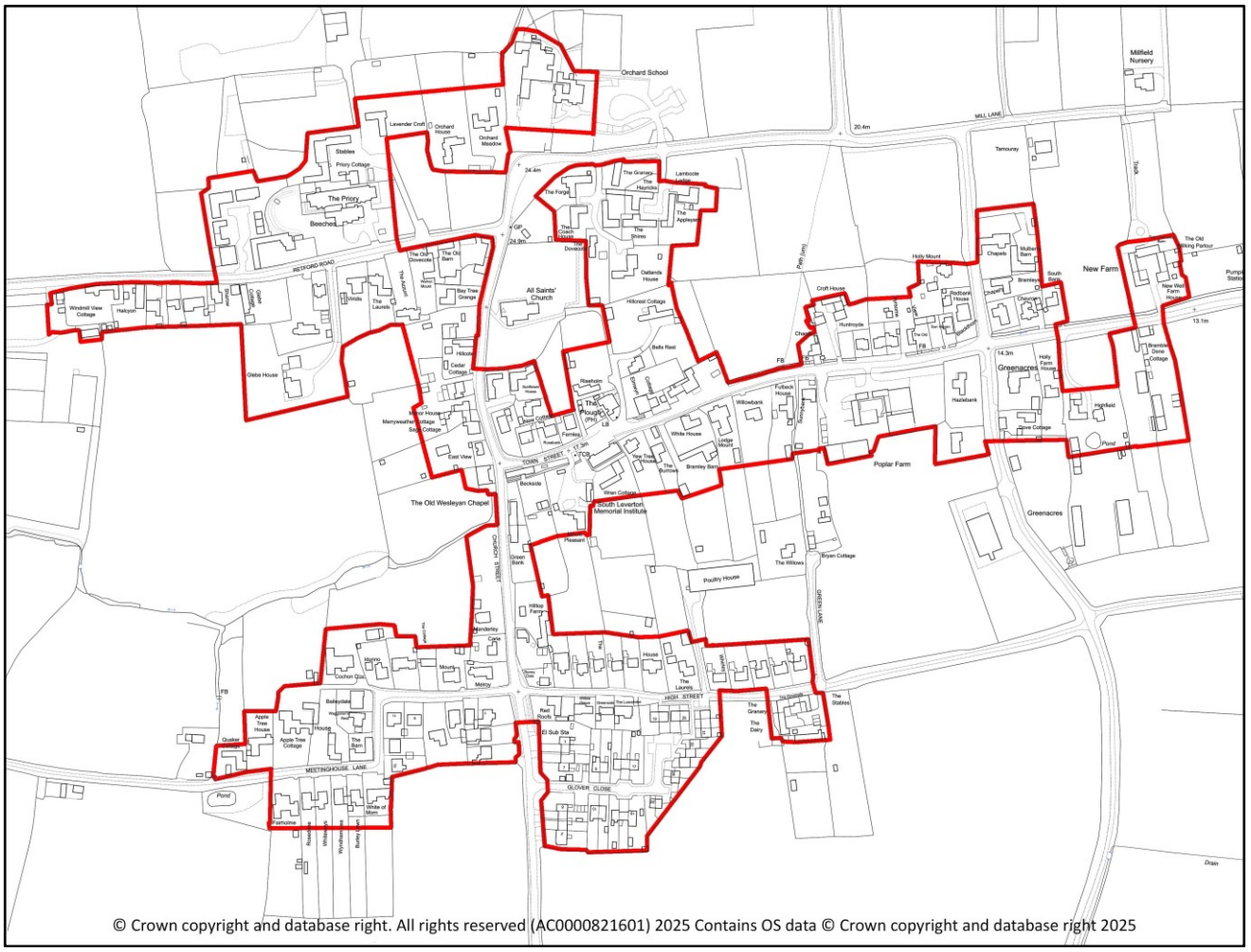
The Local Plan (2020-2038) does not include a development boundary for South Leverton, leaving this to the Neighbourhood Plan to address.

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 (chapter 4). 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;
- 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.

Windfall development

A windfall site is defined in the NPPF (2026, Annex B) 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 3: 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 (2026) also promotes high quality, healthy, inclusive and sustainable places (Objective, chapter 14).

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 Arteas 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 4: 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, in particular Section 3, 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* (2026), page 5 paragraph 17. 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 *environmental* 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 225 million 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

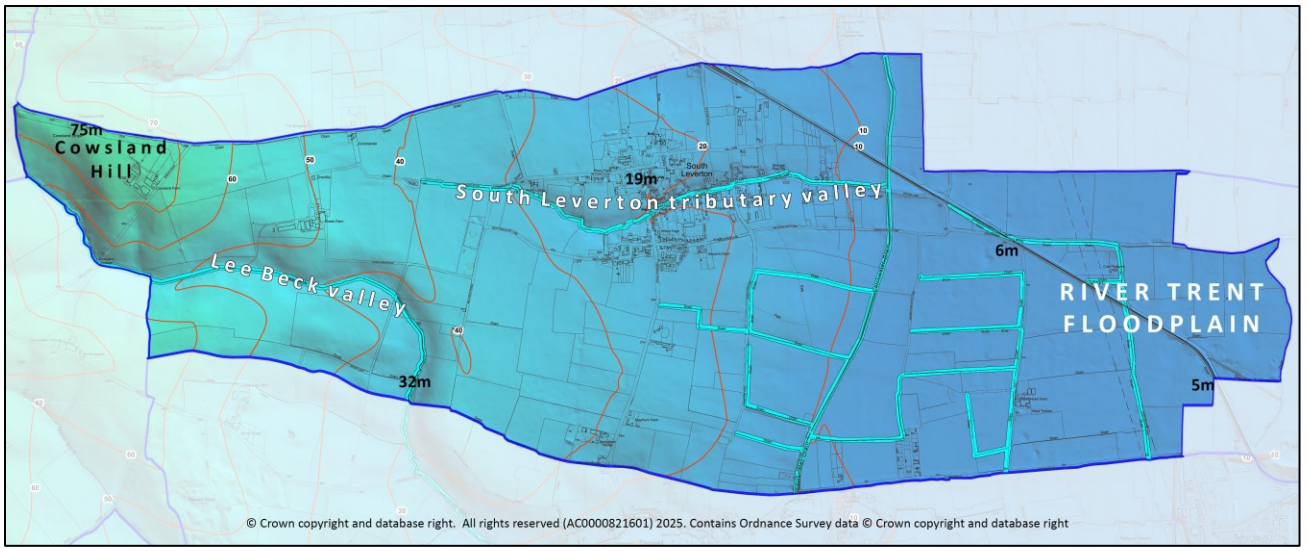
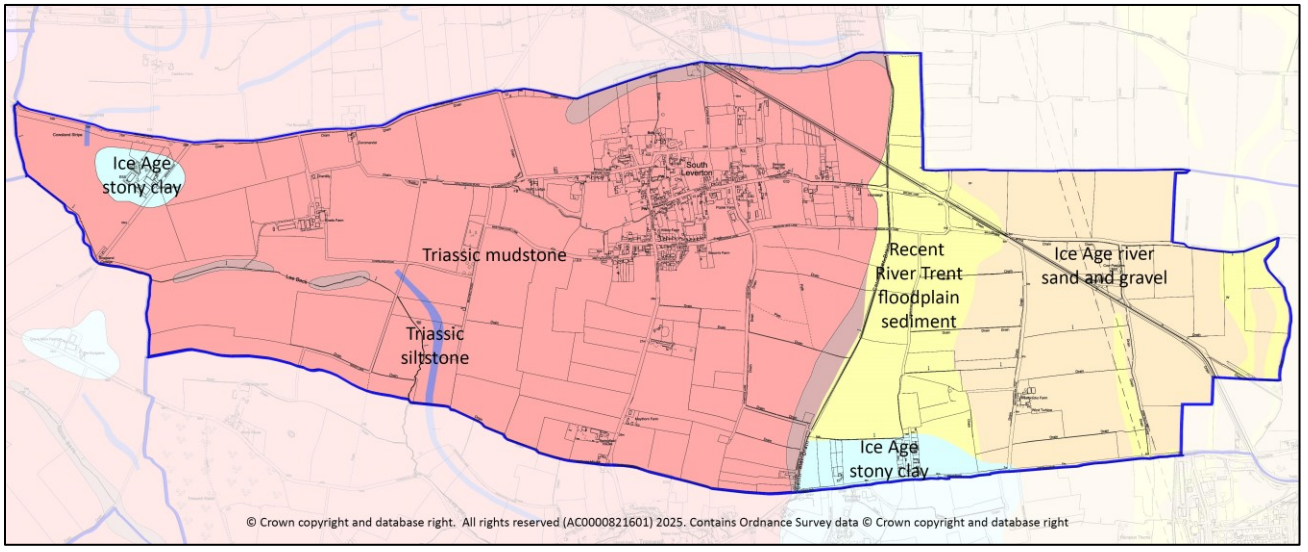


Figure 3.2: Geology of the Neighbourhood Area



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.

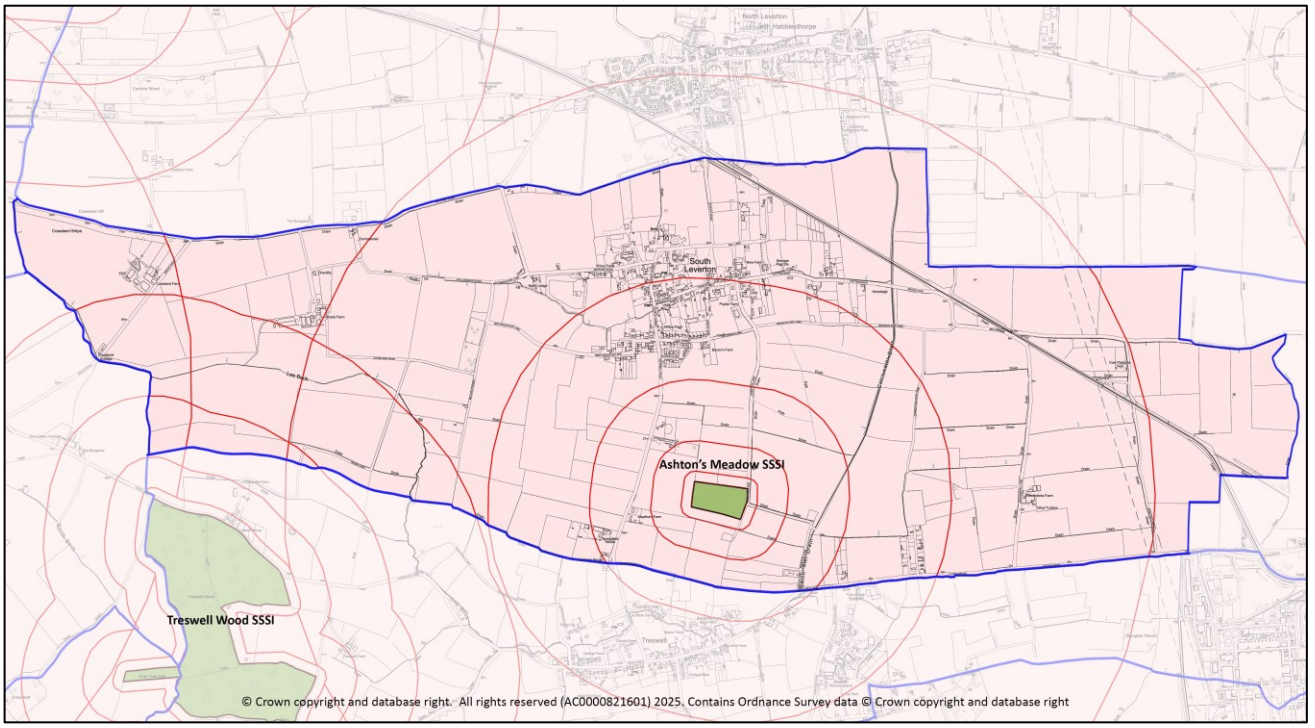
Existing Environmental Designations

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.

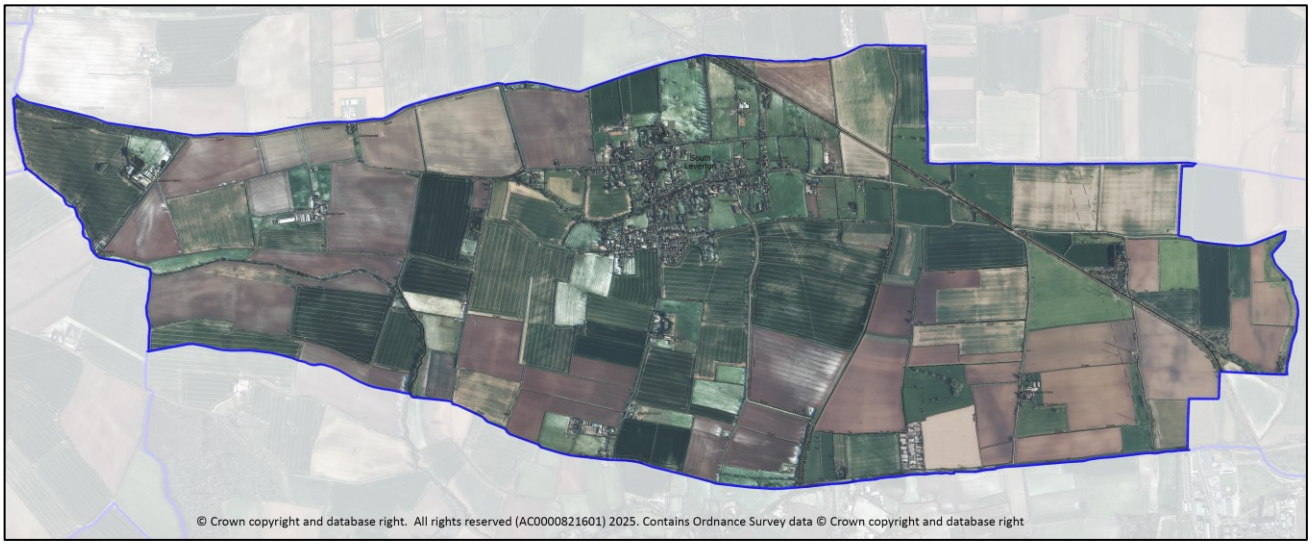
Figure 4: Ashton's Meadow SSSI and Impact Risk Zones (for reference)



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)

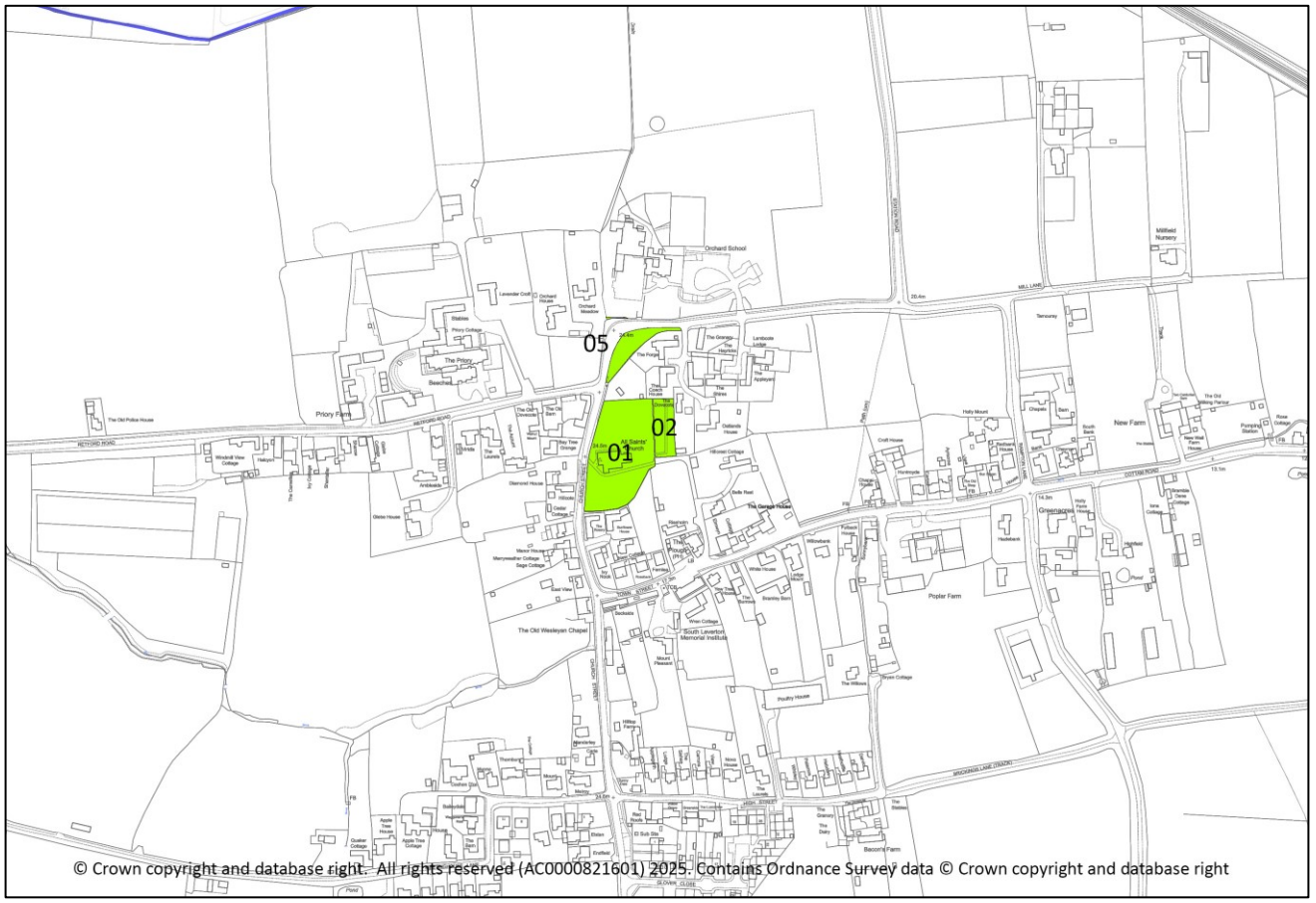


Local Green Space

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 2026 Policy HC2). 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 2026 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 – Applications should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land.

[Figure 6 map references]
01 / 02 All Saints churchyard and Burial Ground
05 Millennium Green

Open Space, Sport & Recreation sites

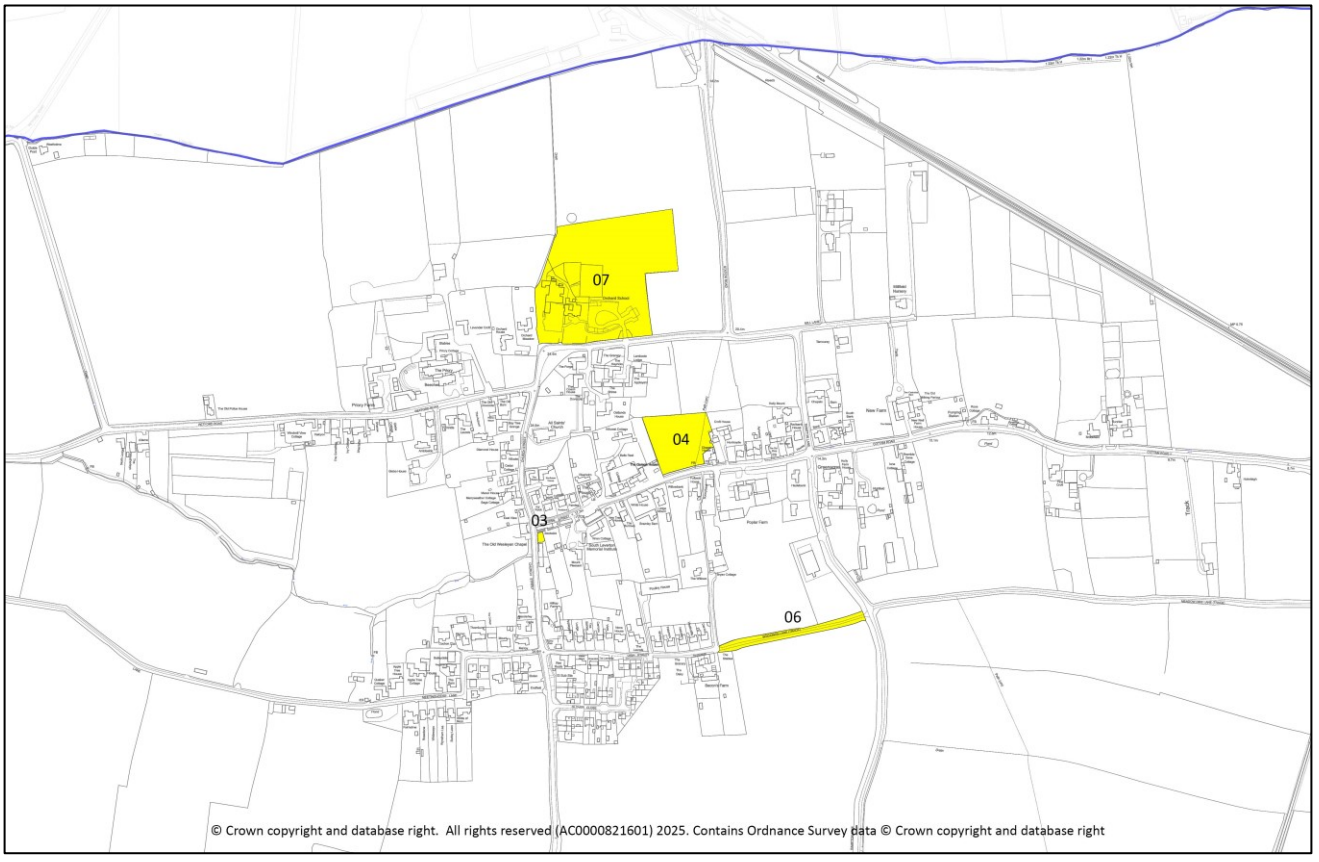
A number of sites in and close to South Leverton village were identified and assessed as part of the preparation of this Plan. They have significant and demonstrable community value as open space for amenity, sport & recreation, as a burial ground, or as a green lane accessible by the public. They have 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 2026 Policy HC7.

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.*

Protection and enhancement of the Natural Environment

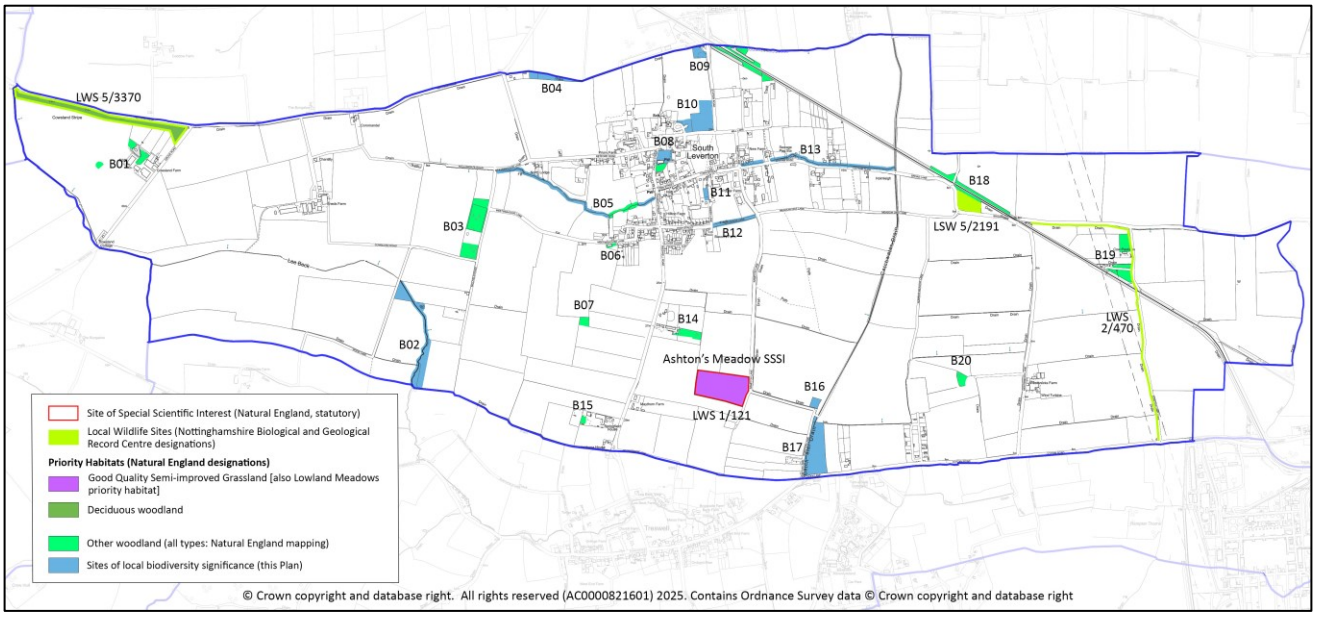
This Neighbourhood Plan has been drafted immediately after the current National Planning Policy Framework (NPPF, 2026) was published. The sections of the new Framework dealing with biodiversity have changed significantly compared with the 2024 and earlier NPPFs: the emphasis has shifted from protection of individual habitat sites (which, it is increasing realised, cannot by themselves stop biodiversity loss or deal with the urgent need to restore and increase it) toward a landscape scale approach based on biodiversity-aware plan- and decision-making, local nature recovery strategies and natural capital and ecosystem services; and consequently on the role of new development in habitat creation and biodiversity net gain.

At local level, therefore, Neighbourhood Plans now have two essential roles for biodiversity in the planning hierarchy:

- Identifying and mapping all *sites and features of particular importance for biodiversity*, so that planned development site allocations and decisions on development proposals, using NPPF and Local Plan policies, have this guiding information (national, county and local significance) available at the site-specific, neighbourhood level. Although most of this information exists, it may not be readily available in one place, and is no longer itemised and not mapped (e.g. on Policies Maps) in HDC Local Plans.
- Identifying and mapping wildlife corridors to provide connectivity between known biodiversity habitat sites identified in the Neighbourhood Plan while also referring both to *irreplaceable habitats* and *designated sites* in a*reas of particular importance for biodiversity (APIBs*) and *areas that could become important for biodiversity* (ACBs) in the Local Nature Recovery Area mapping to capture potential areas for recovery and enhancement.

Sites of particular importance for biodiversity Some 24 sites in the Neighbourhood Area are of national, regional or local significance for wildlife (biodiversity). The features and designations for which they have been identified comprise a) a Site of Special Scientific Importance (Natural England); b) Priority Habitat sites and woodland inventory sites (Natural England designations); c) sites identified as ecologically significant in the Nottinghamshire Environmental Records, including Local Wildlife Sites; and d) 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.

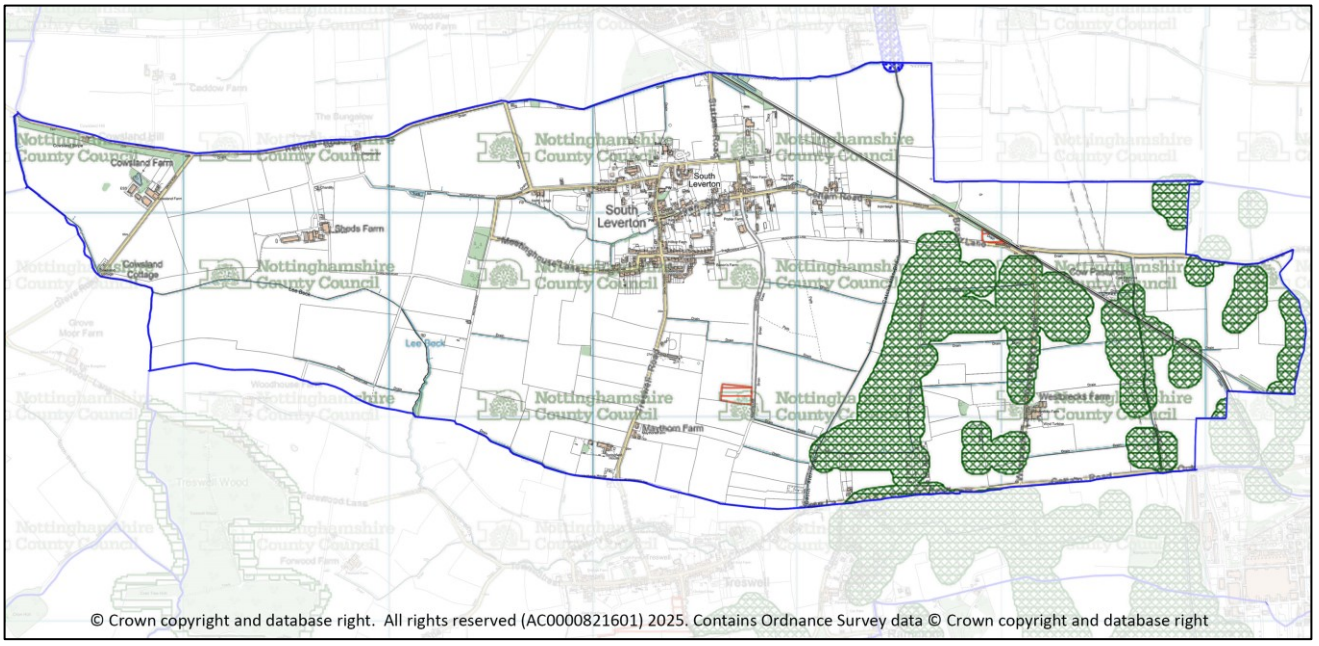
Figure 8: Sites and features of Natural Environment significance



Nature Recovery and habitat connectivity

Nottingham and Nottinghamshire Local Nature Recovery Strategy and **habitat connectivity:** A change of emphasis at all levels in the planning system (policy and legislation) since 2024 introduces new strategic and site-specific objectives for achieving reversal of the recent nation-wide record of biodiversity loss (habitats and species). Local Councils, including Nottingham and Nottinghamshire (with the support of Bassetlaw District), have been preparing *Local Nature Recovery Strategies* (LNRS) and making Local Plan policies to deliver them, while Neighbourhood Plans are now required to include references to nature recovery.

Figure 9: Local Nature Recovery Strategy map for South Leverton (all *measures*)



While the local Local Nature Recovery Strategy is currently aspirational in terms of site-specific decision-making, habitat connectivity can be delivered immediately by *wildlife corridors*, which are designated to prevent obstacles to the movement or spread of animals and plants (between existing priority and other valuable habitats) that would otherwise be imposed by new developments. They

also help to re-connect populations and habitats within parishes and more widely. A composite wildlife corridor is mapped in this Plan, to be referred to when development proposals within it (or adversely affecting it) are under consideration. As mapped, it provides connectivity between existing locally-important habitat sites and takes account of the opportunities for biodiversity enhancement in the LNRS map where these could be practically achievable in the lifetime of this Plan (figure 9).

POLICY ENV 3: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

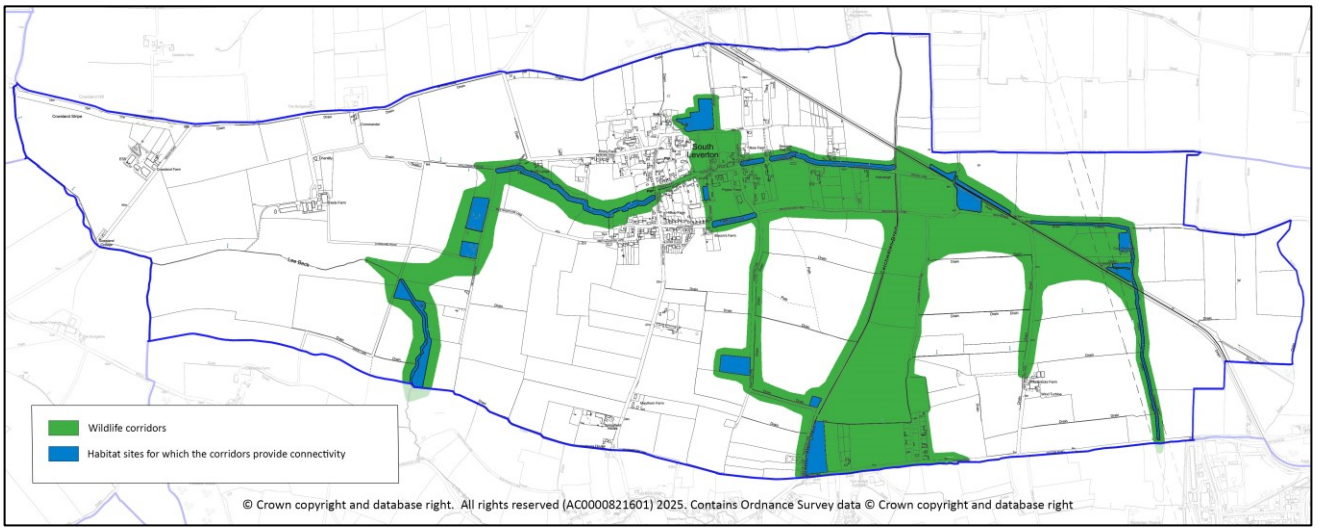
1. The following sites are of local or wider significance for biodiversity. Their ecological value, both at the scale of the Neighbourhood Plan and for their contribution to national biodiversity, should be taken into account when decisions are made on development proposals affecting them using National Planning Policy Framework polices N1.1c, N2.1a, N2.2 and N6.1c. This policy adds local, site-specific detail to the relevant policies in the Bassetlaw District Council Local Plan.

- Ashton's Meadow SSSI: (also LWS 1/121) Natural England statutory designation as *Good Quality Semi-improved Grassland* and *Lowland Meadow*
- LWS 2/470 Cow Pasture Lane Drains
- LWS 5/2191 Broad Lane grassland
- LWS 5/3370 Cowsland Stripe. Also Priority Habitat *deciduous woodland* (Natural England designation)
- B01 Cowsland Farm woodland: Natural England designation as *woodland*
- B02 Lee Beck: *marsh and wet woodland,* this Plan
- B03 Millfield Road Wood: Natural England designation as *woodland*
- B04 Parish boundary woodland: *Mixed woodland and riparian vegetation,* this Plan
- B05 Leverton Beck: *watercourse and riparian vegetation* this Plan and Natural England designation as *woodland*
- B06 Meetinghouse Lane: and Natural England designation as *woodland*
- B07 Natural England designation as *woodland*
- B08 All Saints churchyard and burial ground: Natural England designation as *woodland*
- B09 Station approach woodland: *mixed woodland,* this Plan
- B10 Station Road corner: *mixed woodland, wood pasture* and *open woodland* (with ridge and furrow), this Plan
- B11 Green Lane orchard: *traditional orchard*, this Plan
- B12 Brickings Lane: *species-rich hedgerows with standard trees*, this Plan
- B13 Cottam Road and Leverton Brook: *watercourse and riparian vegetation*, this Plan
- B14 Treswell Road woodland: Natural England designation as *woodland*
- B15 Springfield House woodland: Natural England designation as *woodland*
- B16 Rampton Lane corner: *permanent pasture* this Plan
- B17 Catchwater Drain meadow: *permanent pasture and shelterbelt woodland* this Plan
- B18 Railway embankments: Natural England designation as *woodland*
- B19 Cow Pastures woodland: Natural England designation as *woodland*
- B20 Natural England designation as *woodland*

2. Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (figure 10) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, fragment coherent populations of species of

conservation concern, nor create obstacles to fulfilment of the Nottingham and Nottinghamshire Local Nature Recovery Strategy.

Figure 10: Wildlife Corridors

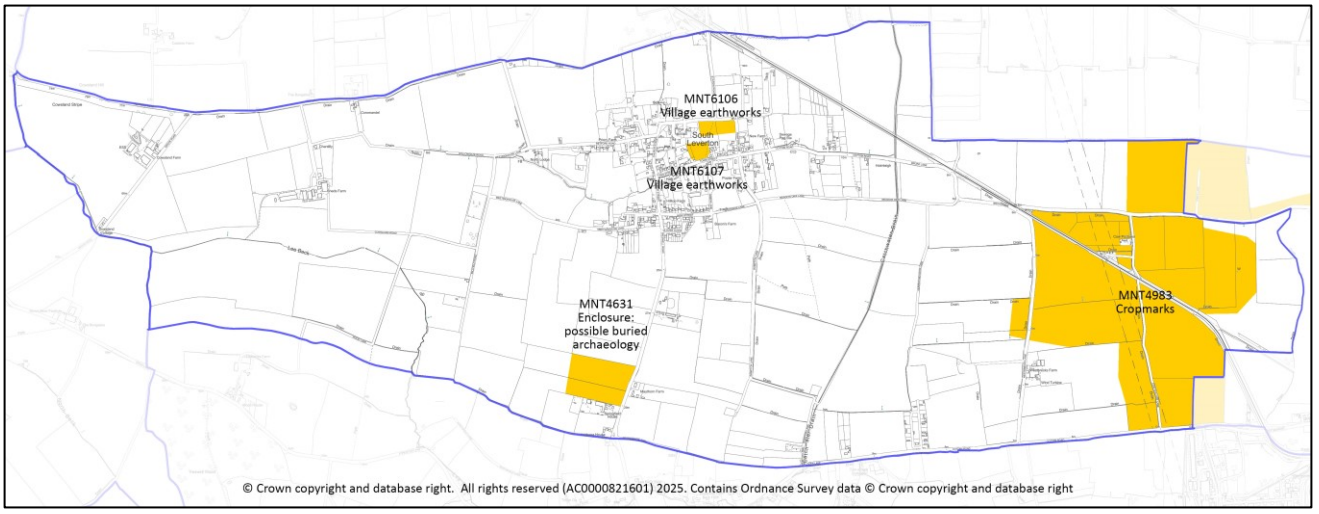


Historic Environment: significant sites and features

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 Leverton's heritage, as well as having at least County level significance for historical research and understanding.

POLICY ENV 4: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE- The sites mapped in figure 11 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 harm them or their settings.

Figure 11: 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.

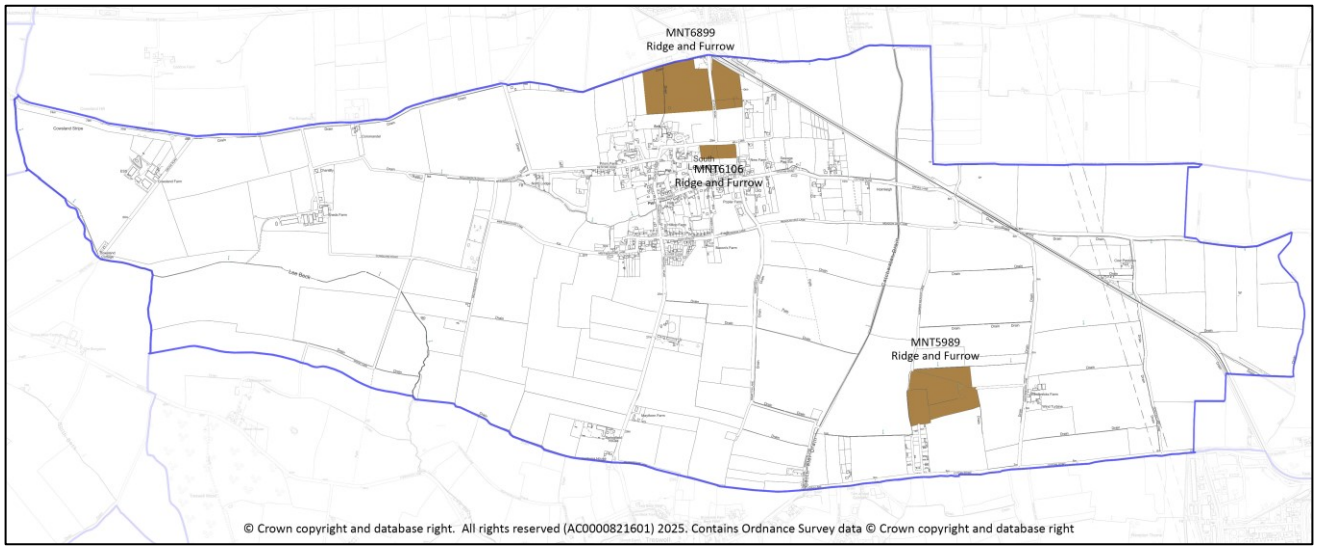
> *Throsby* [John Throsby, English antiquary]*, visiting South Leverton in the 1790s, depicts the village and clergy as being in rather a woeful state. The land around was open field but about to be enclosed. He was appalled by the roads in winter around the Levertons which he thought intolerably bad 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

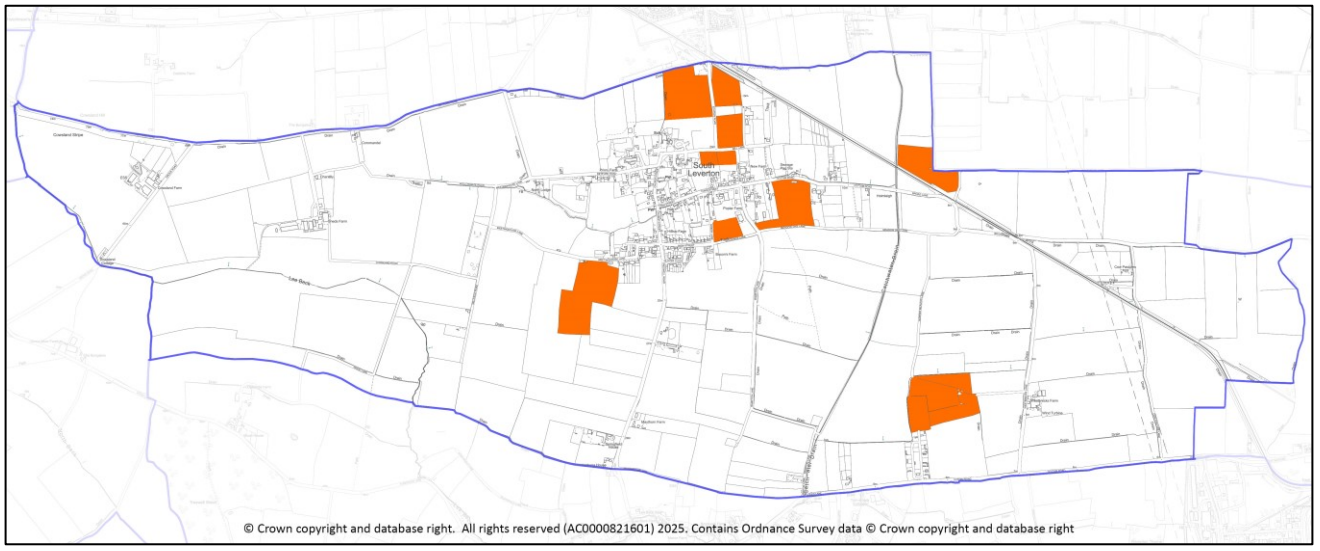
Figure 12.1: Ridge and furrow in 1997



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 12.2: Surviving ridge and furrow, 2025



POLICY ENV 5: RIDGE AND FURROW- The surviving areas of ridge and furrow shown in Figure 12.2 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 0BS, 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 0BY, 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 0DA, 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 0BU, 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 0BU, 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

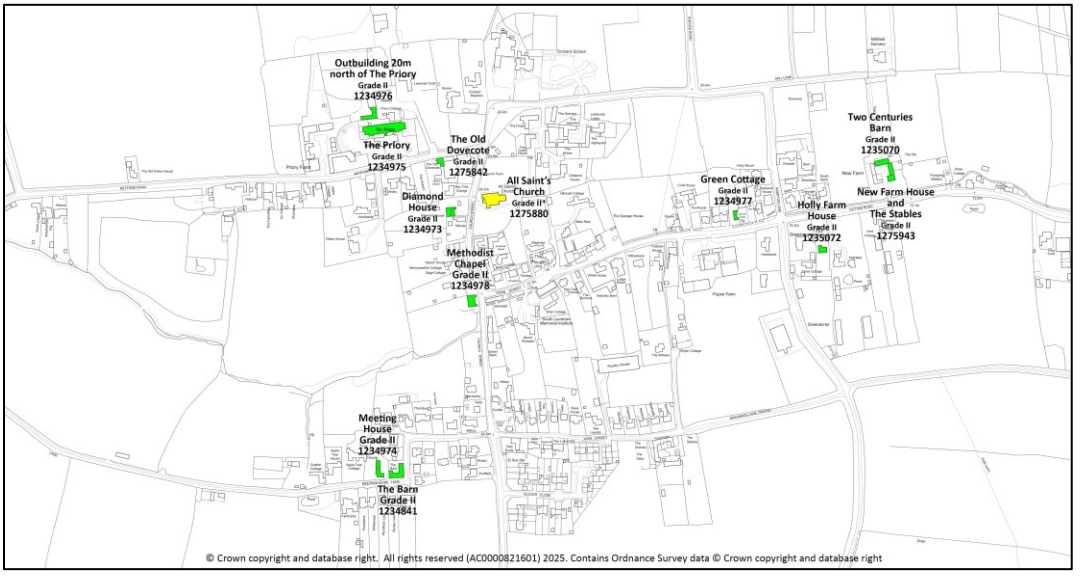
THE PRIORY

- 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 13: 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 6: 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

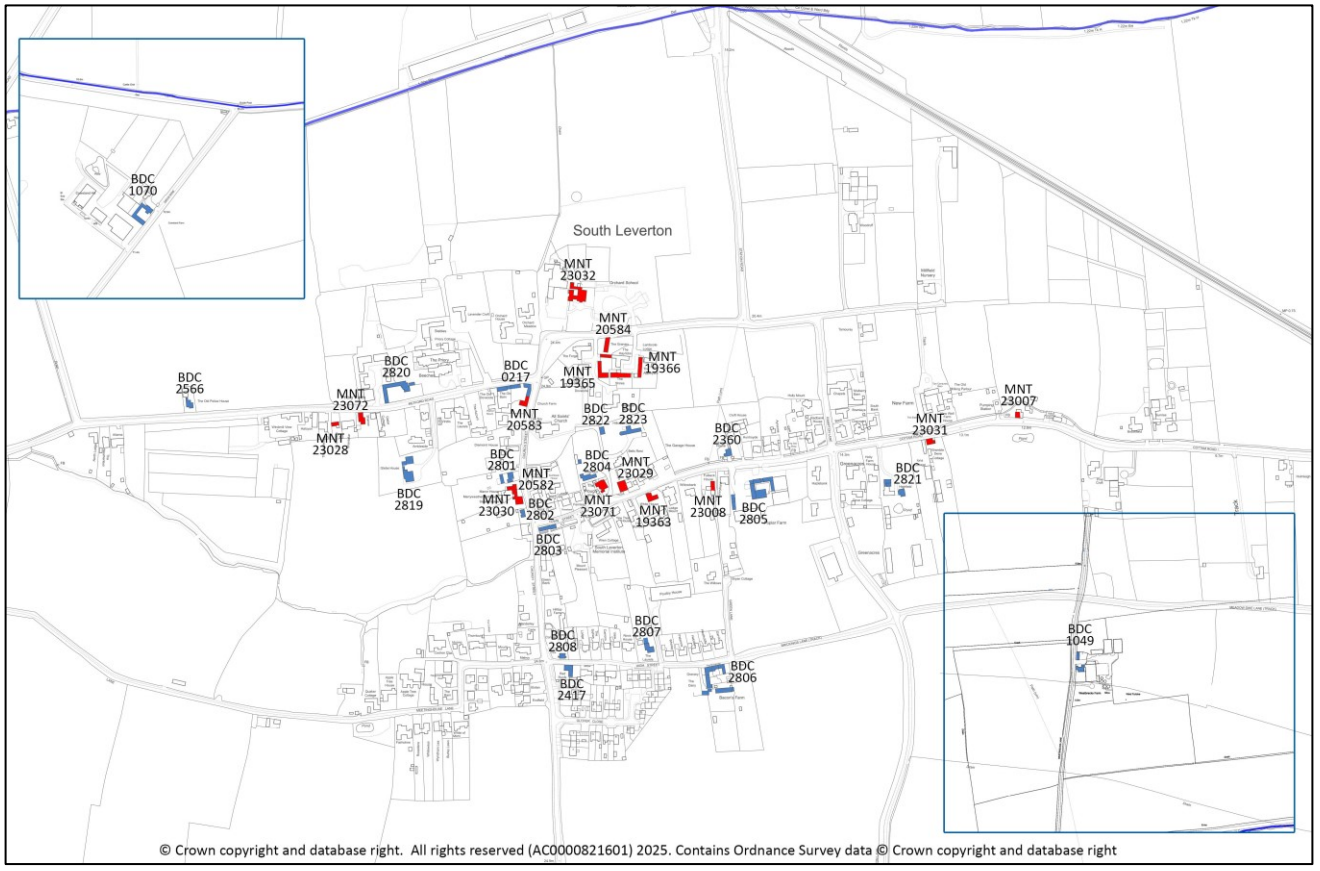
BDC2820 Priory Farm, Retford Road

BDC2821 Highfield, Cottam Road

BDC2822 Former Sunday School, Town Street

BDC2823 Hillcrest Cottage, Town Street

Figure 14: Non-Designated Heritage Assets: buildings and structures of local significance



Important Views

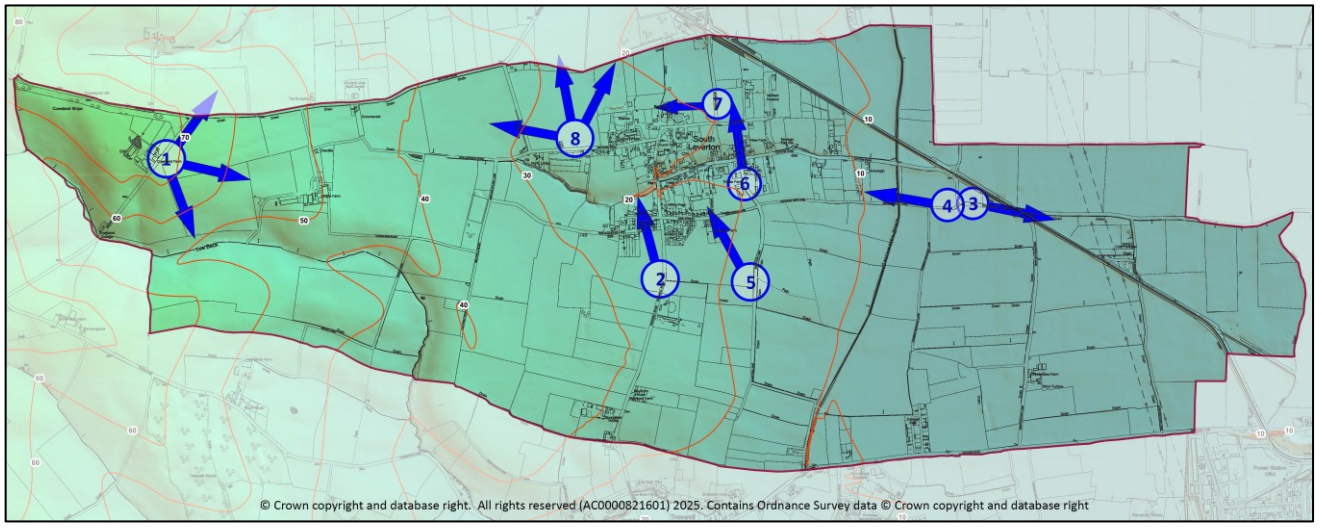
Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect South Leverton's rural setting, in particular its visual relationship with the surrounding landscape, including its location in Natural England National Character Area 48 *Trent and Belvoir Vales*.

One of the main ways in which residents expressed this wish was by describing several highly valued views within and around the village and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (Figure 14).

POLICY ENV 7: IMPORTANT VIEWS – The following views (map figure 15) are important to the setting and character of the village. Development proposals should respect and whenever possible protect them. Development which would have a significant adverse impact on the identified views will not be supported without appropriate mitigation involving *inter alia* landscaping, layout modification or tree planting.

1. From the gateway on Grove Road at the start of PRoW 8, panorama northeast to southeast over the whole Area, the Trent valley, and beyond
2. From Tresswell Road, 'gateway view', north and north-northwest to the village
3. Trent valley landscape, at the double bend on Broad Lane, view southeast including biodiversity sites (hedges, old meadow), the railway line and the open countryside beyond
4. At the east end of PRoWs 30/15 (Meadow Lane), view west back toward the village
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 15: Important Views

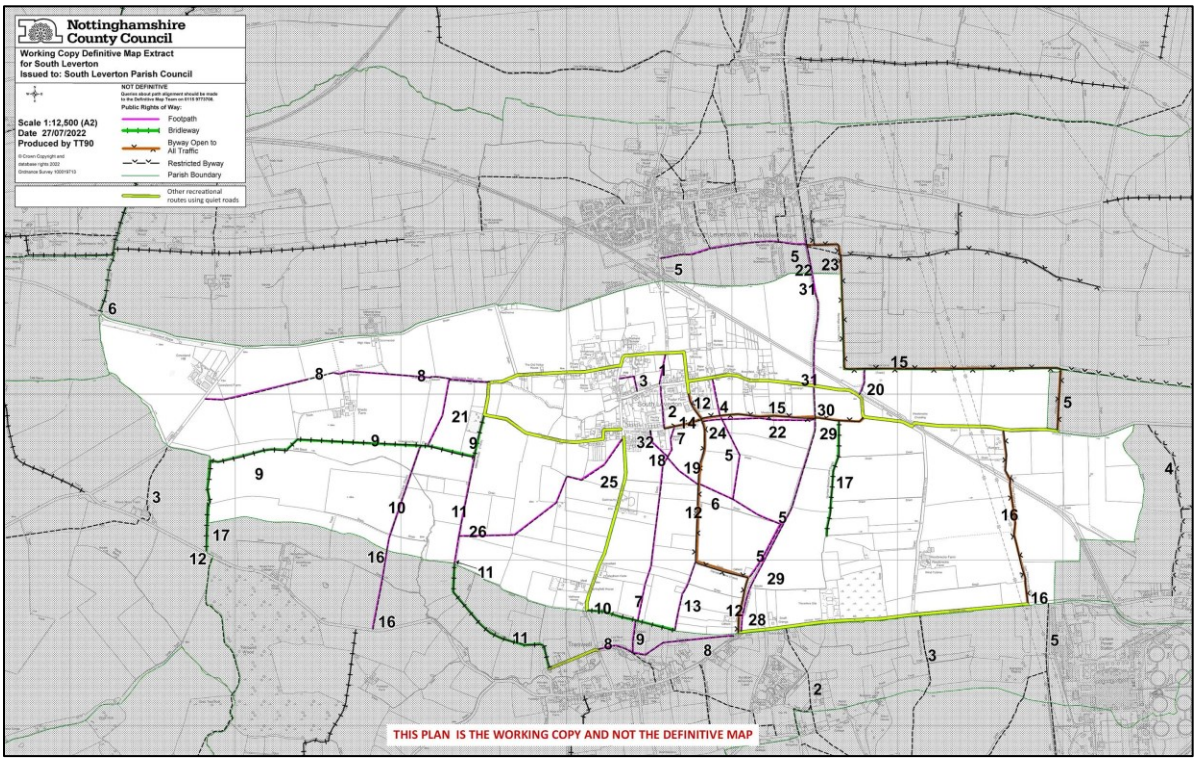


Public Rights of Way and other recreational routes

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).

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.

Figure 16: Public Rights of Way and other recreational routes (Notts CC mapping; with additions)



POLICY ENV 8: 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 16) will not be supported without appropriate mitigation including *inter alia* suitable diversions and landscaping/planting.

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.

Flooding: 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.

The Neighbourhood Area's characteristics give it a role in local and regional flooding:

1. The eastern part is a ridge of high ground with an eastward gradient into the River Trent valley
2. The western part is underlain by (and soil derived from) largely impermeable Triassic mudstone, with patches of Quaternary glacial clay – surface water accumulates and runoff is rapid
3. The eastern part is underlain by river Trent deposits: strips of Quaternary sand / gravel and recent

alluvium, with a small area of glacial clay.

4. This is artificially well-drained, although it is historically part of the functional River Trent floodplain. It is administered by the River Trent Internal Drainage Board, and incorporates a network of ditches other maintained watercourses whose objective is to keep the Trent floodplain sufficiently dry for agriculture by quickly draining surface water and floodwater north into the Trent near Gainsborough.

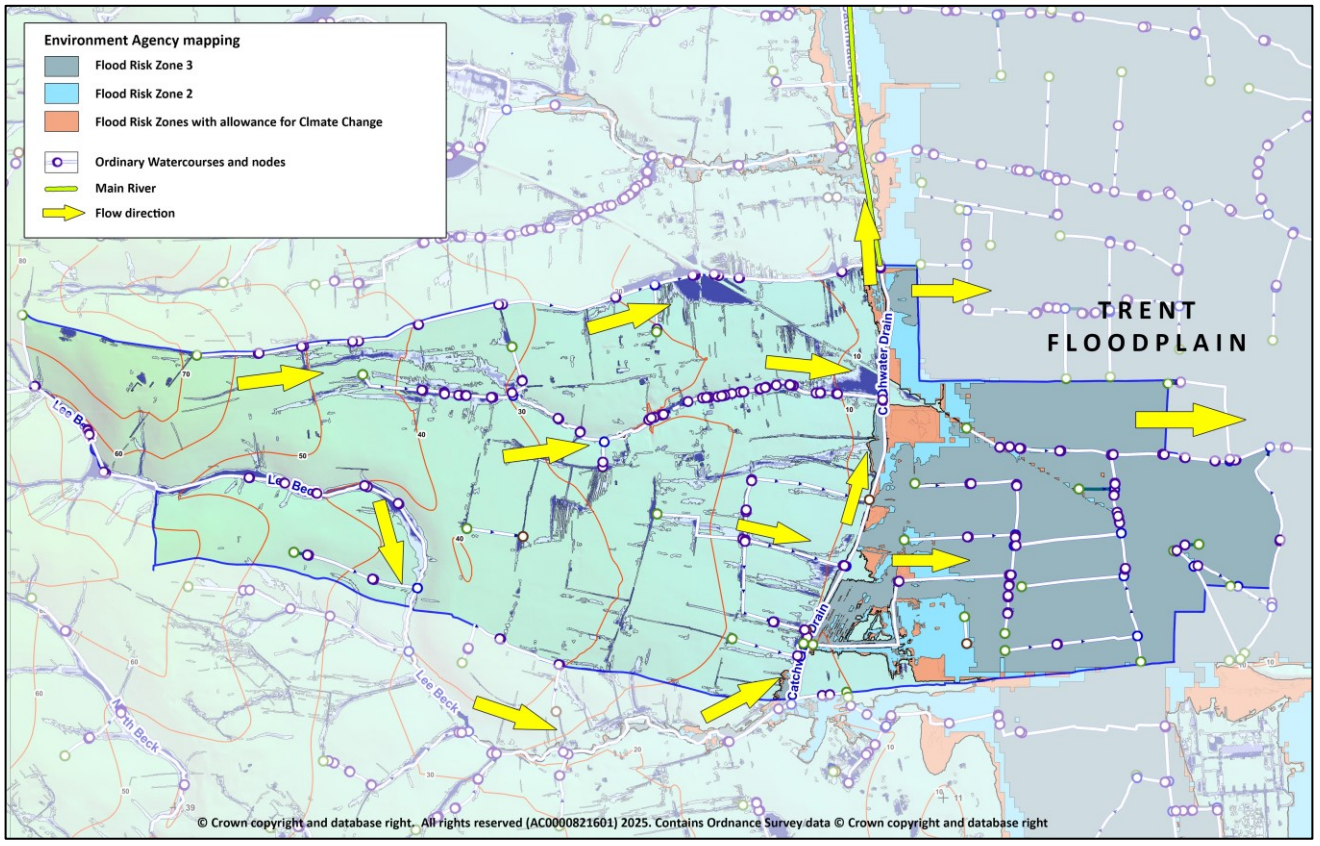
5. The higher ground in the west is also efficiently drained, with a network of hedges and ditches maintained by farmers. Two natural (but artificially engineered in some places) becks are part of this drainage system. They tend to flow in narrow, somewhat incised valleys with very narrow functional floodplains

6. These drainage systems were created when climate change was not an issue. While still working, as designed, to drain the farmland, they now also put downstream locations at greater risk of flooding

6. South Leverton village is a linear settlement located along either side of the northern of the two becks. It is susceptible to flooding at times of high rainfall. Lee Beck is the southerly of the two: its course takes it out of the Area but drains into the Catchwater Drain, which re-enters the Area, running northward through it at the foot of the ridge overlooking the Trent. These watercourses deliver floods to settlements downstream

7. There are no floodwater attenuation structures in the Area, other than a few low-lying fields on the west edge of the floodplain which function in this way

Figure 17: Risk of Flooding from Rivers and Surface Water.
Combined Environment Agency mapping and local detail, 2026



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 food 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.

This policy has regard for NPPF (2026) Policies F2 and F4-F8, and does not conflict with Bassetlaw Local Plan 2020-2038 Policy ST52.

POLICY ENV 9: FLOODING: RISK, RESILIENCE AND CLIMATE CHANGE

1. Wherever possible, all development proposals in the Neighbourhood Area will be required to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

2. In addition to meeting legislative requirements in current National Planning Policy Framework policies, the relevant national standards, and Bassetlaw District Council policies for flood risk mitigation (including, *inter alia*:

- drainage hierarchy,
- appropriate climate change allowances,
- safe exceedance routes,
- consideration of receiving watercourse/drainage capacity, and
- demonstration that there will be no increase in flood risk elsewhere),

- development proposals in the Neighbourhood Area should demonstrate that they have taken into account, and made provision for dealing effectively with, the following:

- the detailed Environment Agency *flood risk mapping* of the Area, including the allowances for climate change,
- conditions pertinent to the River Trent Internal Drainage Board,
- the detailed analysis of local flooding and its causes in Lead Local Flood Authority *Section 19 reports* (Flood and Water Management Act 2010), and
- local documentation, knowledge and experience of the behaviour of fluvial and surface water flows and accumulations during flooding events.

3. Existing watercourses, drainage features, balancing ponds and flood relief/attenuation areas should be retained and protected where they perform a flood risk management function.

4. Development proposals whose main purpose is flood water attenuation infrastructure and/or natural flood management measures, including watercourse restoration engineering, 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. Ther 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.

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.