

# CNHW REVIEW NEIGHBOURHOOD PLAN

Neighbourhood Plan for the Parishes of  
Cuckney & Norton, Holbeck & Welbeck

28 July 2022

*CNHW Review  
Neighbourhood Plan  
2021 - 2038*



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## *Common Abbreviations*

BDC – Bassetlaw District Council  
CNHW – Cuckney, Norton Holbeck and Welbeck  
CNHW NP - CNHW Neighbourhood Plan  
Review NP - CNHW Review Neighbourhood Plan  
Design Code 2021 – AECOM Design Code 2021  
HNA –Housing Needs Assessment  
LCA – Landscape Character Assessment 2009  
NCC – Nottinghamshire County Council  
NP – Neighbourhood Plan  
NPPF – National Planning Policy Framework  
NPSG – Neighbourhood Plan Steering Group  
SGG – Significant Green Gap  
HEDNA –Housing and Economic Development Needs Assessment 2020



## Welcome!

Welcome to the Cuckney, Norton, Holbeck and Welbeck Review Neighbourhood Plan. Our first made neighbourhood plan focused on allocating sites for housing that were small in scale and suitable for our community. It also identified opportunities for enhancing footpaths and protecting green spaces. Considerable progress has been made and this Review reflects the continuing desire of the Parish Council, local people and Welbeck Estates to go further in maximising the amazing heritage of our buildings whilst providing improved facilities for residents. It also builds on the success of the first Neighbourhood Plan in making Cuckney a tourist destination.

We are fortunate to live, and perhaps work, in an historic, attractive and rural part of North Nottinghamshire, but we do not want our area to freeze in time. Our area needs to progress and develop to remain a vibrant community, which is attractive for people to live in, as well as providing employment opportunities and leisure activities.

Any development in these areas needs to be done sensitively, in a way that enables the existing community to have an input rather than feeling they are being 'done to' and this Plan is the vehicle that can support this goal.

The Plan covers two Parishes: Norton & Cuckney and Holbeck & Welbeck. It is almost unique in that within the Plan area there is a single large landowner, The Welbeck Estates Company Limited, with whom we have worked with very closely in the development of the plan. At the same time, it is very clear that this is a residents' plan and not a development plan for Welbeck Estate.

The Neighbourhood Plan Steering Group has led the production of the Review of the CNHW Neighbourhood Plan for most of the time during the COVID pandemic. It is a testament to the focus of the group that despite the added difficulties, the Review is now ready for public consultation. The Review does not allocate any additional sites and the justification for them remains based on the extensive consultation that was undertaken for the made 2017 Neighbourhood Plan. For this Neighbourhood Plan Review we have endeavoured to inform our community of progress through the Norton and Cuckney Parish Council meetings and the monthly newsletter. The group have consulted residents by telephone, email, paper questionnaires and an online survey.

Our Plan promotes growth, it encourages appropriate small housing development, it supports the development of employment opportunities, tourism and our green infrastructure, and it helps to secure the future for residents of all ages.

The Review of our Neighbourhood Plan aims to strengthen the vision and objectives of the made Plan by ensuring that the most current planning and environmental policies and regulations are reflected in this document.

**Georgina Smith**

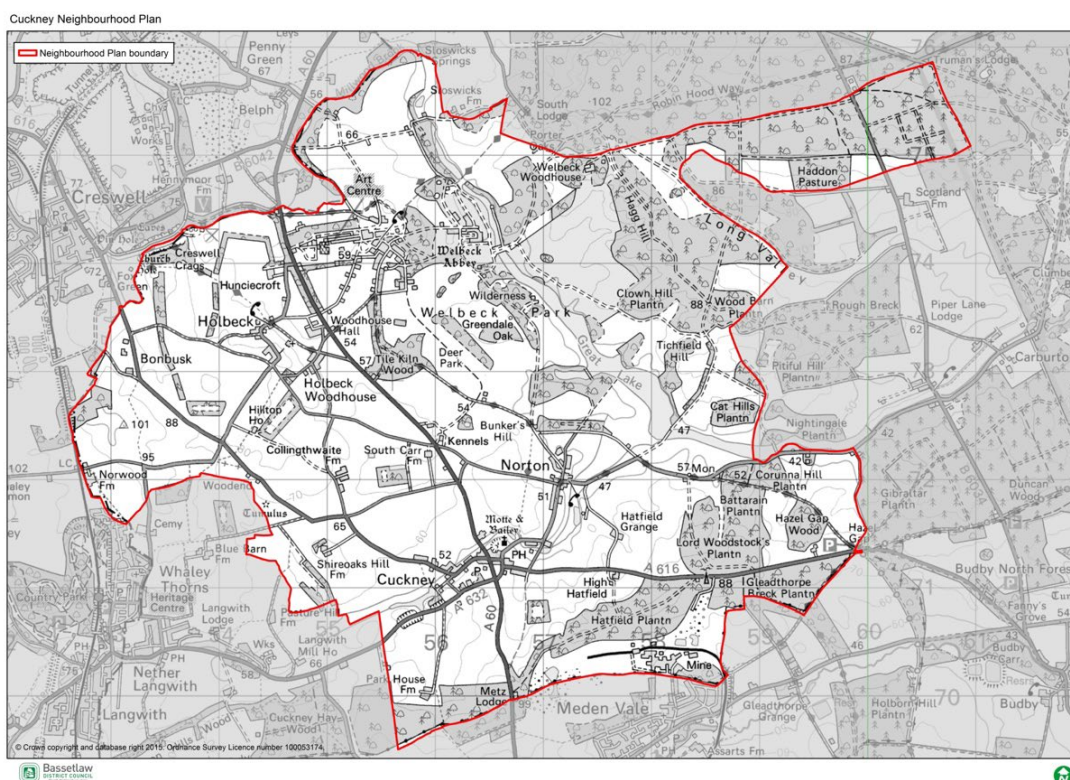
**Chair of the CNHW Neighbourhood Plan Group**

# 1 Introduction

## *What is the CNHW Review Neighbourhood Plan?*

- 1.1 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents and in 2017 the CNHW Neighbourhood Plan (hereafter the CNHW NP) was made having been prepared by and for the local people of Cuckney, Norton, Holbeck and Welbeck parishes. The CNHW Review Neighbourhood Plan (hereafter the Review NP) supersedes the CNHW NP. The Review NP covers the same area, i.e. the two parishes of Cuckney and Norton and Holbeck and Welbeck, and covers over 11 square miles (see **Map 1**). This area was designated as a Neighbourhood Plan area in January 2014.

**Map 1 Designated Neighbourhood Area**



- 1.2 In 2019, it was agreed that the CNHW NP should be reviewed and updated. Working with, and on behalf of its parishioners, the Neighbourhood Plan Steering Group (NPSG) has reviewed the existing CNHW NP. The Review NP still promotes housing, employment and tourism development in ways which do not harm the environment and which support the vitality and viability of the Plan area. The made Plan ran from 2016-2031. The Review NP covers the period to 2038. Membership of the Neighbourhood Plan Steering Group still includes local residents and local councillors from both parishes and is led by Norton Cuckney Parish Council.
- 1.3 The Review NP has been through the statutory processes for review including consultation and independent examination. Following a successful referendum vote, the policies within this plan will replace those in the existing CNHW NP and will be used by BDC in assessing planning applications in the Neighbourhood Plan area.

## *Welbeck Estates*

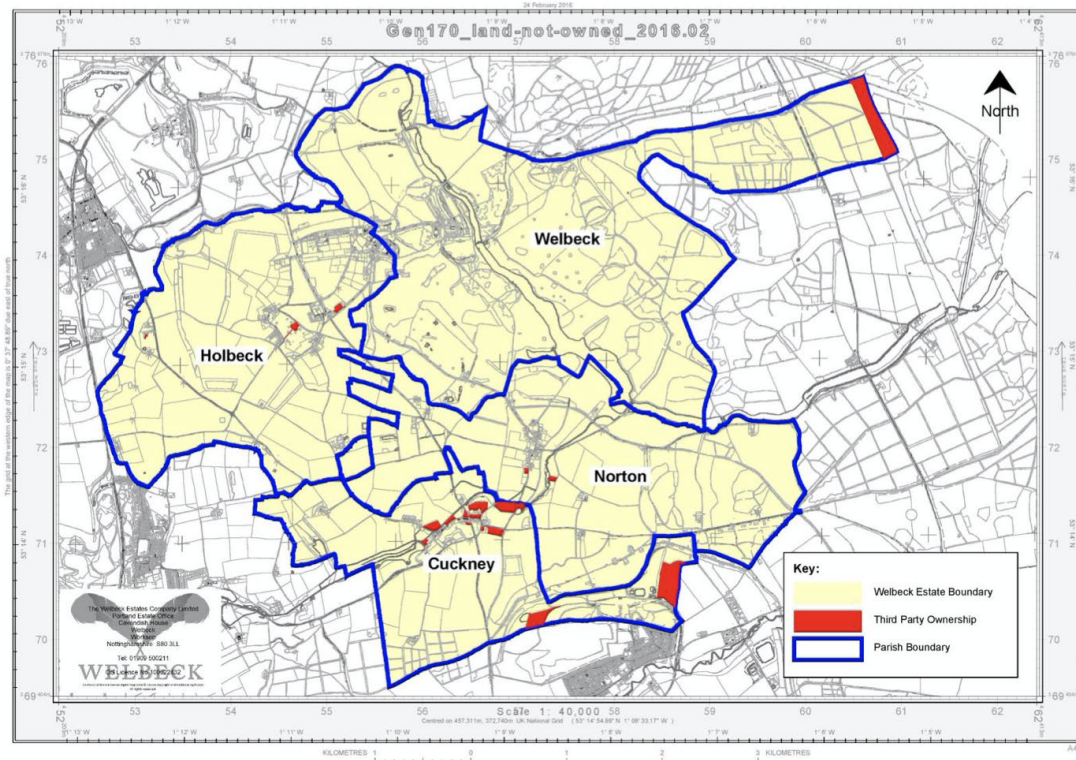
- 1.4 The Welbeck Estate covers approximately 23sq miles with the Neighbourhood Plan area covering approximately 11sq miles.
- 1.5 At the centre of the Welbeck Estate is Welbeck Abbey (a Grade 1 listed building which has been privately owned from 1608, and was the residence of the former Dukes of Portland). The Abbey is no longer occupied by a 'Duke of Portland.' It is surrounded by a Registered Park<sup>1</sup> which is Grade 2 Listed (created in 1748) and Welbeck Village - a collection of ancillary buildings of high conservation and architectural value (Grade 1 and 2 listed). Part of Welbeck was occupied by an educational establishment of the British Army for many years until their withdrawal in 2005.
- 1.6 When the Ministry of Defence vacated in 2005 Welbeck Estates worked hard to redevelop this central core of buildings for business and retail use with considerable success. The Harley Art Gallery is already a tourist destination that was extended in 2016.<sup>2</sup> This is complemented by the Welbeck Farm Shop, Bake House, Artisan School, coffee shop and brewery that are award winning and nationally highly regarded.
- 1.7 The Welbeck Estate also includes a deer park, ancient woodlands and forestry, lakes, farmland and grazing. On the southern boundary of the Plan area is the site of the former Welbeck Colliery (closed in 2010). Work to regenerate this site for a range of employment and residential uses is under way. The outline permission includes 85 dwellings and a range of offices and warehouse uses. The dwellings are located next to Meden Vale (in Mansfield District) and it is expected that future residents are more likely to use the services and facilities in this adjoining district.
- 1.8 Welbeck is still a working estate owning the vast majority of the residential property in the villages of Cuckney, Norton, Holbeck and Welbeck, the Home Farm and surrounding tenant farms and the commercial and industrial premises available within the Plan area.
- 1.9 Most areas used as playing fields, parks and open spaces are owned by Welbeck Estates with leases or less formal arrangements in place for their use by local people. The small play area at Norton and playing field at Holbeck are leased to Bassetlaw District Council.

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<sup>1</sup> Registered Parks and Gardens are designated heritage assets of national importance and are registered for their special historic interest.

<sup>2</sup> For more information on Welbeck Estates see [www.welbeck.co.uk](http://www.welbeck.co.uk) and for the Harley Gallery see [www.harleygallery.co.uk](http://www.harleygallery.co.uk)

## Map 2 Welbeck Estate ownership across the Plan area



1.10 Welbeck Estates has been represented on the NPSG from the inception of the CNHW NP and the Review NP.



## 2 Local Context

- 2.1 Although the Plan covers two Parishes and four villages with Welbeck Abbey at its heart, the Plan area functions as one entity. The Parish boundaries are administrative and do not reflect how people live, work and spend their leisure time. Understanding the close interrelationship between the settlements is vital to appreciating why the Review NP continues to take a different approach to previous district wide policy documents and allocates sites across all four villages to meet the needs of people living and working across both Parishes.
- 2.2 In 2011, the total population of the Plan area was approx. 550, living in 274 dwellings. The Census 2011 breaks the population down into 208 residents in Cuckney, 143 in Norton and 195 in Holbeck.
- 2.3 The AECOM HNA notes that ‘it is likely that the NA population has since declined with the latest population estimate by parish available (Office of National Statistics from 2018) estimating a reduced population of 516 (205 Cuckney, 119 Norton and 192 Holbeck).<sup>3</sup>
- 2.4 The analysis below describes each settlement. However, it is important to appreciate the extent to which, for local people who live and work in the Plan area, these settlements are interrelated.

### *Cuckney and Norton Parish*

**Table 1 Key Statistics 2011<sup>5</sup>**

	No of Dwellings	Population 2011	% Over 65	% Under 16	Population 2018
Cuckney	95	210	32 (18) <sup>4</sup>	9.6 (18)	205
Norton	70	145	24 (18)	12 (18)	11

- 2.5 It is significant that the percentage of residents over 65 is a much higher proportion compared to the county average (18%) and the percentage of under 16s is much lower. The AECOM report confirmed using mid 2018 population estimates that there was a particularly high and increasing proportion of 65 to 74 year olds. This is backed up by the 2013 CNHW Housing Needs Survey.
- 2.6 The AECOM HNA analyses the house types by age of the household, recognising the fact that households of different ages have different housing needs. The analysis shows the growing need for smaller 2-3 bed dwellings. This is discussed in more detail in section 16.
- 2.7 Important routes north and south have run through Cuckney from very early times. There is evidence to suggest that there was a battle in 632AD near the site of St Mary’s Church. The existing Church dates back to 12C. There is also evidence of a Motte and Bailey Castle on the site until about 1148.
- 2.8 The River Poulter runs through Cuckney and Norton from west to east. During the 1800’s there were 2 mills in operation; a cotton mill and a corn mill. The cotton mill is now the Primary School.

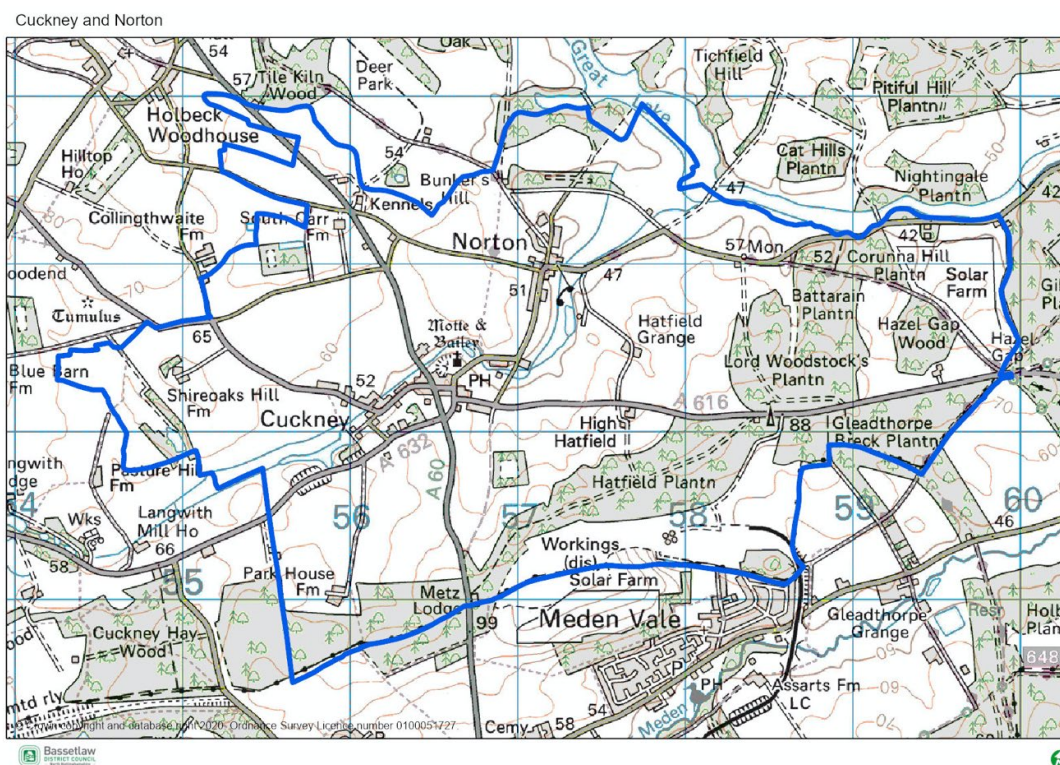
<sup>3</sup> Data is from the HNA and is an amalgamation of three Output Areas (OAs). Holbeck E00142877, E00142873, Norton E00142880. The OA boundary which is the nearest approximation to Welbeck CP has changed considerably between the 2001 and 2011 Census. Therefore, in the interests of accuracy and consistency, any population and household data in the HNA is based on the three OAs listed above only.

<sup>4</sup> Figures in brackets are County average

<sup>5</sup> From census 2011

- 2.9 Adjacent to the school is the dam and dam meadow. The meadow is an area of wetland (designated a local wildlife site) and is bounded by the River Poulter to the north and Cuckney dam to the south. It has the old millstream running through it to the weir. The dam and dam meadow are home to river and wetland birds all year round. Some of this area is under the tenancy of a local farmer.
- 2.10 Cuckney has a church, pub, primary school with sports hall, cricket ground and village hall. The village hall, over 100 years old, is a metal and wood building. Its condition is deteriorating beyond repair and is expensive to heat and maintain. Only 5 dwellings have been built in the last 40 years both for private ownership in Cuckney. However, Policy 15 of the original version of the CNHW NP (**Policy R18** in the Review NP) allocated a site for housing, a village hall and car park. This has enabled planning permission to be obtained for 6 dwellings, a new village hall and car park. Site clearance for the car park begins in February 2021.
- 2.11 In Norton during World War Two there was a prisoner of war camp in woods to the north of the village but the prevailing character now is a picturesque rural village comprising of estates workers houses and farm buildings. The village is entirely within the Norton Conservation Area and has 10 listed buildings and a further 16 buildings of local heritage value.
- 2.12 There are 11 bungalows in Norton built in 1962 by Welbeck Estates. They quickly attract interest when one occasionally becomes available. Policy 18 of the original version of the CNHW NP (**Policy R17** in the Review NP) allocated a site at Lady Margaret Crescent for 4 dwellings suitable for older people. Subsequently Norton Grange Farm and outbuildings have become vacant and Welbeck Estates are keen to see a more comprehensive redevelopment of this site and the adjoining land at Norton Grange Farm.

### Map 3 Cuckney and Norton Parish





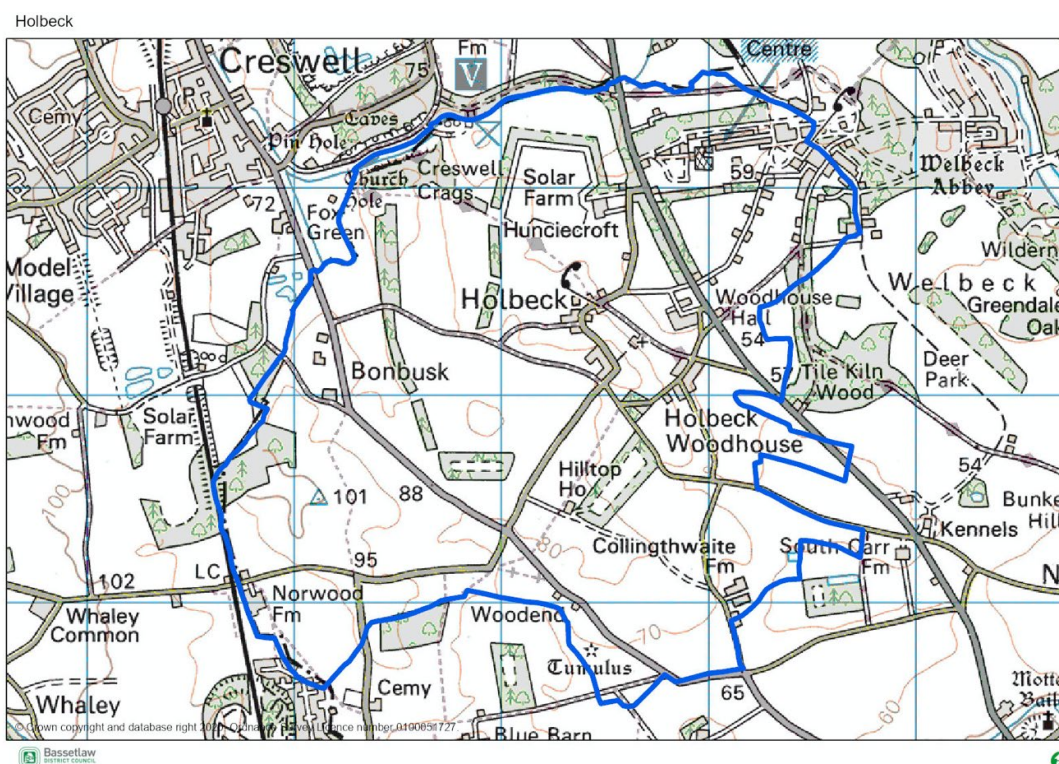
## Holbeck and Welbeck

Table 2 Key Statistics<sup>6</sup>

	No of Dwellings	Population	% Over 65	% Under 16
Holbeck	93	200	24 (18) <sup>7</sup>	13 (18)

- 2.13 **Holbeck Woodhouse and Holbeck Village** comprise of clusters of farm buildings and houses serving the estate, in addition to the land and buildings associated with the Abbey. Seven of the houses are listed, as is the Portland family church of St Winifred, built in the early 20C. The village is entirely within the Holbeck Conservation Area.
- 2.14 There are 7 bungalows in Holbeck Woodhouse they quickly attract interest when they occasionally become available. Until 2020 there had been no new housing developments within the Parish for 40 plus years however the conversion of the barns at Holbeck Woodhouse has brought 5 level access dwellings onto the market although Welbeck Estates have sought to make these holiday lets rather than letting them to people on a longer term basis.
- 2.15 Holbeck Parish includes the former stable buildings and houses for the tenants of the estate - most of which are listed due to their exceptional architectural style. Lady Margaret Hall is located off the A60. This is the largest of the community buildings within the Plan area and has recently been refurbished. (**Policy R11** below supports the improvement and expansion of this facility to include a community sports hub.)

### Map 4 Holbeck and Holbeck Woodhouse Parish



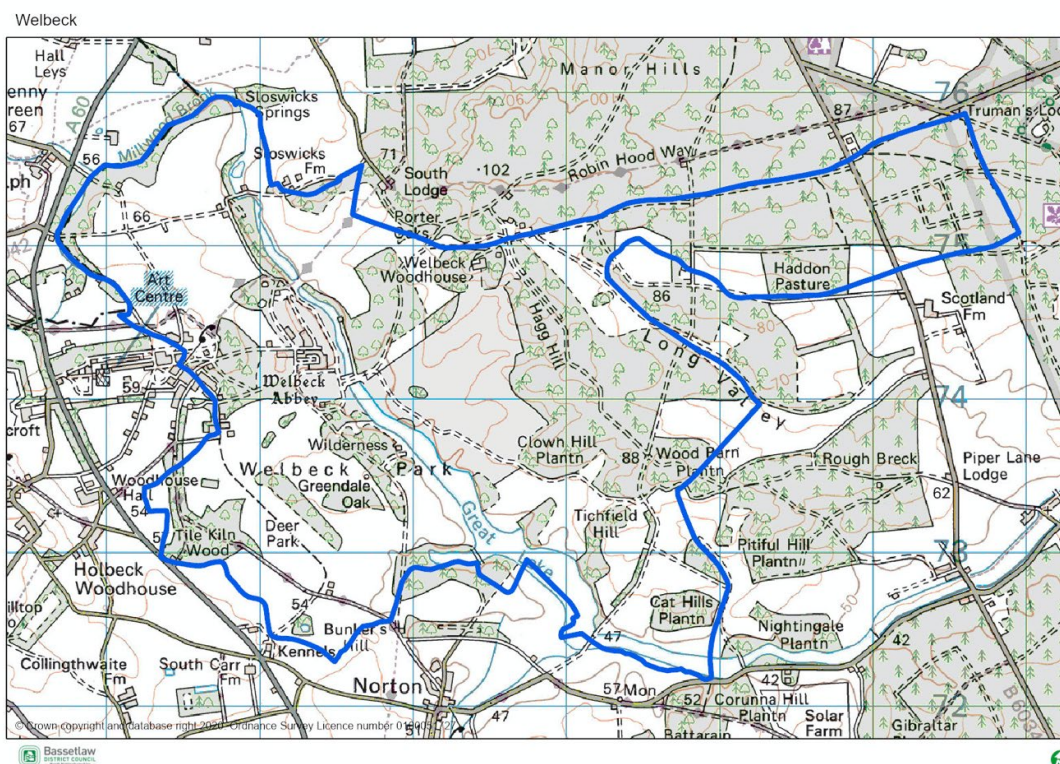
<sup>6</sup> From census 2011

<sup>7</sup> Figures in brackets are County average

## Welbeck Village

- 2.16 **Welbeck Village** comprises Welbeck Abbey, Welbeck Woodhouse, several lodges, associated stable blocks and other Estate dwellings. The Abbey came into the ownership of the Portland family in 1608. The current building is Grade 1 listed with the formal grounds being a Grade 2 Registered Park and Garden.
- 2.17 Welbeck Estates has been very successful in supporting the establishment of an award-winning art gallery, farm shop, brewery and bakery that creates a thriving hub attracting visitors and providing amenities for residents. A mixture of new build in the 1990s and the utilisation of Estate buildings has created a business cluster with 50 small businesses operating from the village. There is potential for the conversion of additional agricultural buildings for commercial and residential uses in this area.
- 2.18 This Review NP includes a tourism policy (**Policy R13**) and a Policy to support expanding workspace for small businesses (**Policy R5a**) which supports the reuse of vacant buildings to build on this success in providing a business and tourism hub.

### Map 5 Welbeck Parish



### Public Transport Provision

- 2.19 Buses run through the Plan area at 2 hourly intervals between Edwinstowe and Worksop 6 days a week. Edwinstowe is a small town and Worksop is the sub regional centre. The provision of public transport facilities will be an important consideration in reducing car usage. As important is the provision of local shops providing essential services that reduce the need for long car journeys.

## Community Facilities

- 2.20 Holbeck has a Post Office that opens 4 hours a week otherwise, except for the Cuckney Village Shop, the focus for retail services is the cluster of shops in Welbeck village. There is a Garden Centre, Farm Shop and Harley Café, children's nursery and 50 small businesses that are all within the Holbeck and Welbeck Parish. All these facilities /services are within approximately two miles of everywhere in the Plan area.
- 2.21 There are a variety of village clubs, church events and social groups in Welbeck Village, Norton and Cuckney. There are also sports clubs for tennis, bowls and archery, a Gymnastics Club and a Musical Theatre Company.

## *Welbeck Colliery Site*

- 2.22 Welbeck Colliery opened in 1912 and closed in 2010. At its peak, it employed 1500 workers and extracted 1.5 million tonnes of coal per year. Welbeck Colliery is now part of a regeneration scheme that will see the entire site redeveloped for mixed uses over the period of this Plan.
- 2.23 The community supports the principle of regenerating this brownfield site for a range of employment uses. Over the Plan period, it is expected that, as the site is built out, the area will attract a large number of local jobs and investment.
- 2.24 The colliery site is on the Bassetlaw/Mansfield district boundary. Immediately to the south of the site is the former mining village of Meden Vale (known as Welbeck Colliery Village until the 1960's). There have been various consultations with the communities around the former colliery site in recent years and the principle of the regeneration of the site has been explored in detail with the communities within the Plan area and in adjoining parishes.
- 2.25 Recent developments include the installation of a bio digester plant and planning permission for 64 dwellings.
- 2.26 Given the advanced stage of this work, the regeneration of the Colliery site is not included in the scope of this Plan. However, the communities of CNHW support the redevelopment of the former colliery site for employment and some housing in accordance with Bassetlaw's planning policies. None of the employment policies in this Plan relate to the former colliery site or are intended to constrain the Welbeck Colliery site redevelopment proposals.



### 3 Why do we need to review the CNHW Neighbourhood Plan?

- 3.1 The CNHW NP was successful in allocating sites for development outside BDC's Core Strategy framework.
- 3.2 This Review NP does not seek to allocate any new sites. Its focus is on providing
- a policy framework for the change of use of some of the listed buildings in Welbeck village, (see **Policy R4** Protecting or Enhancing Heritage Assets, **Policy R5a** Expanding Employment Opportunities and **Policy R13** Promoting Tourism)
  - an infill policy for the villages of Norton, Holbeck and Cuckney (see **Policy R1** Sustainable Development, Infill and Development Boundaries)
  - a strategy for the use of renewable energy and sustainable construction methods (see **Policy R7** Low Carbon Development and Renewable Energy)
  - a coordinated approach to the provision of community facilities (see **Policy R11** Improving Sports, Recreation and Community Facilities)
  - a tourism strategy that coordinates the potential offer across the Plan area (see **Policy R11** Improving Sports, Recreation and Community Facilities and **Policy R13** Promoting Tourism in Welbeck Village)
- 3.3 The Housing Requirement Figure as set out in the draft Regulation 18 Bassetlaw Plan 2020 proposes 5% growth for Cuckney (equivalent to 8 dwellings) and does not propose any growth for Norton or Holbeck. However the Examiners Report on the original CNHW NP noted at para 3.11 *'I agree that the CNPC have put forward a convincing argument in the plan as to why a modicum of new development would go towards meeting identified local housing needs<sup>8</sup> and to demonstrate how such development would help to maintain the vitality of a somewhat special community... 'Norton is relatively close to Cuckney such that housing there would support the services in the larger village.'*
- 3.4 The emerging Local Plan para 5.2.7 also notes that *'In all cases, the neighbourhood plan process is the most appropriate mechanism to demonstrate community support to justify a different level or distribution of growth within their designated area based on local circumstances and local needs.'*
- 3.5 The principle of development on the sites allocated in the made Neighbourhood Plan is established for in the region of 25 dwellings at two sites in Cuckney (15 at the Depot and 10 on Creswell Road) and 4 in Norton. The principle of the conversion of Woodhouse Hall Barns and some limited associated housing development is established and planning permission has been secured for development on the allotment site of 6 dwellings 4 of which are affordable, in accordance with the made CNHW NP. This Neighbourhood Plan Review seeks to use new evidence from the Design Code and Housing Needs Assessment that was not available when the previous Plan so that the policies are grounded in an understanding and evaluation of the area's defining characteristics.

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<sup>8</sup> In the Housing Needs Survey, 2014

### *Conservation and Regeneration: getting the balance right*

- 3.6 The heritage of the area is evident in the approximately 60 listed buildings and structures across the Neighbourhood Plan area. In addition, all three villages sit entirely within their own separate conservation areas.<sup>9</sup> This protection not only safeguards buildings from unsympathetic renovation, but also protects the setting and views into and out of the villages commensurate with the quality of much of the built environment within the settlements.
- 3.7 Many of the buildings are of good architectural quality due to the ‘Welbeck’ style that is evident in the appearance of many of the dwellings.<sup>10</sup> Planning policies have focused on protecting this unique character and there have been very limited developments in any of the villages within the last 40 years. Since the 1970’s there had only been 5 new dwellings built (for private ownership), (although there has been a considerable amount of conversion of buildings and some new development around Welbeck village for commercial and retail uses).
- 3.8 Most recently, the renovation of the Cartsheds at Holbeck Hall Farm has provided five 2, 3 and 4 bed dwellings and removed the building from the Heritage at Risk Register.<sup>11</sup>
- 3.9 However, further studies on some of the listed buildings combined with the changing economics of redeveloping heritage buildings, wider societal changes and the success of earlier redevelopment schemes has resulted in a growing confidence amongst local people and Welbeck Estates about the potential of the Plan area to support more tourism and better facilities for local people and visitors.
- 3.10 A Welbeck Pattern Book and the AECOM Design Code also now provide locally specific information and detail to ensure future development is of the highest quality and reinforces the heritage of the Plan area.<sup>12</sup>
- 3.11 The CNHW Neighbourhood Plan focused on allocating housing sites. Where these sites have not yet been developed, the Review NP has redrafted the policy to provide more detailed local information based on the additional analysis from the CNHW Design Code 2021 and the Housing Needs Assessment.

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<sup>9</sup> Further information available on BDC website - <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/conservation-areas.aspx>

<sup>10</sup> For more information on this see the heritage section of this Plan

<sup>11</sup> See Bassetlaw Heritage at Risk Strategy and Update to Heritage At Risk Register – July 2020

<sup>12</sup> The Welbeck Pattern Book and the AECOM Design Code are on the neighbourhood plan web site at <https://www.nortonandcuckney.co.uk/neighbourhood-plan>

## Scope of the Neighbourhood Plan

3.12 The issues, implications and Neighbourhood Plan response are set out in **Table 3**. Text in italics is an update on progress.

**Table 3 Issues, implications and Neighbourhood Plan response**

Issue	Implications for the local community	Neighbourhood Plan Response
Climate change	<p><i>Fuel poverty for those living in heritage buildings that are expensive to heat.</i></p> <p><i>Opportunity to enhance biodiversity and green infrastructure.</i></p> <p><i>Provision of sustainable electric charging points for cars.</i></p>	<p><i>Put green issues centre stage –in promoting low carbon development and use of renewables as part of retro fitting and new development, whilst significance of heritage assets is preserved.</i></p> <p><i>Enhancing walking and cycling routes to encourage movement on foot and bike.</i></p>
Ageing population	<p>Limited availability of houses for potential newcomers, in particular young families and people of working age. Reduction in numbers of young people in the community and declining population as household sizes fall.</p> <p>Fall in school roll from local area – less than 10 out of 135 pupils come from Cuckney, Norton, Holbeck and Welbeck.</p> <p>Greater dependency on adequate public transport provision and the importance of ensuring at least the existing public transport service.</p>	<p>Carefully select sites in the three settlements to deliver housing to support the changing needs of the local community.</p> <p>Ensure any proposed development is located so that it is safely accessible to bus stops.</p>
Reduction in jobs in the local economy, due to the decline in agricultural employment and at Welbeck Colliery	<p>Fewer people working in the area and more commuting can make dormitory settlements. Reduced opportunity for local employment.</p> <p>Importance of ability to work from home – broadband connectivity.</p>	<p>Promote the reuse of redundant buildings for commercial uses.</p> <p>Encourage employers to use local people (this is in accordance with the aspiration in the BDC Local Plan).</p> <p><i>Promote the tourist potential of the area – building on recent successes like the extension of the Harley gallery and the success of Hazel gap Farm as a wedding</i></p>

Issue	Implications for the local community	Neighbourhood Plan Response
		<p>venue. Encourage overnight stays (hotel or self-catering accommodation) to enable visitors to stay and enjoy indoor and outdoor attractions.</p> <p>Bring forward an employment site to expand the range of jobs available in the area and to support local businesses.</p>
4 small rural settlements	<p>Limited community facilities.</p> <p>Reduction in social cohesion and limited space to gather for community functions.</p> <p>Car journeys out of the area to access sports and social clubs.</p> <p>Bigger detrimental impact for young people and those without access to a car.</p>	<p>Create a sports hub around Lady Margaret Hall – incorporate existing sports and community facilities linked with walking and tourism attractions</p>
Increasing car usage	<p>Insufficient provision for safe access and parking of vehicles at some community facilities.</p> <p>Significant congestion around the school and park in Cuckney, creating a major hazard due to the speed of traffic running through the village.</p>	<p>Identify suitable site near school for parking provision. Car park permitted as part of permission below.</p> <p>Promote growth in Cuckney to support existing facilities.</p> <p>Enhance community facilities within the area to foster community cohesion.</p>
Protect and enhance the very special architectural quality and heritage of much of the buildings and their settings	<p>Conservation does not mean frozen in aspic and whilst local people love the beauty of the area (and this quality is an economic asset), the changing needs of the community must also be recognised.</p>	<p>Identify small sites that have passed sustainability assessment, insist on high quality sympathetic, creative design solutions in the delivery of additional housing for general and local population.</p> <p>Cartshed at Holbeck Hall Farm converted into 5 dwellings and building removed from heritage at risk list.</p>

3.13 Good planning decisions are made on the basis of a detailed and accurate understanding of an area.

3.14 This Neighbourhood Plan has been developed by people who have lived within the area for many years and this local knowledge forms the backbone of the proposals. Based on the analysis of the issues above the policies focus on;

- addressing climate change (promoting low carbon development and increasing biodiversity)
- providing houses to meet the needs of local people (including those who come to work in the area)
- helping local businesses to grow
- supporting investment in community infrastructure
- enhancing green infrastructure to encourage active movement (walking and cycling)

*How does this Plan work within the planning system?*

3.15 Planning policy is formulated and delivered by Bassetlaw District Council (BDC). The Review NP like the existing Neighbourhood Plan is required to have regard to National policies and be in general conformity with the strategic policies of the Development Plan.

3.16 The Review NP is also supported by the evidence base of the Draft Local Plan for Bassetlaw that is currently at an advanced stage of development. The timeframe for the Review NP is aligned to the planning period of the Publication Version Local Plan and Addendum (up to 2038).

3.17 A number of District-wide documents, which are supporting the preparation of the Draft Local Plan, have been used to support the preparation of the Review NP. These include:

- a) Housing Land Availability Assessment, 2017;
- b) Housing and Economic Development Needs Assessment 2020;
- c) Residential Design Successful Places: Supplementary Planning Document, 2013

3.18 Plan area studies have also been commissioned to aid the development of the Review NP. These include:

- a) CNHW Design Code, 2021;
- b) Housing Needs Survey, 2021;<sup>13</sup>
- c) Green Infrastructure Project 2015;<sup>14</sup>
- d) Data Analysis (including census) provided by OCSI in 2013 for each settlement;<sup>15</sup>
- e) Welbeck Pattern Book<sup>16</sup>

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<sup>13</sup> See AECOM Housing Needs Survey at <https://www.nortonandcuckneyipc.co.uk/neighbourhood-plan>

<sup>14</sup> See [https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final\\_gi\\_report\\_compressed.pdf](https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final_gi_report_compressed.pdf)

<sup>15</sup> See 4 Community profile documents for each settlement at <https://cnhwneighbourhoodplan.weebly.com/other-relevant-documents.html>

<sup>16</sup> This was commissioned by Welbeck Estates to provide a design framework as part of the existing Neighbourhood Plan



## 4 Consultation

- 4.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. The discussion amongst the joint parishes, their representatives and their residents has been transparent and inclusive from the start.
- 4.2 The Steering Group have provided opportunities at every stage in the Plan preparation process for local people to comment on the emerging ideas and to influence the focus of the Plan. A full overview of this consultation is available in the supporting document titled 'Consultation Statement' that is available on the Neighbourhood Plan website.

## 5 Community Vision

- 5.1 The vision and objectives were prepared and endorsed by the community for the made Neighbourhood Plan. The only revision is to emphasise the importance of low carbon development reflecting the heightened local and political concern about the urgency to address climate change.

### Vision

*By 2038, the Neighbourhood Plan area will be thriving, vibrant and community led. It will value its rural environment and heritage and provide the whole community with opportunities to meet their housing, employment and social needs at every stage of their life. It will promote low carbon development and be a sustainable place where everyone can flourish and prosper.*

## 6 Community Objectives

- 6.1 The community objectives set out how our vision will be achieved; they reflect the aspirations of residents and were drafted following significant consultation for the made Plan. The only revision was to add an objective (a new number 6) with one specifically referencing the importance of low carbon planning.

### Community Objectives

*Community Objective 1: To bring forward carefully selected sites to meet the current and future needs of the community (both housing and community facilities) whilst ensuring that such development complements the character of the area.*

*Community Objective 2: To ensure that all development is designed in accordance with guidelines that reflects the area's distinctive character.*

*Community Objective 3: To promote development that builds upon the distinctive strengths of the local tourist economy.*

*Community Objective 4: To support growth and innovation within the local economy that will provide more local job opportunities.*

*Community Objective 5: To protect, enhance and where possible extend existing open spaces and walking and cycling routes through and out of the Plan area.*

*Community Objective 6: To promote a low carbon approach by encouraging community renewable energy schemes, the use of green materials and designs and in the renovation of existing buildings.*

*Community Objective 7: The Neighbourhood Plan will take a positive approach to development on the allocated sites to ensure the area remains attractive and vibrant place to live.*

## 7 Engaging with the Community: a Key Principle

- 7.1 This Plan Review reflects the community's desire to continue to have greater involvement and influence over development proposals that come forward between 2021 and 2038.
- 7.2 The NPPF clearly recognises the importance of early discussion between applicants and the local community. Paragraph 132 of the NPPF states: "Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot".
- 7.3 Encouraging dialogue and consultation between landowners (which is primarily Welbeck Estates) and the relevant Parish Council early in the process ensures that issues can be discussed and resolved at an early stage as they consider development in the Plan area. It is important Welbeck Estates continue to consult with the community throughout the planning application process.
- 7.4 The key principle set out below is voluntary and is intended to encourage Welbeck Estates to talk to local people prior to and during the planning application process. This will result in a scheme that is more acceptable to the community and is more likely to secure approval from Bassetlaw District Council.

### ***Key Principle: Community Engagement***

1. Prior to submitting proposals for development (excluding householder development) developers are encouraged to actively engage with the relevant parish council and the local community at the pre application stage.
2. They are encouraged to provide a short document with the planning application to explain:
  - a) how they have consulted the community; and
  - b) how concerns raised by local people and the Parish Council have been addressed: and
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces the local character as detailed in the Cuckney, Norton, Holbeck and Welbeck Neighbourhood Plan Design Code 2021, BDCs Landscape Character Assessment and the Conservation Area Character Appraisal; and
  - d) where the proposals are for housing development, how this meets local housing need.
3. When the planning application is submitted, this engagement with the community should continue, where necessary, to ensure the community understand the scale and implications of the proposals.

## 8 Sustainable Development and Development Boundaries

8.1 The Review NP promotes sustainable development up to 2038 and continues to support the growth on the sites set out in the made CNHW Neighbourhood Plan by;

- the careful selection of sites with a lot of community consultation
- the requirement for Welbeck Estates to undertake pre-application consultation as schemes are developed
- housing to meet local needs
- the design of any new development to be of a high standard
- to minimise the carbon output of new and renovated buildings
- to minimise the adverse impact on landscape character and biodiversity<sup>17</sup>

8.2 Only Cuckney was classed as a rural service centre in the adopted Core Strategy. The Development Boundary in BDCs Core Strategy 2011 was drawn around Cuckney's existing built up area in accordance with the Core Strategy approach. The district wide approach was that in rural service centres some growth would be acceptable where it is *'of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities.'*<sup>18</sup>

8.3 The Development Boundary for Cuckney as adopted in the Core Strategy has been reviewed and amended to include the site allocations from the made CNHW NP. The Review NP also includes a Development Boundary for Norton, as this was considered appropriate given the site allocation in the village. However, given the loose grain and irregular development pattern in Holbeck and the historic nature of Welbeck village and that no sites are allocated in Holbeck or Welbeck village, this approach was not considered appropriate for Holbeck or Welbeck village.

8.4 Development in Cuckney and Norton should be concentrated within the Development Boundaries. The following criteria have been used by the NPSG in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;

- existing commitments by virtue of an extant planning permission for residential development where that permission is considered sustainable development in accordance with this Neighbourhood Plan; and
- the presence of predefined physical features such as walls fences hedgerows roads and streams; and
- open areas including informal recreation space which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and

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<sup>17</sup> In responding to the consultation on the CNHW NP, Severn Trent Water sought to emphasise the importance of Drainage Hierarchy (Planning Practice Guidance paragraph 80) to highlight the need to discharge surface water to the natural watercourse system instead of sewers.

<sup>18</sup> Policy CS8 Rural Service Centres BDC Core Strategy

- analysis from the BDC Landscape Character Assessment 2009 and the CNHW Design Code 2021; and
- a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2038 / to meet the Housing Requirement in accordance with National Policy; and
- a consideration of the findings of the 2018 Bassetlaw Rural Settlement Study.

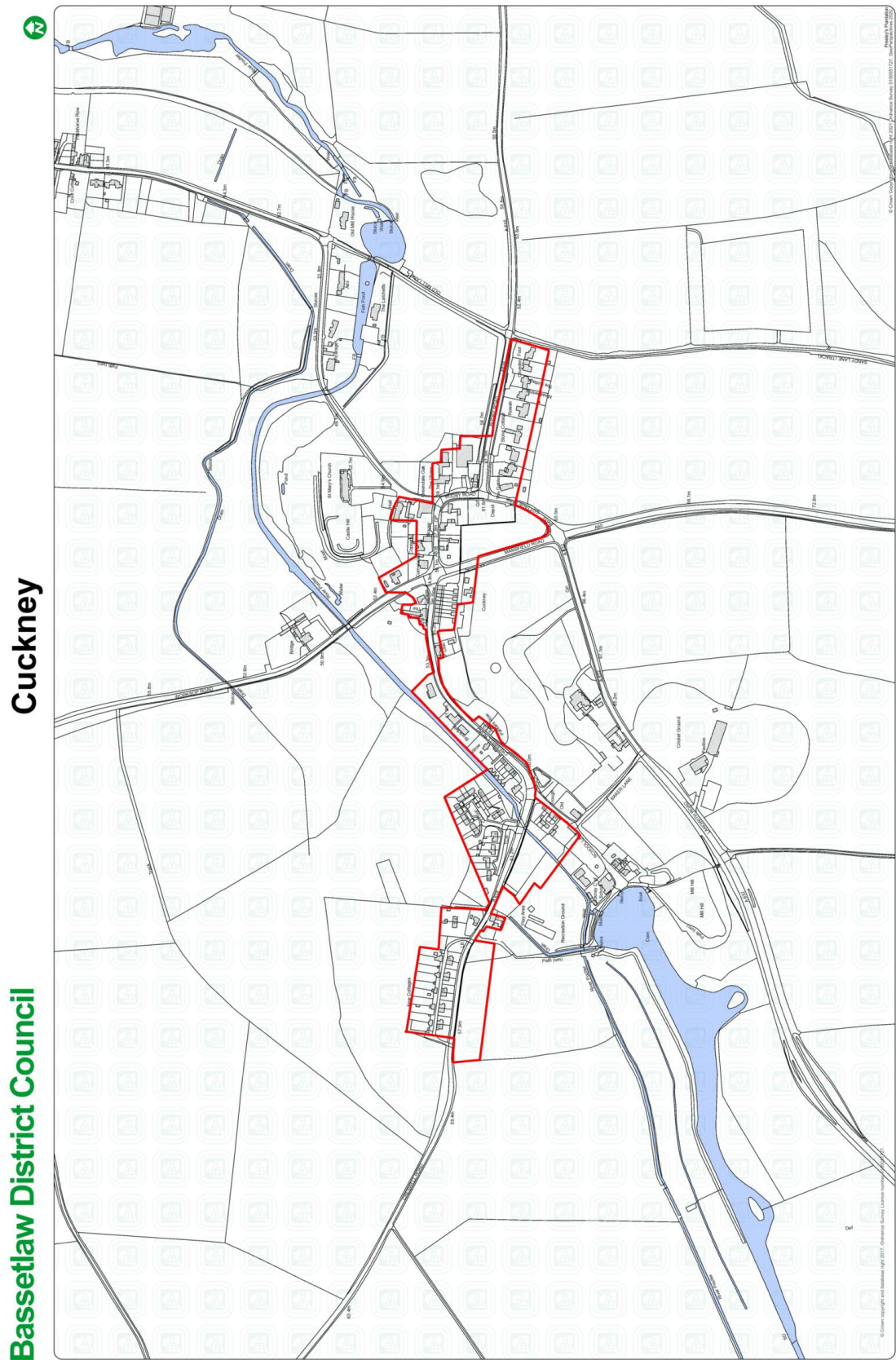
8.5 The options the NPSG considered, and the reasons they were either progressed or dismissed are set out in **Table 4**.

**Table 4 Development Boundary Assessment**

Option 1	Reasoned Assessment
Tightly constrained development boundaries	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions on the edge of the village.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.



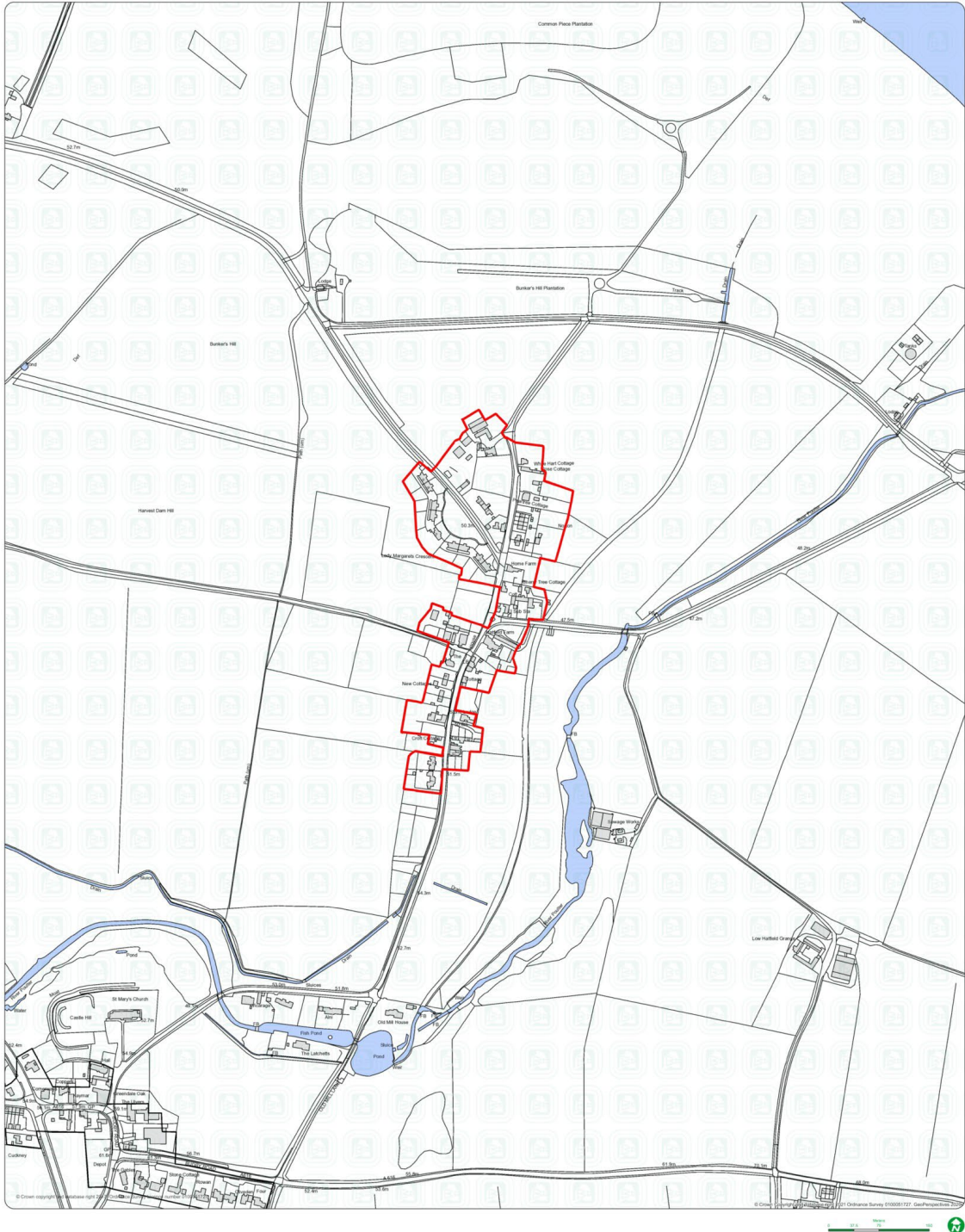
Map 6a Cuckney Development Boundary



## Map 6b Norton Development Boundary

**Bassetlaw District Council**

**Norton**



- 8.6 Outside these development boundaries, strict controls are required to control new housing development to maintain the openness of the countryside.



8.7 In Holbeck Parish, opportunities for development on land adjacent to the built up area will be limited given the landscape and heritage sensitivity of the landscape. It was not considered necessary to define a Development Boundary for Holbeck. However, there may be small sites immediately adjacent to existing dwellings in Holbeck Parish that may be suitable for one or two dwellings. Where the proposals can demonstrate that they sustain the rural economy (for example by providing dwellings to meet local need), they will be supported so long as they have regard to the NPPF and landscape, design and heritage policies in this Plan.

### Infill

8.8 It is possible that, over the Plan period, sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area. Given that this Plan area has allocated sites in excess of its housing requirement figure, additional speculative development will be strictly controlled and will need to demonstrate it is meeting a local need as identified in the AECOM Housing Needs Assessment.

8.9 Not all gaps are appropriate for infilling. The protection of Local Green Spaces and the identification of Key Views (**Map 9a, 9b, 9c**) and Significant Green Gaps (**Map 8a, 8b, 8c**) seek to provide this protection amidst the wider context of providing some opportunity for growth in the settlement. Part of the character of the CNHW Plan area is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings. Infill development will not be desirable if it erodes the historic and rural character of the village.

8.10 Severn Trent Water also commented that breaks within the building line sometimes provide flow routes for water through the urban environment either as a result of surface water or exceedance flows from sewers or rivers. It is important that when infill sites are proposed an understanding of how the flow of water will be impacted such that the flood risk to existing or new properties is not increased or created.

8.11 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap capable of accommodating a few dwellings so long as the development is of a similar scale and density and does not harm the character of the area. This will ensure that the development is comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwellings should be of a similar size, scale and massing to those in the area with amenity circulation space comparable to adjoining properties.

8.12 The second criterion of the first part of **Policy R1** comments about the need for infill development to be of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the parish in which the proposal is located, as defined in the Cuckney, Norton, Holbeck and Welbeck Design Code (2021). In most cases, infill sites will be capable of accommodating one or two dwellings.

8.13 Given the local need for smaller properties for downsizing for an ageing population, smaller dwellings suitable for older people or those with mobility issues will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.



## Policy R1: Sustainable Development, Infill and Development Boundaries

1. Development proposals that are within the Development Boundaries defined on Map 6a and 6b will only be supported where they can demonstrate that they satisfy the principles of sustainable development by:
  - a) meeting local development needs<sup>19</sup> as defined in District policies and Neighbourhood Plan Policy R8a;
  - b) being of a scale, density, layout and design that is in keeping with the character, appearance and amenity of that part of the parish in which the proposal is located as defined in the CNHW Design Code particularly in relation to historic development patterns, plot layouts and building plot size;
  - c) safeguarding the integrity, function and character of the significant green gaps (see Map 8a, 8b and 8c), local nature reserves or any other area designated for its nature conservation or priority habitat (see Map 7a, 7b and 7c);
  - d) incorporating any natural features on the sites that have nature conservation value where practicable;
  - e) preserving or enhancing the significance of heritage assets in the area;
  - f) avoiding gaps where natural flow rates or exceedance flow paths are identified;
  - g) including Sustainable Drainage Schemes (SuDS) where applicable, that improve biodiversity as well as mitigating surface water flood risk, managing outfall sustainably in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80); and
  - h) incorporating measures which would promote walking and cycling where applicable.
2. Outside the defined Development Boundary, proposals will be carefully controlled in accordance with national, District and other Neighbourhood Plan policies.
3. Development adjacent to existing dwellings in Holbeck Parish is supported only where the proposals;
  - a) are of a scale, density, layout and design that is in keeping with the character, appearance and amenity of that part of the parish in which the proposal is located as defined in the CNHW Design Code; and
  - b) provide houses to meet local need;<sup>20</sup> and
  - c) are for no more than two dwellings.

<sup>19</sup> Local need is defined in the AECOM Housing Needs Assessment see executive summary at <https://www.nortonandcuckneyipc.co.uk/1>. There is a shortage of privately owned houses to buy both at the market and a discounted rate (the latter suitable for first time buyers). There is a shortage of medium and smaller size homes and a shortage of affordable houses to buy and to rent.

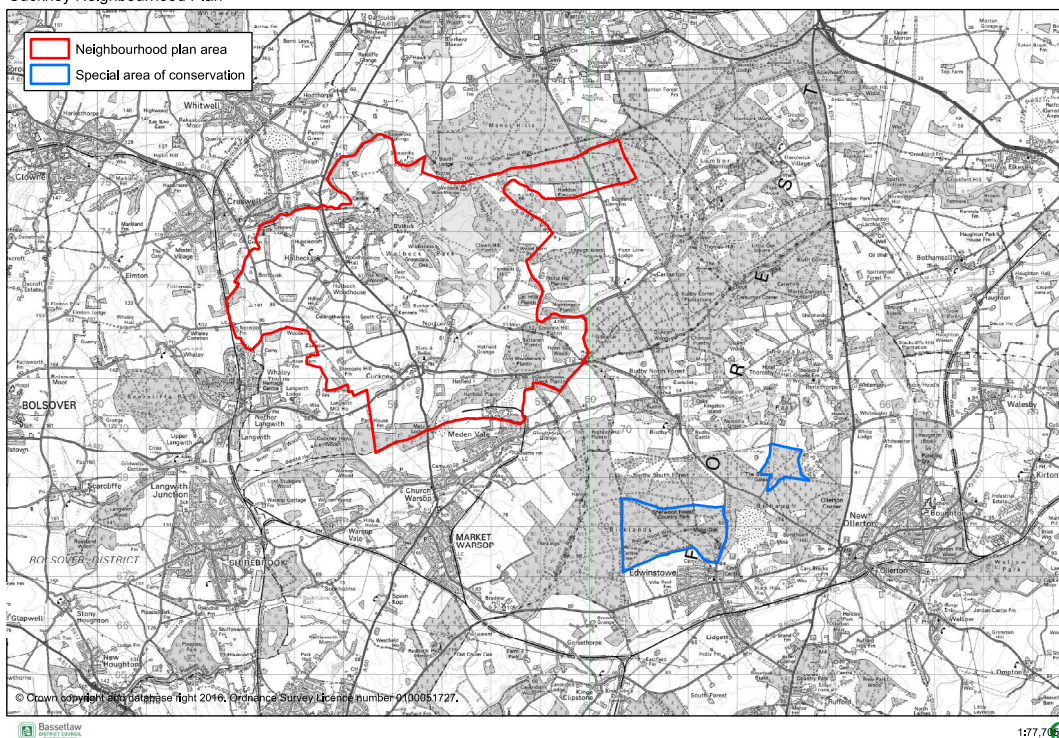
<sup>20</sup> See explanation of Local Need in foot note above

## 9 Protecting the Landscape Character

- 9.1 The community places great importance on the richness and variety of its flora and fauna and this Neighbourhood Plan places great importance on the need to protect this biodiversity, and to seek to maximise opportunities to increase biodiversity wherever possible.
- 9.2 Bassetlaw's Core Strategy Policy DM9 part B provides a comprehensive policy framework within which biodiversity and Geodiversity are considered. This Neighbourhood Plan expects all proposals to be in accordance with this policy.
- 9.3 The area is rich in wildlife; there are two Sites of Special Scientific Interest (SSSIs) within the plan area; Creswell Craggs and Welbeck Lake and two Local Wildlife Sites and Cow Close Wood is designated an Ancient Woodland.
- 9.4 Clumber Park SSSI is immediately adjacent to the Plan boundary. The Birklands and Bilhaugh Special Area of Conservation (SAC) is in the vicinity and is a remnant of Sherwood Forest. These are nationally designated sites for their special wildlife or geology interests.
- 9.5 The Sherwood Forest Area is a potential prospective Special Protection Area (ppSPA) due to its breeding bird interest (woodlarks and nightjars). There is precedence for planning applications being refused where the impact on these birds and their habitats were given significant weight.<sup>21</sup>

### Map 7a Special Areas of Conservation near the Plan

Cuckney Neighbourhood Plan



<sup>21</sup> See Secretary of State's decision 2011 on Energy Recovery Facility Rainworth

9.6 Whilst it is unlikely that any proposals in this Plan would be of a scale to cause significant impact, it is important that the cumulative impact of the development proposed is assessed.

9.7 The neighbourhood plan area covers two Bassetlaw Landscape Character Areas. These character areas are summarised below:

**Sherwood Landscape Character Area** - *The character of the Sherwood region is strongly influenced by a number of factors. The high level of woodland cover and strong heathy character provide a reminder of the formerly extensive areas of forest and “waste”. A range of features combine to produce a distinctive and sometimes unified landscape; these include rolling landform, scattered areas of grass, bracken and heather heathland, excellent examples of lowland oak/birch woodland, large mature coniferous forests, enclosed arable farmlands, narrow river corridors and ornamental parklands.*

**Magnesian Limestone Ridge Character Area** - *The Magnesian Limestone Ridge is a settled agricultural region whose character is strongly influenced by the nature of the underlying geology. This is reflected not only in the shape of the land, but also in the associated pattern of land use and settlement. The land is shaped in the form of an elevated escarpment, for the most part gently rolling, but in places deeply dissected by narrow, steep-sided river valleys, while the historical development of the region is reflected in the surface pattern of large estates, enclosed commons and small rural villages. Together with the unifying influence of limestone as a locally distinctive building material, these are the regional characteristics that differentiate the Magnesian Limestone Ridge from surrounding areas.*

9.8 Cuckney straddles both of these character areas following the direction of the River Poulter, while the developed areas of the other villages are wholly within the Magnesian Limestone Ridge Character Area.

9.9 Watercourses form a vital component of the natural and urban landscapes as visual features, pathways for water and they provide access to water for wildlife. It is therefore important that these features are also protected.

9.10 Most of Welbeck is in Policy Zone 12 and the LCA notes that the landscape condition is considered very good with strong ecological integrity and the landscape action is to conserve.<sup>22</sup> The remainder of Welbeck parkland is in Policy zone 31 and 29 where the landscape action is also to conserve.

9.11 Holbeck and most of Cuckney Parish are in Policy Zone 13 where the expansive agricultural landscape is noted. The landscape action is to conserve and reinforce.

9.12 **Map 7b, 7c, and 7d** below shows the landscape and heritage settings across the Parishes in the Plan area. The impact of heritage on the landscape cannot be understated and Heritage is discussed in section 11.

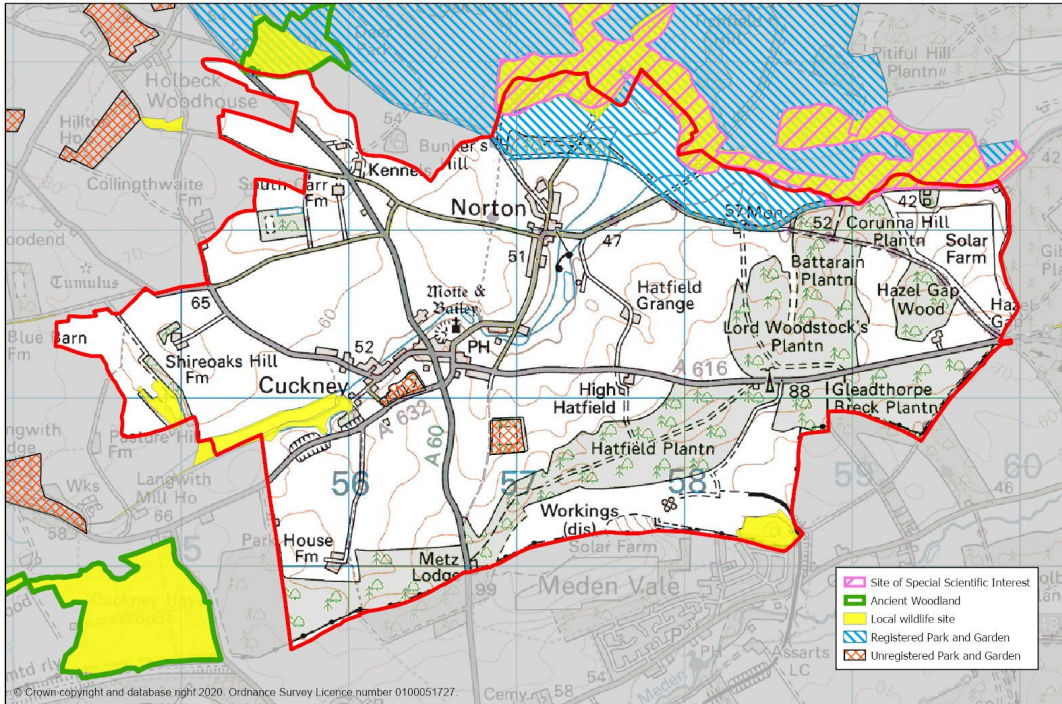
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<sup>22</sup> See <https://www.bassetlaw.gov.uk/media/3476/ml-ridge-policy-12.pdf>



## Map 7b Cuckney and Norton Landscape and Heritage Setting

Norton and Cuckney

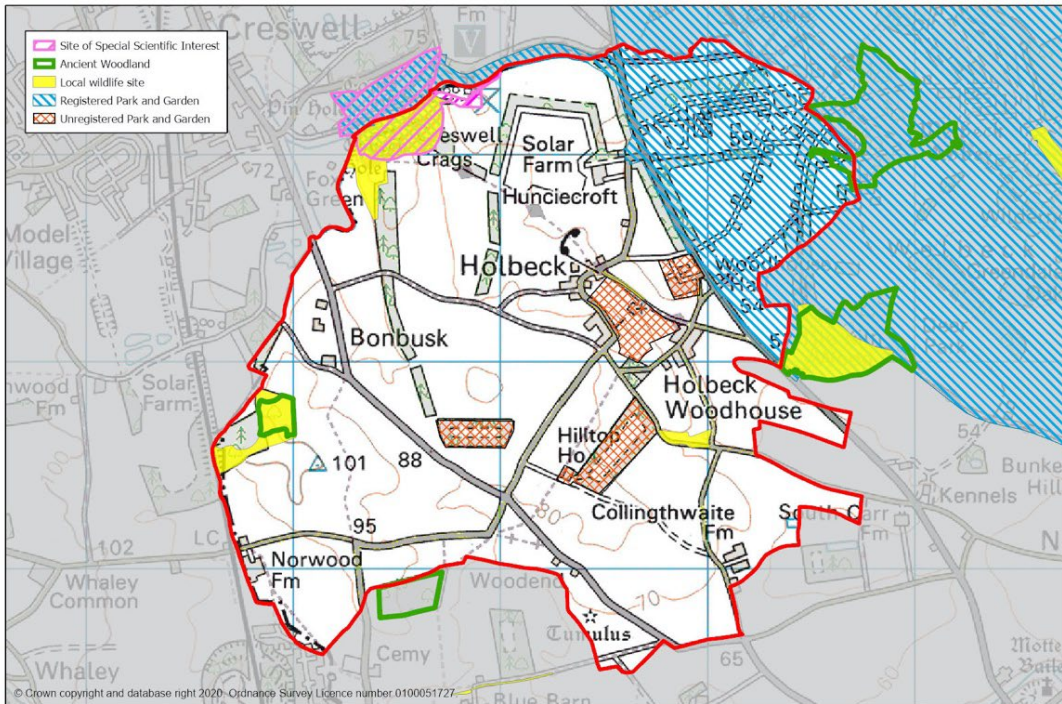


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## Map 7c Holbeck Landscape and Heritage Setting

Holbeck

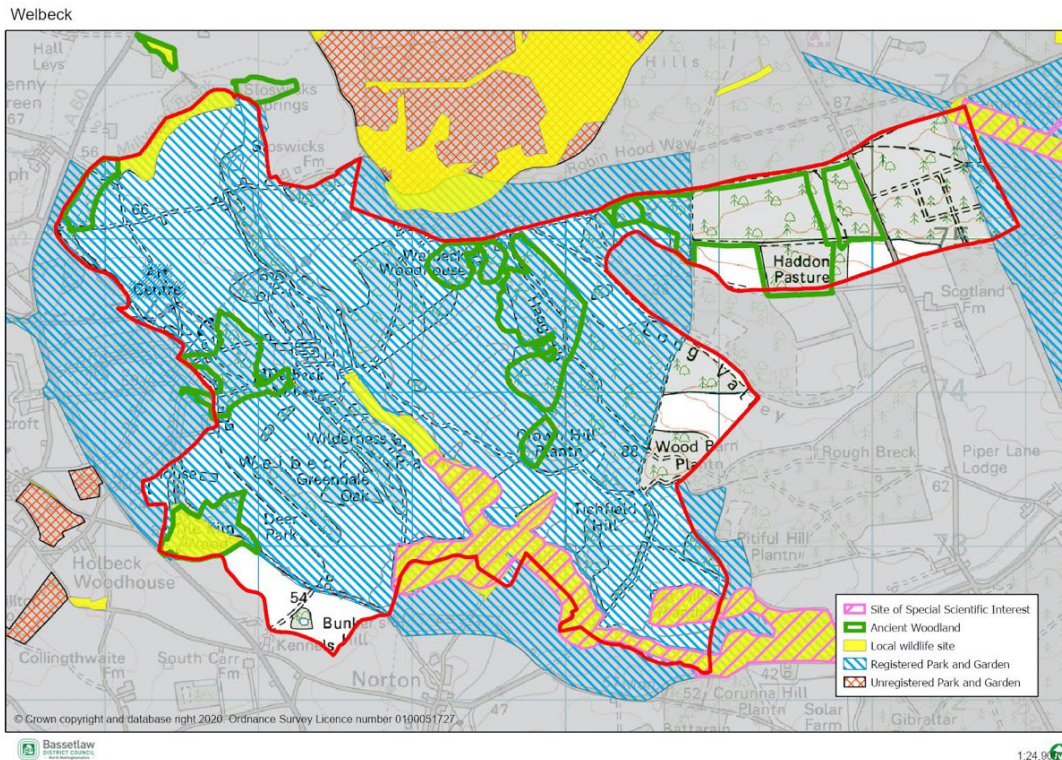


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## Map 7d Welbeck Landscape and Heritage Setting



9.13 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around built-up areas (villages) and open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, churchyards, sports facilities and watercourses.

9.14 The Green Infrastructure Report commissioned for the CNHW NP described the existing green infrastructure assets.<sup>23</sup> The Green Infrastructure Report is a strategic document and has been prepared in close collaboration with local people. It remains relevant and some of the proposals have already been implemented (for example the extension of the Robin Hood Footpath, which is discussed in a later section). It sets out a blue print for how the green infrastructure network across the Plan area can be enhanced and extended. *'The appropriate enhancement of existing green spaces alongside the provision of new recreation and habitat areas will provide local people and wildlife with high quality and valuable recreational spaces for generations to come.'*<sup>24</sup>

9.15 The distinctive landscape is a key defining characteristic that strongly informs the Plan area. The loose grain layout and clustering of development provides a strong connection to the countryside as the gaps provide important views into and out of the open countryside.

<sup>23</sup> See page 3 of the report at <https://www.nortoncuckneyipc.co.uk>

<sup>24</sup> See

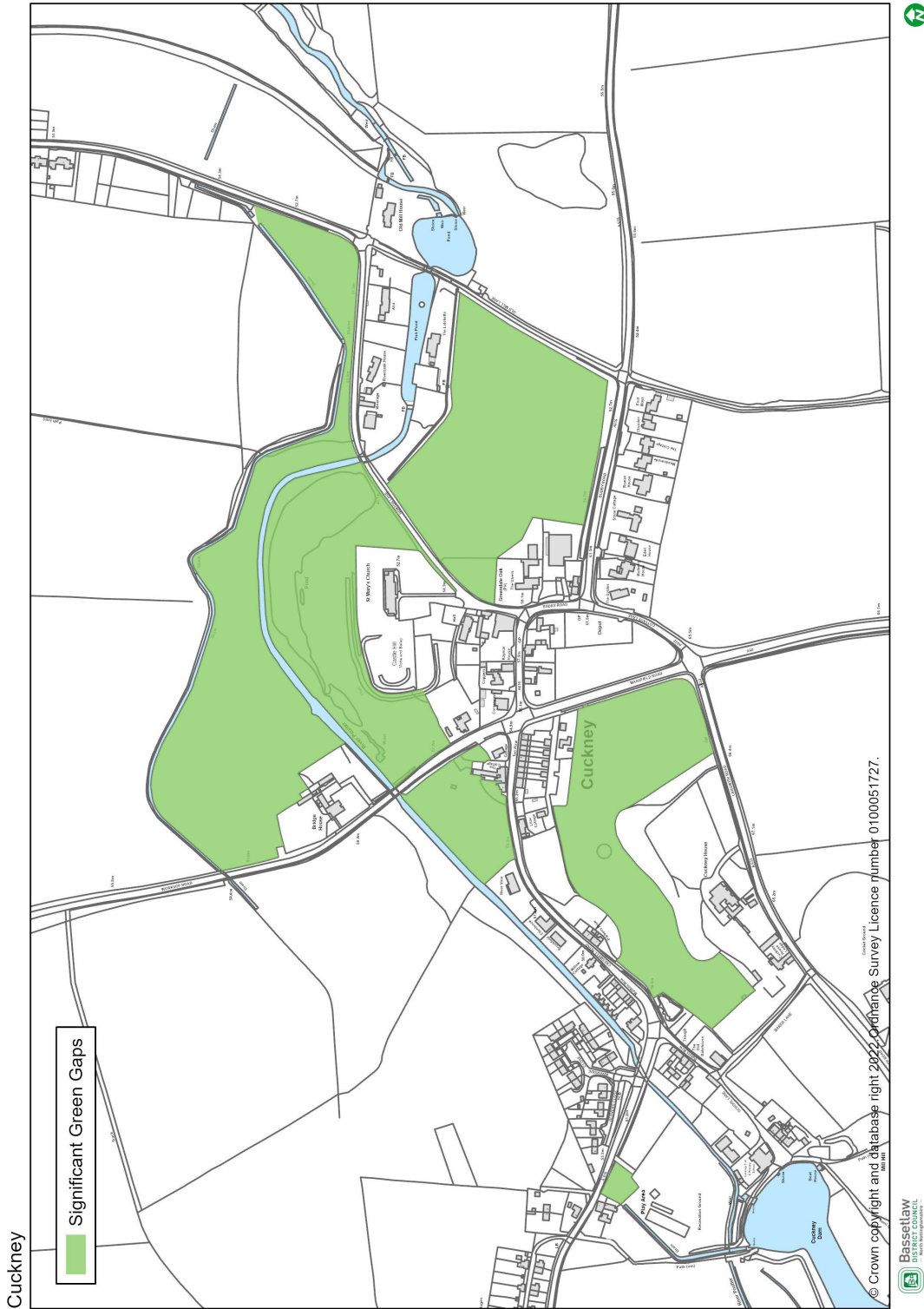
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9.16 The presence of water, the wildlife designations and the unique history and heritage (with land ownership remaining almost entirely with Welbeck Estates) means that development has been very limited and clustered along through roads and at cross roads but with important gaps called Significant Green Gaps.

### Significant Green Gaps

9.17 The significant green gaps identified in **Map 8a, 8b and 8c** are valued landscape features. They provide a sense of openness to – and connection with – the wider landscape. This is a common characteristic of the three main settlements in the Plan area and contributes to their rural character. The significant green gaps were identified by the NPSG as part of their review of the Neighbourhood Plan. The criteria for identifying the SGGs is set out in Appendix D.

# Map 8a Cuckney Significant Green Gaps



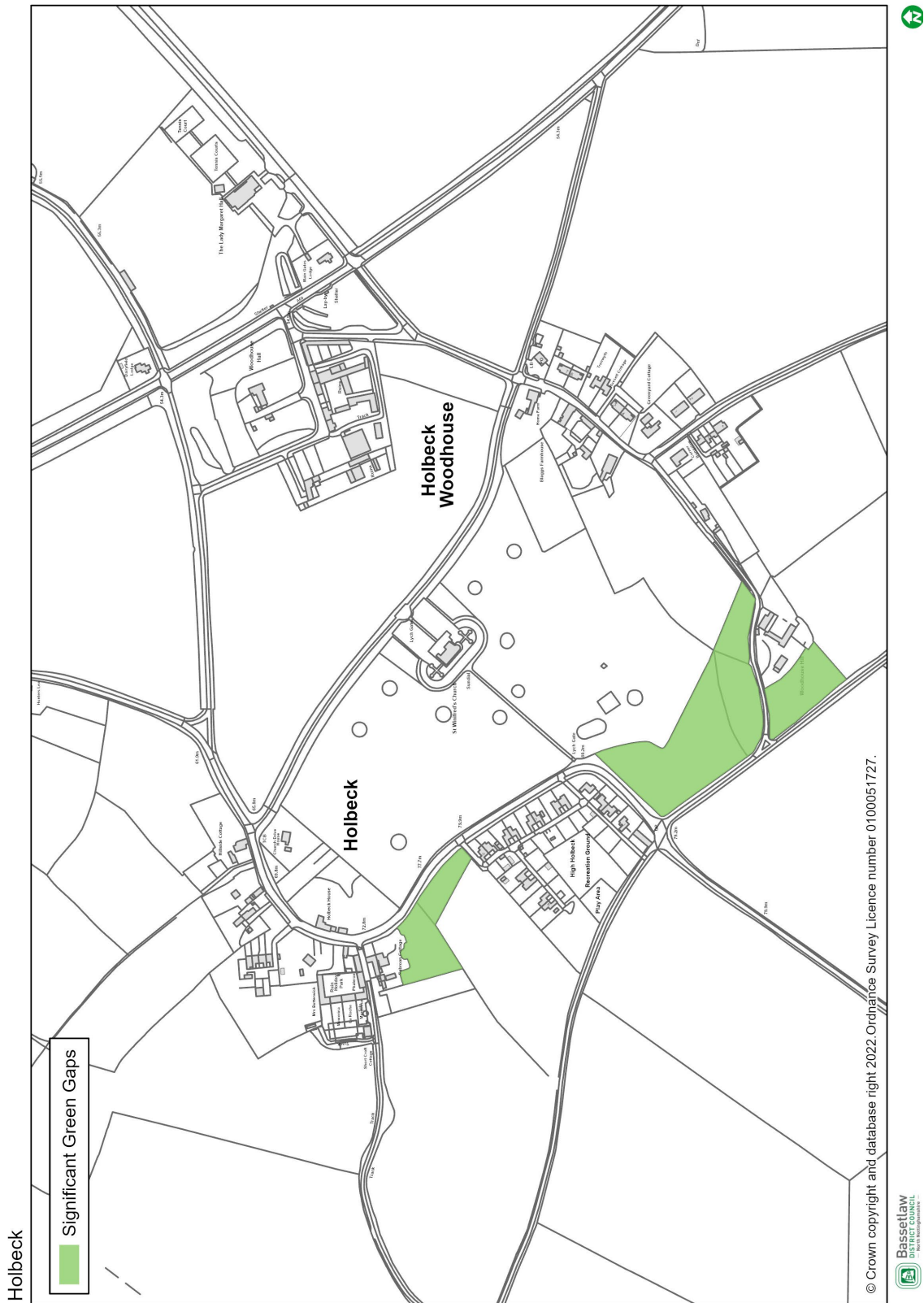
## Map 8b Norton Significant Green Gaps

Norton





## Map 8c Holbeck Significant Green Gaps



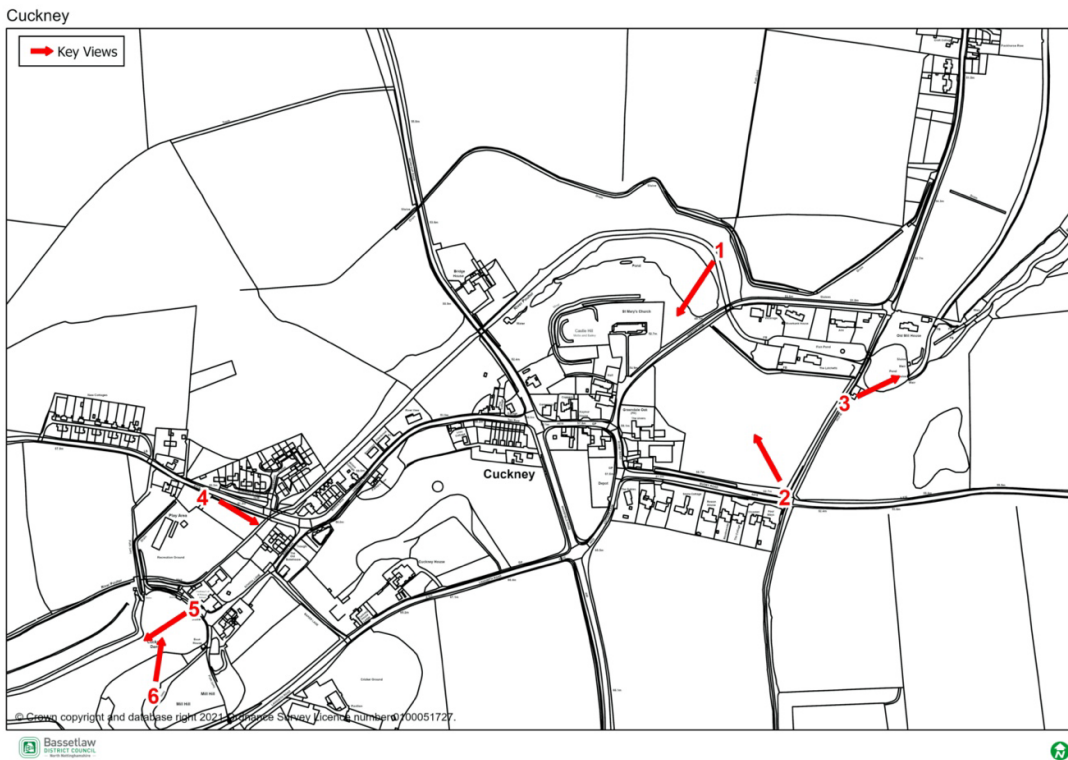
- 9.18 The LCA highlighted the ecological value of the Plan area (see Policy Zone 12).<sup>25</sup> Welbeck Estates along with the local community are committed to improving the biodiversity of the area. The high-quality landscape and the rich variety of flora and fauna are key reasons why local people live in the Plan area.
- 9.19 In accordance with the NPPF para 174 (d) new development is expected to achieve net biodiversity gain. The Environment Act 2021 provisions requiring a 10% net gain in biodiversity on development sites, although not yet brought into force, will be a mandatory requirement in due course. This Neighbourhood Plan expects new development to achieve net biodiversity gain.<sup>26</sup>
- 9.20 To further provide an understanding of the relationship between landscape and built environment, the NPSG conducted an analysis of key views including assessing those identified in the Welbeck Pattern Book. **Map 9a, 9b and 9c** identify these key views, which are from publicly accessible points. They are views identified by local people as significant – they look into or out of the settlements, providing further evidence of how local people perceive the landscape and its relationship with the built form. They include some but not all of the views from the Welbeck Pattern Book. Appendix C provides a photo of each key view.
- 9.21 Development should not have a significantly adverse impact on these views. Ensuring that the size, scale, use of materials and on-site landscaping are complementary should mean that any future developments nestle within the settlement. They should not be unduly prominent.

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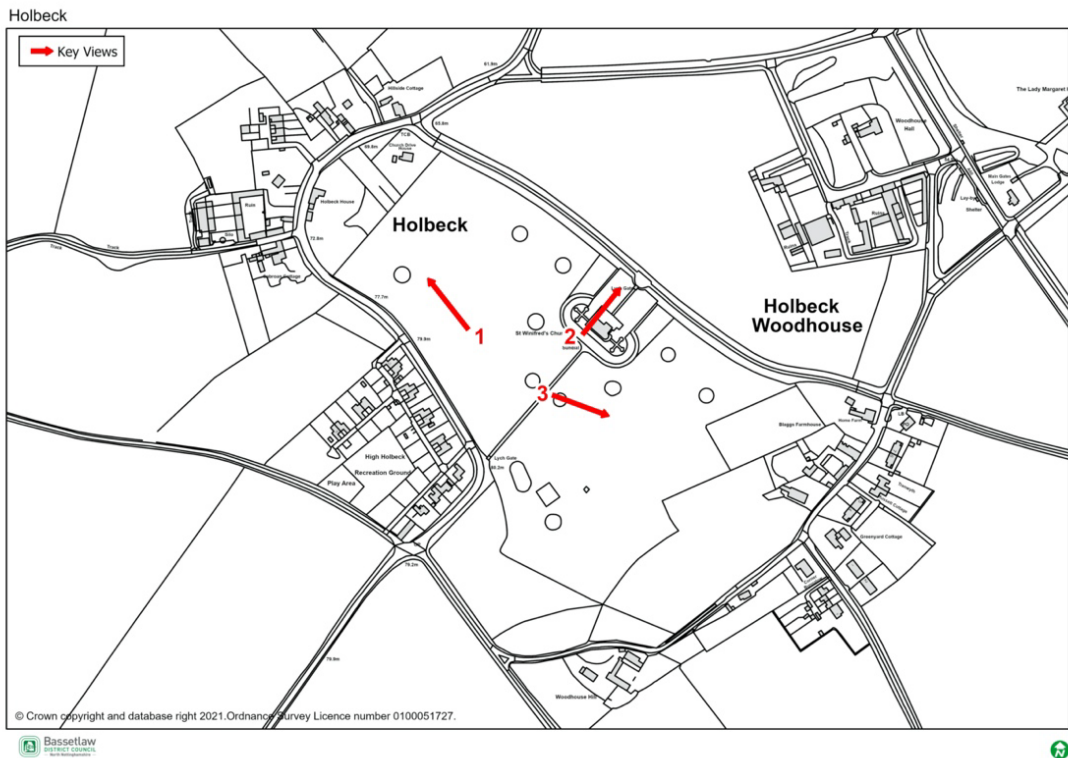
<sup>25</sup> See <https://www.bassetlaw.gov.uk/media/3476/ml-ridge-policy-12.pdf>

<sup>26</sup> The Biodiversity Metric 3.1 (JP039) (Natural England) or later versions along with their User Guide should be used to assess biodiversity net gain required in developments.

## Map 9a Cuckney Key Views



## Map 9b Holbeck Key Views





## Policy R2: Protecting the Landscape Character

1. As appropriate to their scale, nature and location, development proposals across the Plan area should protect the positive attributes of the open countryside and landscape setting, including heritage assets, as defined in the CNHW Design Code 2021, the Bassetlaw Landscape Character Assessment 2009 and the Welbeck Pattern Book 2018. Mitigation planting and boundary treatment should include native species recommended for the Sherwood and Magnesium Limestone Ridge Landscape Character Areas.<sup>28</sup>
2. The plan designates parcels of land adjacent to the development boundaries in Cuckney and Norton and in Holbeck as shown on Map 8a, 8b and 8c as Significant Green Gaps. Development proposals adjacent to these areas or otherwise likely to affect them should demonstrate how they would safeguard the positive contribution made by the Significant Green Gap to the landscape and character of the settlement and its wider setting. Development proposals which would have an unacceptable impact on the character of an identified Significant Green Gap will not be supported.
3. Development proposals should respect the key views highlighted on Map 9a, 9b and 9c, and described in Appendix C, by careful attention to layout, massing and height. Development proposals that would have an unacceptable impact on the identified views will not be supported.
4. Development should present a soft boundary to the open countryside (native hedges, low brick walls in local materials and native trees) in accordance with the CNHW Design Code 2021.
5. Development should achieve a Biodiversity Net Gain of 10% in accordance with local and national planning policy. Compensation measures should be a last resort and should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.
6. As appropriate to their scale, nature and location and in accordance with national policy, a tree-planting programme should be incorporated into development proposals. Where on site provision is not feasible off-site provision within the Parish may be acceptable.
7. Development should protect existing natural or manmade drainage features where watercourses or dry ditches are present these should be retained and opportunities taken for their enhancement.

<sup>28</sup> See <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/submission-documents/landscape-character-assessments-study/>



## 10 Local Green Spaces

- 10.1 The National Planning Policy Framework affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.
- 10.2 The NPPF links the designation of Local Green Space in the wider context of local planning of sustainable development to 'complement investment in sufficient homes, jobs and other essential services.'<sup>29</sup>
- 10.3 As part of a consideration of the green infrastructure in the Plan area, the Neighbourhood Plan Steering Group engaged a landscape specialist to consider 24 sites across the Plan area and to assess whether they would be suitable as Local Green Spaces. The Green Infrastructure Project Proposal<sup>30</sup> provides a full description and justification for the inclusion of each site and reference should be made to this report for more information. Further assessment against the eligibility criteria in the NPPF (see paragraphs 101-103), the value such a designation would have and community consultation has resulted in **Policy R3**, which designates 5 Local Green Spaces.
- 10.4 An assessment of each site is at Appendix B.
- 10.5 The designation of these areas as Local Green Spaces in planning terms provides an element of surety about their protection over the Plan period and focuses local energies on securing small grants to undertake environmental improvements. Given the concern about proposed development elsewhere within the Plan area this policy safeguards local, highly valued assets and ensures that local people will see an improvement in these cherished open spaces over time as funding becomes available.
- 10.6 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and the recreational use of these Local Green Spaces will be encouraged for the benefit of the wider community. Opportunities to conserve, enhance and/or restore the biodiversity of these Local Green Spaces will be a priority.

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<sup>29</sup> NPPF para 101

<sup>30</sup> See

[https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final\\_gi\\_report\\_compressed.pdf](https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final_gi_report_compressed.pdf)

## Map 10a LGS1: Mill Hill, Cuckney

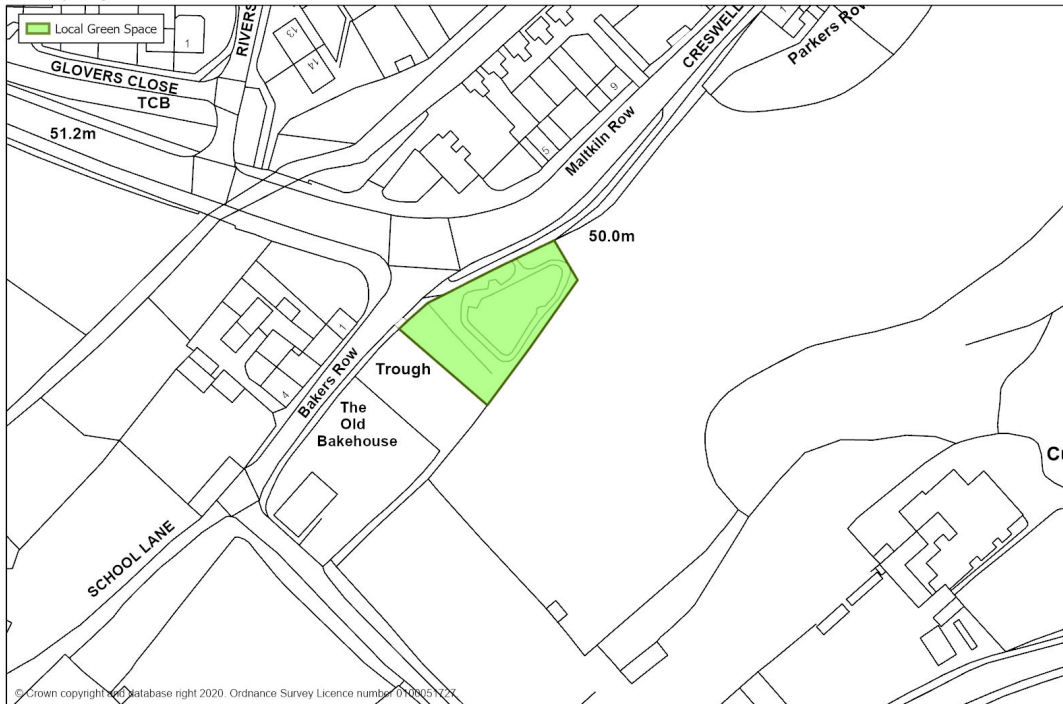
Cuckney Neighbourhood Plan



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## Map 10b LGS2: Cuckney Community Garden, Cuckney

Cuckney Neighbourhood Plan



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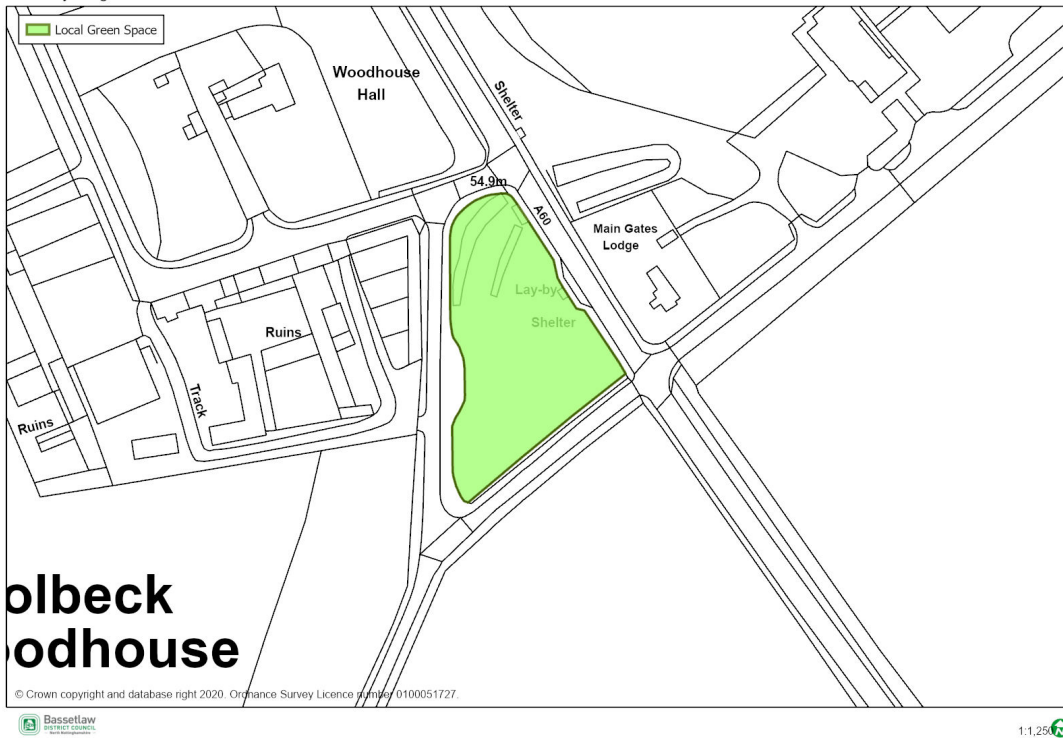
## Map 10c LGS3: Remise on Sandy Lane, Cuckney

Cuckney Neighbourhood Plan



## Map 10d LGS4: Millennium Garden, Holbeck Woodhouse

Cuckney Neighbourhood Plan



## Map 10e LGS5: Lady Margaret Crescent Lawn, Norton

Cuckney Neighbourhood Plan



### Policy R3: Designating Local Green Spaces

The following sites are designated as Local Green Spaces where inappropriate development will not be permitted except in very special circumstances. The Local Green Spaces, are:

- a. LGS1: Mill Hill, Cuckney (Map 10a);
- b. LGS2: Cuckney Community Garden, Cuckney (Map 10b);
- c. LGS3: Remise on Sandy Lane, Cuckney (Map 10c);
- d. LGS4: Millennium Garden, Holbeck Woodhouse (Map 10d);
- e. LGS5: Lady Margaret Crescent Lawn, Norton (Map 10e)

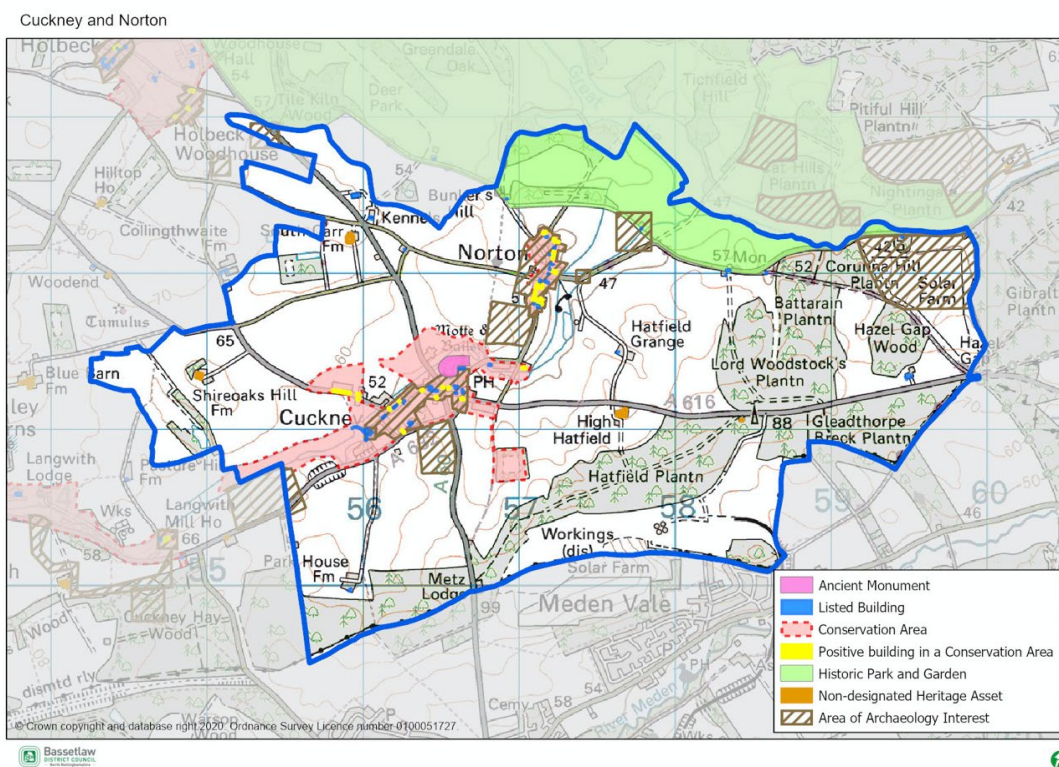


## 11 Protecting or Enhancing Heritage Assets

- 11.1 The villages of Norton, Cuckney, Holbeck and Holbeck Woodhouse sit within conservation areas while Welbeck sits within a Grade II listed registered park and garden.
- 11.2 Welbeck Abbey is a Grade I listed building at the centre of the Welbeck Estate. The estate also includes a deer park, ancient woodland and forestry, lakes, farmland and grazing.
- 11.3 There are many 18th and 19th century buildings across the study area with approximately 60 listed buildings within the neighbourhood plan area contributing to the historic character of the villages.
- 11.4 The heritage value of the Plan area is central to its character. **Map 11a, 11b and 11c** show the extent of the Conservation Areas, Listed Buildings and buildings of local heritage value in the settlements.
- 11.5 The extent of the Conservation Area designations are shown on **Map 11a and 11b**. The Conservation Areas cover entirely the villages of Norton, Holbeck and Cuckney. (Note the Cuckney CA includes a remise - also designated a Local Green Space in the **Policy R3**.) In Holbeck and Cuckney, the boundaries extend into the fields around the villages and is evidence of the historic relationship between the settlements and the historic landscape. The Holbeck designation statement notes *'The spaces between the groups of buildings provide a positive setting to the hamlet, and reinforce the historic relationship with Welbeck.'*

31

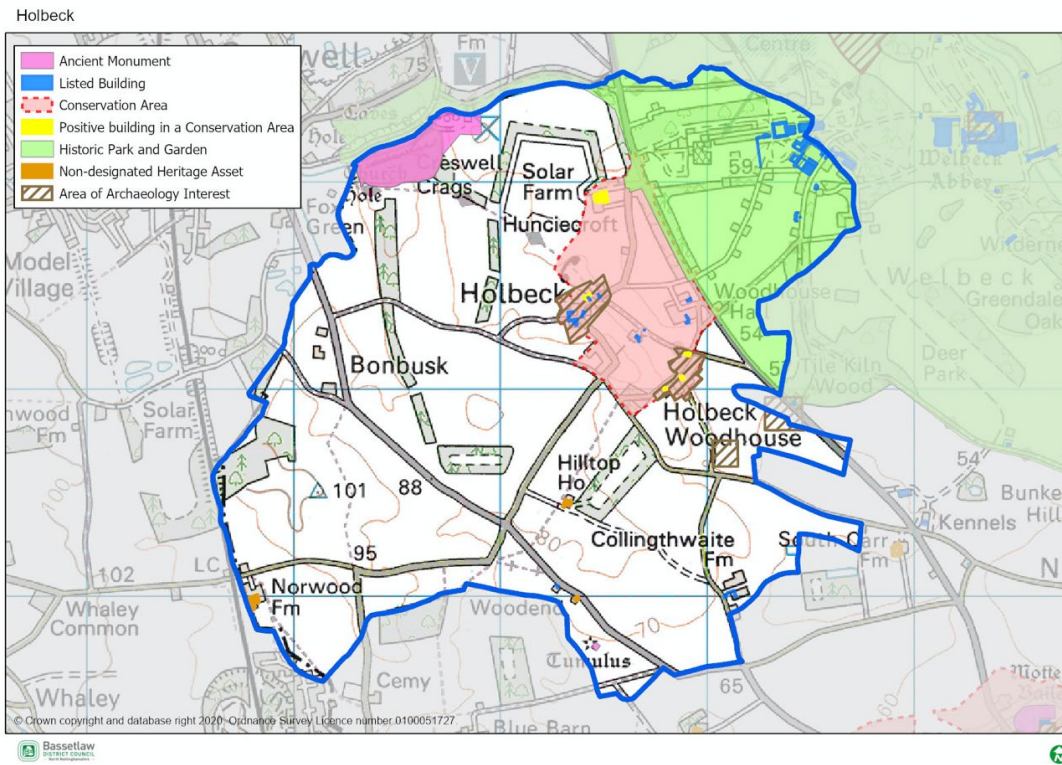
**Map 11a Cuckney and Norton Heritage**



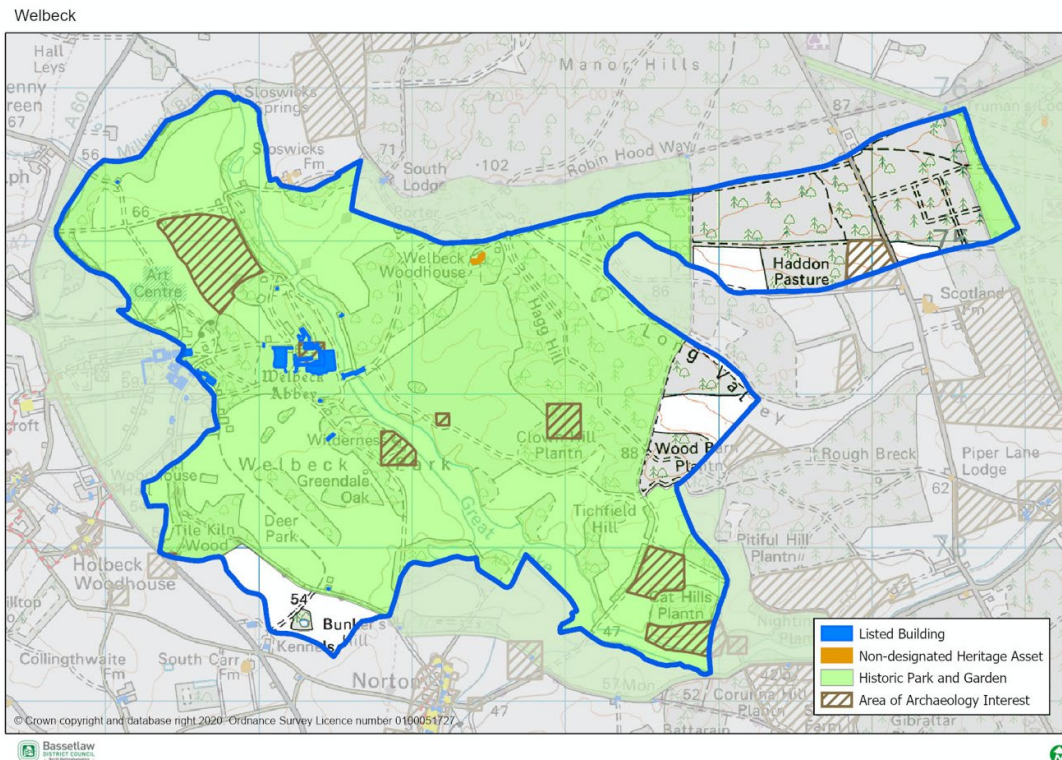
<sup>31</sup> See <https://data.bassetlaw.gov.uk/media/7676/caholbeckstatement.pdf>



## Map 11b Holbeck Heritage



## Map 11c Welbeck Heritage



- 11.6 The LCA defined the landscape character around Welbeck Abbey as ‘unique/rare’<sup>32</sup> and new development or change of use of any historic building must be done with the utmost care.
- 11.7 The Design Code 2021 provides a design code for new development on the existing site allocations or on infill sites within the development boundary and a design code for the reuse of existing buildings.
- 11.8 The Welbeck Pattern Book provides appraisals of Holbeck, Cuckney and Norton. The appraisals provide an understanding of the villages’ character and demonstrates that the Welbeck buildings were designed in response to the functional requirements of their time and in a style contemporary with their period of construction.
- 11.9 The document concludes with an established ‘Pattern’, where several key elements that should be incorporated in new developments are defined.
- 11.10 BDC have also produced Conservation Area Appraisals for each Conservation Area.
- 11.11 Some heritage assets have fallen into disrepair or lack any use. The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. Historic England notes that ‘a positive strategy is not a passive exercise but requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset and make a positive contribution to local character and distinctiveness.’
- 11.12 For a heritage asset to be at risk it has to be in a fair, poor or very bad condition and may be vacant, partially occupied or occupied. Bassetlaw District Council and Historic England monitor and identify listed buildings at risk in the Plan area and additional buildings that are not listed (non-designated heritage assets) within the Plan area, that are also at risk. Heritage assets identified as ‘at risk’ are shown in the registers – BDC updated their Heritage At Risk Register in 2020 and **Table 5** below shows those buildings or structures listed in the Plan area.

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<sup>32</sup> See <https://www.bassetlaw.gov.uk/media/3476/ml-ridge-policy-12.pdf>

**Table 5 Heritage buildings and structures in the Plan area**

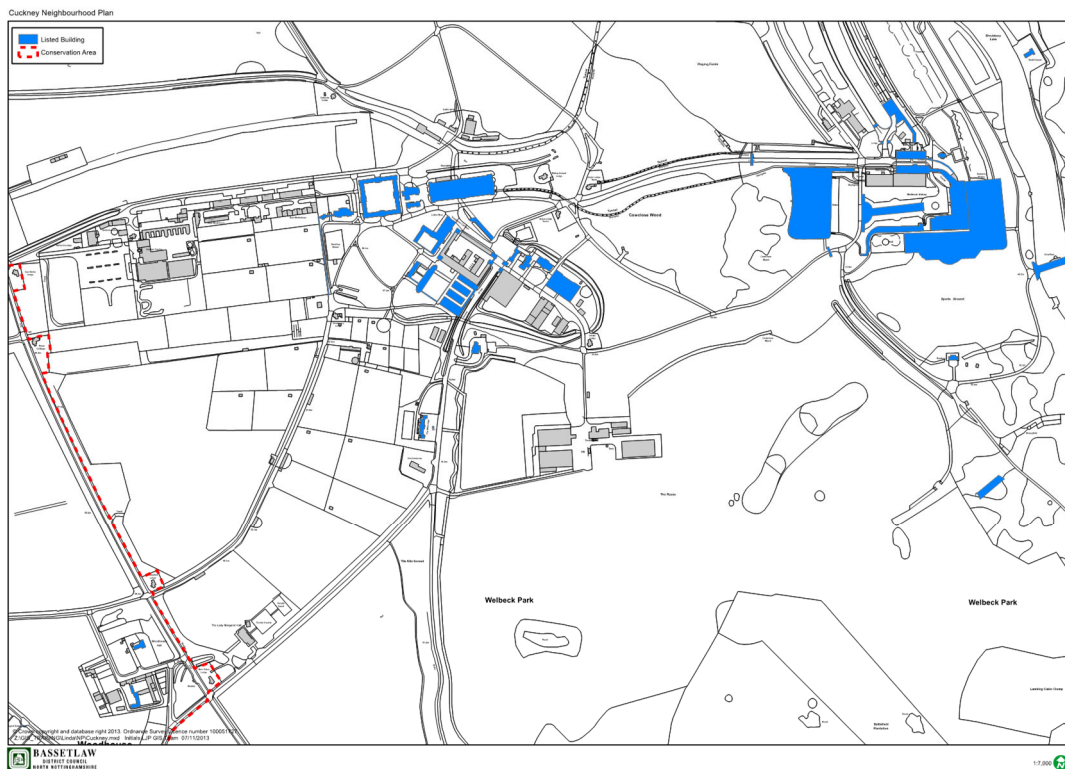
Heritage at Risk <sup>33</sup>	Listed / Conservation Area/ Local Heritage Asset	Condition/Occupation/At risk status	Update since made Neighbourhood Plan
Cuckney dam (iron railings)	Listed Grade II Conservation Area.	Poor / at risk	No change
Woodhouse Hall & Barns	Listed Grade II Conservation Area.	Very bad/ vacant/ extreme risk	See <b>Policy R16</b>
Eddison's Cottage and Outbuildings	Conservation Area local heritage asset	Poor/ vacant/ at risk	Planning permission refused for a new build dwelling to the side together with conversion of an outbuilding to a dwelling without sufficient structural information. BDC have confirmed that the renovation of the house likely does not need planning permission and the principle of conversion of the outbuilding is acceptable subject to details and a structural survey.
Cuckney House	Listed Grade II	Fair/ vacant/ vulnerable	Planning permission secured for change of use to a guest house 20/00714/COU
Camelia House	Listed Grade II	Extreme Risk	No change
Barn on Baker Lane	Conservation Area Local Heritage Asset	Very bad/ vacant/ extreme risk	No change
Outbuilding behind Greendale Oak Pub	Conservation Area Listed Grade II	Poor/ vacant/ at risk	No change

**11.13** It is recognised that the original use of some heritage assets is no longer viable or appropriate and this can be a reason for their lack of use and disrepair. New uses can often be the key to a building's preservation. Generally, the best way of securing the upkeep of heritage assets is to keep them in active use.

<sup>33</sup> Note that Holbeck Hall Farm Barns has been removed from the heritage at risk list since the last NP having been converted to 5 residential units see <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/conservation-and-heritage/bassetlaw-heritage-at-risk-strategy-july-2020/#updated>

11.14 Most of the buildings in Welbeck Village are listed (see **Map 12**).

**Map 12 Listed Buildings around Welbeck Village**



11.15 Since the CNHW NP was made, and building on the success of the hub of activities around Welbeck Village the community want to signal support for the expansion of activities that make use of the historic buildings in Welbeck and Holbeck. The historic buildings provide opportunities for residential and employment uses.

11.16 **Policy R4** supports the principle of encouraging the renovation, redevelopment or change of use of heritage assets, where this will result in the preservation or enhancement of those assets and their setting. Other than for residential uses, any change of use would need to show how it supports the local economy (by creating local jobs and/or by providing more facilities to attract visitors in line with national planning policy aims).



## Policy R4: Protecting or Enhancing Heritage Assets

1. Gardens and open spaces form part of the special interest of the Cuckney, Norton and Holbeck Conservation Areas and contribute to the setting of the historic sites and buildings that include a range of Listed Buildings and a Scheduled Ancient Monument. Development will only be permitted on gardens and on open spaces between buildings within Conservation Areas where it will preserve the character, appearance and urban grain of the Conservation Area and the setting of its Listed Buildings and the Scheduled Ancient Monument.
2. Development within and in the setting of the Cuckney, Norton and Holbeck Conservation Areas should preserve their character and appearance and setting, and that of nearby Listed Buildings and the Scheduled Ancient Monument.
3. Development affecting heritage assets on the heritage at risk register or those that can be shown to comply with the 'At Risk' Matrix<sup>34</sup> will be permitted where the proposal removes or seeks to remove the risk to the heritage assets and the proposal meets all of the following criteria:
  - a) recognises the significance of the heritage asset as a central part of the design and layout;
  - b) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest;
  - c) is in accordance with Conservation Area appraisals, and any relevant site-specific development briefs, that have been adopted by the local planning authority; and
  - d) the benefit of any enabling development proposal must be fully demonstrated.<sup>35</sup>
4. Proposals that require a change of use of a heritage asset will be considered favourably where all of the following can be demonstrated:
  - a) there is no reasonable prospect of the original use being retained or re-instated; and
  - b) the proposed development would represent a viable use that would secure the future of the heritage asset; and
  - c) where the proposed use is not for residential purposes, it will help to support a prosperous rural economy; and
  - d) the change of use will not be detrimental to the significance of the heritage asset and its setting.
5. Proposals within or around the Welbeck Abbey Registered Park and Garden should ensure the preservation or enhancement of the registered park's special significance.

<sup>34</sup> Selection criteria for heritage at risk is at <https://historicengland.org.uk/advice/heritage-at-risk/search-register/selection-criteria/>

<sup>35</sup> <https://historicengland.org.uk/advice/planning/enabling-development/>



## 12 Expanding Employment Opportunities

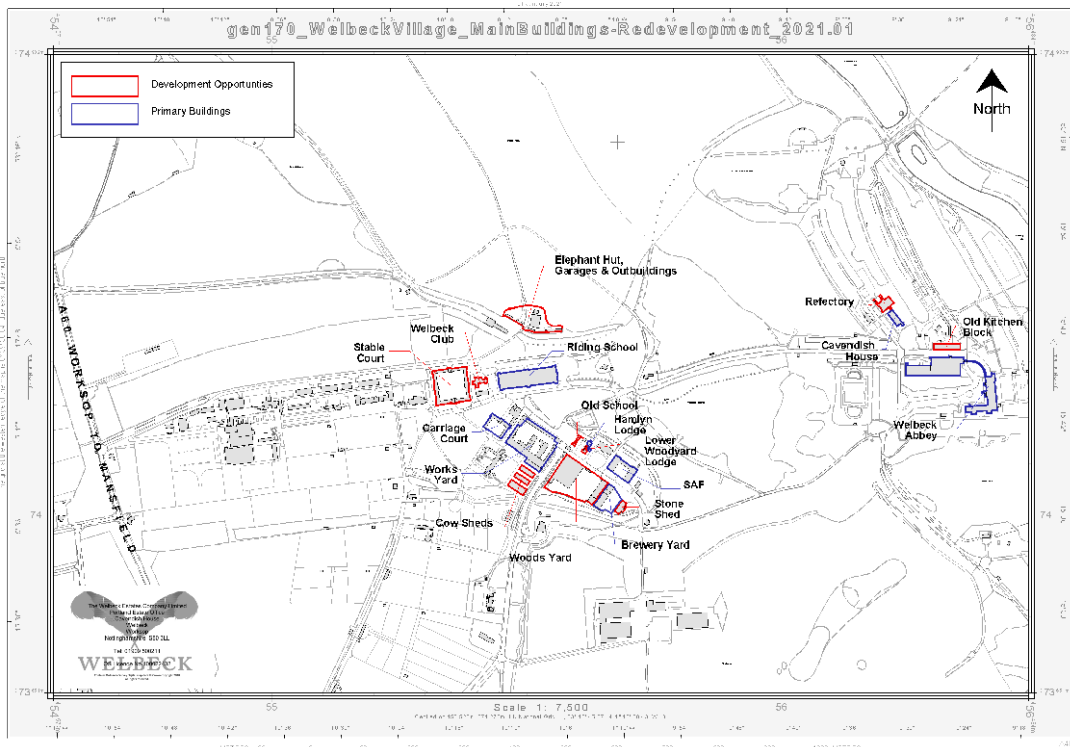
- 12.1 The Rural Area Profiles<sup>36</sup> show that in all of the Parishes the percentage of people travelling more than 40 km to work was greater than the county or national average. Whilst the proportion of people walking only 2 km to work is less than the county or national average.
- 12.2 Creating sustainable communities involves reducing travel by increasing local employment opportunities. As the dominance of the agricultural industry continues to decline and given the limited range of business premises in rural locations, it is important that additional sites and premises are identified to allow local businesses to set up and expand.
- 12.3 The Plan area includes a wide range of businesses from computer companies, to retail units. Around Welbeck Village, there is a thriving cluster of approx. 50 small businesses. They operate from the old stables and workshops within Welbeck village that have been converted for new employment uses. In addition, in the 1990's a purpose-built office/workshop complex houses creative businesses.
- 12.4 Some of these buildings have already been repurposed many times reflecting changing social and economic circumstances. The building that is now the Artisan Bakery was previously a fire station, motor yard and science block.
- 12.5 The scale and diversity of industry in Welbeck village can be a focus for additional economic expansion. Given their heritage value, there will be a requirement for this to be done sensitively. However, local people also want access to jobs, local services and facilities and the wider local economy will benefit from the expansion of rural enterprise.
- 12.6 There remain various former agricultural buildings (dairies and barns) around Welbeck Village that provide further opportunity for conversion to small workshops or starter units for local businesses. Some of these are listed and all are within the Registered Park and Garden see **Map 7d**.
- 12.7 The Design Code 2021 page 38 assessed the farm buildings located to the west of the School for Artisan Food. These are partially open sided and orientated to provide a south-east facing courtyard space.
- 12.8 Further to the west on Winnings Road are a set of four dairies that are Grade 11 listed.<sup>37</sup> Their form and the courtyard spaces between the buildings make them ideal for conversion to small workshops.
- 12.9 **Map 13** below identifies the range of buildings in Welbeck Village that are vacant or underused and would be suitable for renovation for commercial uses. Many of them are listed and all are within the historic Registered Park and Garden (see **Map 11c**).

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<sup>36</sup> Rural area profiles see <https://www.nortoncuckneypc.co.uk>

<sup>37</sup> See <https://historicengland.org.uk/listing/the-list/list-entry/1223925>

## Map 13 Underused and Vacant buildings suitable for renovation and reuse Welbeck Village



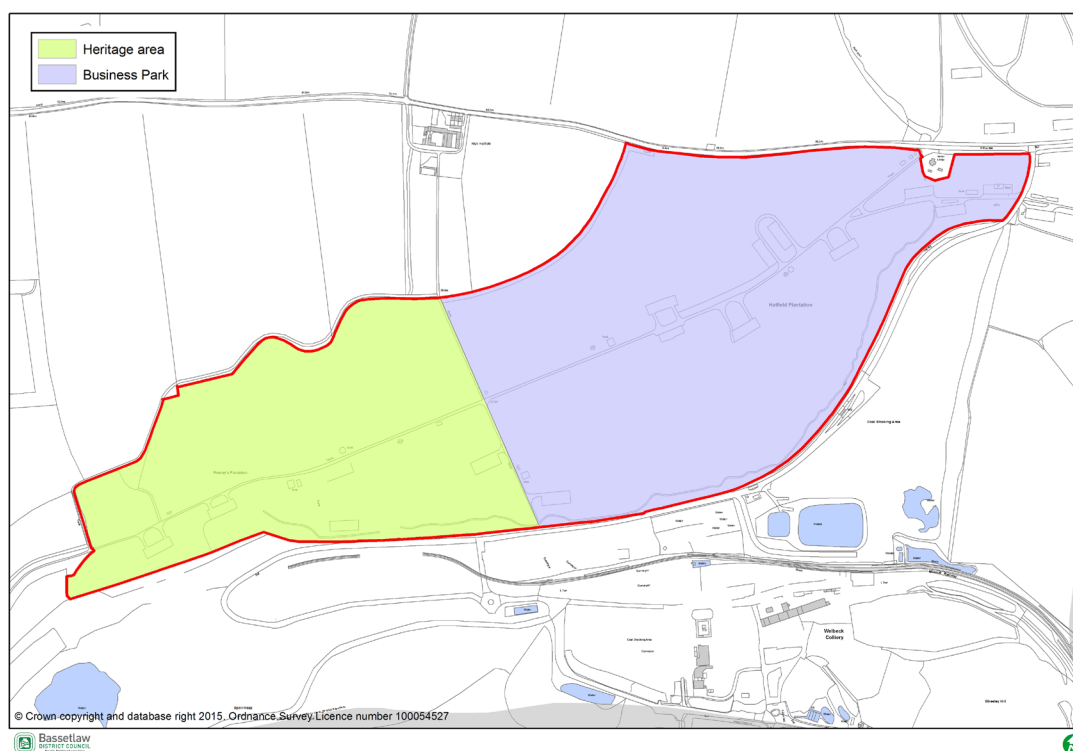
### Policy R5a: Expanding Employment Opportunities

1. The conversion of vacant buildings in Welbeck Village shown on Map 13 for small scale employment uses or other uses compatible with the historic setting will be permitted provided that the design;
  - a) reflects the heritage value of the buildings so that it reinforces the historic character of Welbeck Village; and
  - b) demonstrates adherence to the CNHW Design Code 2021 and the principles of the Welbeck Pattern Book.
2. The sensitive development of the buildings identified in Map 13 to enable their reuse is supported where the proposal supports the rural economy. The public benefits of job creation and a thriving rural economy will be assessed against any harm to the heritage asset.<sup>38</sup>
3. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings to be used for business purposes will be supported where they are of a scale, layout and design that respects the character of their setting.

<sup>38</sup> In accordance with NPPF para 196

## 13 The Redevelopment of Hatfield Plantation

Map 14 Hatfield Plantation



- 13.1 This was Policy 19 in the CNHW NP. The only amendment necessary is to reflect the revision to the Use Classes Order in September 2020.<sup>39</sup>
- 13.2 This rather unusual site is fairly flat and totals 51.34 hectares, the proposed scheme relates to 6.31 hectares of the site. The area is currently a tree plantation but previously it was an ammunition store for use during WW2. The hard standings that remain have some heritage value due to their historic context so it is proposed that the eastern part of the site will be developed to promote the history of the area. There will also be a walking and cycling connection with the new amenity area being developed as part of the Welbeck Colliery Restoration to the south.
- 13.3 The proposal utilises 12 of the concrete hard standings to form the development footprint for commercial, business and service uses complementary to the proposed amenity area at Welbeck Colliery. (This may include bike hire, and a café.)
- 13.4 Surrounding land uses: - On the north side there is open countryside, farm and outbuildings; on the east side there is vehicular access to Welbeck Colliery and open countryside; on the south side there is the former Welbeck Colliery; and on the west side there is open countryside.
- 13.5 The landscape sensitivity of this site relates to its setting to the north and west. To the north is Sedan Lodge a non-designated heritage asset due to its 'Welbeck' design style and to the

<sup>39</sup> Use Classes Order changed so new Class E covers A1, A2, A3 and B1 previously identified in the made NP Policy 19.

west the topography of the land means that the area becomes increasingly prominent as a landscape feature.

- 13.6 However, that part of Hatfield Plantation proposed for development is not visible in the landscape and careful layout and design of the units within the site along with a consideration of additional landscaping to the northern boundary will ensure that it does not detrimentally affect views to the north.
- 13.7 The significance of the woodland as a habitat for birds is recognized (see also section on Environment below). A habitat assessment should be undertaken prior to any development and the proposals must show how they have minimised the impact of the development.
- 13.8 A woodland management plan will be required and this should show how biodiversity of the site will be protected and where possible enhanced.
- 13.9 Significantly, the Former Colliery access road and Welbeck Colliery border the site to the south and east.
- 13.10 The limited scale of development at the Hatfield Plantation is expected to attract businesses that will complement the commercial activities on the former Colliery site creating a business hub in the area. The combination of both sites will provide a significant boost to the local economy.

#### **Policy R5b: The Redevelopment of Hatfield Plantation**

The development of premises for purposes falling within use class E or B2 (including a café and bike hire facility) within Hatfield Plantation will be supported provided that;

- a) the new floor space is located to utilise the 12 hard standing footings already in situ,
- b) the value of the non-designated heritage assets is reflected in the improved access to and maintenance of the remaining footings to the west of the site,
- c) a landscaping plan is submitted showing how the scheme will minimise the impact on the woodland setting including a woodland management plan,
- d) a habitat assessment is undertaken and the proposals show that any loss of biodiversity is mitigated,
- e) the applicant demonstrates that the development will not impact on the plantation as a significant landscape feature,
- f) parking provision is such that occupants and visitors to the businesses can park safely within the site,
- g) vehicular access to the site does not conflict with the traffic generated from the redevelopment of Welbeck Colliery Site,
- h) the scheme shows safe, direct walking and cycling access routes to the new amenity space and
- i) the applicant demonstrates how the proposal contributes to the overall economic regeneration of the colliery site,



## 14 Achieving well designed Places

- 14.1 The NPPF identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area and explaining how this should be reflected in development and that design policies should be developed with local communities so they are grounded in an understanding and evaluation of the areas defining characteristics.<sup>40</sup>
- 14.2 The National Design Guide (2019) identifies 10 characteristics of good design based on national planning policy. It states, “*specific, detailed and measurable criteria for good design are most appropriately set at the local level*”.
- 14.3 To carry weight in decision making (and in accordance with the NPPF) the Design Code 2021 was commissioned as part of this Review and provides an appreciation of the character of the Plan area before creating a set of design codes which will apply to any new development. The analysis also identifies a number of vacant buildings and provides guidance on how they can be sustainably redeveloped.
- 14.4 The Welbeck Pattern Book identifies the key elements that should be incorporated into new development based on an analysis of the historic Welbeck Estate buildings (which range from farm buildings and agricultural workers cottages to terraced houses for the workers in the Cuckney Mills).
- 14.5 The Design Code 2021 follows the same format headings as the Pattern Book for ease of comparison and reference. The codes are structured to identify the key factors that need to be considered as follows.<sup>41</sup>

**Table 6 Key Factors Design Code 2021 and Welbeck Pattern Book**

<b>General Form</b>	<ul style="list-style-type: none"> <li>• Building Relationships</li> <li>• Parking</li> <li>• Defendable Outdoor Space</li> <li>• Contemporary Appearance</li> <li>• Height</li> <li>• Outbuildings</li> </ul>
<b>Specific Details</b>	<ul style="list-style-type: none"> <li>• Materials</li> <li>• Roofs</li> <li>• Doors and Windows</li> </ul>
<b>Sustainability<sup>42</sup></b>	<ul style="list-style-type: none"> <li>• Passive Solar Design</li> <li>• Micro-generation</li> </ul>

- 14.6 The Welbeck Pattern Book provides guidance for new development to ensure that it harmonises with the existing character of the estate. It was produced as a consequence of the CNHW NP, which allocated sites for new development and completed in 2018.
- 14.7 Together the Design Code 2021 and the Welbeck Pattern Book provide specific locally relevant detail (with photos and specific information under each heading) on how new development can be accommodated within this historic built environment.

<sup>40</sup> See NPPF para 127, 128

<sup>41</sup> See Design Code 2021 page 42-50

<sup>42</sup> The analysis on sustainability is also used to support **Policy R7** below

14.8 Section 2 of the Design Code describes the characters of Cuckney, Norton Holbeck and Welbeck. Based on the analysis in the CNHW Design Code the following key issues can be drawn from the analysis and support **Policy R6**.

- a) **Cuckney** follows a linear development pattern with the majority of the housing in the village located along Creswell Road. At the edges of the village most of the housing is on one side of the street, alternating sides along the street.
- b) With the exception of the centre of the village where taller buildings are positioned close to the edge of the street most dwellings have front or side gardens with driveways to provide on plot parking.
- c) **Norton** follows a more rigid north-south linear development pattern with buildings having a strong relationship to the street. The development pattern differs at the north-most point of the village where a farmstead has a more organic layout and Lady Margaret Crescent has a more modern planned, crescent shape layout.
- d) With the exception of the bungalows of Lady Margaret Crescent, New Cottages (built in 1945) and the two more contemporary dwellings at the most southerly part of the village, Norton retains a historic and rural character.
- e) Norton has a strong sense of enclosure defined either by building elevations or hedgerow and wall boundary treatments. There is a granularity to the street scene with varied orientations of buildings, changes in setbacks with some buildings fronting onto the back of the pavement and varied roof forms. Roofs are typically covered with either slate or pantiles and there is a mixture of brick, stone and rendered building elevations.
- f) **Holbeck** comprises four separate areas of residential accommodation on two small lanes separated by agricultural fields. Holbeck Lane is where the majority of the buildings in Holbeck are found with a linear development pattern following the lane as it winds through the village. Most of the buildings along Holbeck Lane are positioned on the west side of the road set back behind grass verges and gardens.
- g) Holbeck Woodhouse is the other lane within the village and a mixture of modern bungalows and historic housing line the street, set back behind front gardens.
- h) At High Holbeck are a series of brick and render dwellings that were built in the 1930s for estate workers. Here cars have less of a visual presence with parking typically provided to the rear or side of dwellings.
- i) **Welbeck** is the historic core of the Welbeck Estate, the majority of the buildings can be accessed from the lane that leads from the A60 towards Welbeck Abbey. As the lane moves through the estate it opens out to generous lawns and winds through the wide space between buildings before becoming enclosed on either side by a landscaped and wooded area leading towards the Abbey.
- j) There is a cluster of development in the estate where there is a concentration of businesses housed in former agricultural buildings or historic estate buildings. This area has been developed more densely, adhering to a juxtaposed angle to the surrounding buildings. Many of the buildings in the estate have been repurposed for alternative uses as their original purpose is no longer required.

**Table 7 CNHW Design Codes Requirements**

<p>General Form</p> <ul style="list-style-type: none"> <li>• Buildings should have a strong relationship to each other;</li> <li>• Parking should be within the curtilage of a dwelling, preferably to the rear or within an outbuilding;</li> <li>• Defendable outdoor space should be provided with refuse and garden storage;</li> <li>• New buildings should have a contemporary appearance or good vernacular style;</li> <li>• The main building should be no more than two storeys in height with a pitched roof form. There will be possible scope for three storey development in Cuckney; and</li> <li>• Separate outbuilding or attached single storey range for ancillary accommodation are acceptable.</li> </ul>
<p>Specific Details</p> <ul style="list-style-type: none"> <li>• Materials should respond to the local context with use of brick, stone and render for primary facing materials and either slate or clay tiles for roof covering;</li> <li>• Roofs should be pitched with a shadow line at the eaves, through the use of overhanging eaves, cornices or similar detailing;</li> <li>• Roofs should have chimneys or similar vertical feature; and</li> <li>• Doors and windows should be vertically proportioned.</li> </ul>
<p>Sustainability</p> <ul style="list-style-type: none"> <li>• Buildings should incorporate passive solar design through careful orientation and siting; and</li> <li>• Where micro-generation is part of a development, it should be well incorporated into the design of the buildings and should not appear as an afterthought.</li> </ul>

14.9 A significant issue for this Review is the need to repurpose the many and varied existing buildings many of them listed and all of them either within Conservation Areas or within Welbeck’s Historic Park and Gardens.

14.10 The Design Code provides an analysis of vacant buildings that the community would like to see repurposed where the end use would provide either housing, employment or facilities for local people.

14.11 The Design Code 2021 focused specifically on 4 sites that contained derelict buildings. These were considered the priority sites for repurposing. **Table 8** shows how the design code analysis is applied following the same format as set out above (see Design Code page 51-59).

**Table 8 CNHW Design Code Analysis of Sites**

Buildings	Design Code page	Comments – community aspiration for these buildings
Woodhouse Hall Barns Grade 2 <sup>43</sup>	36,51	These barns are on the heritage at risk register (see <b>Table 5</b> ). The CNHW NP allocated the site around the barns for residential development (see CNHW NP Policy 16) with the barns also to be converted to residential units. Further investigation has revealed that the ceiling heights and proportions on parts of the listed buildings mean that all residential is not viable or feasible and a mixed-use scheme is now proposed – see <b>Policy R16</b> .
Eddison’s Cottage	37	The building was identified as being on the Heritage At Risk Register in the CNHW NP. Planning permission was refused for the conversion of the outbuilding (due to a lack of a structural report) and one new dwelling – The renovation of the house doesn’t require Planning Permission if on a like-for-like basis. The principle of the conversion of the outbuilding is supported by BDC Conservation, subject to appropriate details and a structural report – discussions are on-going the Review NP continues to support the renovation and redevelopment of the site.
Farm Storage Buildings Welbeck	38	Conversion to small commercial units with courtyard - maximising south facing orientation – this is a new policy reflecting the NP Reviews emphasis on the reuse of buildings around Welbeck Village see <b>Policy R5a</b> which supports this.
Norton Grange Farm and Outbuildings	39	The adjoining open space was allocated for up to 4 residential dwellings in the CNHW NP (see Policy 18) – now that the farm and outbuildings have become vacant, a more comprehensive residential scheme including the allocated site and farm buildings is supported (see <b>Policy R17</b> ).

14.12 The NPPF notes that ‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.’<sup>44</sup>

14.13 High quality design could be demonstrated by a report showing how the scheme accords with national design standards, the National Design Code and the CNHW Design Code 2021.

14.14 The Drainage Hierarchy sets out the principles of where surface water should be discharged and is outlined in Planning Practice Guidance paragraph 80. Severn Trent Water commented on the importance of development proposals considering the drainage hierarchy issues at the design stage resulting in better solutions to addressing surface water through development.

14.15 Where Sustainable Drainage Systems are required they should be considered from the outset of the design process in accordance with the Industry Best practice for SuDS (the SuDS Manual CIRIA C753).

<sup>43</sup> See <https://historicengland.org.uk/listing/the-list/list-entry/1223946>

<sup>44</sup> See NPPF para 134

## Policy R6: Achieving Well Designed Places

1. Development proposals should demonstrate a high design quality that will contribute to the character of the Plan area and respond positively to the CNHW Design Code 2021 as set out in Table 7.
2. As appropriate to their scale, nature and location, development proposals should;
  - a) respond to the local character of both the surrounding area and immediately adjoining neighbouring properties;
  - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape;
  - c) show thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken into account in the design of the proposals;
  - d) use native trees and hedgerows in landscaping schemes and boundary treatments;
  - e) use a colour palette reflecting the hues in local materials;
  - f) be of a scale and mass that is sympathetic to heritage assets and their setting in accordance with National and District policies;
  - g) implement the principles of the Drainage Hierarchy (PPG para 80); and
  - h) incorporate Sustainable Drainage systems at the outset.
3. Local materials should be used, brick or stone and render for primary facing materials and either slate or clay tiles for roof covering.
4. Well-designed buildings should be appropriate to their location and context this may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.
5. Innovative approaches to the construction of low carbon homes, which demonstrate sustainable use of resources and high-energy efficiency levels, will be supported.



## 15 Low Carbon Development and Renewable Energy

- 15.1 Planning for climate change involves seeking to limit the impact of new development on the environment by reducing or minimising carbon emissions, and ensuring development can adapt to future climate change.
- 15.2 The government is committed to achieving net zero emissions by 2050 and the NPPF endorses the 17 Global Goals for Sustainable development to 2030<sup>45</sup> and is emphatic that the planning system should support renewable and low carbon energy and associated infrastructure.<sup>46</sup>
- 15.3 The Government's declaration of a Climate Emergency in May 2019 reinforced the urgency with which the development industry needs to use construction methods and materials that lower energy use. The built environment contributes around 40% of the UK's total carbon footprint.<sup>47</sup>
- 15.4 **Policy R7** below offers support for the construction of low carbon homes. Examples of such an approach might include siting and orientation to optimise passive solar gain, the use of high quality, thermally efficient building materials and installation of energy efficiency measures such as loft and wall insulation and double-glazing.
- 15.5 The need for energy efficiency and the importance of renewable energy use was identified in the CNHW NP. There is no mains gas in the Plan area and residents are required to use alternative fuel, which is considerably more expensive than mains gas.
- 15.6 Homes reliant on non-gas heating fuels have much lower energy efficiency standards than gas-heated homes. This reflects the higher heating costs associated with these fuels and the greater likelihood of such homes being older, detached and built with solid walls.
- 15.7 Fuel poverty is said to occur when, in order to heat its home to an adequate standard of warmth, a household needs to spend more than 10% of its income on fuel. The Rural Area Profiles 2013 identified 20 households in Cuckney, 40 households in Holbeck and 15 households in Norton in fuel poverty. 30% of residents are living in fuel poverty across the Plan area compared to an England average of 11%. This will be due in part to low incomes, but it also reflects the dominance of old housing stock that costs a lot to heat.
- 15.8 Welbeck Estates have recently constructed a biomass heating system for the existing bungalows at Lady Margaret Crescent in Norton and the Winnings houses within Welbeck Village. This approach is supported and equivalent renewable heating solutions should be sought particularly on the Depot Site in Cuckney and at Woodhouse Hall Barns in Holbeck where cost effective to do so.
- 15.9 13% of UK emissions come from our homes, and the emissions created by heating our homes and businesses account for almost a third of UK emissions. The community recognize the importance of minimizing the impact of climate change and this Review NP seeks to assist BDC achieve the policy objectives set in the emerging Local Plan.

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<sup>45</sup> See NPPF para 7

<sup>46</sup> See NPPF para 152

<sup>47</sup> See <https://www.ukgbc.org/climate-change/>

- 15.10 In accordance with the emerging Local Plan, development should minimise energy demand and maximise energy efficiency. Layout, orientation and design of development are integral to this: maximising natural heating, cooling and lighting can achieve significant benefits and should be incorporated into new development. The use of renewable and low carbon technologies (e.g. solar panels or ground heat pumps) should be integrated where practicable.
- 15.11 The Welbeck Pattern Book and the CNHW Design Code 2021 includes guidance on sustainability (see Appendix E).
- 15.12 The Welbeck Estates Co has invested in renewable energy including the installation of 6 biomass heating schemes providing heat to commercial and residential properties. Solar panels have been installed and provide a significant proportion of the electricity demand across the estate. Solar Panels provide green energy for the Portland Collection gallery. The gallery has also invested in an air-source heat exchange unit to provide heating and hot water to the gallery and offices (these systems are also installed in some residential properties across the estate). The gallery won the [RIBA East Midlands 2016 Sustainability award](#).
- 15.13 The Building Research Establishment Environmental Assessment Method (BREEAM) is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards (or equivalent) for non-residential buildings will be required.
- 15.14 The water supply is served by Anglian Water and the Plan area (along with the wider District) is an area of serious water stress (see emerging Local Plan para 10.1.6) Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020. In such circumstances an 'optional' enhanced national standard as defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency' March 2015, page 15, G2(3) can be required which means limiting use to 110 litres per person per day.

## Policy R7: Low Carbon Development and Renewable Energy

1. New development should incorporate sustainable design features to reduce carbon emissions and mitigate against and adapt to climate change providing it preserves the significance of any heritage assets affected.
2. Unless it can be demonstrated that doing so is not technically feasible and/or would make the scheme unviable planning applications will be required to provide an accompanying statement demonstrating the use of low carbon and renewable technologies and that the proposal achieves the minimum standards as set out below unless superseded by local or national policy or legislation:
  - a) Residential (new build) energy performance - 19% carbon reduction improvement against Part L 2013<sup>48</sup> and water performance – water efficiency optional standard 110 litres per person per day
  - b) Non - residential BREEAM very good<sup>49</sup> (or an equivalent assessment tool).
3. All development proposals including conversions, extensions and changes of use will be expected to demonstrate how the development
  - a) addresses climate change (mitigation and adaptation),
  - b) contributes to the reduction in the current level of carbon emissions by delivering significant reductions in fuel use and carbon emissions by passive design and orientation, energy efficiency measures and local carbon solutions,
  - c) facilitates on site low or zero carbon technologies in particular renewable energy technologies, and
  - d) incorporates water efficient design and technology.
4. Small scale community renewable energy schemes that benefit local residents will be supported where it can be demonstrated that they do not have an unacceptable adverse impact on any designated site including sites of ecological value, landscape character areas, heritage assets, local green space, significant green gaps, conservation areas or their settings.
5. The retrofit of heritage properties/assets will be permitted to reduce energy demand and to generate renewable energy where appropriate, providing it preserves the significance of the heritage assets affected.

<sup>48</sup> This standard is equivalent to the Code for Sustainable Homes level 4 in energy use

<sup>49</sup> This equates to an energy rating in the top 25% of UK non-domestic buildings and is advanced good practice for more info go to

[https://www.breeam.com/BREEAM2011SchemeDocument/Content/03\\_ScoringRating/scoring.htm](https://www.breeam.com/BREEAM2011SchemeDocument/Content/03_ScoringRating/scoring.htm)

## 16 Housing

16.1 A vital part of planning for sustainable growth is to promote policies that will generate a balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that the Plan area has a more balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.

16.2 The NPPF notes (para 78) that *'in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.'*

### Housing Mix & Type

16.3 AECOMs HNA Report 2021 noted the following. A summary of the report is also on the web site under neighbourhood plan documents at <https://www.nortonandcuckneypc.co.uk/1>.

#### Tenure and Affordability

The housing situation in CNHW as regards tenure and affordability is shaped by its very individual housing market characteristics, with

- reasonable average incomes (£40,200) but quite constrained lower quartile incomes (£14,000 average in households with one LQ income and £27,000 in households with two LQ incomes);
- average resale house prices in the S80 and NG20 postcode area<sup>50</sup> are affordable on average incomes;
- average local authority area new build market house prices unaffordable on average incomes;
- a very homogenous housing market with an unusually large proportion of private rental units and a very low supply of social or resale market homes;

The unusual tenure distribution is show in figure 4-2 taken from the HNA.

**Table 4-2: Tenure (households) in CNHW (%), 2011**

Tenure	Cuckney, Norton, Holbeck and Welbeck	Bassetlaw	England
Owned	17.6%	69.5%	63.3%
Shared ownership	0.4%	0.4%	0.8%
Social rented	7.6%	15.9%	17.7%
Private rented	50.8%	12.5%	16.8%

Sources: Census 2011, AECOM Calculations

- some empty homes owned by the estate which are either not fit for purpose in terms of quality, or, once they are refurbished, unaffordable for local people.

This results in a high need for Affordable Housing for sale, as well as a reasonable need for Affordable Housing for rent in CNHW.... This is extensively at odds with the tenure and affordability of housing to be delivered.<sup>51</sup>

<sup>50</sup> AECOM aggregated these post code areas as there were so few house sales just in the Plan area see HNA report para 90

<sup>51</sup> Whilst the HNA provides evidence to support the need for some affordable housing para 121 notes that 'The model essentially takes into account the current number of renters and assumes most of them would own if they could afford to. Because the number of renters in CNHW is so unusually high, the result of the AH for sale model is much higher than AECOM would typically expect for a similar sized settlement with a more typical proportion of renters.'

- There are 19 people who are currently [November 2020] living in affordable rented accommodation in CNHW and 1 in shared ownership
- there are currently [November 2020] about 17 households in Bassetlaw unable to access affordable rented homes suitable to their needs, all of which have a connection to the CNHW Neighbourhood Plan area.  
Within the 17 applicants on the housing waiting list who have a connection with the NP area there are:
  - 7 Single Senior Citizens;
  - Families with 1-2 Children;
  - Single over 40;
  - 2 Single under 40; and
  - Couples with more than 2 Children.

#### House Type and Size

- The CNHW population is aging, with a particularly high and increasing proportion of 65 to 74 year olds. [This is backed up by the HEDNA.<sup>52</sup> and shows there is expected to be a 47% increase in over 65s up to 2037.]
- Older (single and family) households are slightly more prominent in CNHW than across Bassetlaw and nationally, where there are higher proportions of families with dependent children. This may be due to the area not being affordable for younger families with dependent children.
- Households with non-dependent children represent a marginally higher proportion of households in CNHW than in Bassetlaw or England as a whole. This may indicate that some young adults may have trouble finding their own suitable home in CNHW to establish a new household in as they grow up.
- The decline in the local population and in the number of households suggests a combination of a low natural population growth, which would be expected in an area with an aging population and a low proportion of young families, as well as a low rate of in-migration.
- Most common property type in CNHW appears to have 3 bedrooms.
- The housing size for which need was greatest was 3-bedroom homes for market housing, followed by 2-bed homes. For Affordable Housing the greatest need was for 2-bed.
- On the basis of the aging population in CNHW and the presence of too many larger homes, there is a clear need for smaller properties to allow those households who wish to, to downsize and for young people to start their own households. This supports the 2013 CNHW Housing Needs Survey.<sup>53</sup>

16.4 Employees of Welbeck Estate who had a house as part of their employment and who worked for the Estate for more than 20-years were offered housing in retirement. With longevity and a fixed supply of housing stock, this has been increasingly difficult to achieve and is no longer a guarantee, although every effort is made to secure accommodation for people who have worked on the estate, if they need it. Without adequate retirement accommodation, tenants remain in dwellings that could accommodate families, which in turn has a negative impact on the local economy and facilities like the school.

<sup>52</sup>See <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

<sup>53</sup> This is available at <https://www.nortonandcuckneypc.co.uk/neighbourhood-plan>



- 16.5 In 2019, 25.1% of the rural population of Bassetlaw were over 65<sup>54</sup> – it is likely that The Plan Area’s population will be similarly ageing. The Housing and Economic Development Needs Assessment (HEDNA) 2020<sup>55</sup> noted that ‘*Bassetlaw is projected to see a notable increase in the older person population, with the total number of people aged 65 and over projected to increase by 47% over the period to 2038. This compares with overall population growth of 18% and a more modest increase in the Under 65 population of 10%.*’
- 16.6 The HEDNA notes that bungalows are often the first choice for older people seeking suitable accommodation in later life and there is generally a high demand for such accommodation when it becomes available. Bungalows are land intensive and often not supported by house builders or planners. However, given the rural and lower density of development in the Plan Area and the ageing population, further provision as part of new development would meet local need and would be supported.
- 16.7 The provision of bungalows may also encourage households to downsize freeing up family type housing in the Parish.
- 16.8 The HEDNA notes that there is expected to be a 23% increase in the number of households with dependent children – the majority of this increase is projected to be within smaller family households. On page 93 bullet point 5 it is noted that ‘*Based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.*’

### Lifetime Homes

- 16.9 38% of households in rural Bassetlaw have a long-term health problem or disability. 58.5% of people over 65 have a long-term health problem or disability. The HEDNA notes the large increases in the number of older people with mobility problems (increasing by 60% from 2018 to 2037). Table 58 of the HEDNA shows the growth in a range of disabilities.

**Table 58: Projected Changes to Bassetlaw Population with a Range of Disabilities**

Disability	Age Range	2018	2037	Change	% Change
Dementia	65+	1,671	2,826	1,155	69.1%
Mobility problems	65+	4,505	7,195	2,690	59.7%
Autistic Spectrum Disorders	18-64	684	739	55	8.0%
	65+	242	360	118	48.6%
Learning Disabilities	15-64	1,746	1,911	165	9.4%
	65+	533	777	244	45.7%
Challenging behaviour	15-64	32	35	3	9.1%
Impaired mobility	16-64	4,038	4,196	159	3.9%

Source: POPPI/PANSI and Demographic Projections

<sup>54</sup> See HEDNA table 55

<sup>55</sup> See <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

16.10 The HEDNA concludes that ‘growth shown in those with disabilities provides clear evidence justifying delivering ‘accessible and adaptable’ homes as defined in Part M4(2) of Building Regulations.’

16.11 M4(2) is the category of home that is accessible and adaptable; these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £1082 - £1100 per dwelling.<sup>56</sup>

16.12 In seeking M4(2) compliant homes such dwellings could be considered as ‘homes for life’ and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.

16.13 Given the nature of the housing market in the Plan area and the long-term investment, Welbeck Estates has in the future of the local community, the provision of lifetime homes constitutes sustainable development. It is appropriate and represents sustainable development to encourage 2-3 bed dwellings to be built to Category M4(2) where viable.

### Existing Housing Stock – Local Analysis

16.14 **Table 9** below shows the proportion of detached housing compared to the County and Welbeck ownership. Cuckney is the only village with a meaningful proportion of dwellings being owned privately and a smaller proportion of detached housing, which means there is a greater mix of other house types. Norton and Cuckney Parish Council note that it is their experience that this dominance of renters means that residents tend not to stay for as long as those who own property and are sometimes more reluctant to get involved in the life of the village.

16.15 Welbeck Estates have confirmed that a policy of increasing private ownership in Cuckney as part of a strategy to provide a wider mix and type of dwellings is supported.

**Table 9 Housing Type and Ownership**

	% Detached <sup>57</sup>	% owned by Welbeck <sup>58</sup>
Cuckney	32	53
Holbeck	41	100
Norton	49	87
Nottinghamshire	36	

16.16 In 2015, the Steering Group did a Housing Stock Survey to better understand the unique characteristics of the housing stock across the Neighbourhood Area.

**Table 10 Key Findings from the Housing Stock Survey<sup>59</sup> undertaken by the Neighbourhood Plan Group 2015**

32 of the 274 dwellings (approx. 12%) are bungalows. 228 (83%) of all dwellings are owned by Welbeck

<sup>56</sup> Table 17 Housing Standards Review Cost Impacts 2014

<sup>57</sup> Source census 2011

<sup>58</sup> Information provided by Welbeck Estates

<sup>59</sup> This is available at <https://www.nortonandcuckneyipc.co.uk/neighbourhood-plan>

50% of all the properties in the Plan area were built before 1900's. Only 2 houses have been built since the 1990's<sup>60</sup>

The historic nature of many of the dwellings means that 38 of the Welbeck dwellings are three or four storey houses with bedrooms in the attic space. These properties have narrow steep stairs that would not be considered ideal in modern properties.

Although many of the houses are of a Welbeck style, half were built between 1900 and the 1950's. These dwellings were constructed in a variety of styles and Cuckney in particular is made up of mixture of designs typical of its era.

- 16.17 A key driver for the production of the CNHW NP and for the Review NP is to make sure that some development is permissible where this meets local needs. Housing that meets modern insulation standards, is cheap to heat (using renewable energy) and is adaptable will ensure that additional housing stock complements the existing housing stock.
- 16.18 Given the range of facilities in Cuckney, some of the housing allocated should be suitable for first time buyers and young families.
- 16.19 Given the housing stock in Norton and the demographics of the local population, new homes there should be suitable for older people.
- 16.20 The recent conversion of the Cartsheds at Holbeck Woodhouse to 5 dwellings was welcomed by the community, but 4 of them are being used as holiday lets which means that only 1 is accessible to the local community and therefore only makes a modest contribution to meeting local housing need.
- 16.21 Any new housing development should be of a size type and tenure to meet local housing needs.

### Policy R8a: Housing Mix and Type

1. To be supported, planning applications for housing schemes are required to deliver a housing mix that reflects the need identified in the most up to date housing need assessment. This includes provision for houses to be privately owned, especially in Cuckney.
2. Where development has occurred since the Housing Need Assessment was undertaken in 2021 and which contributes to the identified need, this should be taken into account.
3. Applicants must demonstrate how this evidenced need has been taken into account in the different house types and bedroom numbers proposed.
4. Proposals for 2-3 bed dwellings (that are suitable for people of varying ages and at different stages in their life cycle) that voluntarily provide a higher proportion of accessible homes M4(2) of Approved document M, Volume 1 Building Regulations (or equivalent) will be supported.

<sup>60</sup> In 2020 5 new dwellings were provided when the Holbeck Hall Barns were converted

## Affordable Housing

- 16.22 **Affordable Housing** has a specific definition in planning terms and the full definition is in Annex 2 of the National Planning Policy Framework and is set out in full in the glossary. In summary, it is rented or part owned housing *‘provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing ...remains at an affordable price for future households.’* Usually most affordable housing is owned by local authorities and registered providers.
- 16.23 In May 2021, the Government introduced its First Homes policy. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes. Specifically, First Homes are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
  - are sold to a person or persons meeting the First Homes eligibility criteria (see below);
  - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
  - after the discount has been applied, the first sale must be at a price no higher than £250,000
- 16.24 First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.<sup>61</sup>
- 16.25 National policy requires Affordable Housing to be provided on sites of 10 or more. BDCs Core Strategy only anticipated housing development in Cuckney where it requires 15% of housing to be affordable on qualifying sites.<sup>62</sup>
- 16.26 Welbeck advises that current proposals are to provide 3 Affordable Housing dwellings at the Depot and 1 is proposed for the Creswell Road site. In addition, the allotment site (**Policy R18**) is proposed to deliver 4 Affordable Houses for starter homes and 2 market dwellings.
- 16.27 Given the evidence in the HNA that there are 17 households with local connections on the waiting list the NPSG support Welbeck to provide more Affordable Houses where possible. The viability of providing an additional number of dwellings will benefit from the fact that Welbeck Estates are not purchasing the land.
- 16.28 The HNA noted that there is a need for Affordable Housing for sale, as well as a reasonable need for Affordable Housing for rent. The need for Affordable Housing to rent is likely to be more urgent than those needing Affordable Housing for sale. Products that offer intermediate ownership would also be in demand.
- 16.29 Welbeck Estates and the community support the delivery of Affordable Housing for sale in the form of starter homes or the new First Homes products. Elsewhere, Welbeck Estates have

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<sup>61</sup> See Planning Practice Guidance para 001 Reference ID: 70-001-20210524

<sup>62</sup> See Policy CS8 Rural Service Centres Core Strategy

also established (by way of S106 agreement) the role of landlord for the management of Affordable Housing to rent for a long term (60 + year) period. The community supports the use of creative solutions so long as they deliver homes at Affordable Rent for the Plan Area over the long term.

16.30 Given the unique nature of the housing market in the Plan Area, and the very limited number of affordable dwellings, it may be preferable to secure the affordable housing contribution for a qualifying site<sup>63</sup> on an alternate site in the Plan area. This must be secured by legal agreement.

### **Policy R8b: Affordable Housing**

1. On sites of 10 or more dwellings, development will be supported which provides affordable housing in accordance with District and national policy. Subject to legal agreement, and where it meets local housing need, the affordable housing requirement on one site may be delivered on an alternate site so long as
  - a) the total number of affordable dwellings is in accordance with District policy; and
  - b) the location of the affordable housing constitutes sustainable development; and
  - c) both sites are in the same ownership.
2. Affordable housing may be in the form of affordable rented, social rented, shared ownership, affordable homes for sale Discounted Market Sale, Build to Rent or a combination.
3. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces, to create mixed and sustainable communities.
4. Development proposals should be consistent with the CNHW Design Code 2021 and Policy R6.

### ***Rural Exception Site***

16.31 The HNA supported the allocation of a 100% Affordable Housing Site as a way of contributing to the short fall in AH in the Neighbourhood Area. To enable Affordable Housing to be provided in the planning area, the NPPF allows small sites outside existing development boundaries to be used for Affordable Housing. These are sites that would not normally be released for housing but in the case of specified rural settlements, housing can be permitted as an exception to normal policies where there is a proven need within the community.

16.32 The NPPF Annex 2 defines a rural exception site as '*Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who either are current residents or have an existing family or employment connection. A proportion of*

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<sup>63</sup> A qualifying site is a site of 10 more dwellings



*market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'*

16.33 Given the historic and rural nature of the area, such a site would need to be small in scale, well designed and would only be acceptable to the community where it is located adjacent to Cuckney where there are some facilities (like the primary school).

16.34 Policy CS8 of the Core Strategy supports this approach '*Where no alternative sites are available within Development Boundaries, proposals for affordable housing schemes, of a scale appropriate to the size and role of the settlement, will be supported on sites outside of, but adjoining, these Boundaries where local need is proven and explicit community support is demonstrated.'*

16.35 The NPSG supports the provision of a small-scale 100% Affordable Housing site to secure a higher proportion of Affordable Housing. The location of a site has not been identified at this stage and will only be delivered by close working between Cuckney and Norton Parish Council and Welbeck Estates.

### **Policy R8c: Rural Exception Site**

As an exception to planning policies relating to the location of housing development outside the development boundaries, a rural exceptions site as defined in the NPPF Annex 2, to meet the identified needs of local people will be supported where the following criteria are met;

- a) a housing need has been identified in the Parish for the type and scale of development proposed; and
- b) the development is considered suitable by virtue of its scale and size in relation to the existing village and its services; and
- c) the initial and subsequent occupancy of the Affordable Housing is controlled through legal agreements to ensure the accommodation remains available in perpetuity to local people in need of affordable housing; and
- d) the development is in accordance with design principles set out in the CNHW Design Code 2021.

## 17 Creation of a Public Car Park in Cuckney

- 17.1 The primary school is located in the converted 18th Century mill in Cuckney. It is accessed via a single-track lane built for a horse and carriage. Only 8 pupils from Cuckney Primary School out of 115 come from the Plan area. According to the school records, none of the pupils walk to school.<sup>64</sup>
- 17.2 Near the school are playing fields and a park, ideally located for parents to take their children to play after school. There is no parking provision for this park and parents park where they can, on Creswell Road and adjoining streets. This lack of adequate off-street parking creates a major hazard around the school, and play area. **Figure 2** on page 93 provides an indication of where a new car park could be located alongside the development proposed in **Policy R19**.

### Policy R9: Creation of a Public Car Park in Cuckney

Permission will be granted for a car park in the vicinity of the school for use by parents and those visiting the play area provided that:

- a) the amenity of nearby residents would not be significantly harmed; and
- b) the proposals would preserve or enhance the character and appearance of the Cuckney Conservation Area; and
- c) access into and out of the car park does not impede the flow of traffic along the main thoroughfare.

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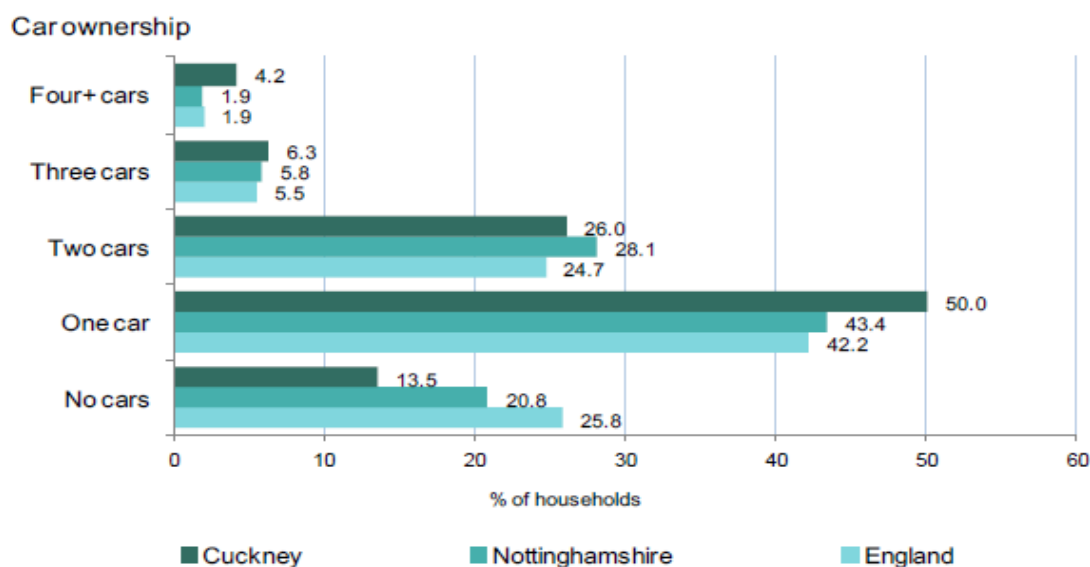
<sup>64</sup> Data collected by the LEA and provided by the Primary School 2015

## 18 Car Parking on New Residential Development in Cuckney

### Justification

18.1 Car ownership in Cuckney is higher than the national average reflecting its rural location as Figures 1 shows. The Rural Area Profiles 2013 reveal the extent of car usage compared to Nottinghamshire and England.

Figure 1: Car Ownership Cuckney



18.2 In Cuckney, there are two main roads through the village the A616 and the A60. Most of the properties that face onto these two roads are old, often terraced houses with either very limited or no off-street parking.

18.3 Additional development in the village must ensure that sufficient car parking is provided within the site to accommodate visitor and resident parking as people in the Plan area are likely to need a car more than people living in urban areas are. It is important that future development in the village recognises the rural location, the likelihood that most households will have a minimum of one car and that adequate off-street visitor parking is required.

### Policy R10: Residential Car Parking in Cuckney along the A60 and A616

Proposals for housing development adjacent to both the A60 and the A616 in Cuckney will be required to demonstrate that residents and visitors parking requirements can be accommodated off street to facilitate traffic flow and accessibility for service and emergency vehicles. Proposals should ensure parking is integrated into the layout of the scheme.

## 19 Improving Sports, Recreation and Community Facilities

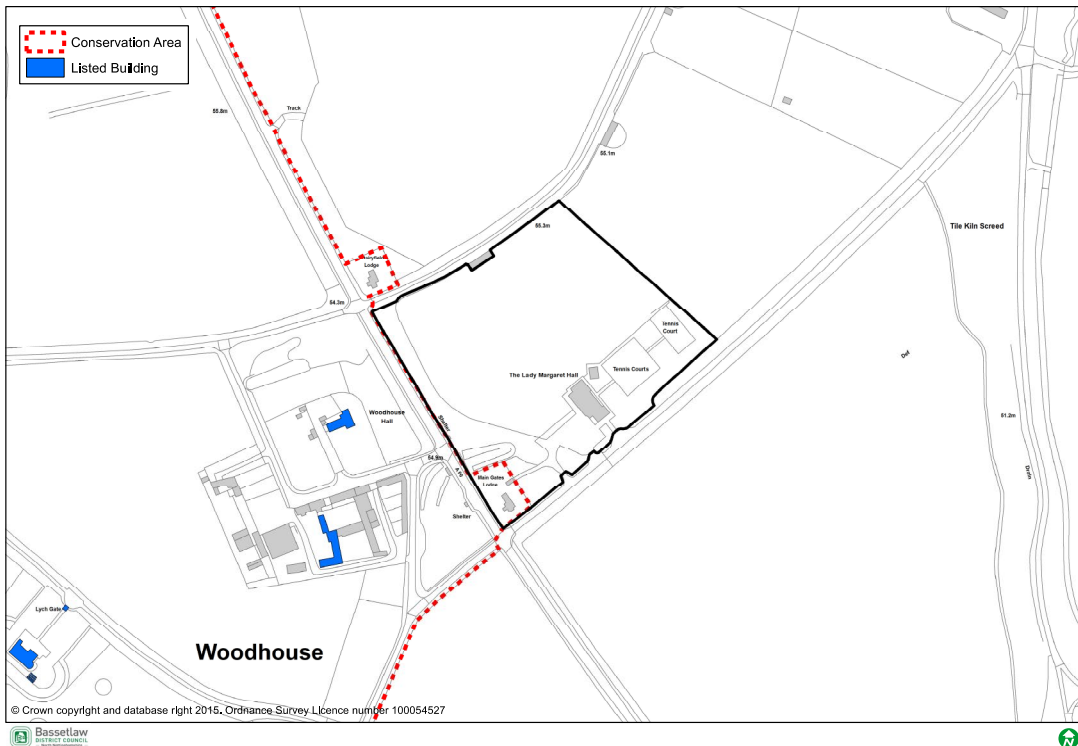
- 19.1 The provision of adequate community space fosters social cohesion and wellbeing providing venues for a range of community activities for young and old. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. Those without a car are unable to access these facilities. The improvement of community facilities for local people is closely wedded to the expansion of the tourism offer (see below).
- 19.2 Across the Plan area there are 4 (including the School Hall) buildings that can be used by the community. Cuckney Cricket Clubhouse built in 2002 is well used and maintained and provides rooms of various sizes that can be hired for community activities as well as 3 indoor cricket lanes.
- 19.3 Lady Margaret Hall and Cuckney Village Hall however, both require investment and renovation. Lady Margaret Hall has had some improvement work undertaken and opened in 2021. The village hall at Cuckney, which is a wooden framed, tin clad building, was originally the church at Holbeck and was moved to Cuckney in the 1920's. It occupies a central site next to St Marys Church. Development is limited on this site due to the plot size, its proximity to the Grade 1 listed church and its location adjacent to a scheduled ancient monument (motte and bailey castle).
- 19.4 **Policy R11** supports the development of the former allotments site in Cuckney for a new community building and car park. Planning permission has been granted for this scheme although the funding for the village hall has yet to be secured.

### *A Leisure Hub at Lady Margaret Hall*

- 19.5 Lady Margaret Hall was built 1950's as a community facility for local residents of the Welbeck Estate. The building is approximately 250 square metres but the site area is 3.51 hectares. The site also includes a thriving tennis club with three tennis courts.
- 19.6 The Hall's internal configuration and size limits its suitability. The original CNHW NP supported the redevelopment/extension of Lady Margaret Hall. Immediate improvements have been made to enable its continued use but, in the longer term, its location is seen as central to link and strengthen the provision of sports clubs and facilities that are scattered around the Welbeck Village. There are presently three outdoor tennis courts next to Lady Margaret Hall. There is land around the building to accommodate a sports building for indoor tennis courts and gymnastics club. The gymnastics club currently meets in a building constructed during World War 2 as a rifle range.
- 19.7 A new play area is planned adjacent to the main field. Over time, other local clubs may be accommodated.
- 19.8 Visibility onto the A60 at the junction would need improving, as would the provision of safe access across the A60 to connect with the proposed development on Woodhouse Hall Farm. If the Hall were to generate more users, parking provision would need to be assessed. The scheme must also provide details of the public transport provision to adjoining communities.



## Map 15 Lady Margaret Hall and Indicative Location of a Community Sports Hub



19.9 **Policy R11** is based on Policy 8 in the CNHW NP and it still reflects the community's support in principle for extending and enhancing community provision across Neighbourhood Area but also includes a particular focus on the support for a leisure hub at Lady Margaret Hall, formerly Policy 17 in the original CNHW NP.

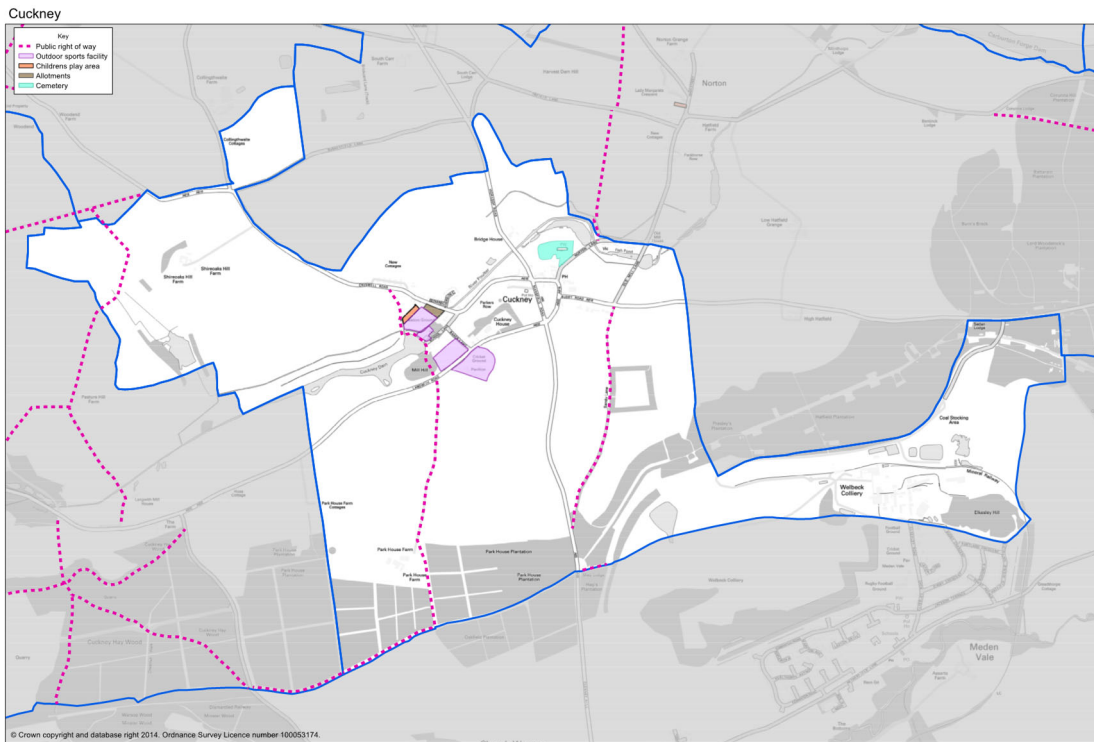
## Policy R11: Improving Sports, Recreation and Community Facilities

1. Well-designed proposals that improve community facilities are supported.
2. Where the facility is no longer suitable (due to the condition of the building or its location), the relocation of a community facility will be permitted if the location is accessible to local people and the new facility provides an equivalent community offer to the one it would replace or where community consultation supports an alternative scale of provision.
3. The appropriate extension of existing community buildings will be permitted, provided that the proposals are to increase the suitability of the building as a community facility for the benefit of local people.
4. The extension and improvement of Lady Margaret Hall for community uses and the provision of a sports building to meet the local need for modern indoor sports facilities on the site shown on Map 15 will be permitted where it can be demonstrated that;
  - (a) any harm identified to the significance of the Registered Park and Garden, the setting of Holbeck Conservation Area or the setting of nearby Listed Buildings shall be
    - a. less than substantial in accordance with the NPPF; and
    - b. that the level of harm is demonstrably outweighed, proven with supporting evidence, by the public benefits of the proposal; and
  - (b) the proposal is compatible with its setting adjacent to a Registered Park and Garden, and
  - (c) the design of the building reflects the character of the estate buildings around it and is in accordance with the CNHW Design Code 2021, and
  - (d) the new sports facilities provided must ensure that the space is of at least equivalent size compared to the existing facility, and
  - (e) the mature trees along the western and eastern boundaries are maintained where possible and any extension or improvement to the car parking must show how the existing mature trees will be protected where possible, and
  - (f) parking provision reflects the increased use of the facility, and
  - (g) adequate provision can be made to ensure that any additional surface water discharge from the site as the result of the proposed development would not have a significant effect on the Welbeck Lake SSSI.

### *Walking and Cycling Routes*

- 19.10 Clumber Park (National Trust) and Creswell Craggs can be accessed by a network of footpaths. The Robin Hood Way and the network of footpaths and trails that run through Sherwood Forest and the heritage of the villages built by the Portland family, have created a very successful focus for tourist related activity which continues to transform and rejuvenate the area.
- 19.11 Proposals for extending the walking routes around the Parish not only encourage more active leisure and a greater appreciation of the local environment, but are seen as an opportunity to attract visitors by connecting the attractions at Welbeck Village with Creswell Craggs.
- 19.12 **Map 16a, 16b and 16c** show the network of existing footpaths and outdoor sports facilities and the recent footpath extension from Welbeck Village to Creswell Craggs.

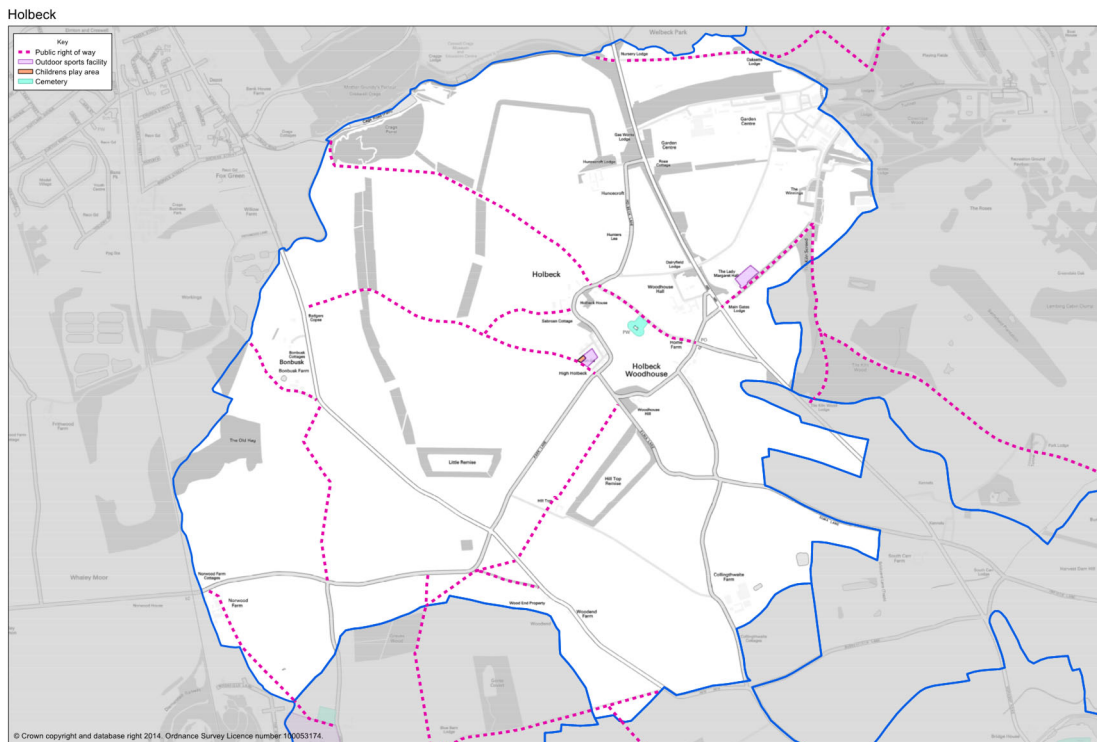
## Map 16a Footpaths and Outdoor Recreation Spaces Cuckney



BASSF TLA W  
an active collaborator



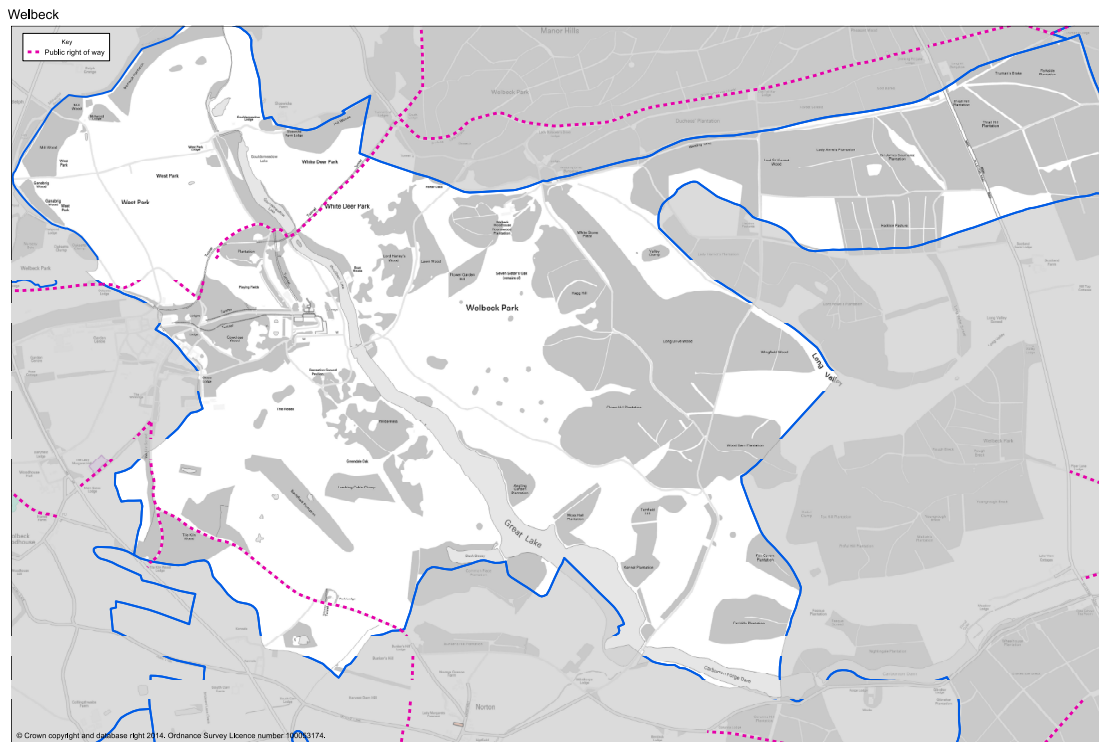
## Map 16b Footpaths and Outdoor Recreation Spaces Holbeck



BASSF TLA W  
an active collaborator



## Map 16c Footpaths and Outdoor Recreation Spaces Welbeck



19.13 The Green Infrastructure Project Proposal Study<sup>65</sup> looks at the existing green infrastructure and identifies ways in which these can be improved and linked by new and existing routes.

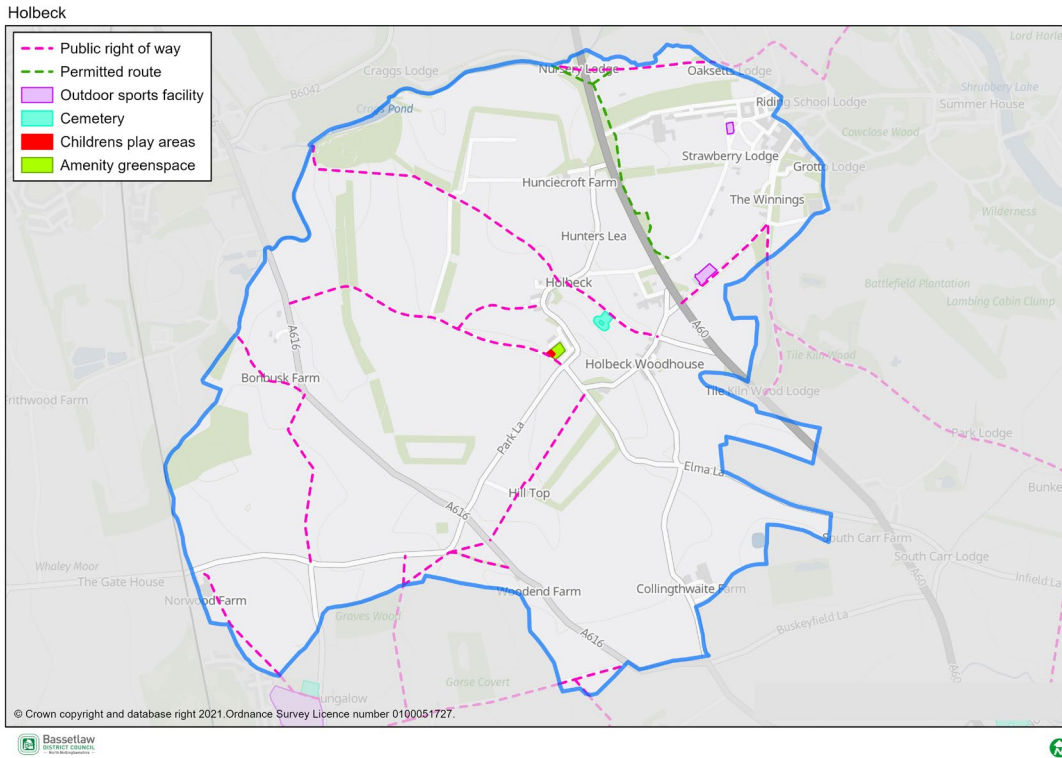
19.14 The establishment of suitable walking and cycling routes will need to be undertaken in collaboration with Welbeck Estates and any affected tenant farmer. The extension of the Robin Hood Way (shown on **Map 16d**) is one such new route that will be completed in 2021 and links up existing routes to places of interest. In addition, part of the restoration of the former Welbeck Colliery includes the creation of an amenity area with cycle paths and walking routes.

<sup>65</sup> See

[https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final\\_gi\\_report\\_compressed.pdf](https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final_gi_report_compressed.pdf)

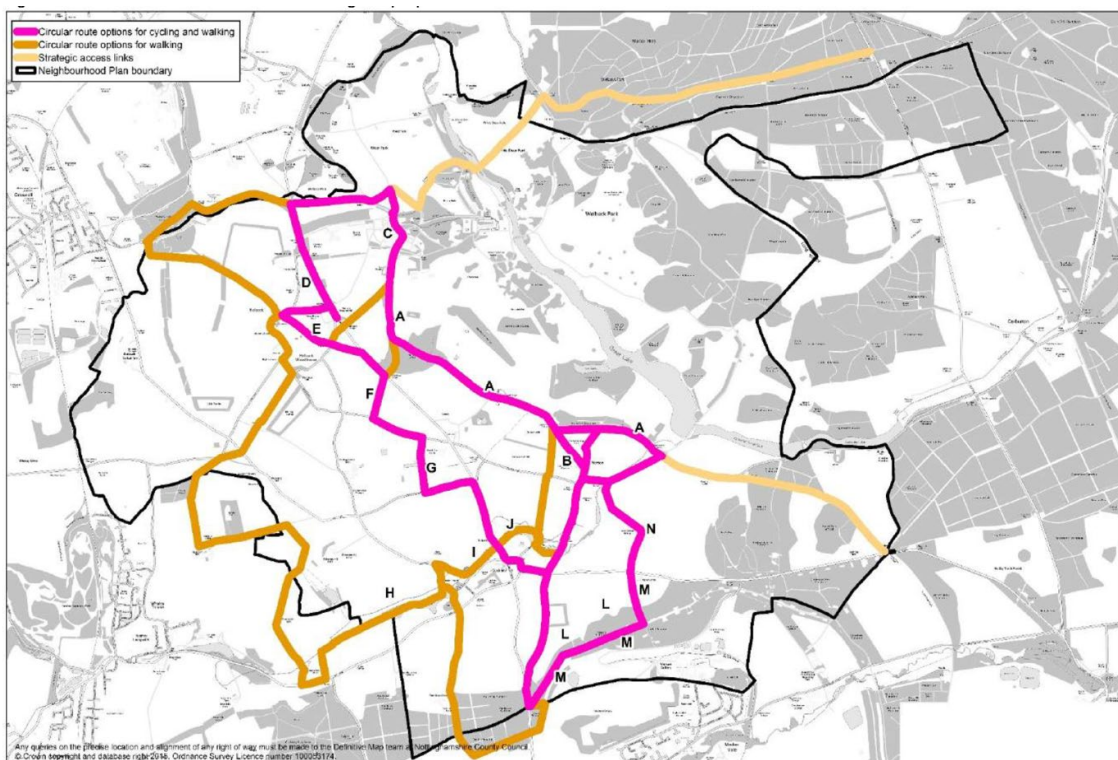


## Map 16d New permissive footpath (in green) connecting Creswell Craggs to Welbeck Village



19.15 Map 17 is taken from the Green Infrastructure Project Proposal and shows the potential links that could form circular routes walking/cycling routes.

### Map 17 Existing and Potential footpath links





19.16 The implementation of all these new routes will require external funding from the public and private sector. The aspiration is that they will be delivered over the Plan period and are a key part of enhancing the tourist potential of the area as well as encouraging local residents to access their local countryside to promote their own health and wellbeing.

19.17 The Parish Councils will promote a network of new walking and cycling routes within the Plan area. Where necessary they will work with adjoining Parishes, Bassetlaw District Council and Nottinghamshire County Council to encourage the continuation of these routes outside the Plan area to key places of interest.

### **Policy R12: Conservation and Enhancement of cycling and walking routes**

Development which is directly related to improving or extending walking and cycling routes will be supported where the proposals:

- a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study; and
- b) show how they contribute towards the creation of a network of walking and cycling routes in accordance with the Green Infrastructure Report<sup>66</sup>; and
- c) are designed to ensure continued privacy for residents.

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<sup>66</sup> See

[https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final\\_gi\\_report\\_compressed.pdf](https://cnhwneighbourhoodplan.weebly.com/uploads/2/6/0/6/26062193/final_gi_report_compressed.pdf)

## 20 Promoting Tourism

- 20.1 Welbeck Village now plays an expanding role in the rejuvenation of the listed buildings and the expansion of leisure and recreation facilities for residents and visitors.
- 20.2 The conversion of the original gasworks building into an art gallery won a Civic Trust Award when it opened in 1993. The additional new Harley Gallery development in the Victorian Tan Gallop opened in 2016 and won a RIBA award in 2018. This cluster of a prestigious art gallery, farm shop, school of artisan food and café is a draw for tourists and residents.
- 20.3 The CNHW NP supported the renovation and reuse of Cuckney House. Proposals are subject to viability and changes to the market. The successful conversion of Hazel Gap Farm to a wedding venue has highlighted the advantage in having some local visitor accommodation. In October 2020, planning permission was granted for the change of use of Cuckney House to a Guest House (see 20/00714/COU). This will provide accommodation for visitors to the area.
- 20.4 Welbeck Estates continues to seek opportunities to maximise the opportunities for additional attractions within the Welbeck Village. Planning permission was obtained in October 2020 for a secret play garden, pedestrian connectivity enhancements, additional car parking and outdoor space for concessionary stands and seating.
- 20.5 The NPSG support this proposal and the opportunity it provides for outdoor play for children and families but is concerned about the lack of toilets included as part of the scheme. Existing toilets are limited and relate to either the café (one unisex toilet) the Dukeries Garden Centre (a commercial business) and the Art Gallery.

### Proposed Layout Play Area Welbeck Village



- 20.6 Cuckney House is now proposed for conversion to a Guest House to complement the wedding venue offer provided at Hazel Gap Farm.
- 20.7 Hatfield Plantation adjacent to the former Welbeck Colliery Site contains the footings of World War 2 ammunition buildings. The CNHW NP proposed a bike hire shop and café to support the recreational activity on the amenity area; this is still supported by **Policy R5b**.<sup>67</sup>
- 20.8 **Policy R13** provides support for sustainable tourist-led development in Welbeck Village and the wider Neighbourhood Area, building upon the successes realised to-date. In doing so, the policy seeks to balance the potential regeneration, cultural opportunities, and economic growth that such development can bring, with the need to safeguard the natural and historic assets that define the area, infrastructure, and the amenity of the local community.

### **Policy R13: Promoting Tourism**

1. Proposals that reinforce and promote the role of Welbeck Village as a focus for tourism, culture and events will be supported where the significance of the listed buildings is a central part of the design and layout to safeguard the heritage assets and their setting. This includes supporting the existing tourist and cultural facilities and enabling new or expanded provision where it contributes to the area's continued success as a hub for artisan industries and a destination for visitors.
2. In Welbeck and elsewhere in the plan area, new development, the change of use or conversion of existing buildings will be supported, where the development would enhance the offer of tourist facilities by:
  - a) extending the offer of accommodation for visitors; or
  - b) providing facilities including but not limited to toilets, cafes, bike hire and play spaces, which enable people to explore the Plan area for longer.
3. New tourism related development across the Plan area will be required to demonstrate that it is;
  - a) appropriate in its location, scale, and design in accordance with other Neighbourhood Plan policies; and
  - b) that it avoids harm to the significance of the natural and historic assets of the Plan area; and
  - c) that it would not have severe negative impacts on the highway network.

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<sup>67</sup> Policy R13 establishes the principle for supporting growth that relates to tourism development – for site specific policies see Policy 18



- 21.5 This 0.92-hectare site is within the Development Boundary of Cuckney (see **Map 6a**). The site slopes gently down to the north but the site is elevated from the street (up to 3 metres to the west of the site). The whole site is within the Conservation Area. To the north-east of the site are three listed buildings.
- 21.6 Surrounding land uses: On the north side there are 2 storey houses and outbuildings; on the east side there is a road then 2 storey houses; on the south side there is a road then open countryside; and on the west side there is a road then open countryside.
- 21.7 Although the site is in the centre of the village, there are some local amenities located on the opposite side of the A60. It will be necessary to identify pedestrian links and improvements to existing footways that are quite narrow in parts surrounding the site. Pedestrian access would also ensure direct access to the bus stop which is 36 metres from the northern boundary.' Permeability of the site with the surrounding needs to be considered particularly in relation to the 3-metre drop to the road on the western side.
- 21.8 Due to the land levels on the north of the site, the design and density must be carefully considered. Development must be set back from the perimeter to avoid an overbearing impact on the street scene.
- 21.9 The southern edge of the site provides a gateway to the village and this feature should be reflected in a well-designed scheme.
- 21.10 The density of development along the western edge should reflect the density patterns of this part of the village. Its location adjoining open countryside should be reflected in a layout that provides a softer edge to the development site.
- 21.11 The eastern part of the site, which was the former depot site, is within the development boundary and the principle of developing this part of the site for general housing would be supported.
- 21.12 Stone walls bound the site to the north, west and east that contribute to the character and appearance of the conservation area.
- 21.13 The hawthorn hedges on the western boundaries contribute to the rural character and should be retained where practicable. However, the hedges to the south-east would need to be removed to provide adequate visibility into and out of the site. A maintenance programme must be part of the planning conditions where they are to be retained due to their otherwise over-bearing form across the footpath at this busy point on the road.
- 21.14 The community remain supportive of the policy that allocated the site for in the region of 15 houses so long as the scheme is designed to a high quality reflecting the rural character of Cuckney and the setting of both the conservation area and the listed buildings nearby. The CNHW Design Code provides more detail to assist developers in these matters.
- 21.15 The type and tenure of these housing units will be based on the most up to date Housing Needs Survey, which includes the Housing Needs Assessment commissioned for this Review NP and in accordance with District and national policy. Given the range of local facilities including a primary school and play area, this would be an appropriate location for first time buyers' homes (or equivalent).



21.16 However, there is a need for affordable housing across the four settlements. Welbeck Estates have indicated that they may seek Affordable Housing provision on an alternate site in the Plan area that would not be a qualifying site.<sup>69</sup> Subject to negotiation with BDC, this contribution may be considered as part of the contribution towards affordable housing on the Depot Site where the total number of affordable housing units across the two sites is in accordance with District policy.

21.17 With only 47% of houses privately owned in Cuckney, the community would like a minimum of 25% of the new houses on the Depot site to be subsidised private ownership (this could be in the form of starter homes).

21.18 The community consider the Depot site to be a good location for the provision of a renewable energy heating system and would welcome its inclusion within the scheme subject to viability.

21.19 The location of the site bounded between the A60 and the A616 means that opportunities for on street parking are very limited. The development should ensure that an appropriate number of allocated and unallocated parking spaces are provided within the site in accordance with the car parking requirements set out in **Policy R10**. Based on existing and expected car usage in this rural area, the provision of up to 3 spaces per dwelling would be appropriate.

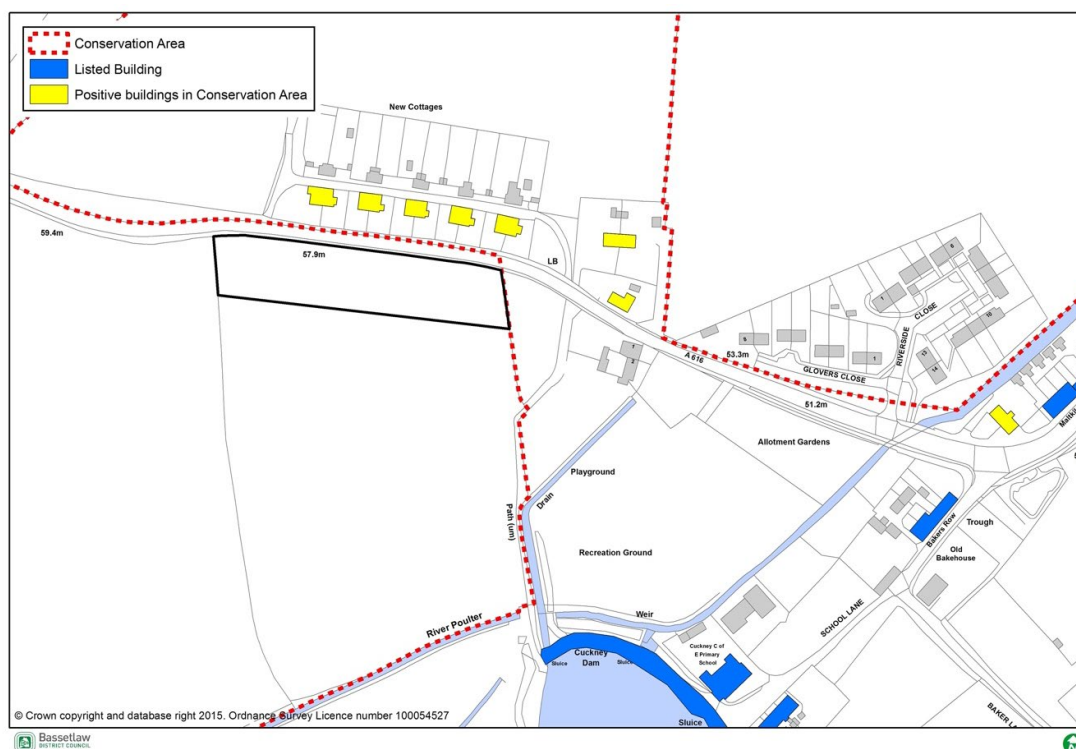
#### **Policy R14: Former Depot Site and adjoining field, Budby Road, Cuckney**

1. Development for in the region of 15 dwellings of a mixed type and tenure on the site shown on Map 18 will be permitted provided that the applicant can demonstrate that the scheme meets all of the following criteria;
  - a) the proposal demonstrates a high design quality that will contribute to the character of the Plan area and respond positively to the CNHW Design Code 2021 as set out in Table 7 and in accordance with Policy R6, and
  - b) appropriate landscaping is provided to ensure that the south-eastern and western boundaries reflect the rural character of the area. Preference will be given to schemes which retain the existing hawthorn hedges to the western boundary subject to a maintenance programme being established, and
  - c) pedestrian linkages from the site to the village are direct and safe, (focusing on creating a route to the north of the site where practicable), and
  - d) the layout reflects the rural nature of the western edge and the topography of the site along the northern and southern boundaries, and
  - e) the design has due regard to the historic environment including the preservation or enhancement of the character or appearance of the Conservation Area, the listed buildings and walling adjacent to the north west corner of the site.
2. Given the lack of privately owned housing in Cuckney, a scheme that includes dwellings for private ownership is supported. Private ownership may include starter or first homes.
3. The provision of affordable housing is in accordance with Policy R8b: 1.
4. The number of parking spaces provided for residents and visitors must be sufficient to demonstrate that all parking requirements can be accommodated within the site.

<sup>69</sup> That is to say it may be delivered on a scheme in Norton of less than 10 dwellings

## Land South of Creswell Road, Cuckney

### Map 19 Land South of Creswell Road



21.20 This 0.49-hectare flat level site is currently in agricultural use. It is within the Development Boundary as identified on **Map 6a**. The site is outside the Conservation Area but it does form a gateway to Cuckney village. The attractive estate houses on the north side of the road known locally as ‘new cottages’ (circa 1900’s) characterise the approach as does the open countryside to the south with views towards the former mill and dam.

21.21 A public right of way runs through the field to Cuckney Dam, this must be redirected or included in the proposal. Creswell Road is the main road through the village and although the speed limit is 30mph cars frequently travel in excess of this.

21.22 A footway from the estate houses opposite runs into the village. The Highway Authority would require at a minimum the provision of a 2m footway as part of the scheme and a safe crossing point to the footway opposite. However, it would be preferable to provide a continuous footway on the south of Creswell Road to the park to improve pedestrian access to the village. This could link with the existing public right of way and create a safe circular route for pedestrians to the park and school. A footpath would also enable safe access to the nearest bus stop 240 metres to the south east along the A616.

21.23 Surrounding land uses: On the north side there are 2 storey semidetached houses built in the 19<sup>th</sup> Century; on the east side there is a grassed area and then 2 storey houses; on the south side there is open countryside; on the west side there is open countryside. There is existing hedgerow on the north-west and east of the site.

21.24 Community consultation supported the provision of approximately 10 dwellings as it was in keeping with the character and densities of the development in the vicinity. This was also

seen as a good location for family accommodation for example 3 bed semi-detached houses in keeping with the ‘new cottages’ opposite which are very popular.

21.25 The community remain supportive of this policy that allocated the site for in the region of 10 dwellings, so long as the scheme is designed to a high quality reflecting the historic rural character of Cuckney and the setting of the conservation area nearby. The CNHW Design Code provides more detail to assist developers in these matters.

21.26 Depending on the scale of development, affordable housing may be required. The type and tenure will be based on the most up to date Housing Needs Survey, which includes the Housing Needs Assessment commissioned for this Review NP and in accordance with District and national policy. Given the range of local facilities including a primary school and play area, this would be an appropriate location for first time buyers’ homes (or equivalent).

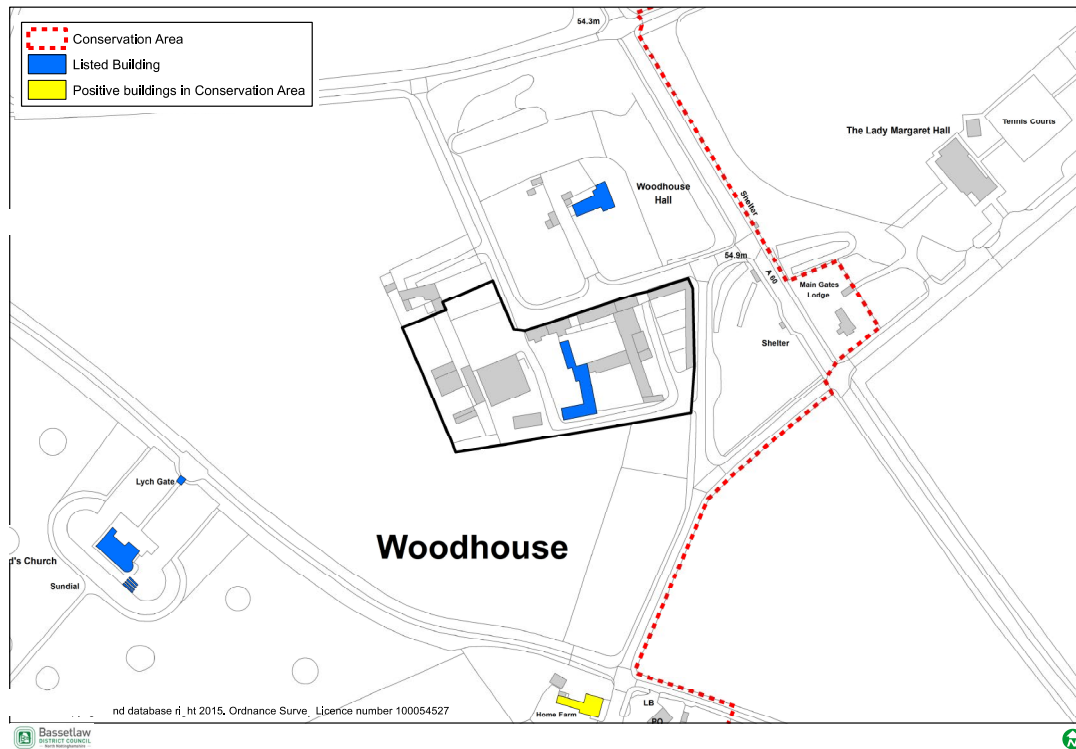
21.27 Severn Trent Water commented that as the site is located within close proximity of a watercourse we would anticipate that a surface water discharge to the watercourse is pursued as a primary outfall over a connection to the foul sewerage network.

### **Policy R15: Land South of Creswell Road, Cuckney**

1. Development for in the region of 10 dwellings on the site shown on Map 19 will be permitted provided it can be demonstrated that the scheme meets all of the following criteria:
  - a) the proposal demonstrates a high design quality that will contribute to the character of the Plan area and respond positively to the CNHW Design Code 2021 as set out in Table 7 and in accordance with Policy R6, and
  - b) the design of the dwellings reflects the character of the new cottages opposite,
  - c) preserves the setting of the Conservation Area, and
  - d) a 2.0m wide footway is provided across the site frontage to a point in an easterly direction where adequate visibility is available for pedestrians to safely cross the road onto the continuous footway opposite, and
  - e) if applicable, the provision of affordable housing is in accordance with Policy R8b, and
  - f) a landscaping scheme including hedgerows and native planting that reflects the rural nature of the wider setting is provided, and
  - g) surface water is discharged to the watercourse where possible.

## Redevelopment of Land and Buildings Woodhouse Hall Barns: Holbeck Woodhouse

### Map 20 Woodhouse Hall Barns



21.28 The community remain supportive of this policy that established the principle of development on this 0.96-hectare site. The development will complement the renovation scheme of the barns in accordance with the heritage at risk policy and Policy R16 establishes the principle of residential development on this site.

21.29 Woodhouse Hall Barns are on the Heritage at Risk Register, and part of the site is Grade II Listed. The site is within the Holbeck Conservation Area. The area around Woodhouse Hall and St Winifred's Church is an Unregistered Park. Woodhouse Hall (Grade 2) is to the north east of the site and St Winifred's Church (Grade 2) is to the west).

21.30 The site is 2 miles from Cuckney, which provides some services, and 3 miles from Creswell a larger village in Bolsover District with more amenities. There are 2 bus stops 160 metres from the site offering a bus service that runs between Edwinstowe to Worksop every 2 hours from 6.30am to 6.30pm.

21.31 The site is very close to the main community facility in the Plan area, which hosts a range of clubs and societies. Providing safe, direct access to the amenities at Lady Margaret Hall across the A60 will be a material consideration in assessing the sustainability of the proposal.

21.32 Additional drawings would enable Lady Margaret Hall to extend its role as a community hub. Development of Woodhouse Hall for residential use resources create additional uses for this facility. The site is also within a short walking distance of the cluster of facilities (Welbeck Farm Shop, the café, garden centre) that are located within Welbeck village.

21.33 It is incumbent on the developer to come up with design solutions that respect the setting of the listed buildings (Woodhouse Hall and Woodhouse Hall Barns). The Design Code provides guidance on how these listed buildings could be repurposed (see section 4 Analysis of building archetypes that offer opportunities for redevelopment page 34).<sup>70</sup> The analysis identifies the significance of the floor to eaves openings, the strong frontage line with few projections, the openings facing into the courtyard; the hip, single storey pitched roof, the clay pantiles and the stone sill and lintels.

21.34 Severn Trent Water commented opportunities to discharge of surface water sustainably are utilised prior to a connection of surface water to the foul sewers being pursued.

### **Policy R16: Redevelopment of Land and Buildings, Woodhouse Hall Barns, Holbeck**

1. The redevelopment of the land and buildings identified on Map 20 for residential development or a mixed-use scheme, will be permitted where it is demonstrated that the proposal;
  - a) demonstrates a high design quality that will contribute to the character of the Plan area and respond positively to the CNHW Design Code 2021 as set out in Table 7 and in accordance with Policy R6, and
  - b) ensures the protection of the Listed Buildings and their setting, and
  - c) reinforces the distinctive character of the Holbeck Conservation Area, and
  - d) protects the setting of the Unregistered Parkland around Woodhouse Hall, and
  - e) will cause less than substantial harm and where the harm is outweighed by the public benefits of the proposal,<sup>71</sup> and
  - f) discharges surface water by sustainable drainage systems.
2. The design of the scheme is required to demonstrate that it has responded positively to the analysis in the CNHW Design Code 2021 Section 4 and maintained the floor to eaves openings, the strong frontage line, the openings facing the courtyard, the hip, single storey pitched roof, the clay pantiles and the stone sills and lintels.
3. Any proposal shall demonstrate that a safe pedestrian or cycling route across the A60 between the site and the Lady Margaret Hall can be provided at ground level satisfactorily.

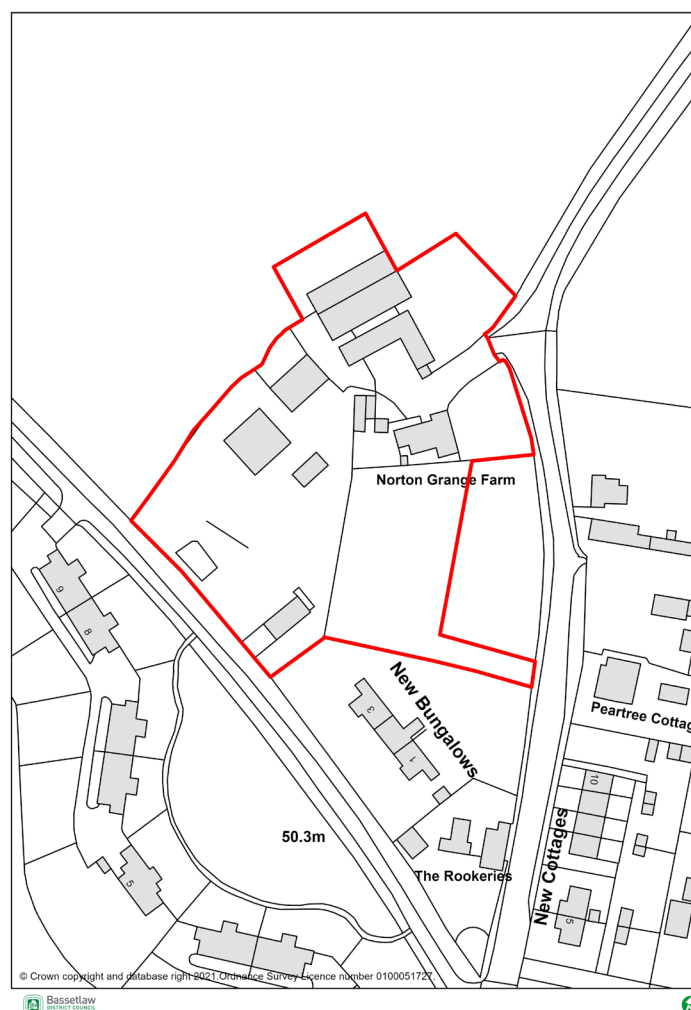
<sup>70</sup> This is available at <https://www.nortonandcuckneypc.co.uk/neighbourhood-plan>

<sup>71</sup> In accordance with NPPF para 202



## Lady Margaret Crescent, and Land Adjacent to Norton Grange Farm

Map 21 Lady Margaret Crescent, and Land Adjacent to Norton Grange Farm



21.35 This 0.85-hectare site is located on the northern edge of Norton village. This level site is a grassed area linked to farm buildings. The site is within the development Boundary see **Map 6b**. Across the lane to the west are 8 semi-detached bungalows the majority of which are occupied by former workers and their spouses of Welbeck Estates.

21.36 A bus stop is 300 m south of the site and the service runs between Worksop and Edwinstowe.

21.37 The site is within the Conservation Area and a tree officer has identified 3 mature trees on or near the site that must be protected. The open area opposite in front of the existing dwellings on Lady Margaret Crescent is a Local Green Space (see **Map 10e**).

21.38 Surrounding land uses: To the north side there is open countryside; to the east side east there is a road then two-storey houses and open countryside; to the south are the single-storey New Bungalows; and to the west is a road then the single and two-storey houses at Lady Margaret Crescent.

21.39 The development of single storey dwellings is supported by the community and would increase the provision for retired workers within the village.

21.40 The community remain supportive of this policy that established the principle of development of in the region of 4 dwellings on the site. The Housing Stock Survey and the demographic analysis showed a particular need to provide housing suitable for older people in Norton.

21.41 The inclusion of the farm buildings in the scheme enables a comprehensive renovation of the farm buildings along with the new dwellings on the land to the south of Norton Grange Farm and on the east of Lady Margaret Crescent. This has enabled the community to support a scheme of up to 9 dwellings.

21.42 The CNHW Design Code 2021 provides a framework for the proposals and section 4 'Analysis of building archetypes that offer opportunities for redevelopment'<sup>72</sup> provides further guidance on how the site and nearby farm buildings can be sensitively redeveloped. The analysis identified that design characteristics of the disused farm buildings that needed reflecting in new development e.g., red brick, stone lintel above openings, hipped roof form with pantile tiles, quoined corner detailing and stone building materials on the farm house with pitched gable roof and overhanging fascia, see page 37.

21.43 Severn Trent Water commented that the site is indicated to have limited surface water outfalls but there may be potential for infiltration drainage to be effective in the area and that this option is considered prior to any connection to the sewerage system being pursued.

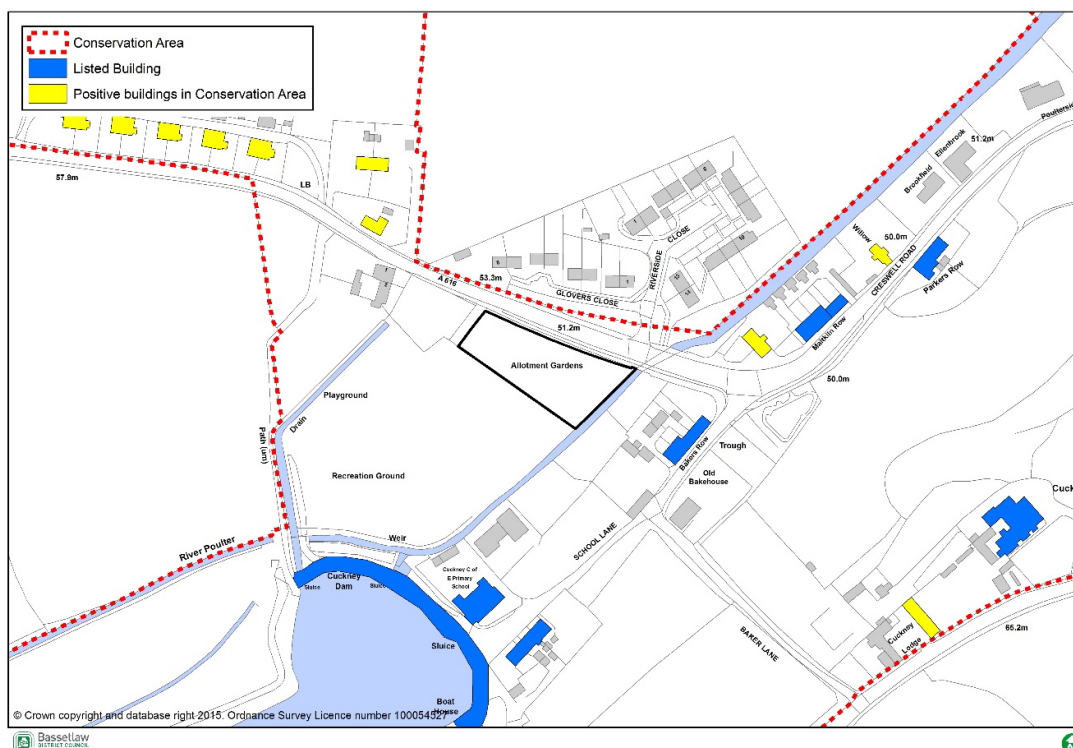
### **Policy R17: Lady Margaret Crescent, Norton Grange Farm, outbuildings and surrounding Land**

1. Residential development and conversion for in the region of 9 dwellings (including the renovation and sympathetic conversion of listed and historic buildings) on the site shown on Map 21 will be permitted provided that:
  - a) the dwellings (either new-build, converted barns, or both) include at least four bungalows suitable for older people, and/or people with mobility needs; and
  - b) in their designs, layouts and materials, the proposals have regard to preserving or enhancing
    - I. the special interest of Norton Grange Farm (a listed building), and its associated historic outbuildings, and
    - II. the character and appearance of the Conservation Area, and
    - III. the setting of nearby Listed Buildings; and
  - c) the scheme is in accordance with Policy R6; and
  - d) the scheme protects the mature trees on site where they contribute to the character of the area; and
  - e) the density and layout of the scheme is appropriate to its setting; and
  - f) infiltration drainage is considered prior to any surface water drainage connections being made to the sewerage system.
2. The design of the scheme is required to demonstrate that it has responded positively to the analysis in the CNHW Design Code 2021 Section 4 in particular the use of red brick, stone lintel above openings, hipped roof form with pantile tiles, quoined corner detailing the significance of the courtyard space to the design and stone building materials on the farm house with pitched gable roof and overhanging fascia.

<sup>72</sup> This is available at <https://www.nortonandcuckneypc.co.uk/neighbourhood-plan>

## Development of Village Hall and Car Park for school and community use on former Allotments, Creswell Road, Cuckney

Map 22 Development of Village Hall and Car Park for school and community use on former Allotments, Creswell Road, Cuckney



- 21.44 The site is approximately 0.7 hectares (the car-parking element is approximately 0.45 hectares) and is within the Conservation Area.
- 21.45 The north-eastern part of this site was used as allotments but, due to the plot sizes of most dwellings in Cuckney, local people are able to grow fruit and vegetables in their own gardens if they wish and demand was never high. The last occupant left in the 1980's.
- 21.46 The south-west boundary of the site is adjacent to the popular village park with playground and playing fields. The village school is located approximately 250 m across the playing fields and can be accessed from the playing fields by a footbridge.
- 21.47 The lack of adequate parking for the school (both staff and parents) has been a long-standing issue. Planning permission for a car park and access across the playing fields to the school was secured in March 2012, but lack of funding meant the Local Education Authority was unable to contribute to the creation or maintenance of the car park and this prevented its development.<sup>73</sup>
- 21.48 The Neighbourhood Plan process quickly evolved to see the opportunity for a mix of uses in this important part of Cuckney village.
- 21.49 Consultation has revealed that the community support the provision of in the region of 4 dwellings, particularly starter homes, on this site. Located in a rural service centre and on a bus route this would be a suitable location for starter homes. Consequentially this site is to

<sup>73</sup> See <http://publicaccess.bassetlaw.gov.uk/> planning ref 60/11/00008

be allocated only as a rural exception site and that the 4 dwellings proposed will all be affordable homes.

21.50 In addition, the community support the provision of a village hall on this site in addition to providing a much-needed car park for the school and for the community.<sup>74</sup>

21.51 Although the site is owned entirely by Welbeck Estates, it is leased in part to Cuckney Parish Council and maintained by Nottinghamshire County Council (due to its use by the school). The layout of the site is such that the housing and community car park could be brought forward separately from the development of the village hall.

21.52 This is being delivered as part of a scheme to build 6 dwellings and a village hall (see planning ref 19/00690/FUL) four of which are classed as starter homes. **Figure 2** shows an overview of this proposed development.

**Figure 2: Overview of Proposed Development**



<sup>74</sup> See feedback on policy and site consultation March 2015

### **Policy R18 : Development of Village Hall and Car Park on former Allotments, Creswell Road, Cuckney**

Development in the region of 4 affordable dwellings, a car park (for the community and the school) and a village hall on the site shown on Map 22 will be permitted provided that: it meets all the following requirements;

- (a) the design of the dwellings preserves the character of the Conservation Area;
- (b) access and egress meet Highway standards for the car park and housing and do not impede traffic flows on Creswell Road;
- (c) landscaping reflecting the rural nature of the wider setting and the proximity to the playing fields and park; and
- (d) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.



## 22 Implementation

- 22.1 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable the 2 Parish Councils will also be actively involved, for example as part of the pre application process as outlined in the Key Principle. Whilst Bassetlaw will be responsible for development management, the 2 Parish Councils will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 22.2 This Plan is not a rigid ‘blue-print’ and provides instead a ‘direction for change’ through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. To this extent, the review period will be crucial.
- 22.3 There are several strands of activity that will shape delivery and each is important in shaping the Parishes of Cuckney, Norton, Holbeck and Welbeck in the months and years ahead. These comprise:
- Private sector investment; securing the right type and nature of investment through adaptations and new development will be crucial.
  - The statutory planning process; the Neighbourhood Plan will direct and control private developer and investor interest across the Plan area in the context of the plan itself and the wider Council and national planning framework.
  - Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability for the villages. In the context of the prevailing economic climate and public funding, there is recognition that public investment will be challenging to secure.
- 22.4 The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and in the life of the villages. This sector may play a stronger role in the future. The use of Section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering the objectives of this Plan.
- 22.5 The projects at Appendix A have been identified as part of the same consultation process as the development of the Plan policies, as such they are endorsed by the community. Community Infrastructure Levy funds generated from new development will be targeted to help deliver these projects.
- 22.6 The Community Infrastructure Levy is only one funding source and the Parish Councils will use this as leverage to secure funding from other programmes, for example the Lottery. As the Review NP will become part of a hierarchy of planning documents the Parish Councils will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

## 23 Monitoring and Review

- 23.1 The impact of the Neighbourhood Plan policies influencing the shape and direction of development across the Plan area during the plan period will be monitored by the Parish Councils and Welbeck Estates.
- 23.2 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stakeholders and in accordance with other procedures required of Neighbourhood Plan reviews as set out in legislation and regulation.

## 24 Glossary

### *Affordable Housing – from Annex 2 of the NPPF<sup>75</sup>*

*Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

*a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

*b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

The amount of Affordable Housing required to be delivered is based on national standards.

## Appendix A: List of Projects

As part of this neighbourhood plan process a number of projects have been identified. These will be coordinated by the Parish Council but may be developed by working groups of local residents.

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<sup>75</sup> Note the starter homes legislation was not enacted but government are consulting on a First Homes policy

### ***Project 1***

Assess the demand and if appropriate seek funding for a new village hall on the Cuckney Allotment site

### ***Project 2***

Discuss with local landowners and tenant farmers to extend permissive rights of way where possible to create a more cohesive network of footpaths and byways.

### ***Project 3***

Work with Welbeck Estates to develop a tree-planting scheme across the Plan area.

### ***Project 4***

Develop safer crossing of the A60 in Cuckney and Holbeck

### ***Project 5***

Support and encourage rollout of superfast broadband to all the villages

### ***Project 6***

Improve and develop the play areas at Norton and Holbeck

### ***Project 7***

Source funding for the new car park in Cuckney

### ***Project 8***

Work with Welbeck Estates and the relevant water board to continue to raise concerns about the lack of mains water drainage and to seek investment to roll out mains water drainage across the Plan area.

### ***Project 9***

Enhance signage in the NP area and where possible provide further signage, particular with regards to Public Rights of Way, tourism and leisure activities and permissive footpaths.

## Appendix B: Description of Local Green Spaces

Site	Description	Justification	Potential Improvements
LGS1: Mill Hill, Cuckney  Approx. 1.75 hectares	A wooded hill that can be accessed by steps from the A632 Langwith Rd and from the Dam Head at School Lane. With an unmarked path circumventing the hill and a public footpath crossing the site, it has been used as an unofficial play area for generations of children. Recent way marking and clearance works have improved the Public Footpath through this site.	This site is close to the village school and in easy walking distance from houses west of the A60. It has always been a special place for children to play and for dog walkers. A public footpath crosses Mill Hill. The site is particularly significant as it is a viewpoint over the Dam and across the fields, and links to access around the Dam meadow and to Cuckney footpath 4 and the recreation field. Historically, some of the site was excavated for sand to build the local mill, and there is a 19 <sup>th</sup> century boathouse that opens on to the dam. The site is rich in wildlife as most of the site has old beech trees and undergrowth. It is an excellent place to pick blackberries.	Additional works to improve ease of access on the steps on the northern slope are suggested. Further works to raise the crowns of some trees and to install some seating and interpretation to provide a viewpoint over the lake should be considered.
LGS2: Cuckney Community Garden, Cuckney  0.05ha		This site was created for the village from a disused allotment by Groundworks. It is enjoyed every day during term time by school children and their parents, who regularly picnic there. Small open-air village events are also held in the garden.	Requires regular maintenance and planting.
LGS3: Remise on Sandy Lane, Cuckney  approx. 4 ha	This is a small field surrounded by large mature trees and low ground cover shrubs. It was established to give cover and roosting for game birds for the local	This site is surrounded on four sides by trees and prickly undergrowth. The remise is an historic feature of the landscape, used. It is adjacent to Sandy Lane which is a popular footpath used by local people.	The site, along with the other remises in the Neighbourhood Plan area, are a striking feature of the local countryside, contributing heritage, landscape and biodiversity value. With its local significance and



	<p>Welbeck shoot. The field is set with wildflowers and grasses that support wildlife and birds.</p>	<p>For the last ten years, buzzards have nested in the remise.</p>	<p>location adjacent to the Sandy lane / Donkey Lane Public Bridleway, consideration should be given to allowing public access into the grassland area, with the provision of seating and interpretation at an appropriate viewpoint.</p>
<p>LGS4: Millennium Garden, Holbeck Woodhouse approx. 0.45 ha</p>	<p>This memorial garden is an attractively landscaped area with seats provided for quiet contemplation. Trees have been planted by local residents and are dedicated to people who have lived and worked for the community. It is owned and maintained by Welbeck estate and is accessible for the community.</p>	<p>This is a tranquil place provides a much valued area of open space in the centre of Holbeck Woodhouse.</p>	<p>The garden is close to the proposed development of the Woodhouse Hall housing complex for elderly people and is likely to see increased use.</p>
<p>LGS5: The Lady Margaret Crescent Lawn, Norton approx. 0.4ha</p>	<p>This is an attractive and unusual open space bounded on one side by the crescent of bungalows and on the other side by a hedge and mature trees. It is maintained by the Welbeck Estate and serves as a village green where outdoor village events are held.</p>	<p>The beauty and character of the site should be protected and its function as the only space suitable for community use needs protecting.</p>	<p>Needs maintaining as an open space for community use.</p>

## Appendix C: Photos of Key Views from Map 9a, 9b and 9c

### Key Views Cuckney



View number 1 view looking south west across open fields to the grade 1 listed church, open aspect rural scene, traditional boundary treatment. In the foreground of the church is the scheduled ancient monument denoting the presence of a 12<sup>th</sup> Century motte and bailey.



View number 2 looking north-west across an open field to the Grade 1 listed St Marys church. View reinforces the heritage and rural character of the village.



View number 3 looking north east across the 18<sup>th</sup> Century Cuckney Mill Dam. (Dam is grade 2 listed). Important view looking out of the village encompassing the heritage and rural character of the parish with glimpses to the undeveloped fields beyond.



View number 4 looking south-east along Creswell Road demonstrates the close relationship with the landscape with open fields interspersed with ribbon development along the through road.





View number 5 looking south west across Cuckney Dam through the railings (both listed). Important view looking out of the village encompassing the heritage and rural character of the parish with glimpses to the undeveloped fields beyond.



View number 6 looking north from the high point across the Dam and to the settlement with long view across the Parish. The view is important to the village setting.

## Key Views Holbeck



View number 1 looking north-west from the ProW at the high point across the conservation area. The view is important to the village setting.



View number 2 looking north east to the Grade 11 listed Church of St Winifred. The view is important to the setting of the church.





View number 3 looking east across the fields in the conservation area Holbeck Woodhouse in the distance. The view is important to the village setting.

#### Key Views Norton



View number 1 looking north-east from the ProW across the open countryside to Norton shows the landscape relationship with the built form with long views to the woods beyond.



View number 2 looking north-east from the same ProW. The views of open countryside are important to the landscape character around the settlement.



View number 3 looking south within the conservation area along Main Street showing the key design features of the village, the boundary treatment, low stone walls and hedges, traditionally built cottages (which are defined as positive buildings in the CA by BDC).





View number 4 junction of Main Street and Lime Street Avenue looking west within the Conservation Area, captures the traditional heritage features, boundary treatment, use of local stone.



View number 5 looking north along Main Street within the Conservation Area, mature trees boundary walls and gates contribute to historic rural character. The view is important to the village character.

## Appendix D: Criteria for identifying significant green gaps

Land identified as significant green gaps should have an open and undeveloped character and meet at least one of these criteria:

- a) Form a visual break between settlements – actual and perceived (from physical development or level of activity).
- b) Reinforce the loose-grained rural character within the settlements.
- c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan.
- d) Only land necessary to secure the objectives of gaps on a long-term basis should be included.

It should be stressed that the significant green gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good quality, due to the fact that they contain historic buildings; or because they afford attractive and/or significant views.

## Appendix E: Extracts from the Welbeck pattern Book and CNHW Design Code on Sustainability

Extract from Welbeck Pattern Book

### Sustainability

- *The preference is to incorporate passive solar design through the careful orientation and siting of buildings*
- *The provision of a well insulated thermal envelope will minimise the heating demand of the building and may avoid the need to incorporate micro-generation on site*
- *Where micro-generation is proposed this should be incorporated into the design at an early stage to ensure that it is an integral part of the overall design and does not appear as a 'bolt-on' or 'after thought'.*

Extract from CNHW Design Code

### Sustainability

1. Trees should be retained and/or planted on development plots. All planting should also be native species and promote biodiversity.

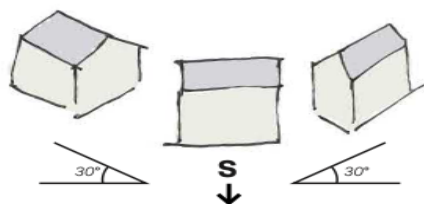
2. Gardens and parking areas should have the majority of their area landscaped with permeable surfacing to allow rainwater absorption and reduce the rate of run off caused by development.

3. Water butts should be installed within new residential developments to collect rainwater from roofs and reduce the overall rainwater run off impact of any development on the surrounding area.

4. Sustainable energy supplies such as solar, ground source and locally produced energy (Welbeck's Biomass boiler) are encouraged in new developments. These should be designed to be well integrated and have a minimal visual impact on a development.

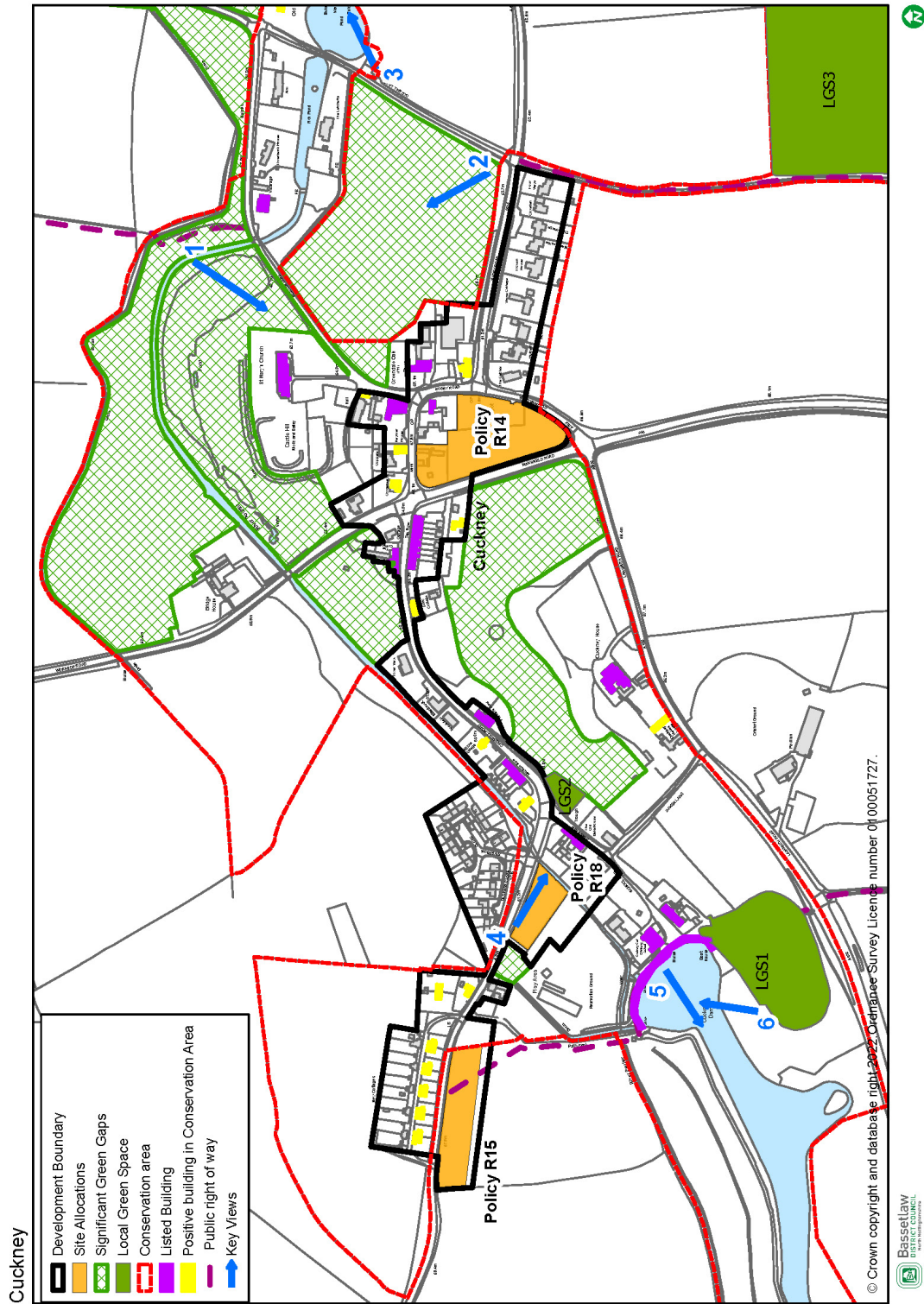
The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south. This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.

5. High level street lighting should be kept to a minimum to reduce light pollution on the landscape. Where street lighting is proposed it should use LED lights and have fully shielded fixtures that emit no light upward.

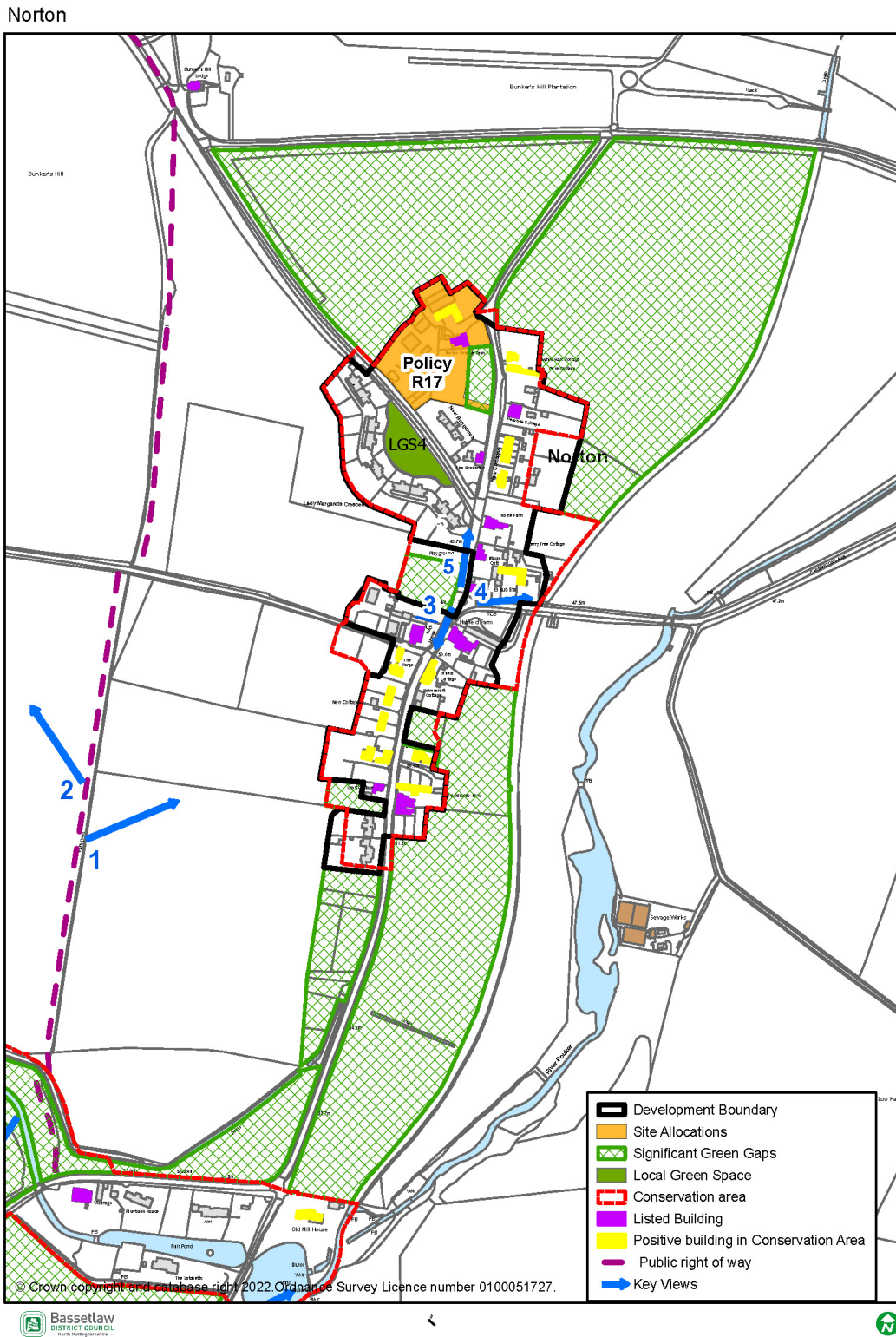




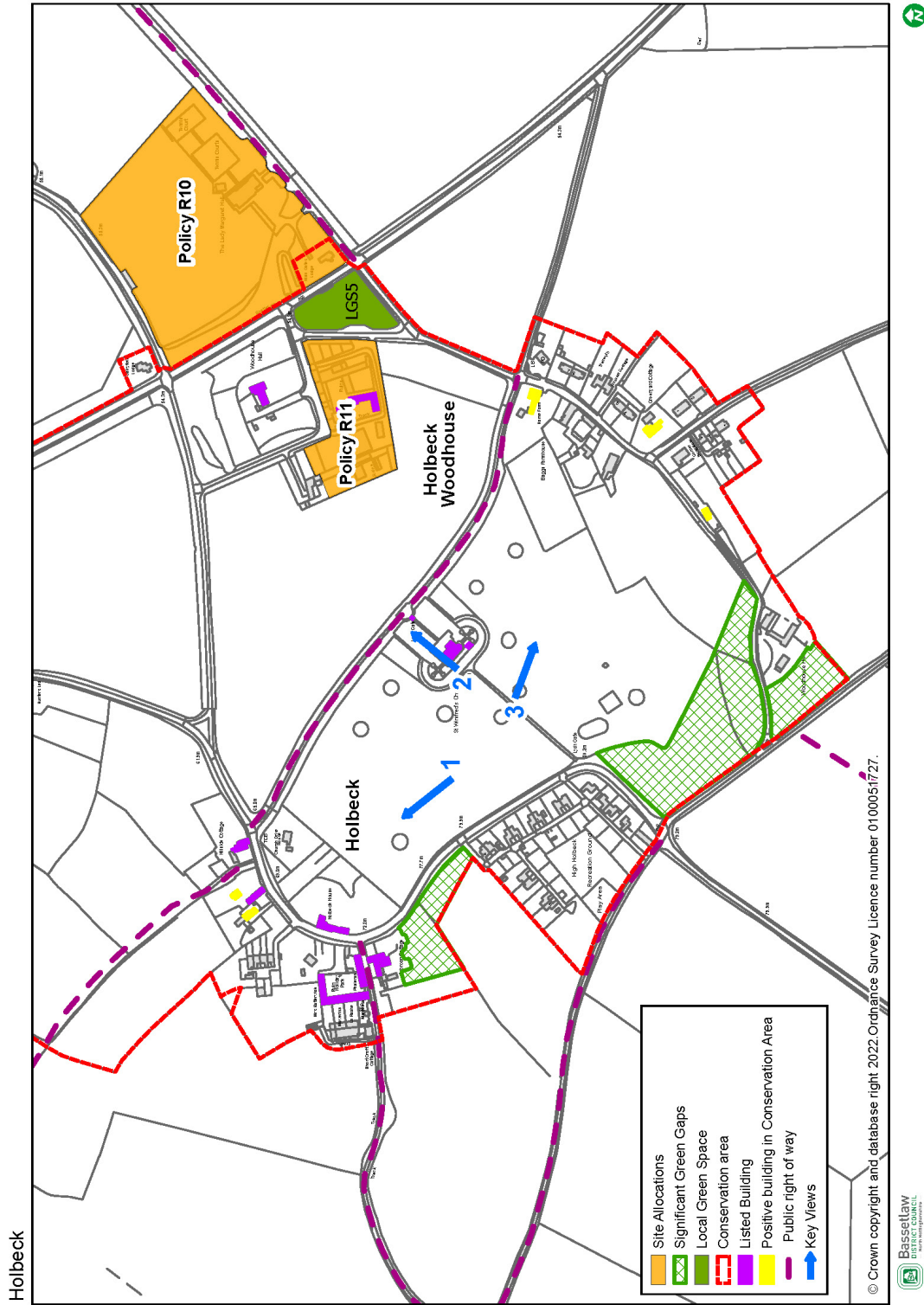
# Appendix F: Policy Map for Cuckney



## Appendix G: Policy Map for Norton



# Appendix H: Policy Map for Holbeck



Holbeck



# Appendix I: Policy Map for Welbeck

