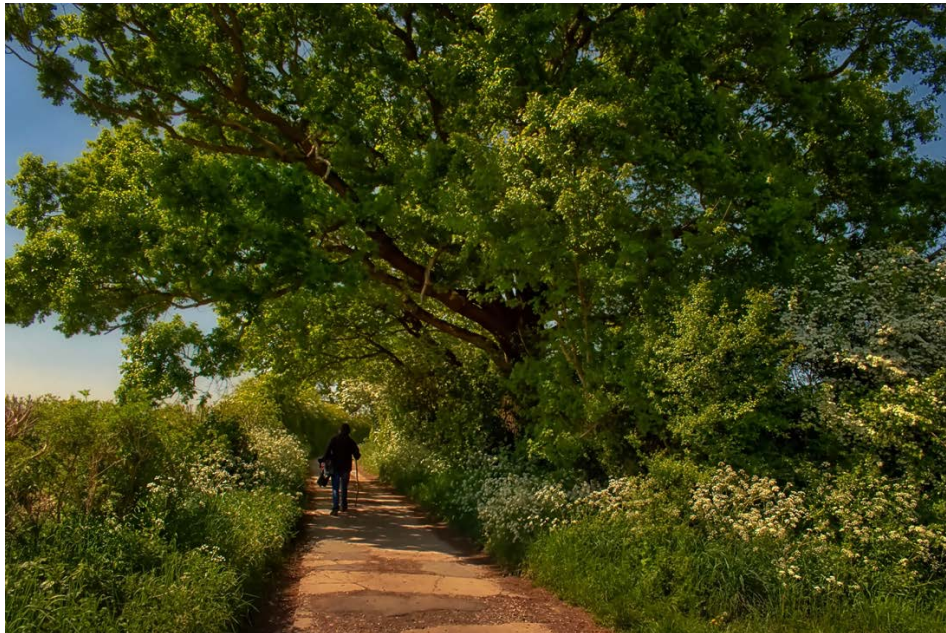




Elkesley Review Neighbourhood Plan 2023-2038 Pre-Submission Draft



*Produced by Elkesley Neighbourhood Planning Group
on behalf of Elkesley Parish Council and Residents
29/07/2024*

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Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme
BDC	Bassetlaw District Council
DpH	Dwellings per hectare
Elkesley Design Code	Elkesley Design Guidance and Codes (AECOM 2024)
ENP	Elkesley Neighbourhood Plan
ERNP	Elkesley <u>Review</u> Neighbourhood Plan
HEDNA	Housing and Economic Development Needs Assessment
HNA	Housing Needs Assessment (AECOM 2023)
HRF	Housing Requirement Figure
LAA	Land Availability Assessment
LCA	Landscape Character Assessment 2009
Local Plan	Bassetlaw Local Plan
Masterplan	Masterplan for Elkesley Backlands (AECOM 2024)
NCC	Nottinghamshire County Council
NPG	Neighbourhood Planning Group
NPPF	National Planning Policy Framework
SPD	Supplementary Planning Document
WFH	Working From Home

Foreword

This Neighbourhood Development Plan Review has been prepared by and for the local people of Elkesley Parish. Our original plan was developed in 2015 and this is a review and revision of that Plan.

The residents of the Parish have been consulted throughout its development and, in conjunction with the Neighbourhood Planning Department at Bassetlaw, the Elkesley Neighbourhood Planning Group have sought to address the issues and aspirations of all concerned.

Our community is a vibrant and diverse place, filled with people who care deeply about its well-being. This Plan represents our collective vision for the future—a roadmap that will guide us toward a more sustainable, inclusive, and thriving neighbourhood: a neighbourhood that is more than just a collection of streets and buildings but a living, breathing community—a place where families grow, friendships blossom, and memories are made. Our shared spaces—the park, school, and local businesses—are the heartbeats of our community.

In this Plan, you will find a comprehensive overview of our goals and aspirations. From enhancing green spaces to promoting a range of housing types, we have considered every aspect of our neighbourhood's development and the wishes of the community

Chair of the Elkesley Neighbourhood Plan Group

1 The Elkesley Review Neighbourhood Plan

- 1 The 2011 Localism Act provided new powers for Parish Councils to prepare land use planning documents. Elkesley Parish Council were one of the first parishes in Bassetlaw to take the opportunity to use these new powers and the Elkesley Neighbourhood Plan (ENP) was the first neighbourhood plan to be 'made' in Bassetlaw in November 2015.
- 2 The ENP will continue to be part of the statutory development plan until the Elkesley Review Neighbourhood Plan (ERNP) has gone through all the statutory processes, at which point it will supersede the existing ENP.
- 3 The ERNP covers the parish of Elkesley, the same area as the ENP.¹

Map 1 Designated Area

Bassetlaw District Council



- 4 In the Bassetlaw Plan Elkesley is classed as a small rural settlement based on the criteria in the Rural Settlement Study 2020². Analysis for the Bassetlaw Plan notes that '*sustainable growth does help sustain these villages in the long term but that the often greater environmental constraints can limit the ability of each settlement to accommodate growth.*'³

¹ The neighbourhood plan area was designated in July 2012.

² See <https://www.bassetlaw.gov.uk/media/6009/bassetlaw-rural-settlement-study-update-nov-2020.pdf>

³ Bassetlaw Plan <https://www.bassetlaw.gov.uk/planning-and-building/the-bassetlaw-local-plan/bassetlaw-local-plan-2020-2038-adoption/bassetlaw-local-plan-2020-2038/> para 5.1.57

- 5 The Housing Requirement Figure (HRF) from the Bassetlaw Plan is 18 dwellings⁴. The Rural Monitoring Framework August 2023, produced by BDC to support the Bassetlaw Plan, shows that Elkesley will exceed its HRF by 30 dwellings.⁵
- 6 Yew Tree Road was allocated in the ENP but has not yet been built out. Outline permission for a mixed use scheme with 33 dwellings, 6 apartments, a commercial unit and a retail unit was granted in December 2021 (20/00959/OUT).
- 7 The NPG recognise that there may also be some (limited) windfall⁶ sites that will be developed in Elkesley Parish up to 2038 in addition to the Yew Tree Road site.
- 8 The Parish Council decided to review the ENP to:
 - a) ensure the neighbourhood plan remained aligned with the new strategic policies in the Bassetlaw Plan
 - b) reflect the changes in the National Planning Policy Framework (NPPF)
 - c) commission Design Codes, Masterplans and Housing Needs Assessment (support that was not previously available under the neighbourhood plan program) to provide a robust evidence base to support the policies.
 - d) to update the ENP reflecting changes on the ground and the data from the 2021 Census
 - e) to provide a policy framework for the redevelopment of two former garage sites.
- 9 The time frame for the Plan extends to 2038 to match the time frame of the Bassetlaw Plan.
- 10 The ERNP Plan will have the same role in the planning system as the ENP. It will carry significant weight in the determination of planning applications. The ERNP will be used by;
 - a) developers when preparing planning applications for submission to BDC
 - b) BDC in assessing and determining planning applications
 - c) inspectors in determining appeals.
- 11 The ERNP forms a framework of policies and supporting documents that will guide development over the Plan period.
- 12 A number of District – wide documents that support the preparation of the Bassetlaw Plan 2020-2038 have been used to support the preparation of the ERNP. These are:
 - a) Land Availability Assessment June 2021
 - b) Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - c) Landscape Character Assessment 2009
 - d) Site Allocations: Landscape Character Study 2019 and Addendums 2020 and 2021
 - e) Housing and Economic Development Needs Assessment HEDNA 2020
 - f) Bassetlaw Rural Settlement Study 2020

⁴ It is acknowledged that the HRF in the Bassetlaw Plan are minimum numbers, but this is 150% over the quantum proposed

⁵ See <https://www.bassetlaw.gov.uk/media/8096/rural-monitoring-framework-august-2023.pdf>

⁶ NPPF page 73 defines windfall sites as sites not specifically identified in the development plan.

- 13 Plan Area based studies have also been commissioned by the NPG for the Neighbourhood Plan these are⁷:
 - a) Elkesley Design Guidance and Codes AECOM 2024
 - b) Housing Needs Assessment AECOM 2024
 - c) Masterplan 2024
- 14 Parish wide analysis has also been undertaken for Maps 4a, 4b and 5 by the Neighbourhood Plan Group to identify:
 - a) Key Views
 - b) Areas of landscape sensitivity
 - c) Local Green Spaces.
- 15 Several local residents have also provided a lot of detailed information about the flora and fauna in the Parish based on 10 years plus data, see Appendices D and E.

2 Elkesley in Context

History

- 16 The area is believed to have been settled for around 1600 years, however the earliest recorded mention of the village is in the Domesday Book where the settlement of Elchesleie / leig / lie is mentioned. The use of the village and the surrounding area is to this day predominantly agricultural, with the initial landowner of the area being Roger de Busli who was rewarded for his role in the invasion of 1066 with substantial lands covering South Yorkshire and Nottinghamshire. The medieval church dates from the 13th Century. In 1832 Elkesley contained 73 houses with 377 inhabitants and the population only increased in the 20th century.
- 17 The Second World War resulted in the development of Gamston Airfield as an RAF training base for pilots involved in bombing exercises. At the end of the war, this was converted into a private airfield and an Industrial Estate.
- 18 In the latter part of the 20th Century the village was extended by two developments. Headland Avenue and Lawnwood Avenue, to the west, were built between 1950 and 1970 for the colliery workers of Bevercotes Pit (which closed in 1993). The Yew Tree Road estate, whose boundary adjoins parts of the old village, was built in the 1970's and further developed in the 1990's.

Scale and Location

- 19 Elkesley Parish has a population of 850 (2021 Census), this is an increase of 28 since 2011. BDC provided housing data to show that 15 new homes have been built since 2011 all of which were market housing. In November 2023 there were 53 outstanding commitments⁸ (dwellings with planning permission).
- 20 There has been some infill development on the former Robin Hood pub site, 6 dwellings comprising two pairs or semidetached dwellings and two bungalows, but in 2021 these were under construction and would not have been recorded on the 2021 Census.⁹

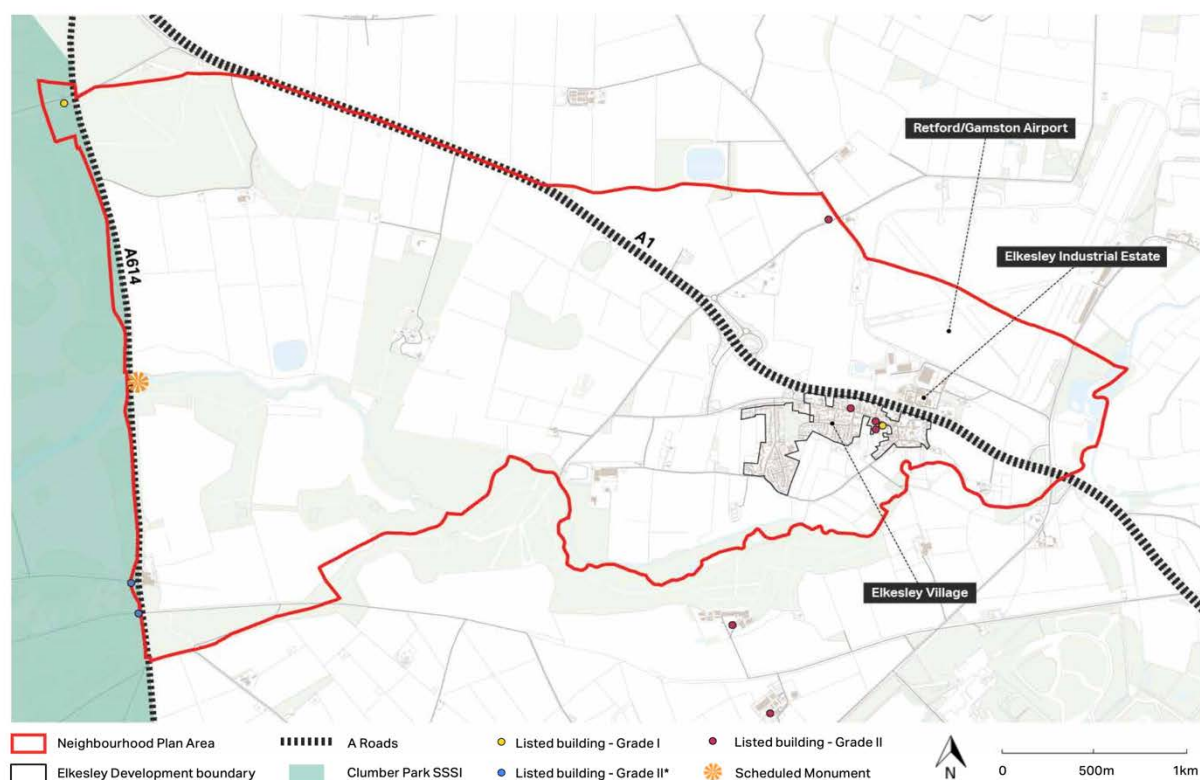
⁷ The supporting documents are available at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/> and are listed at Appendix B as they are important evidence base for the ERNP

⁸ See HNA para 2.17

⁹ At time of writing (April 2024) they all remain vacant

- 21 Most of the houses are in Elkesley village (which is in the south east of the parish) with 21 dwellings located near to Gamston Airport. The Parish is located around 6 miles to the south of Retford and 8 miles to the east of Worksop, and the parish covers approximately 4 square miles.
- 22 A defining feature of the Parish is the A1 which bounds Elkesley village to its north. This provides residents with immediate access to a strategic highway network but also physically bisects the Parish and isolates the village from land north of the A1 which includes Gamston airfield and some industrial premises.
- 23 There is a post office (part time in the Memorial Hall), a village shop, a church and a primary school within Elkesley village.
- 24 The village is surrounded by predominantly agricultural land, but the Elkesley Industrial Estate and part of a small private airport (Retford/Gamston Airport) also fall within the Parish boundary. Clumber Park extends a small way into the western edge of the, whilst the River Poulter forms much of its southern boundary.

Map 2 Elkesley Parish in the wider context¹⁰



3 Consultation

- 25 The NPG recognise that consultation is key to successfully reviewing the ENP. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the area.

¹⁰ Note the development boundary shown here is the one adopted by BDC, the ENP makes minor modifications to this boundary see Map 3

- 26 The process of reviewing the ENP enabled fresh engagement with residents and businesses, providing an opportunity to agree a vision for how Elkesley can evolve up to 2038.
- 27 The first consultation took place in June 2023 and was hosted by the District Council. This was undertaken to look at the current made neighbourhood plan, find out about current issues and seek comments on the way forward. It was called a Know your Place event and was well attended and supported by BDC.
- 28 This was followed by a Community Consultation session in December 2023 to seek comments on the minor amendments to the development boundary and to confirm the key views, local green spaces and significant green areas (which have been renamed areas of landscape sensitivity) and was combined with the Christmas light switch on.
- 29 Members of the NPG contacted the Primary School regarding the review of the NP. The headmaster encouraged the school council to get involved and members of the school council undertook a survey putting the children's responses onto a poster.



Poster done by Elkesley Primary School Council December 2023

- 30 There was also a consultation with residents on Lawnwood Avenue and Headland Avenue seeking comment on ideas to redevelop two garage sites.
- 31 Residents are invited to comment at parish council meetings and other consultations in the village (like the HUG energy presentation) also sought comment on the emerging neighbourhood plan.

4 Community Vision

The ERNP Vision has been reviewed and amended based on community consultation and it reflects the aspiration of the community in 2024.

The people of Elkesley are committed to developing a sustainable and thriving community for current and future generations. Quality of life is enhanced by direct access to the countryside for leisure and recreation and the local facilities (school, village hall and church), that provide a sense of community spirit.

The Parish contains a mix of housing types within a rural setting; new development needs to be of a high design standard, reinforcing the rural character and be of a low carbon construction. Development will be designed and located to enhance the built up areas whilst respecting the wider landscape and protecting areas that have environmental significance.

The A1 will continue to provide good connection to the strategic road network for residents and businesses. This needs to combine with good local public transport and high speed broadband communication links to ensure local business can prosper providing skilled employment opportunities for residents. Proposals that reduce noise pollution and improve air quality due to the proximity of the A1 will be encouraged.

5 Community Objectives

- 32 Based on the Vision and through further consultation, the NPG members have reviewed and amended the community objectives to align with the updated vision.

<p>Community Objective 1, Community Facilities: To protect and where possible enhance the provision of community facilities and services to meet local needs to enable Elkesley Parish to thrive.</p>
<p>Community Objective 2, Housing: To provide a mix of high quality housing that reflects the types and housing tenures that are required by the local community.</p>
<p>Community Objective 3, Design: To ensure development is designed to enhance the existing character of the Parish using low carbon construction methods and protecting existing trees and hedgerows as part of the landscape scheme where possible.</p>
<p>Community Objective 4, Biodiversity: To protect and increase the biodiversity of the Parish, protecting and enhancing the existing wildlife habitats and creating new habitats where possible.</p>
<p>Community Objective 5, Landscape: To protect the key views, local green spaces and areas of landscape sensitivity that make up the rural landscape of the Parish (particularly the land around the River Poulter) that is so special to local people.</p>
<p>Community Objective 6, Getting Around: To protect and extend (where possible) the highly cherished walking and cycling routes around, into and out of the Parish that provide a valuable source of leisure and recreation.</p>
<p>Community Objective 7, Employment: To support the growth of the local economy by supporting investment on the Elkesley Park Industrial Estate and ensuring good mobile phone and internet connections for those working from home in the Parish.</p>

6 Engaging with the Community: A Key Principle

- 33 The Plan reflects the community's need to have greater involvement and influence in development proposals up to 2038. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 34 The NPPF recognises the importance of early discussion between applicants and the local community. Para 39 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*
- 35 Encouraging consultation between developers and the NPG at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build, or replacement buildings to talk to the NPG prior to a scheme being submitted for planning permission. This process should result in a

scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by Bassetlaw District Council.

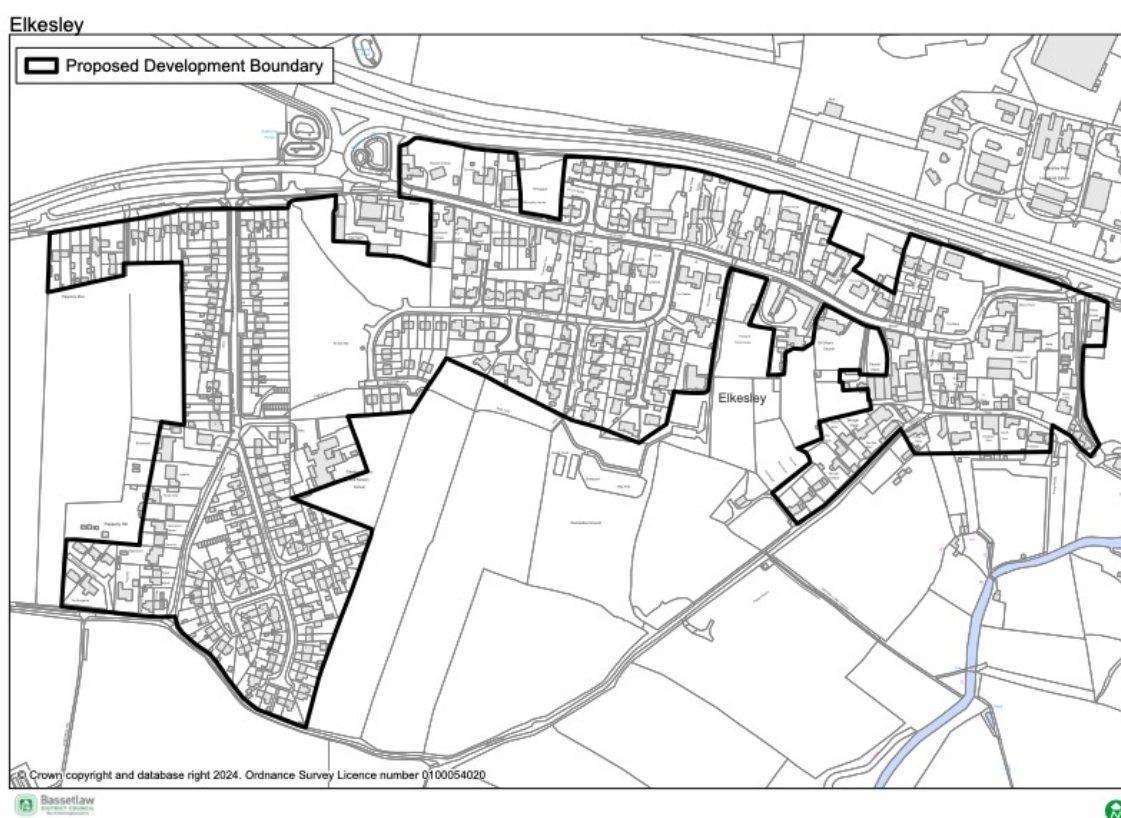
Key Principle: Pre-Application Community Engagement

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

7 Sustainable Development and the Development Boundary

- 36 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being, and environmental protection.¹¹ The ERNP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹²
- 37 Map 2 above from the Design Code gives a useful overview of the rurality of the parish but also the close proximity to the A1 for those living in the village.
- 38 BDCs Core Strategy drew a Development Boundary around Elkesley. This approach has not been continued in the Bassetlaw Plan but the Bassetlaw Plan does allow neighbourhood plans to reintroduce them if appropriate. There were some inconsistencies in how the Boundary was drawn for the Core Strategy and, as part of the consultation in December 2023, residents were asked to comment on the existing boundary. The NPG provided minor amendments that ensure the boundary line is consistently drawn. Map 3 is the proposed amended boundary.

Map 3 Proposed Development Boundary



- 39 Any additional development in Elkesley village should be concentrated within the Development Boundary. The following criteria have been used by the NPG in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;

¹¹ NPPF para 7

¹² NPPF para 9

- a) 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
 - b) the presence of predefined physical features such as walls, fences, hedgerows, roads and streams; and
 - c) open areas, including informal recreation space and areas of landscape sensitivity that have been identified through the neighbourhood plan process, which contribute to the character or setting of the village are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form and Housing Requirement Figure provided by BDC as set out in the Bassetlaw Plan and
 - f) a consideration of the findings of the 2020 Bassetlaw Rural Settlement Study
- 40 Sustainable Development does not just relate to its location but how it is built and operates. The design of new development should demonstrate low carbon construction, the use of renewable energy (where possible) and water efficient design. This is covered in other policies in this Plan.

Infill

- 41 It is possible that, over the Plan period, small sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area.
- 42 Not all gaps are appropriate for infilling. The Elkesley Design Guidance and Codes shows how densities differ in the different character areas. The historic core has a density of 10 dwellings per hectare, the Headland Avenue and Lawnwood Avenue character area is 14-28 dwellings per hectare, and Yew Tree Road character area has 21 dwellings per hectare.
- 43 Part of the character of the historic core of Elkesley village is the open spaces, deep set back to plots and 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. Protecting the rural character of the village remains important to the community.
- 44 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap usually capable of taking up to three dwellings.

Policy 1 Sustainable Development, Infill and the Development Boundary

- 1. Proposals for new development will only be supported where they fill a gap within the existing Development Boundary as defined on Map 3 and where it meets the following criteria;**
 - a) the number of dwellings and their layout reflects the prevailing densities of the character area,**
 - b) the proposal responds positively to the character, appearance and amenity of that part of Elkesley village in which the proposal is located,**
 - c) it safeguards any natural features on the site that have a nature conservation value where practicable,**

- d) it protects the significance of heritage assets including their setting and conserves the historic environment,
 - e) as appropriate to their scale, nature and location the proposal mitigates flood risk (where applicable) where outfall is a key design consideration.
2. Development should be designed to minimise the use of carbon in its construction and operation. Water efficient design should be included to meet higher water efficiency standards where possible.
 3. Outside the Development Boundary proposals will be limited to development that is necessary to support the rural economy or is a rural exception site in accordance with national, District and other relevant policies in this Neighbourhood Plan.



Photo 1 The layout of many traditional buildings in Elkesley creates a courtyard space

8 Protecting Landscape Character

- 45 Elkesley Parish is covered by the Sherwood Landscape Character Area. It is within the Elkesley Meadowlands with Plantations /Estate Farmlands character area. This is described in the LCA 2009 as a flat river valley.

Figure 1 Extract from Landscape Character Assessment 2009

Character Summary Elkesley Meadowlands with Plantations /Estate Farmlands PZ21

The River Poulter meanders west to east through the area, semi-enclosed by Willow, Poplar and Alder fringes. This small-scale riverside landscape contains mainly unimproved meadows along both sides of the river with a few fields of arable and occasional amenity grassland further to the north and south. Fields are defined by tall, bushy, mixed hedgerows of Hawthorn, with Field Maple, Blackthorn, Elder and Rose with occasional Ash and Oak standards. A mature Poplar plantation is located to the south of the village.

There are woodland clumps and corner copses surviving from the Sanderson's plan period.

The LCA character action is to 'conserve'.

- 46 The character area closest to the A1 is the historic core. Despite the proximity to the A1, once you enter the village there is a sense of history, enclosure and rurality. Elkesley remains a small rural village, surrounded by predominantly arable agricultural land. As a result of being bounded by the A1 to the north, access to green space to the south of the settlement is especially important, allowing the community to 'breathe' despite its constraints.
- 47 Several public rights of way extend from the south of the village providing connections to the nearby Local Wildlife Site at Poulter Valley plantation and beyond to Clumber Park.

Areas of Landscape Sensitivity

- 48 The dominant characteristic of the Parish is its rurality and sense of openness (despite the dominance of the A1 on the village's northern boundary). This comes from the open spaces within and around the village. The NPG has undertaken an analysis of these open spaces and has identified Areas of Landscape Sensitivity which have a particular value in contributing to this character.
- 49 The NPG agreed the following criteria before undertaking their analysis of the Parish to identify these areas. Land identified on Map 4a has an open and undeveloped character and meets these criteria¹³;
- reinforces the loose grained rural character within the village,
 - provides a rural, open setting for the village on land that abuts the Development Boundary,
 - boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Local Plan,
- 50 The assessment of whether an area is high or medium sensitivity was based on the following desk top studies:
- The development boundary

¹³ only land necessary to secure the objectives of these areas is included

- Landscape Character Type
- Topography
- Flood zones
- Public Rights of Way
- Tree Preservation Orders
- Local Wildlife Sites, Local Nature Reserves
- Listed Buildings, Conservation Areas, Scheduled Monuments
- Aerial maps were also used to identify environmental constraints

51 A field survey was undertaken by NPG members to consider the following:

- Landscape features
- Landscape designations
- Ecologically and hydrologically important features
- Key views
- Nature of adjacent settlement edge
- Historic assets and setting
- Flood risk

52 It should be stressed that the Areas of Landscape Sensitivity have not been defined on the basis of soil or biodiversity quality (although these areas may happen to contain good soil or be of a high biodiversity value). The views out over the surrounding countryside are important elements that contribute to the Parish's character. Visual closure of these Areas of Landscape Sensitivity would take away the breadth of long and near views that exist.

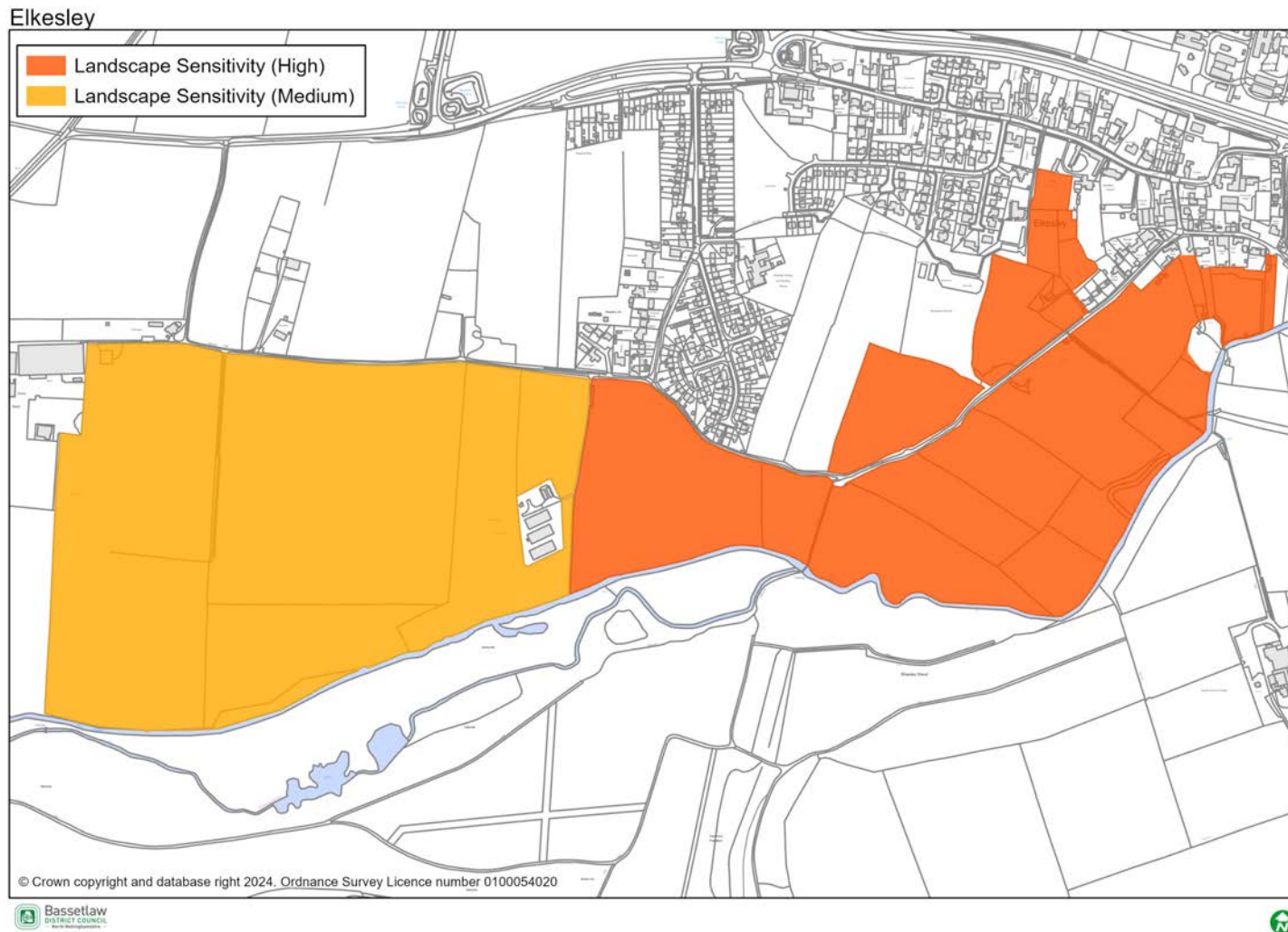
53 Map 4a shows the Areas of Landscape Sensitivity that are character forming and a valued landscape feature. The areas are clustered along Brough Lane, reflecting the value of this area generally due, in part, to the role it plays as a soft rural edge accessible on foot, bike or horse to the village. This is in contrast to the dominance of the A1 on the northern boundary.

54 The land falls away to the south of Brough Lane to the River Poulter. This creates a wildlife haven (see section below on biodiversity) and a highly cherished landscape for local residents. The public right of way along Brough Lane is proposed as a LGS and it provides access to this landscape and connects to the wider open countryside.

55 The areas identified to the east of Dobdykes Lane were assessed as being of a high landscape value given their proximity to the settlement and their value as green lungs where local people walk, cycle and play. They contribute significantly to the sense of place and rurality in the village.

56 The areas to the west of Dobdykes Lane are also important, providing a sense of openness and separation. However, the presence of the sewerage works and Plevins (wood recycling company) introduces urban activity that reduces the quality of the landscape to some extent. Consequently, this area was considered as having a medium landscape sensitivity.

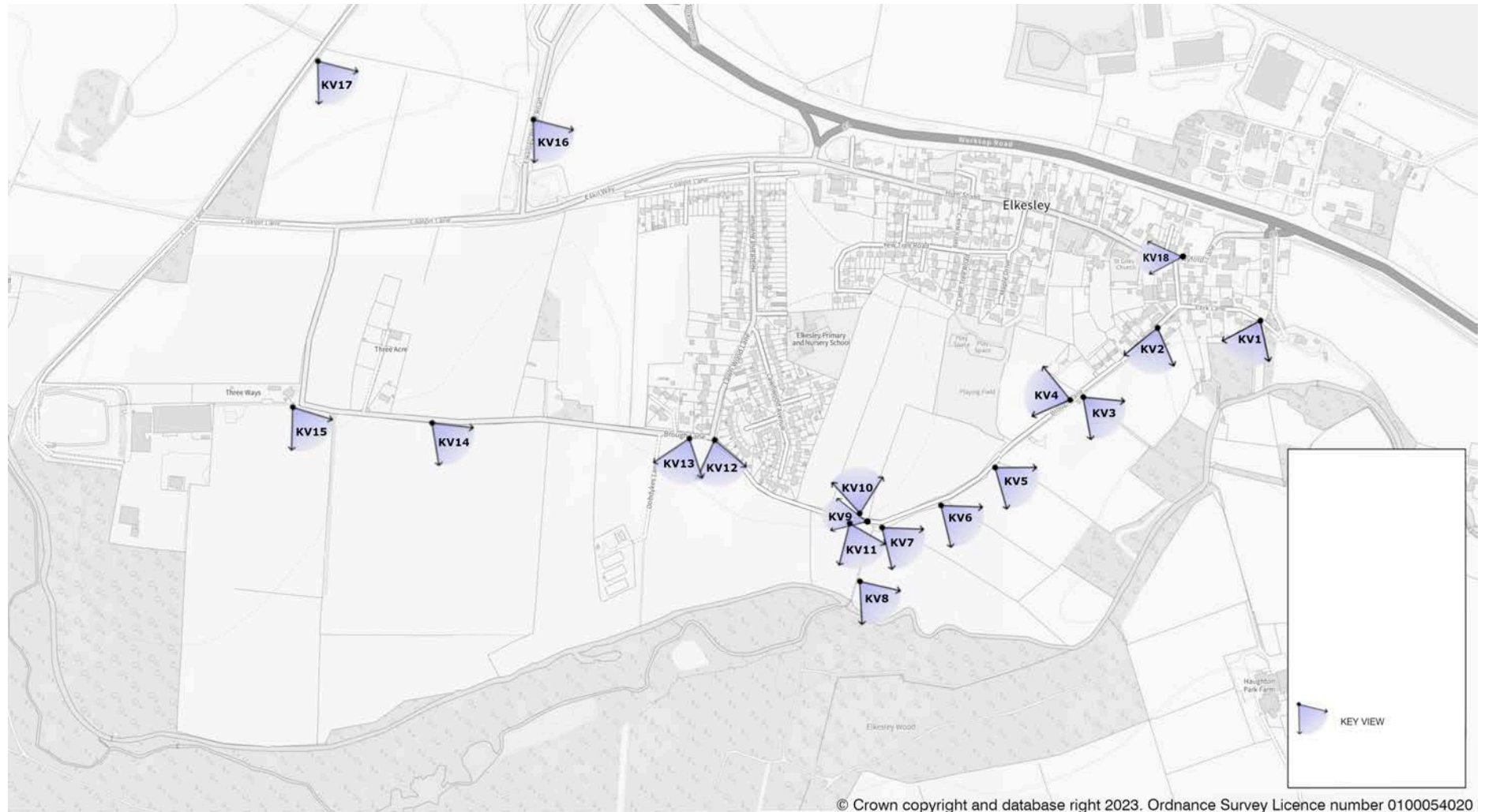
Map 4a Areas of Landscape Sensitivity



Key Views

- 57 The topography of the Plan area affords expansive long views into and out of Elkesley village. As part of the community consultation, and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. The analysis was undertaken by NPG members supported by AECOM for the Design Code and is based on local research and the analysis for the ERNP. These are all from publicly accessible locations. Depending on the time of year, field boundary hedgerows obscure some of the near-ground views, but the backdrop of green fields and hedgerow trees is visible, as are views onto copses and other patches of woodland trees. Map 4b identifies these Key Views.
- 58 In combination they provide a visual sense of the rurality of the countryside around the Parish, with mature hedgerows lining the main vehicular approaches into the village despite the proximity of the A1. The gently undulating topography provides wide open vistas up to the Development Boundary.
- 59 The walk along Brough Lane and long views to the open countryside, provides a sense of space and a very rural sense of place.
- 60 Each view not only contributes to the landscape character of the Neighbourhood Area, but also the local wayfinding and overall legibility of the Parish.
- 61 Appendix C provides a list of photos from these viewpoints.
- 62 The key views are not intended to be a bar to all development but to provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community.
- 63 Vegetation screening can sometimes mitigate and an objective assessment of the effect the vegetation will have on the key views when it reaches maturity would assist in understanding the impact.
- 64 Development that would affect the key views identified on Map 4b including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have on the landscape character and seek to minimise the impact of proposals on the Key View.
- 65 Policy ST1 of BDCs Local Plan does provide protection from development for those significant green areas that are outside the Development Boundary.

Map 4b Key Views (see descriptions and photos of the views at Appendix C)



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Trees and Hedgerows

- 66 Trees and hedgerows play an important role in landscaping schemes and are a critical component of well-designed places. Natural features such as trees and hedgerows should be integrated into well-designed development.
- 67 Landscaping plays an additional role in Elkesley village given its proximity to the A1. Mature trees absorb noise and capture air pollutants. Protecting and where possible increasing tree canopy coverage, hedgerows and grassed areas have multiple environmental benefits in this regard.
- 68 The LCA noted that there is a low coverage of trees with no evidence of young or newly planted trees and that field boundaries are tall mixed deciduous hedgerows, which are dense and bushy, some have grown out into individual trees and the gaps filled in by post and wire fencing. ¹⁴

Policy 2 Protecting the Landscape Character

- 1. Development proposals that adversely affect the undeveloped character of the areas identified as having medium or high landscape sensitivity (Map 4a) will not be supported. Development in these locations should take account of this landscape sensitivity and the way in which these areas contribute to the wider character and sense of openness they provide within and to the south of the Elkesley village built up area.**
- 2. Development should take into account the key views on Map 4b in their location and layout. Development within the view cones on Map 4b should include an objective assessment of the effects the proposals will have on the landscape character so this can be assessed.**
- 3. Should development be proposed within the key views or areas of medium or high landscape sensitivity, the impact will be carefully considered. A prime factor in the decision will be whether the development can be designed in a way that safeguards the view and respects the sensitivity of the landscape.**
- 4. Mature street trees and hedges make a significant contribution to the prevailing character of Elkesley parish and should be protected. Development proposals that involve the removal of hedgerow boundaries and trees that contribute to the street scene should include a landscape plan that demonstrates how the planting programme will still reflect the rural character. Where possible street trees and hedgerows should be replaced.**
- 5. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals should protect Public Rights of Way.**
- 6. Any required mitigation planting and boundary treatment should include native species.**

¹⁴ See PZ21 Elkesley Meadowlands with Plantations/Estate Farmlands.

7. To minimise impact on the landscape, development on the edge of a built up area should include a soft green boundary to the open countryside (potentially including native hedges, low brick walls and native trees).

***the view cones are the blue areas on Map 4b**

69 Map 6 shows the in combination policy approach (national, district and neighbourhood plan policy) to the land south of Brough Lane.

10 Local Green Spaces

- 70 The National Planning Policy Framework para 105-106, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development (akin to Greenbelt) for the duration of the Plan period and beyond.
- 71 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development. The NPPF paragraph 106 sets out the criteria for the designation of Local Green Spaces. They should be;
- a) in reasonably close proximity to the community
 - b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance recreational value, including as a playing field, Tranquility, or richness of its wildlife, and
 - c) local in character ... not an extensive tract of land
- 72 NPPF para 107 states that *‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts’*.
- 73 The community have identified 4 spaces that meet the NPPF criteria – they are shown on Map 5 and described below.

Site 1	Description	Test against LGS criteria in the NPPF
LGS 1 Playing Fields and recreational area	A well-equipped and highly valued children’s play area within a wider site containing football pitches. Bounded by mature hedgerow with a public right of way providing access from the village to Brough Lane. It acts as a green buffer on the edge of the village.	Site 1 is demonstrably special to the community for its recreational value and its location.



Photo 2

Site 2	Description	Test against LGS criteria in the NPPF
LGS 2 Brough Lane	A linear country lane and public right of way bounded by mature hedgerows. Important part of the walking/cycling/bridleway network providing access to the River Poulter valley. It is a vital counter to the A1 boundary that provides a hard urban feel to the northern edge of the village	Site 2 is demonstrably special to the community for its recreational value, its tranquility and biodiversity



Photo 3

Site 3	Description	Test against LGS criteria in the NPPF
<p>LGS 3 informal green open area to the west of the village park</p>	<p>An important open space intersected with informal well used walking routes that provide easy direct access to the village from the park. An important east west connection</p>	<p>Site 3 is demonstrably special to the community for its sense of tranquility, openness and undeveloped nature. It is bounded by mature hedgerows brimming with wildlife. Origins of a medieval field pattern? It is in close proximity to the community it serves.</p>



Photo 4

Site 4	Description	Test against LGS criteria in the NPPF
LGS 4 informal green open area adjacent to the primary school and in close proximity to the Lawnwood Avenue estate	An important open space intersected with an east west informal well used walking route. This provides easy direct access from the school and housing on the west of the village to the park and village facilities (hall and the church) on the west.	Site 4 is demonstrably special to the community for its sense of tranquility, openness and undeveloped nature. It is bounded by mature hedgerows brimming with wildlife. Origins of a medieval field pattern? It is in close proximity to the community it serves.



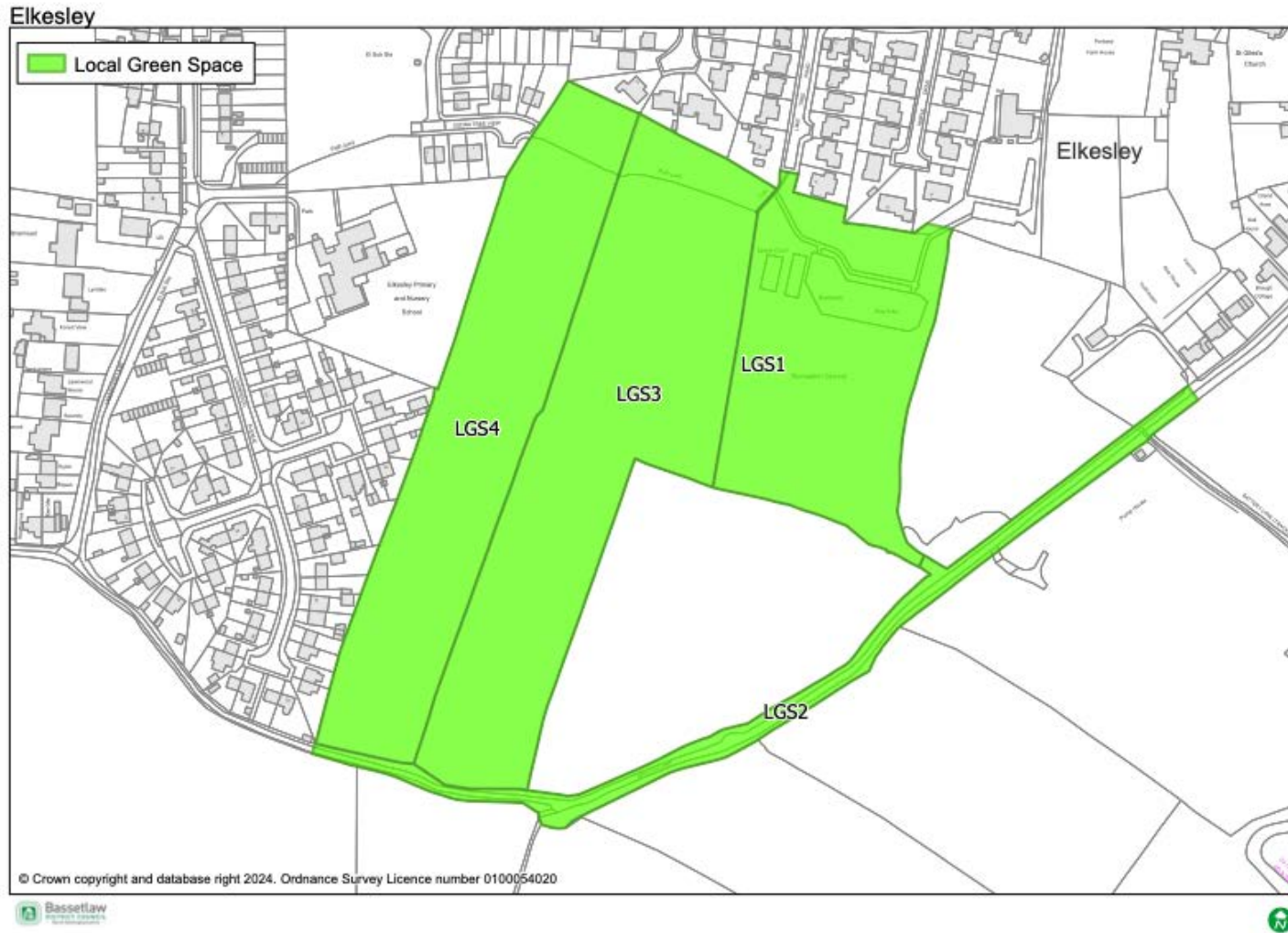
Photo 5

- 74 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. This policy protects these areas from development demonstrating the value of these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 75 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Policy3 Designation of Local Green Spaces

- 1. The Plan designates 4 areas shown on Map 5 as Local Green Spaces.**
- 2. Policies for managing development within a Local Green Space should be consistent with national policy on Green Belts.**

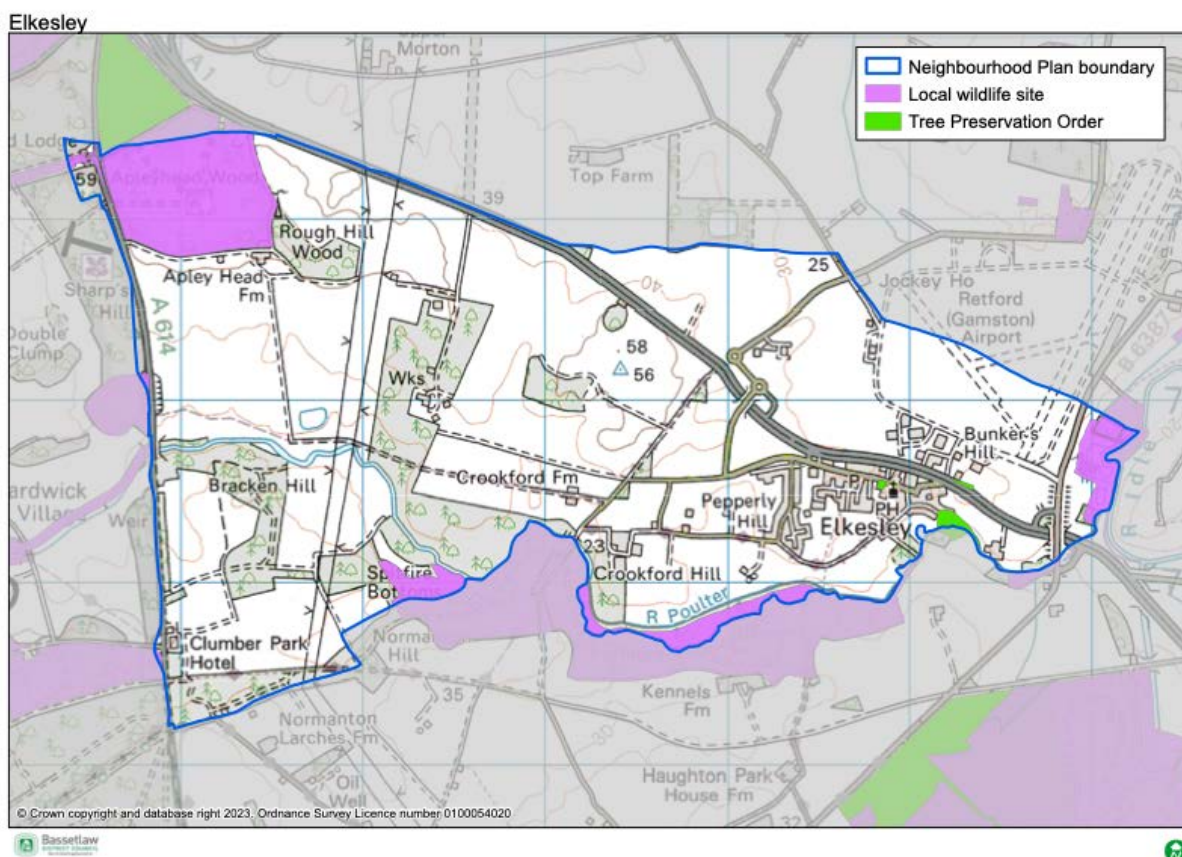
Map 5 Local Green Spaces



11 Protecting and Enhancing Biodiversity

- 76 A Natural History Museum report in October 2021 found that England's biodiversity intactness is 53% - the safe limit is 90%. BDCs 2009 LCA noted the impact of intensive arable farming, the loss of historic hedgerows and the limited tree cover on Elkesley Parish. The LCA assesses the network of wildlife habitats in the Parish as moderate. *'The mature trees, hedgerows, meadows, and permanent pasture provide a moderate network of wildlife habitats... and a strong functional integrity/habitat for wildlife gives a good landscape condition'*.
- 77 The actions in the LCA seek to conserve and reinforce the landscape character including supporting the planting of trees 'ideally before development' and hedgerows.
- 78 The landscape actions from the LCA for 'conserve' in the Plan Area identify the need to:
- Conserve the pastoral character and ecological diversity
 - Conserve and reinforce the ecological diversity and character of riparian habitats and permanent pasture
 - Conserve existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting
 - Seek opportunities to restore hedgerows to field boundaries
 - Seek opportunities to restore arable land to permanent pasture
- 79 Map 6a shows the Local Wildlife Sites and TPOS that are present in and adjacent to the Parish.

Map 6a



Photographs taken in the Parish demonstrate the range of flora and fauna**Photo 6 Photo credit Bev Davis**

- 80 A local resident has recorded 98 species of birds in the Parish 2020-2023 (see Appendix D) and in the last 10 years 555 species of moth, some of which have never been recorded in Nottinghamshire before (see Appendix E).
- 81 Forestry England have also confirmed that they have several bat boxes in Elkesley on the North side of the river. Five species of bat have been recorded in these boxes: Common and soprano pipistrelle, Natterer's, Leisler's, and BLE. It is likely they use the wider woodland for feeding and possibly natural roost sites.¹⁵
- 82 The River Poulter valley provides a '*small scale riverside landscape*' and is semi enclosed, contrasting with the large wide open arable fields outside the valley that extend across the northern part of the Parish. Tree species mentioned in the LCA are Alder, Poplar and Willow with meadows enclosed by tall, bushy mixed hedgerows of Hawthorn, Field Maple, Blackthorn, Elder and Rose with occasional Ash and Oak standards.
- 83 The Bassetlaw Plan places great emphasis on the need to 'green' Bassetlaw to mitigate climate change and to enhance biodiversity. Policy ST50 identifies tree planting as a BDC priority to address climate change and proposes 5 trees per new dwelling or 1,000sqm of non-residential floorspace.¹⁶
- 84 Increasing the planting of shrubs and trees and increasing areas that are grassed rather than paved, also assists in reducing surface water run off as it captures the water and lets it soak into the ground. Hedges already provide a common boundary treatment (see the Elkesley

¹⁵ Email provided on 29th April 2024 by Jenny Stock Ecologist at Forestry England

¹⁶ See Local Plan paragraph 10.1.14 at <https://www.bassetlaw.gov.uk/planning-and-building/the-bassetlaw-local-plan/bassetlaw-local-plan-2020-2038-adoption/bassetlaw-local-plan-2020-2038/>

Design Code) additional planting of hedgerows, and the use of permeable surfaces mitigates this element of climate change as well as providing a more attractive built environment.

- 85 Well-designed Sustainable Drainage Systems (SuDS) provide multi benefits, assist in reducing surface water flooding and enhance biodiversity.
- 86 The Environment Act requires at least a 10% biodiversity net gain as part of new development (with certain exemptions)¹⁷. Enhancement measures should contribute to the delivery of the landscape actions in the LCA and may include:
- a) planting wild flower meadows and strips,
 - b) planting appropriate trees and shrubs, especially species that provide good berry or nectar sources,
 - c) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g., rain gardens, pond and wetland creation and geopaving) in new schemes and ‘retrofitting’ where appropriate,
 - d) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,
- 87 There is community, national, District and local evidence to support an approach that ensures there is no loss of tree canopy and where possible a net gain. This may mean planting more than one tree to replace a mature tree (where it had a large tree canopy). Where trees are removed as part of a development scheme they should be replaced in line with the recommendations in this Plan and supporting studies.



Photo 7 Hilly Fields – land running south to River Poulter rich in flora and fauna

¹⁷ See <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

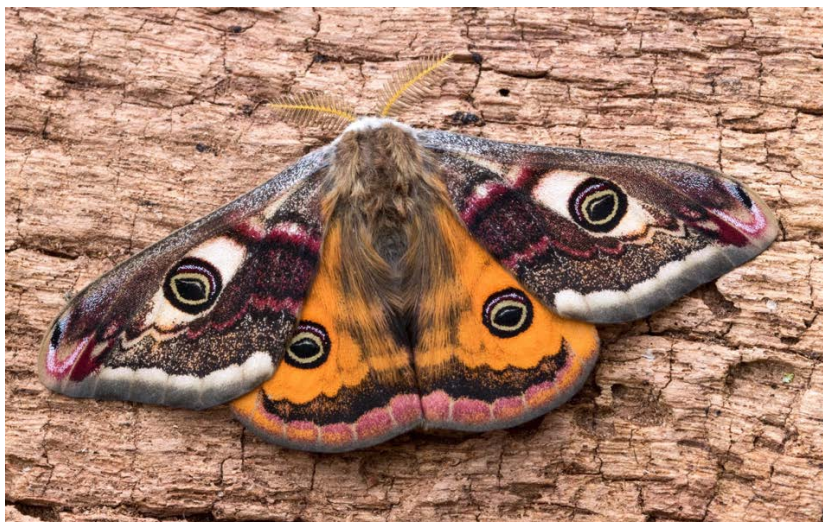


Photo 8 Emperor Moth Photo Credit Paul Coombes

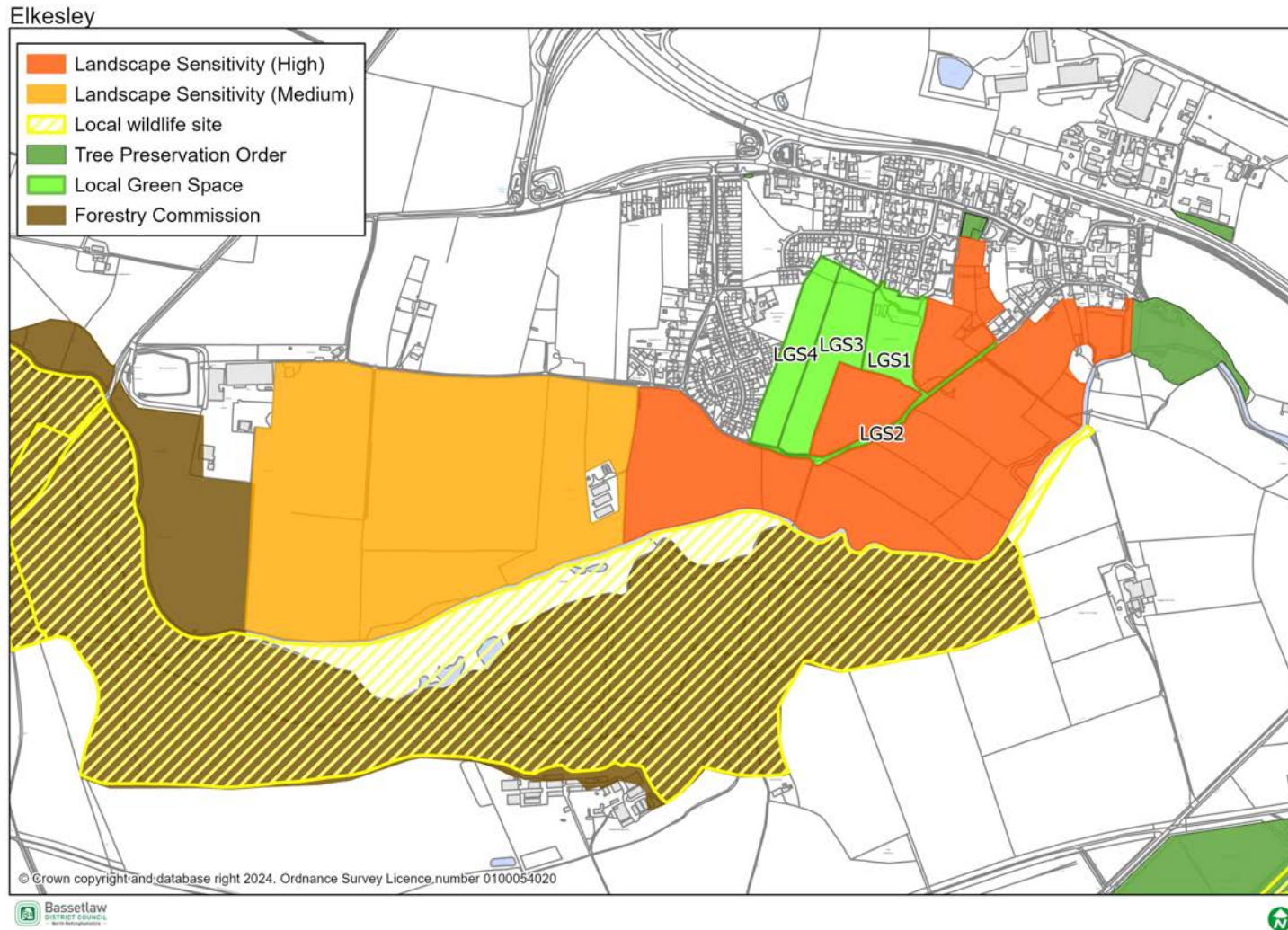
Policy 4 Protecting and Enhancing Biodiversity

- 1. As appropriate to their scale, nature and location development proposals should provide at least 10% net biodiversity gain. Exceedance of this is encouraged. Where on site provision is not feasible off-site provision within the Plan area may be acceptable. Any such measures should be targeted to benefit local conservation priorities as identified in the LCA or local nature recovery strategy were applicable.**
- 2. Development proposals which would have significant negative ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.**
- 3. As appropriate to their scale nature and location, development proposals should incorporate Sustainable Drainage Systems which provide multi benefits including improving biodiversity.**
- 4. Mature trees and hedgerows are significant to the character of the Parish and should be protected and retained. Where it is appropriate for higher value tree(s) (category A or B trees – BS5837) * to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and be of an appropriate species for the site.**

* Category A – These are generally large, high-quality trees which the local authority will want to see retained if at all possible Category B. Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years source <https://www.crowntrees.co.uk/tree-survey-and-report/tree-survey-fags/>

88 Map 6b shows, in combination, the proposed designations, existing protections, public rights of way and forestry commission land that relate to the land to the south of the Development Boundary of Elkesley.

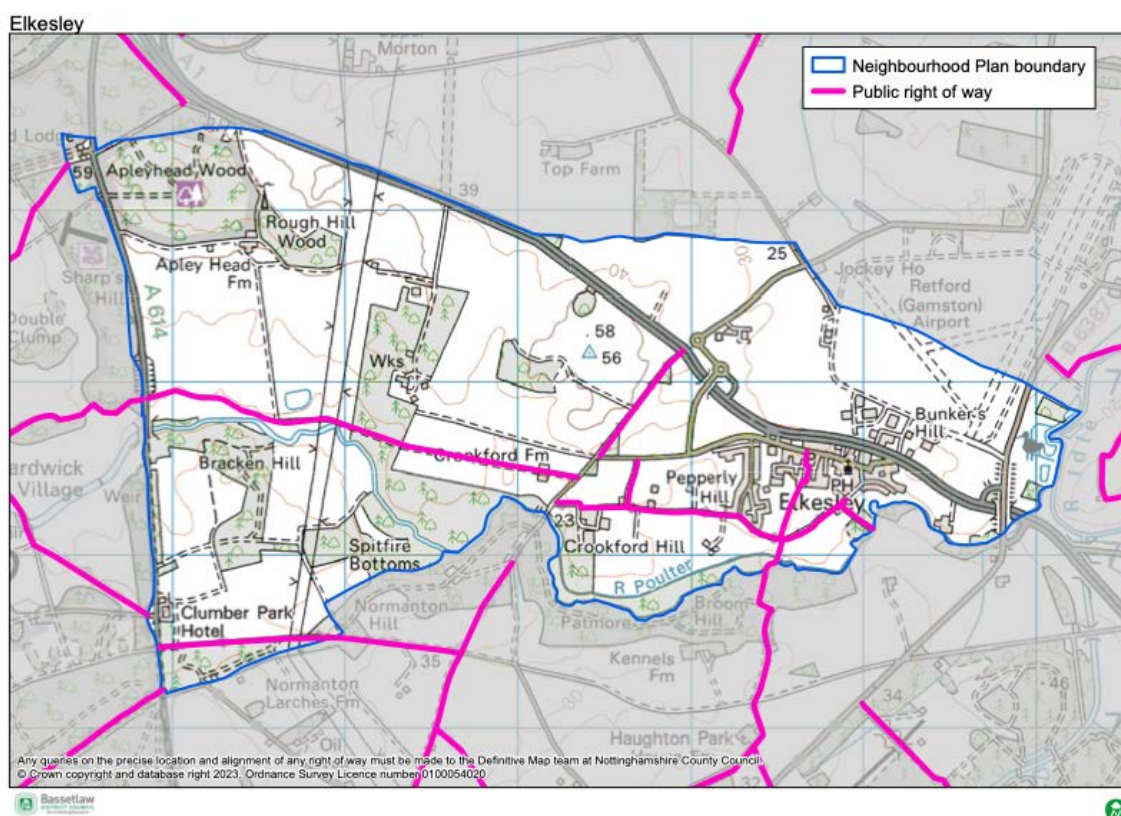
Map 6b In combination policy approach to land south of Brough Lane



12 Improving Walking and Cycling Routes

- 89 Improving active travel reduces car usage, improves health and well-being and represents sustainable development. Walking routes are much more popular where they form circular routes. Future development should consider their relation to public rights of way and where possible seek to create new routes that connect to the existing network.
- 90 Despite proximity to the A1 and the barrier this is to walking and cycling northwards, the existing public rights of way connect to national routes that take you west to Clumber Park and Sherwood forest and south through the Dukeries.
- 91 Properties in the parish either overlook or are within close walking distance to the open countryside. Map 7a shows the network of public rights of way within and connecting to the wider area and the impact of the A1 acting as a barrier to connectivity to the land in the north of the parish.

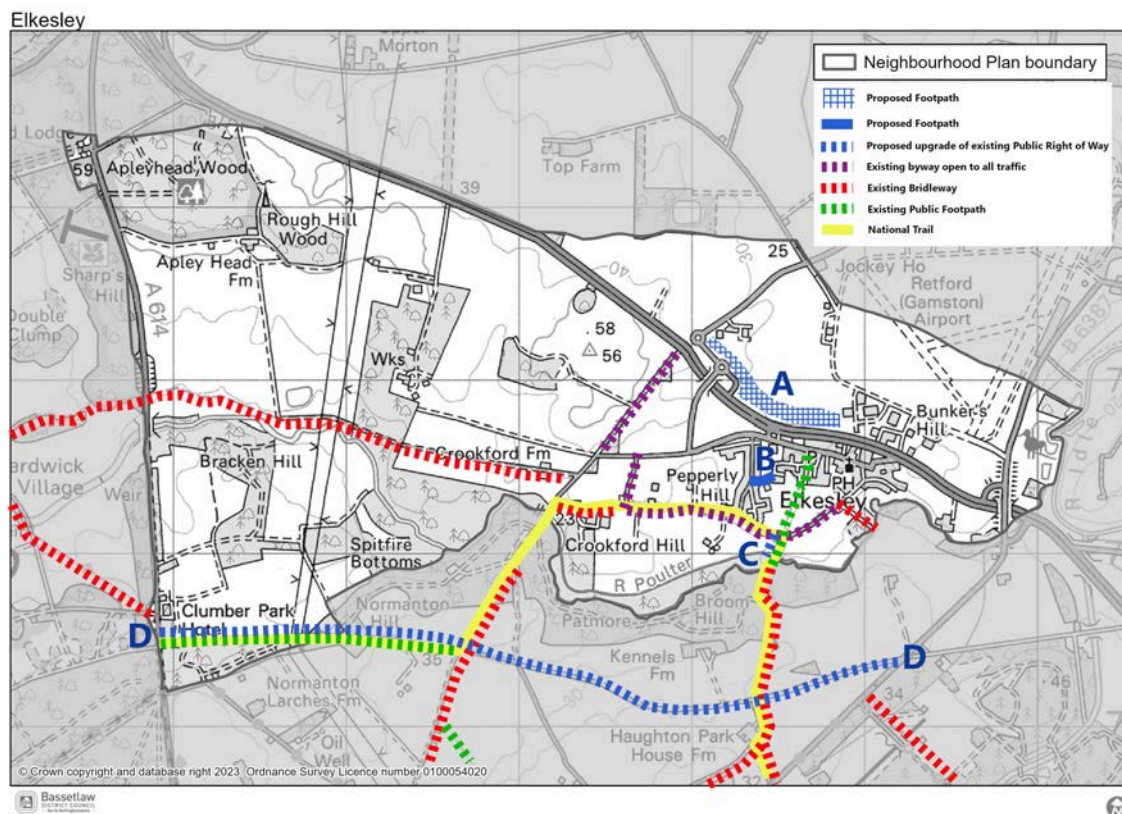
Map 7a Footpaths and Bridleways (Public Rights of Way)



- 92 There is a pavement along the south side of the A1 accessed from the B6387 running east (where the A1 was once Twyford Road), the pavement comes into the village, but pedestrians are in close proximity to traffic travelling at high speed and parts of it a hard to use because of overgrown hedges.
- 93 Whilst Map 7a shows the Public Rights of Way it does not convey the connectivity that does exist for travelling on foot or bike through the Parish. Where there appear to be gaps in the ProW network there are country lanes that are well used and accessible.
- 94 There remains an aspiration from the ENP to upgrade an existing footpath running east-west (Route D on Map 7b) to a bridleway. Members of the Nottinghamshire Area Ramblers have submitted an application to NCC to secure this. Whilst it is outside the Parish it would provide

an important cycling connection to attractions like Clumber Park, Sherwood Forest and Thymar Dairy.

Map 7b Non-vehicular connections actual and aspirational to the wider area

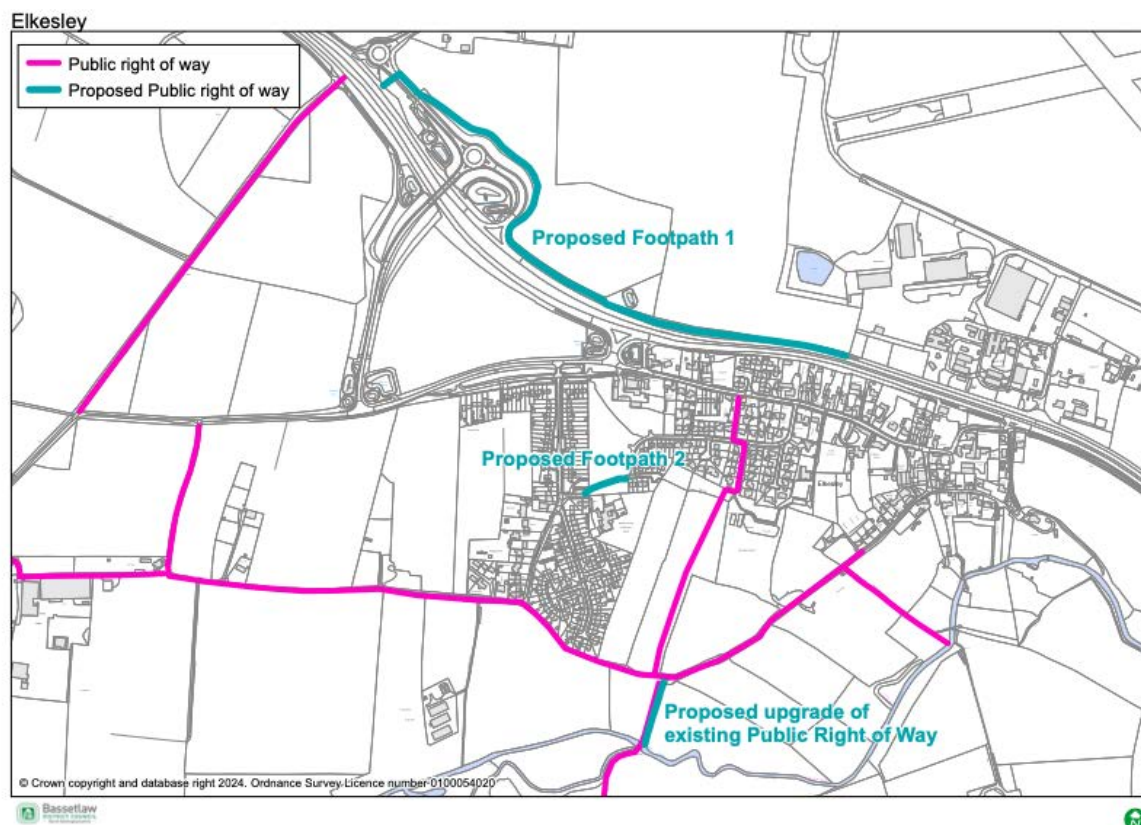


- 95 Brough Lane is a byway open to all traffic (BOAT) that runs east-west through the parish. It extends to the south of the village and its route follows the ridgeline that overlooks the Poulter Valley. This is a highly valued walking route and is proposed as a Local Green Space in section 10 above.
- 96 The consultation on the neighbourhood plan has enabled discussion on how to improve connectivity around the Parish. The map below shows where routes can be enhanced or added to enable local people to access more of their Parish.
- 97 Proposed route 1 identified on Map 7c is north of the A1 and is an aspiration that would see the provision of walking and cycling routes for local residents to access local employment opportunities here. To achieve net zero carbon in 2050 we need to shift 33-35% of trips to walking, cycling and public transport.¹⁸ The implementation of this locally important cycle route will assist in reducing car usage in the Parish.
- 98 The Parish Council will work with the landowners and NCC to identify the best route. This is a community action and is listed at Appendix A.
- 99 Proposed footpath route 2 on Map 7c (or B on Map 7b) should be implemented as part of the Yew Tree Road application. This short cut through route has been used for many years informally and provides direct access to the school for pupils living on the east of the village.

¹⁸ Local Authorities and the Sixth Carbon Budget December 2020 page 81/82

100 The proposed upgrade of the existing public right of way on the route off Brough Lane would enable local residents to cycle south accessing the wider range of cycle routes and in the future to the former Bevercotes Colliery site that will be developed into a logistics hub over the Plan period.

Map 7c Proposed footpath/cycle route extensions or enhancements



101 Implementing the improvements identified on Map 7b will require close working with landowners, BDC and NCC and is a community aspiration at Appendix A.

Policy 5 Improving Walking and Cycling Routes

1. Improving or extending the walking and cycling routes across the Parish and especially the routes identified on Map 7b and 7c, will be supported where the proposals;
 - a) do not detract from the landscape character as defined in the most recent landscape character assessment study and the Elkesley Design Code and Guidance, and
 - b) will not harm locally protected habitats.
2. Where applicable, development proposals will be expected to demonstrate how they protect and enhance existing public rights of way and permissive routes.
3. Opportunities to improve non-vehicular linkages between existing routes within Elkesley village and to the surrounding countryside, including extending from the Poulter Rise roundabout south east to connect with the employment site north of the A1 development, is supported.

13 Achieving Well Designed Places

102 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’*.¹⁹

103 The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *‘specific, detailed and measurable criteria for good design are most appropriately set at the local level.’*

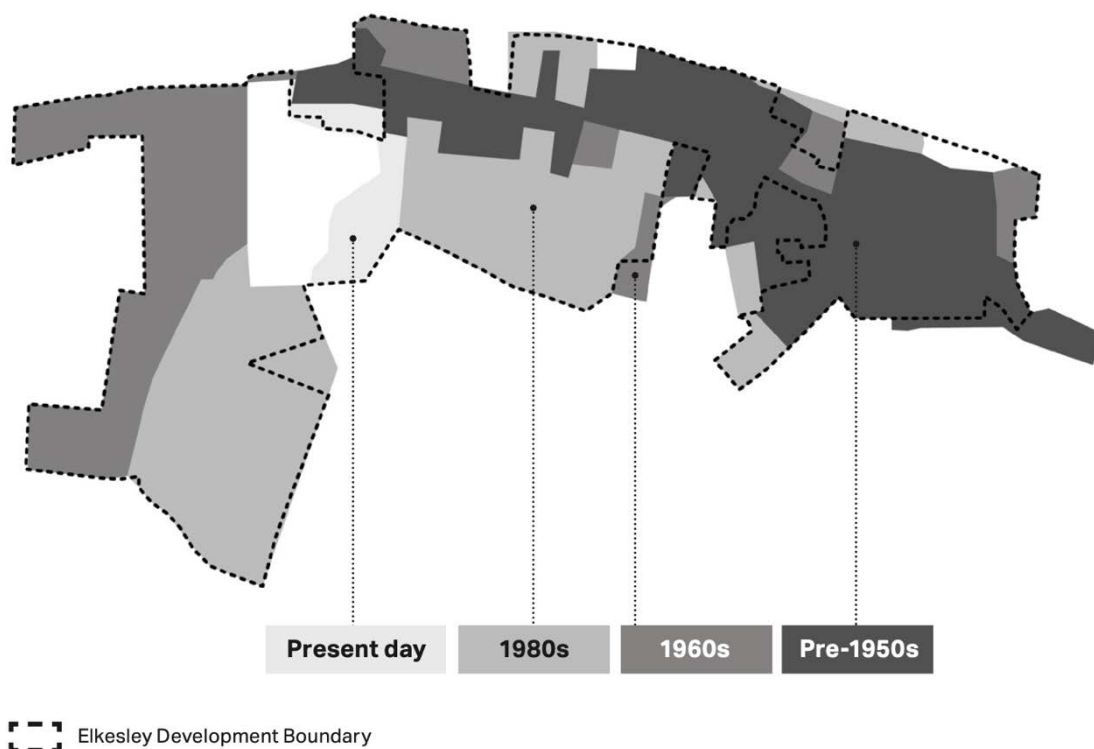
104 The Elkesley Design Guidance and Codes 2024²⁰ has been prepared by AECOM and the local community. It provides a detailed local character analysis; this forms the basis for the specific local criteria and a set of design principles. The Design Code is an important part of the ERNP and provides the evidence base for Policy 6.

105 The village was mentioned in the Domesday book and saw modest growth over the 17th, 18th and 19th centuries, with development concentrated along the linear route of High Street/Twyford Lane. This is the historic core and runs parallel to the A1.

106 Two new developments (Headland Avenue and Lawnwood Avenue) began to expand the settlement to the west during the mid-20th Century. The Yew Tree Road development was constructed during the latter part of the 20th Century, with no major development taking place since then.

107 Map 8a shows the historical evolution of the village. The white gap on the west is the land adjacent to Yew Tree Road and has outline planning permission for 39 dwellings.

Map 8a Elkesley Village Expansion over time



¹⁹ See NPPF paragraph 139

²⁰ The document is available at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>

108 The Elkesley Design Guidance and Codes 2024 identified 3 character areas shown on Map 8b.

- CA1 is the traditional heart of Elkesley village, containing notable historic buildings including the Grade 1 Listed St. Giles Church.
- CA2. Headland Avenue & Lawnwood includes predominantly 20th Century housing developments in the west of the settlement.
- CA3. Yew Tree Road is predominantly residential in nature but also contains key community facilities such as the school and the village hall.

Map 8b Character Areas



109 It should be noted that Elkesley has already exceeded its Housing Requirement Figure²¹ and given its scale, location and limited facilities, it is not expected that there will be significant further development. However, if those sites with planning permission do not come forward, or where there are small infill sites, it is important that the design of future development is in accordance with the Design Code and Policy 6 of this Plan.

110 For each Character Area the Elkesley Design Guidance and Codes 2024 includes tables outlining the characteristics of the area and provides images of the materials and detailing in each character area. Reference should be made to this in relation to the material and brick design specified in the policy below.²²

²¹ See <https://www.bassetlaw.gov.uk/media/8096/rural-monitoring-framework-august-2023.pdf>

²² For Character Area 1 see table 04 page 30 and images on page 31, Character Area 2 see table 05 and images on page 35 and Character Area 3 see table 06 and images on page 39.

Policy 6 Achieving Well Designed Places

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Parish. To achieve this, development proposals should reinforce the character of the area by taking into account the most up-to-date, design guidance and codes (the Elkesley Design Guidance and Codes 2024 or its equivalent).**
- 2. Particular attention should be given to the landscaping schemes and boundary treatment reinforcing existing styles or, where this is a new scheme on the edge of the settlement, ensure that it includes trees, hedgerows, low red brick walls or low masonry walls complimented by hedgerow planting. Native trees should be used (or a species considered more suitable, based on the advice of Bassetlaw District Council) in accordance with Design Code A4.**
- 3. As appropriate to the scale, nature and location and in accordance with Design Codes A1 to A14 in the Elkesley Design Code 2024 development proposals should:**
 - a) respond to the local character of the area and immediately adjoining neighbouring properties,**
 - b) demonstrate sensitive positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,**
 - c) ensure densities allow for spaces between buildings to preserve views to the countryside beyond and maintain the perceived openness within the settlement,**
 - d) demonstrate a well-defined street hierarchy and consider the location of street and on plot trees, lighting and other infrastructure in combination,**
 - e) include shorter streets, street parking bays and landscaping to visually narrow the carriageway to slow traffic speeds,**
 - f) use materials that reflect those dominant in the character area as identified in the most up-to-date design guidance,**
 - g) overall, the colour palette should reflect the hues in local materials,**
 - h) orientate buildings to front the street and overlook key routes to provide a degree of overlooking and natural surveillance,**
 - i) reinforce a consistent building line with adjacent properties,**
 - j) implement the principles of the drainage hierarchy (PPG 80) and where applicable incorporate sustainable drainage systems that provide environment and community benefits from the outset.**
- 4. Development proposals that are located on the settlement edge should:**
 - a) ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape, unless suitably screened by planting,**
 - b) retain the visual quality of the landscape by reducing the scale of development, (dwellings should not exceed two stories in these locations),**
 - c) soften the boundary between built form and the wider landscape by providing soft landscape, planting such as hedgerow, wildflower and tree planting.**
- 5. In Character Area 1 as shown on Map 8b, (in addition to criteria 1-3 above) development proposals should;**
 - a) be 10-15 DpH,**
 - b) be no more than two storeys,**
 - c) respect and respond to the existing layout of long thin plots (shortest edge to street) informal building arrangement and variety of setbacks,**
 - d) have a boundary treatment of red brick walls and hedgerow planting.**

- 6. In Character Area 2, as shown on Map 8b, (in addition to criteria 1-3 above) development proposals should;**
 - a) be 15-30 DpH,**
 - b) be no more than two storeys,**
 - c) respect and respond to the adjacent block and plot layout (for example formal on Headland Avenue less formal on Lawnwood Avenue),**
 - d) have a consistent building line set back from the road with front gardens,**
 - e) have front boundaries that include hedgerow planting,**
 - f) be no more than two storeys.**

- 7. In Character Area 3, as shown on Map 8b, (in addition to criteria 1-3 above) development proposals should;**
 - a) be around 20 DpH,**
 - b) arrange properties in an informal block and plot layout,**
 - c) be of a consistent building line set back from the road with front gardens. Front boundaries must be low, brick walls and hedgerow planting,**
 - d) be no more than two storeys.**

14 House Type and Tenure

- 111 The Elkesley Housing Needs Assessment was commissioned for this Neighbourhood Plan. It was produced in February 2024 and is the evidence base that informs this policy.
- 112 A vital part of planning for sustainable growth is to promote policies that will generate a balanced local community. 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.
- 113 The NPPF para 82 notes that *'in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.'*
- 114 As Elkesley has already exceeded its Housing Requirement Figure²³ and given its scale, location and limited facilities it is not expected that there will be significant further development. However, the Yew Tree Road site only has outline permission, with the detail of housing mix and type to be agreed at a later date. The findings of the HNA should be used to inform the developer as to the mix of house types appropriate for the scheme. There are also likely to be small infill sites that come forward and it is important that future housing development reflects an understanding of the local housing issues.

Key Facts on the Housing Stock in the Neighbourhood Area from HNA²⁴

- Total number of dwellings 366 (plus a further 53 with either outline or full planning permission in 2023)
- 11% of residents privately rent compared to 16% in the District, 15.3% live in affordable housing (0.3% is shared ownership) very similar to the District level. 73% is owned
- The median house price in Elkesley in 2022 was £210,000 (£20,000 higher than the District average). The median house price is 32% higher than the current average for local households. Private rented is only affordable to average earners.
- First homes should be delivered at a 30% discount rate making the product affordable to households on mean incomes. The HNA identified a need for approx. 20 affordable housing units to rent and 18 to buy by 2038. As Elkesley has poor public transport, this limits access to employment except by car. For this reason it is not expected or desirable that all this need is met in Elkesley, but the acute need is for rented housing and this should be prioritised.
- 56% of households live in semi-detached dwellings, 37% in detached and 6.5% in terraced. 0.9% of households live in flats. 19% of dwellings are bungalows.
- 52% of dwellings are 3-bedroom properties, 28% are 4 bed. Elkesley has more 3-4 bed houses than the district or national average
- By 2038 40% of the population will be over 65 compared to 29% in 2021.
- There are 21 units of specialist accommodation in the Parish managed by A1 Housing. This is greater provision than in the country as a whole. There are 80 people aged 75+ in the Parish with this expected to increase to 127 by 2038.

²³ See <https://www.bassetlaw.gov.uk/media/8096/rural-monitoring-framework-august-2023.pdf>

²⁴ See Housing Needs Assessment at

- The table below shows the % change in age groups. There has been a reduction in the under 15s but a similar increase in the 16-25 and the 65-84 cohorts.

Age group	2011 (Census)		2021 (Census)		Change
0-15	44	17.5%	39	14.9%	-11.4%
16-24	15	6.0%	25	9.5%	+66.7%
25-44	41	16.3%	36	13.7%	-12.2%
45-64	106	42.1%	82	31.3%	-22.6%
65-84	42	16.7%	72	27.5%	+71.4%
85 and over	4	1.6%	8	3.1%	+100.0%
Total	252	-	262	-	+4.0%

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

115 The HNA analysis shows that compared to many other rural villages in Bassetlaw, Elkesley has a reasonable balance of house types.

116 However, the demographic projections indicate that the population of the Parish in line with the District is getting older. The Housing and Economic Development Needs Assessment (HEDNA) 2020 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%.'*²⁵

117 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. Elkesley does have a reasonable number of bungalows but given the ageing population demand is likely to stay high.

118 The HEDNA also noted 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.'*

119 The HNA looked at the size of houses built between 2011 and 2023 and showed that in this time 40% of completions were for 4+ bedrooms, 33% were 3 bed and 35% were 2 bed. The HNA also projected the age of households by 2038 and the likely requirements of the population by then. AECOM caveat their analysis and community shaping objectives can seek to alter this projected outcome. However, the analysis does support an approach that encourages an increase in 2 bed dwellings and a reduction in the % of 4 or 5 bed houses.

120 The NPG knowledge of the Parish and its limited facilities, particularly lack of public transport and access to employment indicates that 1 bed dwellings would not be suitable for most residents. However, the focus on increasing the provision of 2 and 3 bed homes is supported.

121 AECOM recommend a dwelling size and mix for future development as follows:

- 7% homes with 1 bed

²⁵ See <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

- 24% with 2 beds
- 49% with 3 beds
- 15% with 4 beds
- 4% with 5 beds

122 A focus on smaller 2-3 bed dwellings would also address the imbalance in housing stock in the village. The provision of bungalows may also encourage households to downsize, freeing up family type housing in the Parish.

123 The AECOM analysis identifies the focus in smaller dwellings if this mix is to be achieved by 2038 (see table 5-9.)

124 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).

Lifetime Homes

125 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. 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.

126 The Whole Plan Viability Assessment 2021 for the Bassetlaw Plan showed that all new market dwellings can be M(4) 2 compliant - accessible and adaptable. Policy ST29 of the Bassetlaw Plan requires market housing (C3) to be M4(2) compliant.

127 The HEDNA notes 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.*

128 M(4)3 is the standard that makes a home suitable for wheelchair users. Given the ageing population in Elkesley and the HEDNA findings there is a need to increase the supply of homes that are built to M4(3) standard. However, the Whole Plan Viability Assessment confirmed that this would be unviable across the District. Given the local evidence of an ageing population, and the higher values attributed to homes in the area and the fact that additional specialist accommodation is not expected to be built in the Parish due to its limited services, the NPG consider that the provision of new homes that are M4(3) compliant is justifiable and the ERNP provides a policy framework to support that.

Policy 7a Housing Mix

1. As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix by 2038 that meets local need in accordance with the findings in the most up to date Housing Needs Assessment which is:

- **7% 1 bed**
- **24% 2 bed**
- **49% 3 bed**
- **15% 4 bed**

- **4% 5 bed**

unless it can be demonstrated that this is not viable.

- 2. As appropriate to their scale, nature and location, if development proposals do not propose a housing mix and type in accordance with this Housing Needs Assessment, information accompanying the application would need to justify the departure from this policy based on specific character elements or some other demonstration of suitability.**
- 3. To cater for the needs of less mobile occupants including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing needs over their lifetimes, proposals should be built to M4(2) standards in accordance with BDC policy. Proposals that voluntarily provide a higher proportion of accessible homes M4(3) will be supported.**

Affordability

129 The HNA considered incomes against house prices (to buy and to rent). The analysis at table 4-4 (see over) shows visually the affordability issue for the Parish. For market housing, it appears that local households on average incomes are unable to access average priced homes, unless they have the advantage of a very large deposit. The median house price would require an annual income approximately 32% higher than the current average. Entry level house prices appear to be at the margins of affordability for households on average incomes.

130 Private renting is generally only affordable to average income households. Households made up of two lower quartile earners can afford the given rental thresholds for entry-level market rentals.

131 There is a group of households in Elkesley who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £28,760 per year (at which point entry-level rents become affordable) and £43,071 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

132 Affordable rents set out in the table below are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. Affordable rented housing is generally affordable to households with two lower earners.

Table 4-4: Affordability thresholds in Elkesley (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,800	Affordable on LQ earnings (single earner)? £15,379	Affordable on LQ earnings (2 earners)? £30,758
Market Housing						
Median House Price	£200,319	-	£54,000	No	No	No
Estimated NA New Build Entry-Level House Price	£222,577	-	£57,234	No	No	No
LQ/Entry-level House Price	£150,750	-	£43,071	Marginal	No	No
LA New Build Median House Price	£227,228	-	£64,922	No	No	No
Average Market Rent	-	£9,804	£32,680	Yes	No	No
Entry-level Market Rent	-	£8,628	£28,760	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£140,223	-	£40,064	Yes	No	No
First Homes (-40%)	£120,191	-	£34,340	Yes	No	No
First Homes (-50%)	£100,159	-	£28,617	Yes	No	Yes
Shared Ownership (50%)	£100,159	£2,782	£37,891	Yes	No	No
Shared Ownership (25%)	£50,080	£4,173	£28,220	Yes	No	Yes
Shared Ownership (10%)	£20,032	£5,008	£22,417	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,056	£16,836	Yes	No	Yes
Social Rent	-	£4,603	£15,328	Yes	Yes	Yes

Source: AECOM Calculations

133 Policy ST29 of the Bassetlaw Plan requires 20% affordable housing on all sites of 10 or more dwellings. The HNA analysis shows the importance of securing this provision given the need identified.

134 Whilst there is evidence of affordable housing need, Elkesley's limited public transport and limited local services means that car ownership is required to access most employment. Health services and shopping (other than for convenience foods) also requires access to a car. Elderly residents in the BDC bungalows express feelings of isolation for this reason. This must be a significant factor in considering the future provision of affordable housing in Elkesley.

Policy 7b Housing Tenure

There is a local housing need for affordable home ownership and affordable homes to rent. Where applicable, in addition to providing First Homes (in accordance with Government Policy), the affordable housing mix should include affordable homes to rent.

135 The Yew Tree Road scheme is expected to deliver some affordable housing. The community are supporting the provision of more market housing on the basis that it will provide additional benefits to the Village, Policy 7c requires that those affordable housing units be allocated based on a local connection criteria.

136 The ERNP support an approach that requires eligible development of affordable housing on market sites in Elkesley to ensure it is allocated based on special local connection criteria as part of the S106 agreement in securing the planning permission.

137 In summary the local connection criteria prioritises as follows:

- People who were born in Elkesley and have lived there for the last five years or more
- People who have lived in the area for five years or more
- People who used to live in Elkesley but moved away due to lack of affordable housing
- People permanently employed in the Parish for five years or more.

138 The local connection criteria will be based on the most up-to-date evidence of local need and formalised within a legal agreement.

Policy 7c Allocation of Affordable Housing

All new affordable housing on market sites in Elkesley will be allocated based on a local connection criteria hierarchy, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. The terms for priority of selection will be based on the most up to date evidence of local need and to be included in a legal agreement.

15 The Development of Yew Tree Road

139 An important part of the Elkesley Neighbourhood Plan was the community's desire to promote the development of a site on Yew Tree Road. Based on discussions with the landowner at public meetings and through the neighbourhood plan process in 2014 an indicative layout was prepared (by the landowner) and included in the ENP. There was resounding support for the scheme so long as

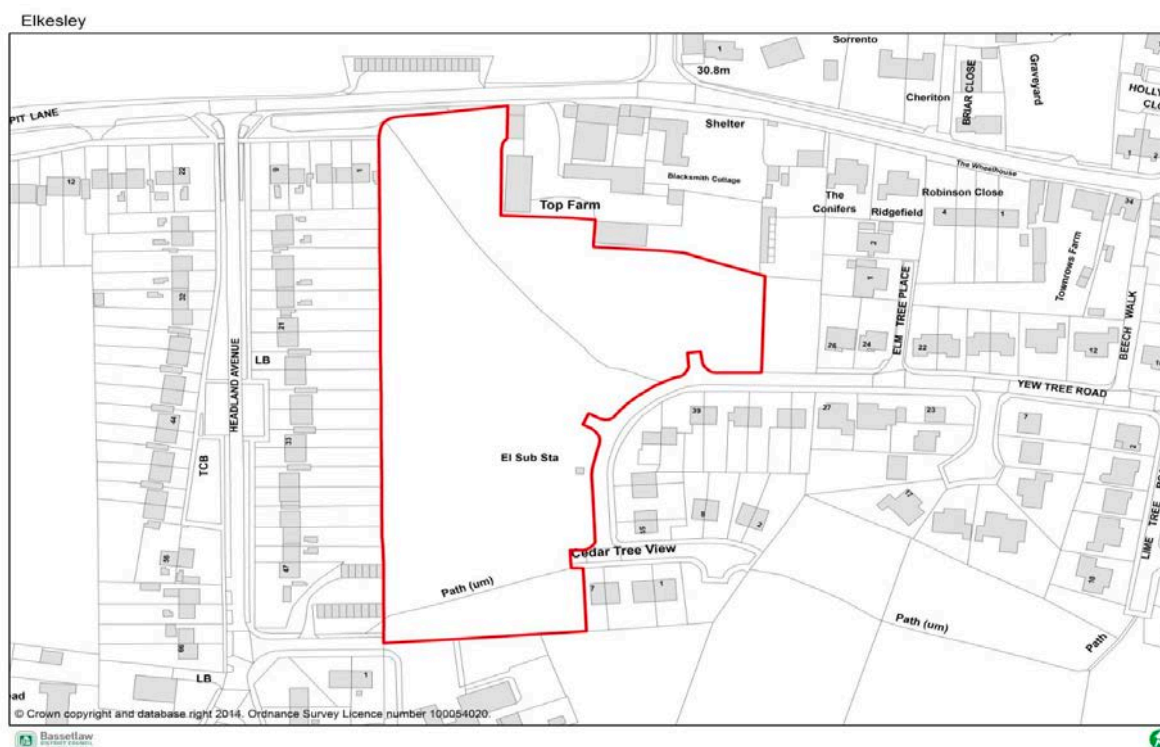
- The houses are in keeping with local character and design, to complement the existing housing stock;
- There are no three storey houses; these are not in character,
- They provide housing of a type that is needed in the area, particularly properties suitable for downsizing and first time buyers, as well as larger family homes;
- Development is located on the Yew Tree Road Site, with access off Coal Pit Lane with no vehicular connection to Yew Tree Road;
- As part of the agreement there is a new community green space created to connect the historic and more recent additions in the village²⁶;

140 In December 2021 outline planning permission was secured for 33 dwellings and 6 flats. The indicative masterplan submitted along with the application had been updated but still included the requirements from the ENP.

²⁶ This was identified as an important matter to make the scheme acceptable to the community (see community consultation feedback 2014)

Figure 1: Masterplan for Yew Tree Road Site



Figure 2: Site Plan Yew Tree Road

141 No reserved matter application has yet been submitted and Policy 8 below is presented as it was in the ENP updated in relation to the change in the Use Class Order categories.

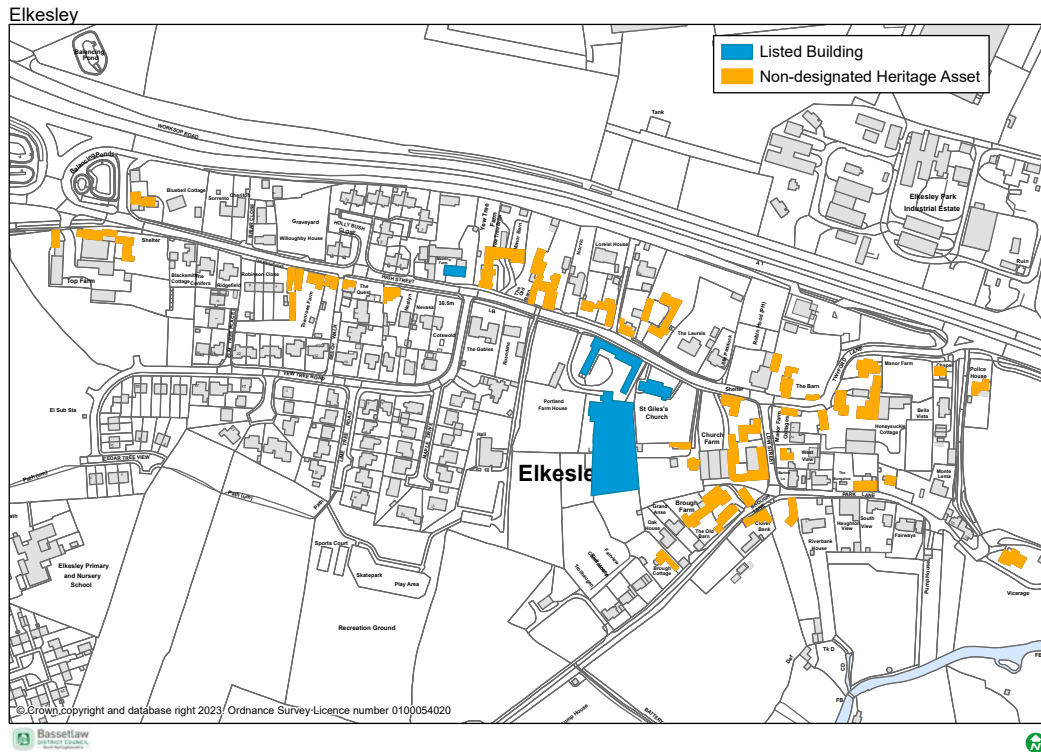
Policy 8 Yew Tree Road Site

1. The site identified in figure 3 is allocated for in the region of 30 dwellings and development proposals will only be supported where all the following criteria are met:
 - a) the provision of public open space to be used as a 'Village Green' with a minimum size of 0.37 hectares
 - b) the open space should be suitably located on the side where it can be accessed easily on foot by the whole village;
 - c) a new single vehicular access point to the site off Coal Pit Lane;
 - d) existing hedges and trees along the boundary to be retained where possible;
 - e) a comprehensive landscape scheme is submitted to show how the privacy of dwellings on Headland Avenue and Tree Road will be protected;
 - f) a footpath will be provided that links Headland Avenue with Cedar Tree View.
2. In addition to residential development, proposals should include the provision of a unit for a convenience store and or office space (use Class E).

16 Protecting Heritage Assets

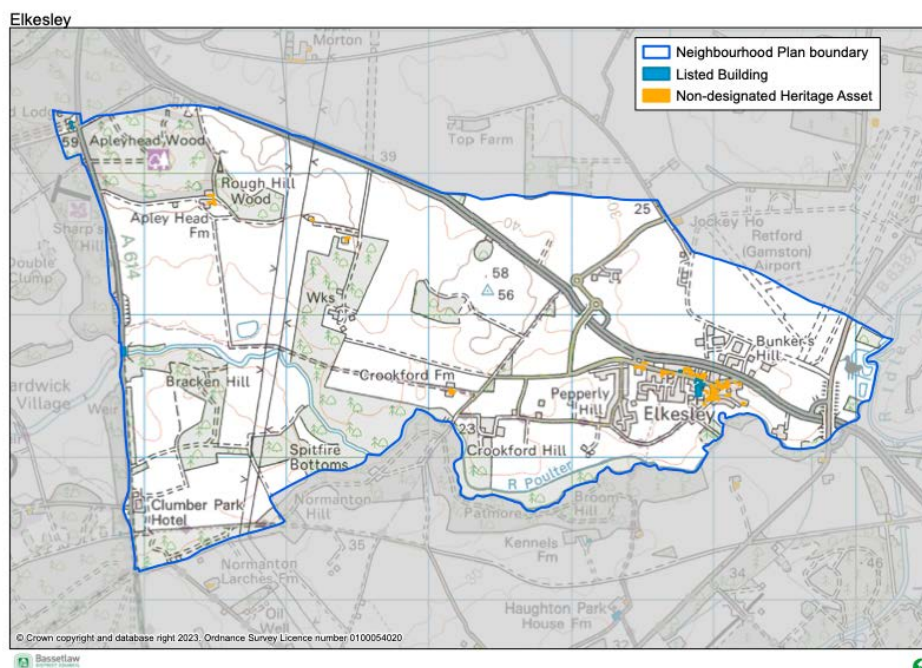
142 Character Area 1 (see map 8b) is the historic core and where all but one of the listed buildings and the majority of non-designated heritage assets can be found.

Map 9a Elkesley Heritage Assets



143 A number of the farm buildings are also identified as non-designated heritage assets and there is a Grade 2 listed bridge over the River Poulter on the parish boundary

Map 9b Parish wide Heritage Assets



144 The Design Code provides a photographic gallery of the mixture of listed buildings and notable buildings in the village. Below is one of the Grade 2 listed cottages Meadow Farmhouse. It features white cement render, red pantiles, segmental arches on ground floor openings and casement windows with glazing bars. A low red brick wall creates a boundary with the street.



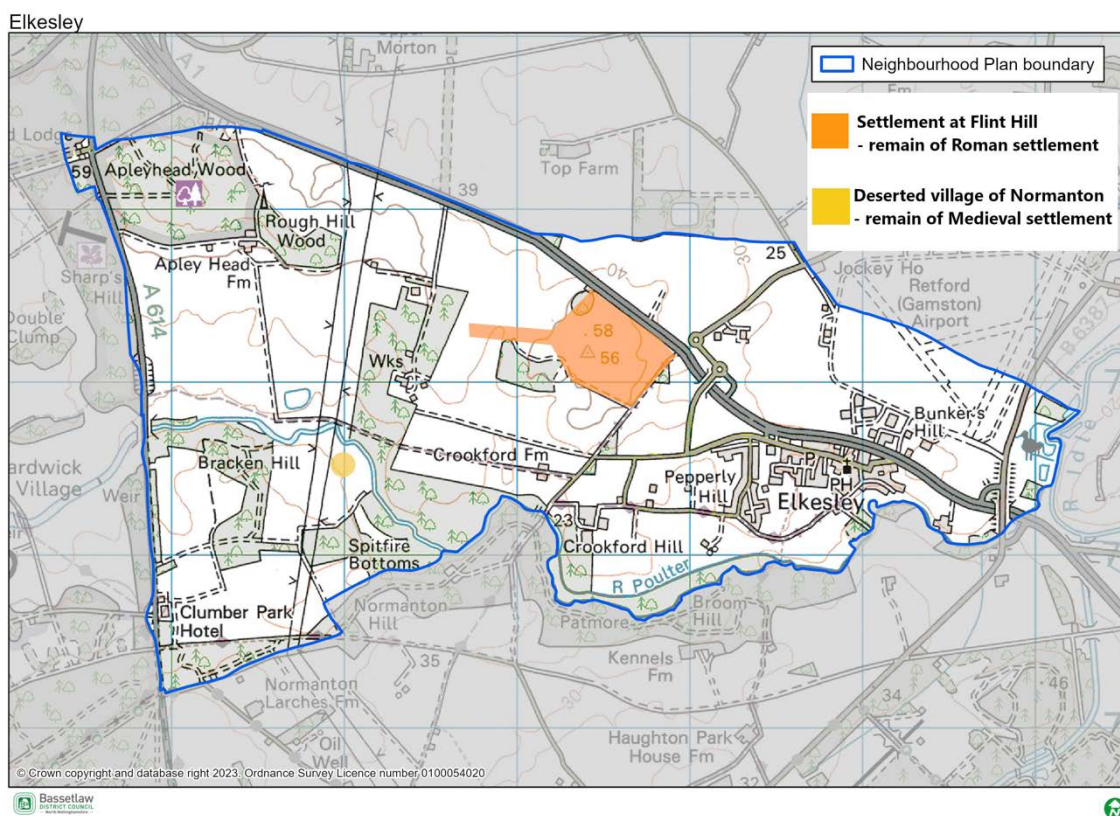
Photo 9 Meadow Farmhouse Grade 2



Photo 10 St Giles Church Grade 1

The most distinguished listed building is the Grade 1 St Giles Church dating from the 13th century. There is evidence of settlement in the Parish much earlier however; the Historic Environment Records shows the remains of a Roman settlement west of Cross Lane and the remains of a medieval settlement near Round Wood (see Map 9c).

Map 9c Designated Monument on the Historic Environment Record



145 It is important that future development protects the heritage assets of the Parish.

Policy 9 Protecting and Enhancing Heritage Assets

1. Development should preserve the significance of the Listed Buildings and their settings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.
2. The retention of locally important heritage assets is supported and development proposals affecting these will need to accord with District policies.
3. The effect of a proposal on non-designated heritage assets, listed buildings and features on the historic environmental record, as shown on Maps 9a, 9b or 9c will be considered based on their significance. Proposals should seek to minimise the conflict between the heritage assets' conservation and any aspect of the scheme.

17 Supporting the Local Economy

- 146 The A1 makes Elkesley a good location to access jobs in Doncaster, Nottingham, Sheffield, Retford and Worksop. The Parish also benefits from Elkesley Park Industrial Estate (EPIE), a 7 hectare Industrial Estate located to the north of the village but separated from it by the A1. Vehicular access is possible by taking the A1 south and coming off at Twyford Bridge and onto the B6387.
- 147 The planning system seeks to reduce car travel and promoting the job opportunities at EPIE for local residents would bring local economic benefits, reduce time spent in a car and reduce CO2 emissions from car travel. This Plan supports the redevelopment of Elkesley Park Industrial Estate to attract new businesses that will provide more local job opportunities.
- 148 Policy 10 identifies the opportunity to provide a cycleway/footway to EPIE from Jockey lane as a way to make job opportunities on the EPIE more accessible for local people.
- 149 Encouraging cycle access and parking at the employment site would be of direct benefit to people living within the vicinity and would be supported. Ideally cycle storage should be provided under canopies and across the site where there is natural surveillance. Given the location of the EPIE in relation to the village, particular care should be taken to ensure that landscaping schemes minimise the visual impact on its rural setting and the village.
- 150 The Bassetlaw Plan does not identify Elkesley Park Industrial Estate (EPIE) as a Rural Employment Site although Gamston Airfield adjoining it is identified as such. Recently Thatchams (a high tech vehicle safety company) acquired an interest in one of the units and is expected to locate some of its business to the Gamston Airfield North in 2024.
- 151 Many of the older and larger buildings date from World War 2 when the adjoining Gamston airfield was deployed for military purposes. In 2019 BDCs assessed all employment sites for its Local Plan. The analysis of the site was as follows:

HEDNA Appendix para 1.158

The site comprises a series of medium sized units and considerable yard space used for open storage, principally of vehicles and building materials. The units are generally of a reasonably high quality, and internal circulation appears sufficient for exiting occupiers. However, there has been limited recent investment at the site and aspects such as the access road, limited signage, poor surfacing, and environmental quality could all benefit from improvement. As such, despite its strategic location, the site is considered attractive primarily to local businesses.

- 152 There are a number of lorry repair businesses operating from EPIE. There has been no other apparent investment in premises by other businesses on the employment site. However, the Gamston Airport buildings and offices have been renovated to provide enhanced security and improved office facilities.
- 153 The extent of EPIE is shown in Map 10.

Policy 10 Supporting the Local Economy

- 1. Development proposals that enable the sustainable growth of businesses through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with District policies.**
- 2. Where planning permission is required, proposals for the operation of businesses from integrated home/work locations and extensions to enable home working will be supported where the scheme;**
 - a) reflects the character of the area in which it is located in accordance with the Elkesley Design Guidance and Codes,**
 - b) is not detrimental to residential amenity and**
 - c) demonstrates there will be adequate parking (on or off street).**
- 3. Proposals for new or additional development on Elkesley Park Industrial Estate (as identified on Map 10) will be supported where they:**
 - a) are for B2 and/or B8 use,**
 - b) are accompanied by a landscape scheme that minimises the visual impact of the development reflecting the site's rural location,**
 - c) contribute to the regeneration of the Industrial Park, and**
 - d) provide for cycle parking and links to existing and proposed cycle routes and footpath links where possible.**
- 4. Where ever it is practicable to do so, new development should be served by ultra-fast broadband connection installed on an open access basis.**

18 Protecting and enhancing community facilities

159 The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.

160 For those without a car or with limited mobility, being able to access local meeting spaces will be key to their health and well-being. With a growing number of residents working from home and around in the week, there will be an increasing demand for some local provision.

161 Elkesley has a number of bungalows purpose built for older people but the village has very limited facilities for people without a car. This can also be an issue for anyone who cannot afford to have a car.

162 The Memorial Hall is a highly valued and well used and maintained asset, providing a space for local groups to meet. The Hall is used by local groups of all ages. Of note is the older person's lunch club which provides food and companionship for residents of all ages, particularly those living on Hollybush Close, and is well attended. The limited public transport means that this local activity may be the only chance some residents have to meet up with others. The village hall also hosts the post office one afternoon per week.

163 The village also has a primary school and local shop. The school is an asset for the village enabling local children to easily get to school and is another important focal point for community events.

164 The provision of a retail unit as part of the Yew Tree Road development, may enable the existing shop to be converted to residential use. However, until the Yew Tree unit is available the community wish to protect the existing retail provision.

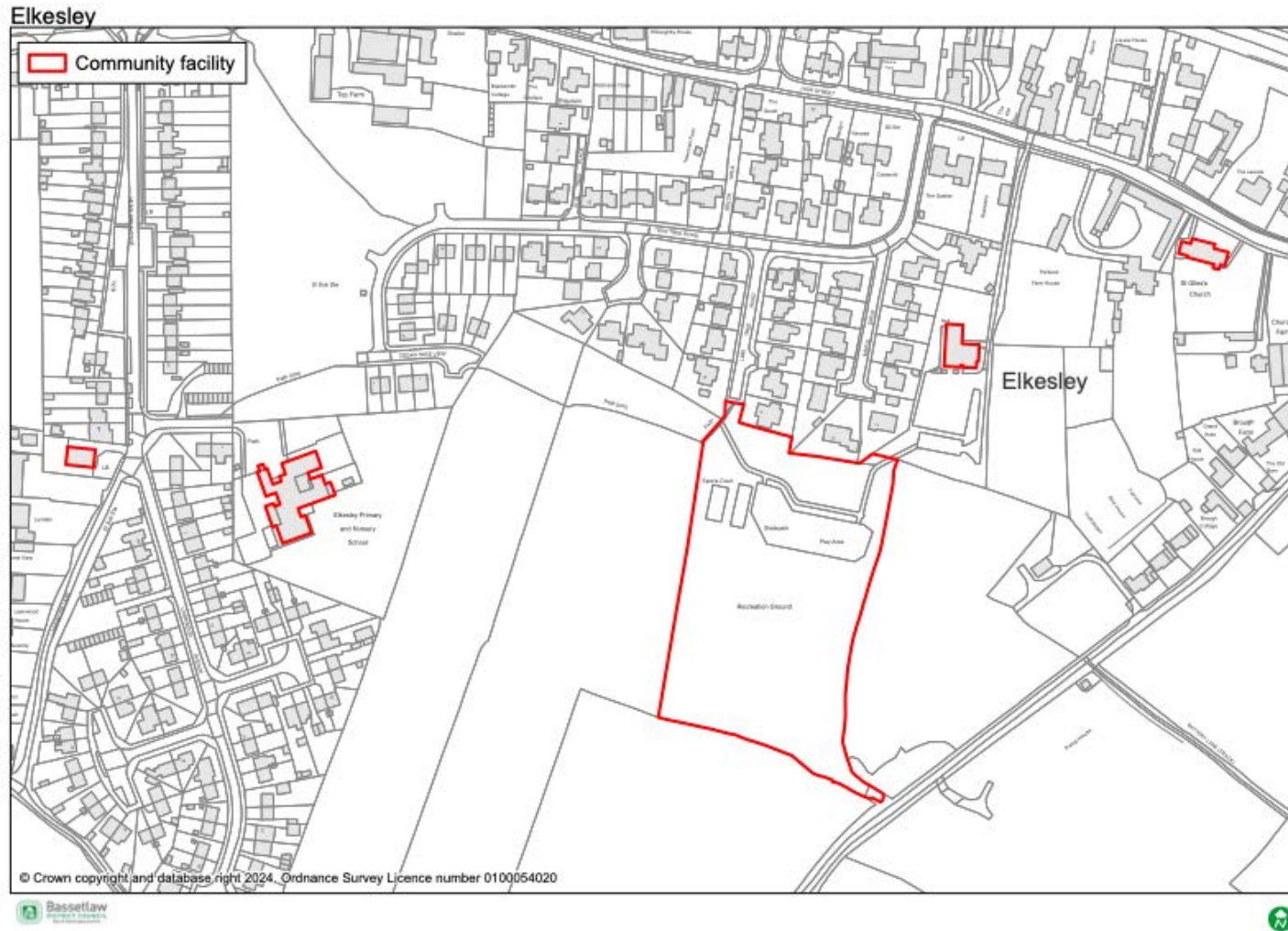
165 The village playing field includes a high quality games area, play equipment and football pitches. This is a well-used and highly valued open space.

166 Since the last neighbourhood plan was made the Robin Hood pub has closed reducing the offer of local facilities. Proposals that would result in an increase in indoor community provision are supported.

167 The facilities available for residents are shown on Map 11 as follows:

1. St Giles Church
2. The Memorial Hall
3. Playing Field (with multi use games area)
4. Primary School
5. Village Shop

Map 11 Community Facilities



Policy 11 Protecting Facilities for the Community

1. The following buildings shown on Map 11 are identified as community facilities (or businesses providing important community facilities)
 - a) St Giles Church and Cemetary
 - b) The Memorial Hall
 - c) Playing Fields
 - d) Primary School
 - e) Village shop
2. Proposals for the enhancement of existing community facilities or the addition of new community facilities across the Parish will be supported where this does not harm the landscape character and is in keeping with the character area in accordance with the policies in this neighbourhood plan.
3. Development that will result in the loss of sites or premises currently or previously used for services and facilities identified in 10 (1) will not be supported unless:
 - a) alternative provision of equivalent or better quality will be provided and made available prior to commencement of redevelopment, or
 - b) it is evident that there is no reasonable prospect of the service or facility being retained or resurrected*, and
 - c) it is evident that the service or facility is no longer viable*, and
 - d) there is little evidence of local use of that service or facility*

*Applicants will be expected to demonstrate to Bassetlaw District Council's satisfaction that all reasonable efforts have been made to sell and/or let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months.



Photo 11 Elkesley Primary School plays an important role in sustaining the village community

19 Renewable Energy and Low Carbon Technologies

- 168 The government identifies the planning system as supporting the transition to a low carbon future. (NPPF paragraph 157). We must reduce the energy we use to heat and cool our homes as well as shifting to net zero carbon sources of heating and cooling. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems.
- 169 Heating in buildings and industry create 32% of total UK emissions²⁷. A strategy to reduce carbon to heat buildings is a priority area in the 2021 Joint Recommendations²⁸. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables, providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.
- 170 The NPPF para 160c) notes that *'plans should.... identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'*
- 171 Elkesley residents do not have access to mains gas meaning that the cost of heating homes in Elkesley is higher than average. A government initiative encourages and provides some grant funding for insulating properties. The use of ground or air source heat pumps will reduce the use of fossil fuels and over time reduce energy bills and is encouraged as well.
- 172 Bassetlaw lies within an area of serious water stress concern²⁹. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. Severn Trent advise that the consumption of water per dwelling should not exceed 110 litres per person per day. Energy efficiency in design should incorporate technology to improve water efficiency. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and treat wastewater. It also provides savings for managing water within the buildings. Given the issues of drainage in parts of the Plan area, water efficient development would also reduce the impacts that the built environment has on existing infrastructure.
- 173 The Elkesley Design Guidance and Codes notes that *'sustainable design incorporates innovative practices at all scales to achieve less impactful development footprints whilst future proofing homes, settlement and natural environments. Reducing the use of imported natural resources whilst increasing utilisation of local and sustainable natural resources can help to achieve this.'*³⁰
- 174 Area wide design code, S1 Assessing alternative energy solutions, S1 Energy efficient measures towards net zero carbon and S3 Electric vehicle charging all provide guidance in the context of Elkesley and should be referred to.

²⁷ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

²⁸ See <https://www.theccc.org.uk/wp-content/uploads/2021/06/CCC-Joint-Recommendations-2021-Report-to-Parliament.pdf>

²⁹ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

³⁰ See Elkesley Design Code page 69 at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>

Policy 12 Renewable Energy, Energy Efficiency and Low Carbon Technologies

- 1. New development should incorporate sustainable design features to maximise energy efficiency in accordance with area wide design codes S1, S2 and S3 in the Elkesley Design Guidance and Codes.**
- 2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples include, but would not be limited to:**
 - a) the use of renewable heat sources,**
 - b) siting and orientation to optimise passive solar gain,**
 - c) passive design principles (where appropriate)**
 - d) the use of high quality, thermally efficient building materials,**
 - e) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing,**
 - f) meeting the EPC B target set out by the Committee on Climate Change for all new non-domestic buildings,**
 - g) maximizing the installation of solar panels including building integrated panel technology on roofs of all orientations except due north,**
- 3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**
- 4. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.**
- 5. Proposals for the development of renewable and low carbon sources of energy, particularly from community owned projects, will be supported provided that:**
 - a) the developer has provided a thorough written analysis of the landscape impact satisfactorily demonstrating an ability to mitigate visual, noise, dust, smell and reflected light intrusion;**
 - b) meaningful early consultation has been undertaken in accordance with the Key Principle in this Neighbourhood Plan and appropriate adjustments made accordingly;**
 - c) residents' living conditions, amenity, health and quality of life are or can be made acceptable during construction, operation and decommissioning of installations;**
 - d) there is a biodiversity net gain supported by a 30 year management plan to ensure this biodiversity benefit remains (in accordance with the most up to date legislation);**
 - e) designated and/or non-designated heritage assets are not harmed; and**
 - f) the proposal is not located in an area identified for its high or medium landscape sensitivity, or environmental quality; and**
 - g) supporting information shows how the surrounding environment will be protected and how full site restoration to its former use will be achieved when production ceases.**

20 The Redevelopment of two Garage Sites

175 As part of the review of the ENP, the NPG commissioned AECOM to undertake a masterplan for two sites. Both sites are underused or disused former off plot garage sites that are classed as brownfield backland sites.

176 The following issues will restrict the future use of the garages:

- There is asbestos in the roofing material;
- The walls have significant cracks and are not stable;
- The concrete pads for the floor are broken in places;
- Modern vehicles will not fit in them
- there are drainage issues and frequently standing water (especially affecting the Lawnwood Avenue garages).

177 The masterplan work enabled the NPG to explore future uses for both sites that would better fit with how the community now functions.

178 Bassetlaw's Successful Places, SPD comments on backland parking courts '*parking courts have often been neglected areas in the design process, being seen as functional backland areas rather than an integral part of the residential environment. The result is often a bleak, utilitarian and unappealing*'³¹

179 Map 12a is from the AECOM report 'Backland Site Options'³² and shows the two sites, Map 12b shows them in relation to existing land uses and planning constraints.

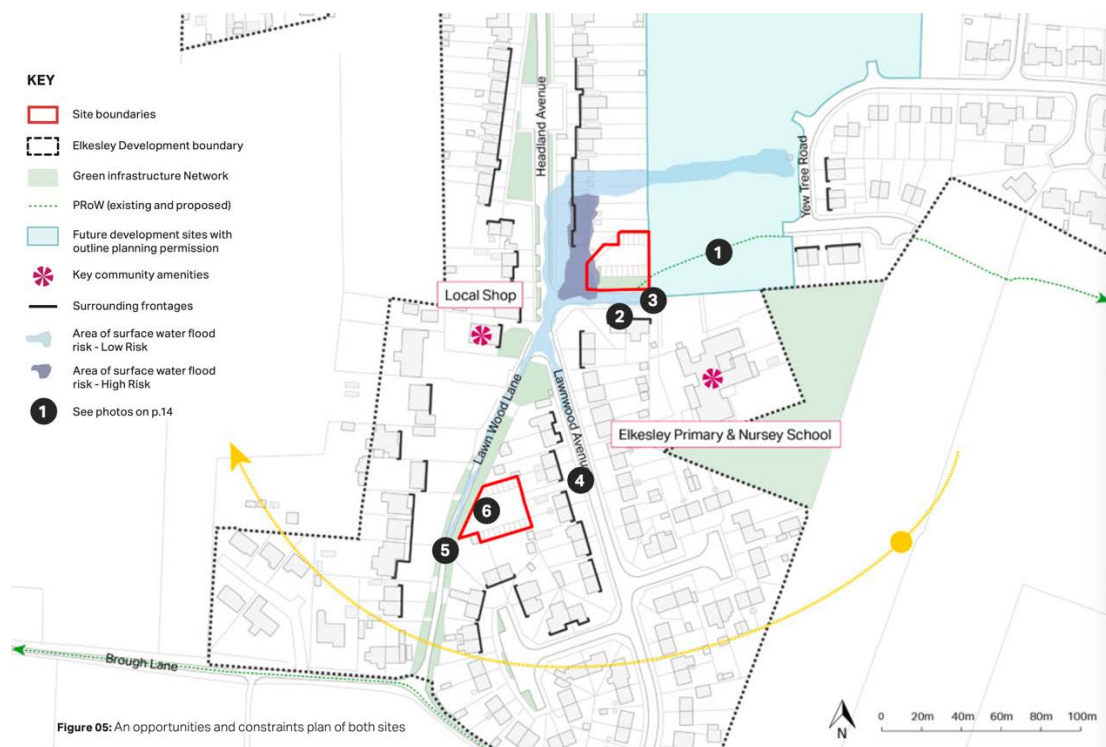
Map 12a Site Location



³¹ Successful Places SPD page 66 at <https://www.bassetlaw.gov.uk/media/2117/successfulplacesspd.pdf>

³² See full report at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>

Map 12b Context and land uses around the Garage Sites



180 The NPG identified two issues in this part of Elkesley village. Firstly, there was a problem with the capacity of Lawnwood Avenue to accommodate the number of residents and visitor vehicles that parked on street. On occasions on street parking has blocked through traffic including emergency vehicles and created some tension in the community. This situation is made worse around the primary school at pick up and drop off times particularly around the junctions off Headland Avenue and Lawnwood Avenue.

181 The photo below shows on street parking on Lawnwood Avenue. The resulting narrow road width exacerbates congestion and reduces traffic flow.



Photo 12

182 Secondly the school bus has limited access to the Primary School site. Given the road width on Headland Avenue and the visibility onto Lawnwood Avenue the school bus does pick-ups and drop-offs from Lawnwood Avenue, there is not enough room within the school grounds for the bus to turn round. Sometimes buses reverse down Headland Avenue to get nearer the school gates.

Photo 13 of bus parking issue



183 The masterplan produced by AECOM considered a wider number of uses for the sites³³. These were;

- a) providing green spaces that connected up on the western side of the village,
- b) providing car parking for residents,
- c) providing a bus loop for site 1,
- d) providing community growing space (Elkesley Parish does not have any allotments),
- e) providing 2/3 small dwellings on each site.

³³ The consultation in February 2024 had focused on asking the community about their use to alleviate parking issues, the community consultation as part of the Regulation 14 consultation encouraged the community to consider these wider uses as well.

Site 1 Headland Avenue



Photo 14 Site 1 Garage site of Headland Avenue

184 There are currently 15 garages on the 0.76 hectare site. An informal footpath which connects Yew Tree Road with the school and shop cuts across the edge of the site. This important connection will be formalised as part of the development of Yew Tree Road (currently open scrubland) that has outline planning permission for 33 dwellings (see 20/00959/OUT).

185 The AECOM report notes that both sites provide opportunities for small scale infill development, upgraded parking, the provision of community green space or school use.³⁴

186 It is important that development of this site;

- a) maintains the existing privacy and amenity of new and existing residents,
- b) provides alternative parking for the residents who still use the garages,
- c) retains the pedestrian link for residents to Yew Tree Road,
- d) takes into account the surface water flood risk on the western edge of the site.

³⁴ See Backland Sites options report page 16 at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>

Site 2 off Lawnwood Avenue



Photo 15 Site 2 Garage site off Lawnwood Avenue

187 There are 16 garages on this 0.72 hectare site but they are in very poor repair.

188 It is important that development of this site;

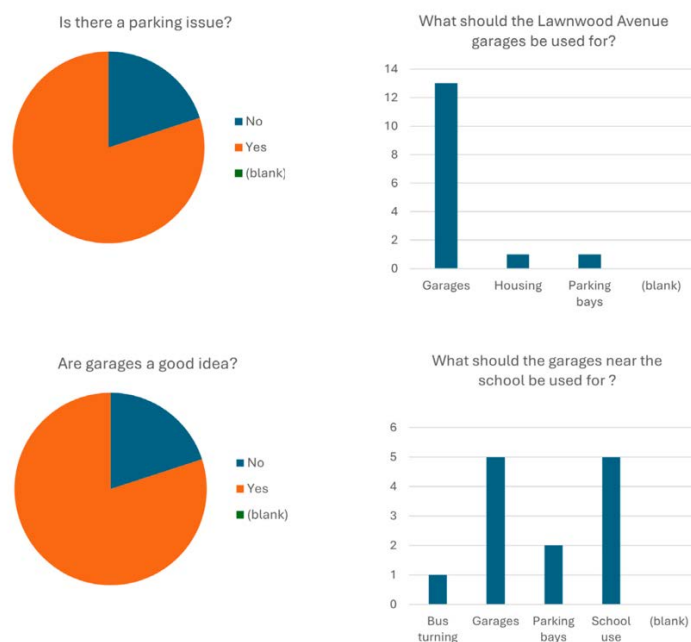
- a) maintains the existing privacy and amenity of new and existing residents,
- b) provides alternative parking for residents who still use the garages,
- c) maintains the rural feel and extensive hedgerow on Lawn Wood Lane,
- d) retains the pedestrian desire line which runs through the site that connects Lawnwood Avenue and Lawn Wood Lane.

Community Feedback for redevelopment of the garage sites

189 A community survey was undertaken in February 2024. Questionnaires were delivered to all residents on Lawnwood Avenue and given to pupils at Elkesley Primary School.

190 The responses (see below) identified a clear demand for the site on Lawnwood Avenue to be retained for parking but with new garages that can accommodate modern cars. The responses were split for the garage site near the school between its use for the school (for bus and staff parking) and for its use for modernised garages for local residents.

Figure 1: Community Consultation Responses



191 For site 1 there is the potential capacity for up to 25 car parking spaces which would alleviate the parking pressures on Lawnwood Avenue at school pick up/drop off times and for site 2 there is the potential capacity for 12 garages to be used for residents living in the vicinity. This could help to alleviate parking pressures on Lawnwood Avenue for residents.

192 The masterplan identified other possible uses or a combination of uses. The consultation in 2024 explored this with the community. Redevelopment of the site(s) to provide community benefit were supported including uses that alleviated the parking pressure and increased pedestrian safety around the school. This could address bus parking (possibly providing a turning circle) and staff parking. The exact combination will be subject to further investigation and future consultation as part of the planning application process.

Policy 13 The Redevelopment of the Former Garage Sites

1. Proposals for the redevelopment of site 1 (Garage site off Headland Avenue) and site 2 (Garage site off Lawnwood Avenue) as shown on Map 12a that make effective and efficient use of the land to either address the issues of traffic movement (including assisting buses to manoeuvre safely), car parking for the school and/or residents, or that provides additional green spaces for community benefit or a combination of both and is consistent with other policies in this Plan will be supported subject to meeting all the following criteria;

For site 1 (Garage site of Headland Avenue) the scheme should;

- a) retain the pedestrian link for residents to Yew Tree Road,**
- b) take into account the surface water flood risk on the western edge of the site,**
- c) maintain the privacy of neighbouring property and**
- d) ensure the walking route from Yew Tree Road to the school is maintained.**

For site 2 (Garage site off Lawnwood Avenue) the scheme should;

- a) maintain the extensive hedgerow on Lawn Wood Lane and**
- b) maintain the privacy of neighbouring property.**

21 Gypsy and Traveller Unauthorised Site

193 There is an unauthorised gypsy and traveller site on Brough Lane. There is a long history of unauthorised development on this site. Planning permission was refused in 1983, 1988 and 2014 for the siting of a motor home for site security, the manufacture of mobile homes, the erection of a bungalow and the erection of a bungalow and calving shed (see Appendix F).

194 In 2014 planning permission was refused for the use of the site for one motor home. In the reasons for refusal the committee report noted that *'The site is located in open countryside .. and is served by Brough Lane which is a single track access with no street lighting pedestrian facilities or passing places. The Site is located in open countryside outside, where development is strictly controlled except in certain exceptional circumstances. The proposed residential use does not fall within any of the defined exceptional circumstances and the access arrangements to the site are unacceptable in highway safety terms. As such the proposal would be contrary to existing local and national planning policies and the principle is therefore not acceptable'*.

195 The highway authority commented as follows *'the highway authority have objected to the proposed development on Highway safety grounds due to the inadequate access width, no street lighting, no pedestrian facilities and no passing places.'*

196 The site changed ownership in 2014 and since then there has been a growing number of mobile and static caravans on the site. In 2024 this had risen to 6 static caravans and 28 mobile ones.

197 As part of the Local Plan BDC consulted on allocating the site. The Parish Council presented robust evidence about the unsuitability of the site for this use³⁵. The key planning issues are:

- a) highway constraints - Brough Lane is a single width lane that was considered inadequate and was a reason for refusal of the permission in 2014 for one motor home,
- b) the site is in an area at risk of flooding,
- c) the site is in a prominent location in the open countryside.

198 Map 12 below shows the location of the site in relation to flood risk and a photo of the unauthorised site from Coalpit Lane.

³⁵ The report is at <https://www.bassetlaw.gov.uk/media/6980/reg19-nrf-ref-014-026-responses-jan-22.pdf>

Map 12 Location of the unauthorised gypsy and traveller site

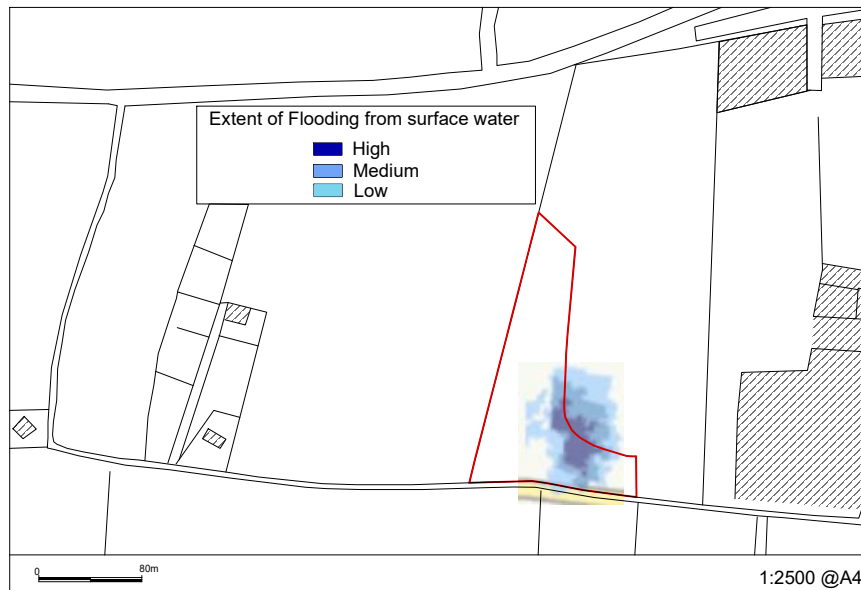


Photo 16 Unauthorised site from Coalpit Lane

199 The photos below show how narrow Brough Lane is and highway signage that limits vehicular movement on Brough Lane.



Photo 17 Brough Lane, a narrow country lane



Photo 18 Signage limiting vehicular use of Brough Lane

200 On the basis of the evidence provided to BDC the site was not allocated as a Gypsy and Traveller site in the Bassetlaw Plan. BDC officers have since encouraged the landowner to submit a planning application which was submitted in February 2024 but not validated. A subsequent application was submitted and validated in May 2024.

201 The planning application will be assessed against BLP policies ST1 (Spatial Strategy) and ST30 (Site for Gypsies and Travellers) which requires proposals for new Gypsy and Traveller sites to be '*located outside high flood risk areas, be of a scale that is appropriate to local character and would not dominate the nearest settled community,.... and have suitable, safe, convenient access to the highway network*'.

202 The community await the assessment of the planning application against ST1 and ST30.

203 A community aspiration at Appendix A is that this matter is resolved appropriately and in accordance with planning policy.

22 Implementation

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

205 There are several areas of activity which will affect delivery and each is important in shaping Elkesley Parish in the future. These comprise:

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

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

207 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan Group and the Parish Council that there will be a further review of the Plan 5 years after it has been made.

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

Appendix A Community Aspirations

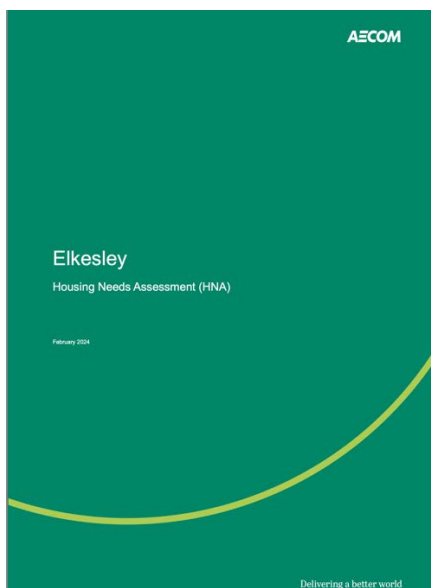
This separate annex contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's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

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

<p>Aspiration 1 footpath improvements</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. Ensure the pedestrian connection between Yew Tree Road and Headland Avenue is achieved as part of the development of the Yew Tree Road site 2. Upgrade the footpath from Brough Lane to Hilly Fields, including the bridge, to allow cycle access linking making better easier connections with wider cycle routes 3. Establish a cycleway/footpath from the north side of Elkesley bridge to the industrial area and airport.
<p>Aspiration 2 Redevelop the Garage sites</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To explore the options in the AECOM Masterplan and to continue to work with the community and BDC to redevelop the 2 garage sites for the use identified as providing the most community benefit.
<p>Aspiration 3 Supporting biodiversity enhancement</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To provide guidance to (or provision of) grants to encourage the school and landowners to plant trees and hedgerows to enhance biodiversity.
<p>Aspiration 4 Gypsy and Traveller Unauthorised Site</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To ensure that the Gypsy and Traveller site either secures planning permission and is monitored so that it operates within the conditions set by a planning permission or that enforcement action is taken against the presently unauthorised use.

Appendix B AECOM reports

These reports provide the evidence base to support the policies in the ERNP. They are available at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>



Appendix C Key Views

(See Map 4b for their location)

Key View 1 looking South west long views glimpsed towards the Poulter Valley, this is also an area identified as having high landscape sensitivity.



Key View 2 looking south west towards the Poulter Valley this is also an area identified as having high landscape sensitivity.



Key View 3 looking along Battery Lane (named after the WW2 defensive munitions here to protect Gamston Airfield)



Key View 4 looking north west across an area identified as having high landscape sensitivity (known locally as Billy's field after a horse that used to graze there)



Key View 5 looking south across the Gelding horse field and the Poulter Valley, identified also as having high landscape sensitivity.



Key View 6 looking east further along Brough Lane, identified also as having high landscape sensitivity.



Key View 7 looking south east across hilly fields land drops away to River Poulter, identified also having high landscape sensitivity.



Key View 8 from the public right of way looking east near the River Poulter, this is an area of high landscape sensitivity.



Key View 9 looking west along Brough Lane example of mature trees and hedgerows and sense of enclosure in the summer also identified as a Local Green Space.



Key View 10 looking north towards the edge of the village across the hay field, identified also as LGS 3. The houses are well screened even in winter.



Key View 11 looking south east across to hilly fields footpath, identified also as an area of high landscape sensitivity.



Key View 12 long view southeast from the end of Lawn Wood Lane, also identified as an area of high landscape sensitivity.



Key View 13 long view southwest from the end of Lawn Wood Lane, across to the well screened sewerage works, also identified as an area of high landscape sensitivity.



Key View 14 looking south east from Twin Oaks on Brough Lane, also identified as an area of medium landscape sensitivity.



Key View 15 looking south east from three ways. This view from the west of the parish and the area is also identified as having medium landscape sensitivity.



Key View 16 looking south east from Elkesley Bridge towards the village, a sense of openness in close proximity to the A1



Key View 17 looking south east from Sandy/Cross Lane back towards the village, sense of openness and rurality



Key View 18 identified in the Elkesley Design Code as a key view looking west from Twyford Lane to the Church.



Figure 48: A key view of St. Giles Church, looking west along High Street. Key views such as this should be retained and framed by new development.

Appendix D Bird Species recorded in the Parish 2020-2023

The Birds of Poulter Valley

The below list is a definitive list of the resident bird species recorded within the Poulter Valley (Elkesley Area) in the past 3 years.

Row #	Common Name	Scientific Name
1	Greylag Goose	Anser anser
2	Pink-footed Goose	Anser brachyrhynchus
3	Canada Goose	Branta canadensis
4	Mute Swan	Cygnus olor
5	Common Shelduck	Tadorna tadorna
6	Mandarin Duck	Aix galericulata
7	Gadwall	Mareca strepera
8	Mallard	Anas platyrhynchos
9	Eurasian/Green-winged Teal	Anas crecca
10	Tufted Duck	Aythya fuligula
11	Grey Partridge	Perdix perdix
12	Common Pheasant	Phasianus colchicus
13	Red-legged Partridge	Alectoris rufa
14	Stock Dove	Columba oenas
15	Common Woodpigeon	Columba palumbus
16	Collared Dove	Streptopelia decaocto
17	Common Cuckoo	Cuculus canorus
18	Common Swift	Apus apus
19	Water Rail	Rallus aquaticus
20	Common Moorhen	Gallinula chloropus
21	Eurasian Coot	Fulica atra
22	Eurasian Oystercatcher	Haematopus ostralegus
23	European Golden Plover	Pluvialis apricaria
24	Northern Lapwing	Vanellus vanellus
25	Eurasian Woodcock	Scotopax rusticola
26	Common Snipe	Gallinago gallinago
27	Black-headed Gull	Chroicocephalus ridibundus
28	Common Gull	Larus canus
29	Herring Gull	Larus argentatus
30	Lesser Black-backed Gull	Larus fuscus
31	Great Cormorant	Phalacrocorax carbo
32	Little Egret	Egretta garzetta
33	Great White Egret	Ardea alba
34	Grey Heron	Ardea cinerea
35	Eurasian Sparrowhawk	Accipiter nisus
36	Eurasian Goshawk	Accipiter gentilis

37	Red Kite	Milvus milvus
38	Common Buzzard	Buteo buteo
39	Common Kingfisher	Alcedo atthis
40	Great Spotted Woodpecker	Dendrocopos major
41	Lesser Spotted Woodpecker	Dryobates minor
42	Eurasian Green Woodpecker	Picus viridis
43	Common Kestrel	Falco tinnunculus
44	Eurasian Hobby	Falco subbuteo
45	Eurasian Jay	Garrulus glandarius
46	Common Magpie	Pica pica
47	Eurasian Jackdaw	Corvus monedula
48	Rook	Corvus frugilegus
49	Carrion Crow	Corvus corone
50	Common Raven	Corvus corax
51	Coal Tit	Parus ater
52	Marsh Tit	Poecile palustris
53	Eurasian Blue Tit	Cyanistes caeruleus
54	Great Tit	Parus major
55	Woodlark	Lullula arborea
56	Eurasian Skylark	Alauda arvensis
57	Sedge Warbler	Acrocephalus schoenobaenus
58	Common Reed Warbler	Acrocephalus scirpaceus
59	Sand Martin	Riparia riparia
60	Barn Swallow	Hirundo rustica
61	Western House Martin	Delichon urbicum
62	Willow Warbler	Phylloscopus trochilus
63	Common Chiffchaff	Phylloscopus collybita
64	Cetti's Warbler	Cettia cetti
65	Long-tailed Tit	Aegithalos caudatus
66	Eurasian Blackcap	Sylvia atricapilla
67	Garden Warbler	Sylvia borin
68	Common Whitethroat	Curruca communis
69	Goldcrest	Regulus regulus
70	Eurasian Nuthatch	Sitta europaea
71	Eurasian Treecreeper	Certhia familiaris
72	Eurasian Wren	Troglodytes troglodytes
73	Common Starling	Sturnus vulgaris
74	Mistle Thrush	Turdus viscivorus
75	Song Thrush	Turdus philomelos
76	Redwing	Turdus iliacus
77	Eurasian Blackbird	Turdus merula
78	Fieldfare	Turdus pilaris
79	European Robin	Erithacus rubecula
80	Dunnock	Prunella modularis
81	House Sparrow	Passer domesticus

82	Eurasian Tree Sparrow	Passer montanus
83	Grey Wagtail	Motacilla cinerea
84	Western Yellow Wagtail	Motacilla flava
85	Pied Wagtail/White Wagtail	Motacilla alba
86	Meadow Pipit	Anthus pratensis
87	Common Chaffinch	Fringilla coelebs
88	Brambling	Fringilla montifringilla
89	Eurasian Bullfinch	Pyrrhula pyrrhula
90	European Greenfinch	Chloris chloris
91	Common Linnet	Linaria cannabina
92	Lesser Redpoll	Acanthis cabaret
93	Common Crossbill	Loxia curvirostra
94	European Goldfinch	Carduelis carduelis
95	Eurasian Siskin	Spinus spinus
96	Corn Bunting	Emberiza calandra
97	Yellowhammer	Emberiza citrinella
98	Common Reed Bunting	Emberiza schoeniclus

Of the above listed birds Six of them are categorised as SCHEDULE 1 Protected bird species in accordance with the Wildlife and Countryside Act 1981 as amended by the Environmental Protection Act 1990.

1	Greylag Goose	Anser anser
2	Eurasian Goshawk	Accipiter gentilis
3	Cetti's Warbler	Cettia cetti
4	Common Kingfisher	Alcedo atthis
5	Woodlark	Lullula arborea
6	Common Crossbill	Loxia curvirostra

Ref Source:

<https://www.bto.org/our-science/projects/birdatlas/methods/protected-species-britain>

Additional to the above listed of resident and breeding birds several "Rare" birds have been noted in the area namely:

1	Bohemian Waxwing	Bombycilla garrulus
2	Common Crane	Grus grus
3	Black Redstart	Phoenicurus ochruros
4	Hoopoe	Upupa epops

Appendix E Moth Species recorded 2014-2024

The Moths of Poulter Valley

The below list is a definitive list of the Moths species recorded within the Poulter Valley (Elkesley Area) in the past 10 years.

ROW #	Common Name	ROW #	Common Name
1	Hebrew Character	279	Helcystogramma rufescens-Micro
2	Satellite	280	Amblyptilia acanthadactyla-Beautiful Plume-Micro
3	Common Quaker	281	Pinion streaked Snout
4	Clouded Drab	282	Pine Carpet
5	Small Quaker	283	Pale Eggar
6	Pine Beauty	284	Sallow Kitten
7	Early Grey	285	Frosted Orange
8	Red Chestnut	286	True Lover's Knot
9	Brindled Beauty	287	Common Wave
10	Oak Beauty	288	Bordered Beauty
11	Brindled Pug	289	Vapourer
12	Nutmeg	290	Udea ferrugalis-Rusty dot Pearl-Micro
13	Powdered Quaker	291	Evergestis pallidata-Micro
14	Diurnea fagella-March Dagger-Micro	292	Tawny speckled Pug
15	Pale Prominent	293	Brown spot Pinion
16	Shuttle shaped Dart	294	Lunar Underwing
17	Early Thorn	295	Sallow
18	Light Brown Apple Moth-Micro	296	Autumnal Rustic
19	Dark Grey Dagger agg	297	Galleria mellonella-Wax Moth-Micro
20	Streamer	298	Beaded Chestnut
21	Early Tooth striped	299	Barred Sallow
22	Chinese Character	300	Black Rustic
23	Lunar Marbled Brown	301	Brindled Green
24	Red green Carpet	302	Blair's Shoulder knot
25	Waved Umber	303	Mallow
26	Spectacle	304	Red line quaker
27	Knot Grass	305	Chestnut
28	Muslin Moth	306	Green brindled Crescent
29	Garden Carpet	307	Feathered Thorn
30	Pale Mottled Willow	308	November (Pale November) (Autumnal) Moth agg
31	Flame Shoulder	309	Dark Chestnut
32	Scalloped Hook tip	310	Yellow line Quaker
33	Grey Pine Carpet	311	Large Wainscot
34	Oak tree Pug	312	Mottled Umber

35	Maiden's Blush	313	December Moth
36	Chocolate tip	314	Agonopterix Heracliana (Ciliella) agg-Micro
37	Cabbage Moth	315	Twin spotted Quaker
38	Brown Silver line	316	Grey Shoulder knot
39	White Ermine	317	Shoulder stripe
40	Alucita hexadactyla-Twenty plume Moth-Micro	318	Dyseriocrania subpurpurella-Micro
41	Cinnabar	319	Golden rod Pug
42	Rustic Shoulder knot	320	Esperia sulphurella-Micro
43	Emperor Moth	321	Gracillaria syringella-Micro
44	Scorched Carpet	322	Ancyliis badiana-Micro
45	Shoulder striped Wainscot	323	Lime Hawk moth
46	Common Pug	324	Ochreous Pug
47	Poplar Hawk moth	325	Dichrorampha acuminatana-Micro
48	Common Wainscot	326	Stigmella sp-Micro
49	Common Swift	327	Notocelia rosaecolana (trimaculana) agg-Micro
50	Treble Lines	328	Alder kitten
51	Turnip Moth	329	Clouded bordered Brindle
52	Heart and Dart	330	Oak Hook tip
53	Eudonia angustea-Micro	331	Incurvaria oehlmanniella-Micro
54	Brimstone Moth	332	Triaxomera parasitella-Micro
55	Green Carpet	333	Miller
56	Seraphim	334	Grass Rivulet
57	Least Black Arches	335	Spruce Carpet
58	Dark barred Twin spot Carpet	336	Coleophora sp (prob albicosta)-Micro
59	Cochylis atricapitana-Micro	337	Small Elephant Hawk moth
60	Scalloped Hazel	338	Gypsonoma sociana-Micro
61	Syndemis musculana-Micro	339	Ectoedemia decentella-Micro
62	Vine's Rustic	340	Monopis crocicapitella-Micro
63	White shouldered House moth-Micro	341	Puss moth
64	Scoparia ambigualis-Micro	342	Rivulet
65	Angle Shades	343	Anania perlucidalis-Micro
66	Setaceous Hebrew Character	344	Scorched Wing
67	Peppered Moth	345	Ingrailed Clay
68	Clouded Silver	346	Scrobipalpa costella-Micro
69	Common Carpet	347	Cydia pomonella-Codling Moth-Micro
70	Marbled Minor (Tawny Minor) (Rufous Minor) agg	348	Blastodacna hellerella-Micro
71	Foxglove Pug	349	Monopis obviella-Micro
72	Agonopterix arenella-Micro	350	Cream Wave
73	Pale Tussock	351	Aethes francillana (beatricella) agg-Micro
74	Aphomia sociella-Bee Moth-Micro	352	Cypress Tip Moth-Micro

75	Plutella porrectella-Micro	353	Bryotropha terrella-Micro
76	Phycitodes binaevella-Micro	354	Bordered White
77	Lychnis	355	Large Fruit tree Tortrix-Micro
78	White spotted Pug	356	Eudonia mercurella-Micro
79	Orange Footman	357	Buff Arches
80	Yellow Shell	358	Leopard Moth
81	Blood vein	359	Hypsopygia glaucinalis-Micro
82	Sandy Carpet	360	Lozotaeniodes formosana-Micro
83	Mottled Pug	361	Scythropia crataegella-Hawthorn Moth-Micro
84	Bright line Brown eye	362	Ancylis achatana-Micro
85	Dusky Brocade	363	Metzneria sp-Micro
86	Eulia ministrana-Micro	364	Yellow Oak Tortrix-Micro
87	Elachista argentella-Micro	365	Purple Clay
88	Elephant Hawk moth	366	Grapholita janthinana-Hawthorn Piercer-Micro
89	Pale Oak Beauty	367	Peach Blossom
90	Plutella xylostella-Micro	368	Barred Red
91	Celypha lacunana-Micro	369	Pammene fasciana-Micro
92	Brown Rustic	370	Plum Fruit Moth-Micro
93	Bryotropha affinis-Micro	371	Paraswammerdamia albicapitella-White headed Drab-Micro
94	Anania hortulata-Small Magpie-Micro	372	Sycamore
95	Silver ground Carpet	373	Brown tail
96	Gold Spot	374	Schoenobius gigantella-Giant Water veneer-Micro
97	Figure of Eighty	375	Bird's Wing
98	Notocelia cynosbatella-Micro	376	Large Pale Masoner-Micro
99	Hofmannophila pseudospretella-Brown House moth-Micro	377	Triple spotted Nest Moth-Micro
100	Snout	378	Apotomis betuletana-Birch Marble-Micro
101	Scoparia subfusca-Micro	379	Spilonota ocellana-Bud Moth-Micro
102	Crambus lathoniellus-Micro	380	Lobesia abscisana-Micro
103	Buff Ermine	381	Gillmeria pallidactyla-Yarrow Plume-Micro
104	Buff tip	382	Hedya salicella-White backed Tortrix-Micro
105	Riband Wave	383	Buff Footman
106	Dark Arches	384	Plain Wave
107	Scoparia basistrigalis-Micro	385	Engrailed
108	Swallow tailed Moth	386	Oak Eggar
109	Mottled Beauty	387	Small Ranunculus
110	Brown line Bright eye	388	Lesser Tawny Crescent-Micro

111	Large Yellow Underwing	389	Eucosma obumbratana-Shaded Tortrix-Micro
112	Dwarf Cream Wave	390	Bird Cherry Ermine-Micro
113	Mottled Rustic	391	Garden Dart
114	Dingy Shears	392	Currant Pug
115	Large Nutmeg	393	Eudemis profundana-Oak Marble-Micro
116	Uncertain (Rustic) agg	394	July Highflyer
117	Barred Yellow	395	Ypsolopha scabrella-Micro
118	Green Pug	396	Marbled White Spot
119	Agapeta hamana-Micro	397	Agriphila straminella-Micro
120	Light Arches	398	Catoptria falsella-Micro
121	Freyer's Pug	399	Limnaecia phragmitella-Micro
122	Grey Pug	400	Gypsonoma dealbana-Micro
123	Emmelina monodactyla-Common Plume-Micro	401	Aethes smeathmanniana-Micro
124	Lesser Swallow Prominent	402	Agriphila inquinatella-Micro
125	Straw Dot	403	Helcystogramma rufescens-Micro
126	Anania coronata-Micro	404	Small Phoenix
127	Green Oak Tortrix-Micro	405	Campion
128	Common Emerald	406	Ear (Saltern Ear) (Large Ear) (Crinan Ear) Moth agg
129	Hypsopygia costalis-Gold Triangle-Micro	407	Stathmopoda pedella-Micro
130	Eyed Hawk moth	408	Acleris shalleriana-Micro
131	Barred Straw	409	Aphelia paleana-Timothy Tortrix-Micro
132	Silver Y	410	Grapholita lobarzewskii-Micro
133	Double Square Spot	411	Common Lutestring
134	Tawny barred Angle	412	Black Arches
135	Common Footman	413	Rhyacionia pinicolana-Micro
136	Willow Beauty	414	Small Scallop
137	Udea olivalis-Micro	415	Pine Leaf mining Moth-Micro
138	Small Dusty Wave	416	Twin spotted Wainscot
139	Endotricha flammealis-Micro	417	Antler Moth
140	Small Dotted Buff	418	Dark sword Grass
141	Middle barred Minor	419	Aristotelia ericinella-Micro
142	Poplar Grey	420	Lathronympha strigana-Micro
143	Clouded Border	421	Depressaria radiella-Parsnip Moth-Micro
144	Light Emerald	422	Teleiopsis diffinis-Micro
145	Marbled Beauty	423	Epinotia nisella-Micro
146	Double striped Pug	424	Cacoecimorpha pronubana-Carnation Tortrix-Micro
147	Barred Fruit tree Tortrix-Micro	425	Pyralis farinalis-Meal Moth-Micro
148	Common Marbled Carpet	426	Dioryctria sylvestrella-Micro

149	Clay	427	Eudonia truncicolella-Micro
150	Scalloped Oak	428	Centre barred Sallow
151	Oegocinia sp-Micro	429	Hedge Rustic
152	Aglossa pinguinalis-Large Tabb)-Micro	430	Heath Rustic
153	Flame	431	Argyresthia geodartella-Micro
154	Hedya pruniana-Plum Tortrix-Micro	432	Anthophilafabriciana-Nettle tap-Micro
155	Bramble Shoot Moth-Micro	433	Merveille du Jour
156	Eucosma campoliliana-Micro	434	Streak
157	Clepsis consimilana-Micro	435	Brick
158	Single Dotted Wave	436	Scarce Umber
159	Scoparia pyralis-Micro	437	Acleris notana (ferrugana) agg-Micro
160	Lesser Yellow Underwing	438	Spring Usher
161	Broad bordered Yellow Underwing	439	Pale Brindled Beauty
162	Smoky Wainscot	440	Dotted Border
163	Chrysoteuchia culmella-Micro	441	March Moth
164	Marbled Orchard Tortrix-Micro	442	Yellow Horned
165	Celypha Striana-Micro	443	Acleris hastiana-Micro
166	Crambus perlilla-Micro	444	Nut Tree Tussock
167	Eudonia lacustrata-Micro	445	Lesser Treble bar
168	Pseudargyrotoza conwagana-Yellow spot Twist-Micro	446	Elachista maculicerusella-Micro
169	Ditula angustiorana-Red barred Tortrix-Micro	447	Platyptilia gonodactyla-Triangle Plume-Micro
170	Small Blood vein	448	Chilo phragmitella-Micro
171	Dark Fruit tree Tortrix-Micro	449	Small Clouded Brindle
172	Burnished Brass	450	Water Carpet
173	Udea prunalis-Micro	451	Flame Carpet
174	Wormwood Pug	452	Teleiodes vulgella-Micro
175	Scarce Footman	453	Epinotia rubiginosana-Micro
176	White Plume Moth-Micro	454	Broad barred White
177	Fan foot	455	Luquetia lobella-Micro
178	Cream bordered Green Pea	456	Small Square spot
179	Short cloaked Moth	457	Exoteleia dodecella-Micro
180	Purple Bar	458	Common White Wave
181	Privet Hawk moth	459	Spotted Shoot Moth-Micro
182	Beautiful Hook tip	460	Nemapogan cloacella (ruricolella) agg-Micro
183	Crambus pascuella-Micro	461	Argyresthia bonnetella-Micro
184	Phycita roborella-Micro	462	Argyresthia brockeella-Micro
185	Common Rustic agg	463	Borkhausenia fuscescens-Micro
186	Catoptria pinella-Micro	464	Lackey
187	Small Angle Shades	465	Endothenia gentianaeanana (marginana) agg-Micro
188	Shaded Broad bar	466	Aethes rubigana-Micro
189	Coxcomb Prominent	467	Green Silver lines

190	Acleris forsskaleana-Micro	468	Cherry Bark Tortrix-Micro
191	Dun bar	469	Athrips mouffetella-Micro
192	Crassa unitella-Micro	470	Grass Emerald
193	Yellow tail	471	Orthotelia sparganella-Micro
194	Coronet	472	Silky Wainscot
195	Myelois circumvoluta-Thistle Ermine-Micro	473	Zeiraphera isertana-Micro
196	Cnephasia sp-Micro	474	Caloptilia stigmatella-Micro
197	Mompha ochraceella-Micro	475	Plain Pug
198	Small Fan footed Wave	476	Monopsis weaverella-Micro
199	Pleuroptya ruralis-Mother of Pearl-Micro	477	Mompha sturnipennella-Micro
200	Lozotaenia forsterana-Micro	478	Yponomeuta rorrella-Micro
201	Dot Moth	479	Aristotelia ericinella-Micro
202	Narrow winged Pug	480	Apotomis lineana-Micro
203	Round winged Muslin	481	Mompha propinquella-Micro
204	Epiblema foenella-Micro	482	Aspilapteryx tringipennella-Micro
205	Blackneck	483	Matilella fusca-Micro
206	Ypsolopha dentella-Honeysuckle Moth-Micro	484	Barred Rivulet
207	Blastobasis adustella-Micro	485	Argyresthia semitestacella-Micro
208	Bordered Pug	486	Parornix sp-Micro
209	V Pug	487	Pyrausta despicata-Micro
210	Slender Pug	488	Oblique Carpet (First for Notts since 1996)
211	Ruby Tiger	489	Caloptilia alchimiella (robustella) agg-Micro
212	Double Lobed	490	Coleophora trifolii-Micro
213	Acentria ephemerella-Water Veneer-Micro	491	Mugwort Plume-Micro (First for Notts! I also had 2nd record)
214	White Satin Moth	492	Epinotia ramella-Micro
215	Dusky Sallow	493	Acleris laterana (comariana) agg-Micro
216	Small Rivulet	494	Dusky Lemon Sallow
217	Calamotropha paludella-Micro	495	White Point (Third for Notts)
218	Agonopterix alstromeriana-Micro	496	Pink Barred Sallow
219	Donacaula forficella-Micro	497	Deep Brown Dart
220	Eucosma conterminana-Micro	498	Tawny Pinion
221	Dingy Footman	499	Acleris cristana-Micro
222	Cloaked Minor	500	Pale Pinion
223	Herald	501	Grey Birch
224	Magpie	502	Coptotriche marginea-Micro
225	Brachmia blandella-Micro	503	Pale shouldered Brocade
226	Yponomeuta sp-Micro	504	Ephestia sp-Micro

227	Lesser Broad bordered Yellow Underwing	505	Sloe Pug
228	Pine Hawk moth	506	Eupoecilia angustana-Micro
229	Small Yellow Wave	507	Eucosma cana-Micro
230	Mouse Moth	508	Anarsia innoxia-Micro
231	Bryotropha domestica-Micro	509	Nycteola revayana-Oak nycteoline-Micro
232	Garden Rose Tortrix-Micro	510	Marasmarcha lunaedactyla-Crescent Plume-Micro
233	Pyrausta aurata-Micro	511	Laburnum Leaf Miner)-Micro
234	Angle striped Sallow	512	Brown Scallop
235	Yellow barred Brindle	513	Epermenia chaerophyllella-Micro
236	Carcina quercana-Micro	514	Large Twin spot Carpet
237	Drinker Moth	515	Least Carpet
238	Iron Prominent	516	Small Fan foot
239	Swallow Prominent	517	Pyrausta purpuralis-Micro
240	Slender Brindle	518	Paraswammerdamia nubulella-Micro
241	Chequered Fruit tree Tortrix-Micro	519	Horse Chestnut Leaf miner-Micro
242	Crescent	520	Elophila nymphaeata-Brown China mark-Micro
243	Acrobasis advenella-Micro	521	Dingy Shell
244	Least Yellow Underwing	522	Scarce Silver lines
245	Dusky Thorn	523	Fen Wainscot
246	Euzophera pinguis-Micro	524	Nomophila noctuella-Rush Veneer-Micro
247	Rosy Minor	525	Argyresthia albistria-Micro
248	Poplar Kitten	526	Apple Leaf Miner-Micro
249	Udea lutealis-Micro	527	Tree Lichen Beauty
250	Homoeosoma sinuella-Micro	528	Cochylimorpha straminea-Straw Conch-Micro
251	White line Dart	529	Aptomis betuletana-Birch Marble-Micro
252	Latticed Heath	530	Small Mottled Willow
253	Lime speck Pug	531	Mirificarma mullinella-Gorse Groundling-Micro
254	Purple Thorn	532	Shears
255	September Thorn	533	Ringed China Mark (Female)-Micro
256	Diamond spot Pearl-Micro (FIRST for Notts, SECOND for VC56)	534	Alder Moth
257	Agriphila selasella-Micro	535	Toadflax Pug
258	Agriphila tristella-Micro	536	Rannoch Looper (3rd for Notts. Early 1960's & 1992)
259	Canary shouldered Thorn	537	Acrobasis repandana-Micro
260	Flounced Rustic	538	Ypsolopha vittella-Micro
261	Pebble Hook tip	539	Monochroa lucidella-Micro

262	Large Emerald	540	Cochylis dubitana-Micro
263	Red Underwing	541	Dark Ash Bud Moth-Micro
264	Bullrush Wainscot	542	Anacampsis blattariella-Birch Sober-Micro
265	Small China Mark-Micro	543	Dewick's plusia (3rd for Notts)
266	Copper (Svensson's Copper) Underwing agg	544	Acrolepiopsis assectella-Leek Moth-Micro
267	Rosy Rustic	545	Daisy Bent Wing-Micro
268	Square spot Rustic	546	Ypsolopha horridella-Dark Smudge-Micro
269	Old Lady	547	Dark Spinach
270	Pebble Prominent	548	Ox Tongue Conch-Micro
271	Dotted Clay	549	Oblique Striped (1st for Notts!)
272	Ypsolopha sequella-Micro	550	Epinotia immundana-Micro
273	Argyresthia semifusca-Micro	551	Acleris rhombana-Rhomboid Tortrix-Micro
274	Orange Swift	552	Clifden Nonpareil (Blue Underwing)
275	Six striped Rustic	553	Cydalima perspectalis-Box tree Moth-Micro
276	Cydia splendana-Micro	554	Calybites phasianipennella-Little Slender-Micro
277	Agriphila geniculea-Micro	555	Acrolepia autumnitella-Bittersweet Fanner-Micro
278	Straw Underwing		

Of the above extensive list the below listed species have never been recorded before in Nottinghamshire and are the First County Record.

ROW #	Common Name
1	Oblique Striped
2	Mugwort Plume
3	Oblique Carpet
4	Diamond spot Pearl-Micro

Photographs below by Mr Paul Coombes:

OBLIQUE STRIPED MOTH:



CLIFDEN NONPAREIL MOTH



EMPORER MOTH



LARGE EMERALD MOTH



Appendix F Planning History Gypsy and Traveller unauthorised site

Planning Applications (4)

- [Site Motor Home on Non Domestic Land for Site Security](#)
Ref. No: 14/00710/FUL | Status: Application Refused
- [ERECT BUILDING TO MANUFACTURE MOBILE HOMES](#)
Ref. No: 18/89/00012 | Status: Application Refused
- [ERECT DETACHED BUNGALOW](#)
Ref. No: 18/88/00009 | Status: Application Refused
- [ERECT BUNGALOW AND CALF REARING SHED](#)
Ref. No: 18/83/00006 | Status: Application Refused

Planning Appeals (1)

- [Development Appeal](#)
Ref. No: 18/88/00009 | Status: Dismissed

Planning Enforcements (6)

- [Enforcement Enquiry](#)
Ref. No: 14/00062/ENF | Status: Case Closed
- [Enforcement Enquiry](#)
Ref. No: 18/00265/ENF | Status: Case Closed
- [Enforcement Enquiry](#)
Ref. No: 22/00261/ENF | Status: DC Application Submitted
- [Enforcement Enquiry](#)
Ref. No: 18/98/00002 | Status: Case Closed
- [Enforcement Enquiry](#)
Ref. No: 18/92/00003 | Status: Case Closed
- [Enforcement Enquiry](#)
Ref. No: 18/90/00037 | Status: Case Closed