

CNHW DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

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

*CNHW
Neighbourhood
Development Plan
2015 - 2030*



Welcome!

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

Any development in these areas needs to be done sensitively, in a way chosen by the residents rather than dictated to by others and this plan is the vehicle which allows this to happen.

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

Although the Steering Group, pictured below, has led the production of this plan, the ideas and thoughts enclosed have been the result of several and varied consultation exercises over an extensive period of time. We have consulted widely with different groups and ages of people in different locations and by different means in order to reach the conclusions described. We have been very ably supported by members of the Planning Team of Bassetlaw District Council.

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

Dr David Collins

Chair of the CNHW Neighbourhood Plan Group



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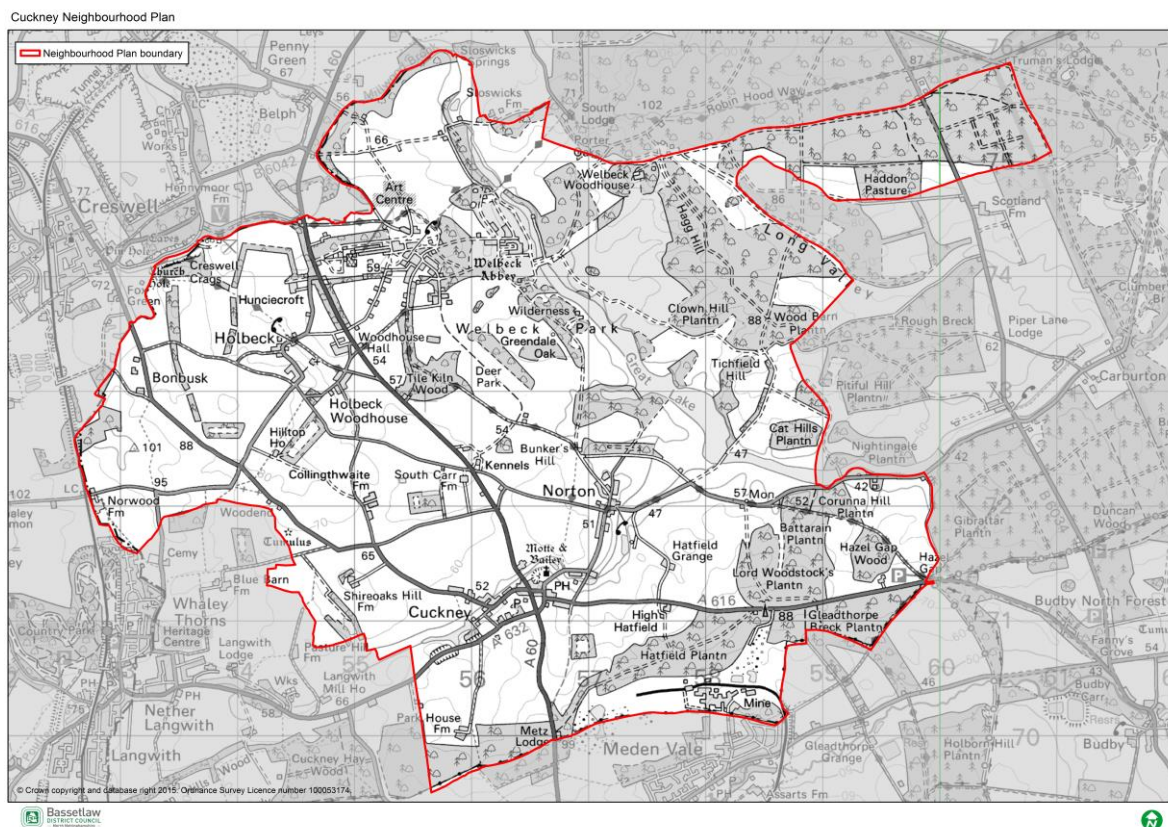
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1 Introduction

What is the CNHW Neighbourhood Plan?

- 1.1 This Neighbourhood Development Plan has been prepared by and for the local people of the parished areas; Cuckney, Norton, Holbeck and Welbeck.
- 1.2 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The area that constitutes these 2 parished areas covers over 11 square miles and is shown in **Map 1**. This area was designated as a Neighbourhood Plan area and in January 2014 the parishes of Cuckney, Holbeck and Welbeck Parish Councils and the Parish Meeting of Norton were designated as the qualifying body to prepare a Neighbourhood Plan.

Map 1: Designated Neighbourhood Area



- 1.3 This Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, the Neighbourhood Plan Steering Group has prepared this land use plan that is intended to promote in principal housing, employment and tourism development to support the vitality and viability of the Plan area over the next 15 years. The Plan runs from 2015-2030 and membership of the Neighbourhood Plan Steering Group includes local residents and local councillors and is led by Cuckney Parish Council.
- 1.4 When the Plan has been made by Bassetlaw District Council (following rigorous consultation and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area.

- 1.5 Although the Plan covers two parishes the area functions as one entity. The parish boundaries are administrative and do not reflect how people live, work and spend their leisure time. There is only one mile between the centre of Cuckney and Norton and in May 2015 the parishes of Norton and Cuckney merged.

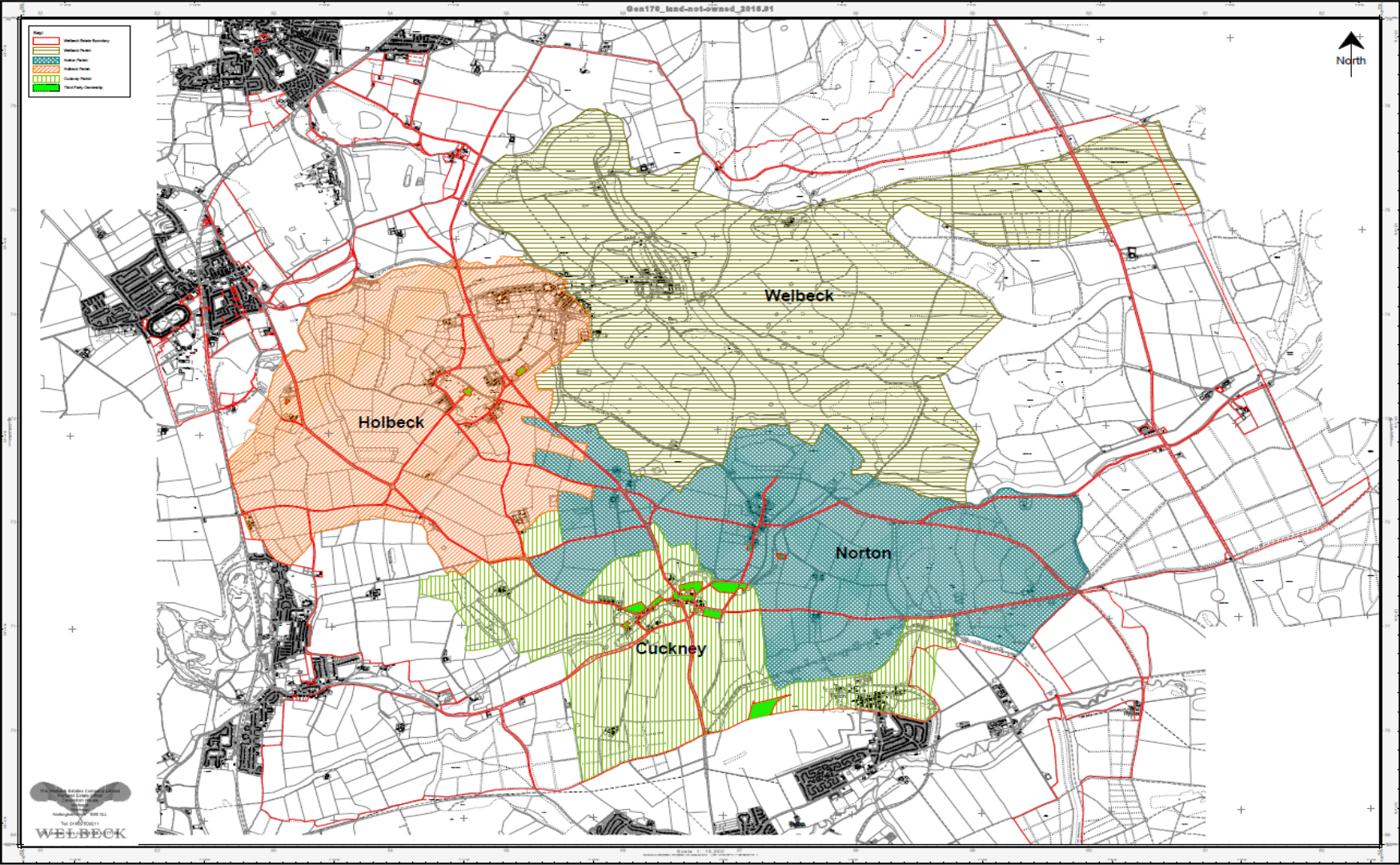
Welbeck Estates

- 1.6 The Plan area is covered by the Welbeck Estate; it covers more than 23 square miles (of which 11 square miles is this Neighbourhood Plan area).
- 1.7 At the centre of the Welbeck Estate is Welbeck Abbey (a Grade 1 listed building privately owned and from 1608 the residence of the former Dukes of Portland). It is surrounded by a Registered Park¹ Grade 2 Listed (created in 1748) with a collection of ancillary buildings of high conservation and architectural value (Grade 1 and 2 listed).
- 1.8 When the Ministry of Defence vacated some of these buildings in 2005 Welbeck Estates worked hard to redevelop this central core of buildings for business and retail use with considerable success. The Harley Art Gallery was already a tourist destination. This was complemented by the opening of Welbeck Farm Shop, Bake House and Brewery which are award winning and nationally highly regarded. A £5m redevelopment will see the Harley Gallery extended (opening expected in 2016).²
- 1.9 The Welbeck Estate also includes a deer park, ancient woodlands and forestry, lakes, farmland and grazing. On the southern boundary of the Plan area is the site of the former Welbeck Colliery (closed in 2010). The regeneration of the site for a range of employment uses is under way with a full planning application for the whole site being submitted by the end of 2015.
- 1.10 Welbeck is still a working estate owning the vast majority of the residential property in the villages of Cuckney, Norton, Holbeck and Welbeck, the 7 farms and the commercial and industrial premises available within the Plan area.
- 1.11 All the areas used as playing fields, parks and open spaces are owned by Welbeck Estates with leases or less formal arrangements in place for their use by local people or exceptionally (in the case of the small play area at Norton), leased to Bassetlaw District Council.

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

² For more information on Welbeck Estates see www.welbeck.co.uk and for the Harley Gallery see www.harleygallery.co.uk

Map 2: Welbeck Estate ownership across the Plan area.



- 1.12 Welbeck Estates has been represented on the steering group from the inception of the Neighbourhood Plan. The formulation of the proposals and policies set out in this Plan has been undertaken in partnership with Bassetlaw District Council, Welbeck Estates and the Steering Group, which is made up of representatives of the Parish Councils, Parish Meeting and local residents.
- 1.13 Although there are some pockets of land not owned by Welbeck Estates none of these were considered near enough to the centre of any of the villages to be suitable for development.

Why do we need a Neighbourhood Plan?

District Level Planning Policies and the measure of sustainability

- 1.14 Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan if they wished. Both this Neighbourhood Plan and Bassetlaw's Core Strategy must be in conformity with the National Planning Policy Framework (NPPF) 2012.
- 1.15 The Adopted Core Strategy 2009 was prepared when the East Midlands Regional Spatial Strategy (RSS) was in place that measured the sustainability of settlements based on the spatial hierarchy principle. Settlements that had some facilities were considered more sustainable locations for additional development. However even within the RSS there was a recognition that in rural areas new development should contribute to 'maintaining the distinctive character and vitality of rural communities'³
- 1.16 The revocation of the RSS in 2011 and the debate about the consequences of enforcing a strict settlement hierarchy principle (that it can effectively 'write off' smaller settlements from achieving sustainable growth) was reflected in the emphasis on supporting rural communities to thrive in the NPPF⁴. The NPPF also provides a definition of sustainable development showing how it is about balancing the economic, social and environmental costs and benefits.
- 1.17 Policy CS8 of the Adopted Core Strategy 2009 follows this spatial hierarchy principle and designates **Cuckney** as a Rural Service Centre where development is required to be '*of a scale appropriate to the current size and role of that settlement.*'
- 1.18 A Site Allocation Development Document (recently withdrawn) proposed one site for 5 dwellings in Cuckney based on community feedback at that time.
- 1.19 Holbeck has a Post Office that opens 4 hours a week otherwise the focus for retail services is the cluster of shops near Welbeck Abbey. There is a Garden Centre, Farm Shop and Harley Café which are all within Holbeck and Welbeck Parish and within approximately two miles of everywhere in the Plan area.
- 1.20 There are also a variety of clubs and societies across the Plan area including Welbeck (Social) Club, Tennis, Bowls and Archery Club and a Musical Theatre Company. All these clubs and services are within walking distance of each other.

³ Policy 3 of revoked Regional Spatial Strategy
<http://webarchive.nationalarchives.gov.uk/20100530143017/http://www.gos.gov.uk/497296/docs/229865/EMRP>

⁴ NPPF Paragraph 17

1.21 However the villages of Norton and Holbeck and Holbeck Woodhouse were categorised as below Cuckney in Bassetlaw District Council's spatial planning hierarchy and were considered inappropriate for development other than;

- housing to replace existing,
- economic development of a scale appropriate to the settlement and surrounding uses
- community infrastructure where needs and viability are proven

1.22 Recent appeal decisions have concluded that the Core Strategy does not have an up to date 5 year land supply and to that extent it is not in conformity with the NPPF.

1.23 The Core Strategy is being reviewed and will be superseded by a new Local Plan. Until this Local Plan is adopted the Neighbourhood Plan must be in general conformity with the Core Strategy.⁵ In that respect this Neighbourhood Plan promotes sustainable development in the context of a more flexible approach to rural sustainability post RSS and BDCs 2009 Core Strategy.

1.24 The site allocations proposed in this Neighbourhood Plan for Holbeck and Welbeck and Norton are a mixture of community uses and housing, primarily to meet the needs of local people.

Balancing competing demands: Conservation versus Regeneration

1.25 The heritage of the area sits heavily across the rolling countryside, clusters of agricultural buildings, hunting lodges and villages that make up the Neighbourhood Plan area. There are approximately 60 listed buildings and other structures in the Plan area; **Appendix C** shows the dominance of such buildings particularly in Welbeck Parish. In addition, all three villages sit entirely within their own conservation area. This protection not only safeguards buildings from unsympathetic renovation, but has protected the setting, and views into and out of the villages commensurate with the quality of much of the built environment within the settlements.

1.26 Many of the buildings are of good architectural quality due to the Welbeck style that is evident in many of the dwellings⁶. A Welbeck Pattern Book commissioned by Welbeck Estates is expected to be available by 2016; this will provide more detail on this specific style.

1.27 Planning policies have focused on protecting this unique character and there have been very limited developments in any of the villages in the last 40 years. In Cuckney there have only been 2 dwellings built since 1960 and these were for private ownership. There were two houses built by the RAF in Norton in 1953 but otherwise there have been no new builds at all in Welbeck, Holbeck or Norton (although there has been a considerable

⁵ See examiners report on Cringleford Neighbourhood Plan for legal view that conformity is general not absolute

⁶ For more information on this see the heritage section of this plan

amount of conversion of buildings and some new development around Welbeck Abbey for commercial and retail uses.)

1.28 However, whilst this has preserved the appearance of the villages, local residents and Welbeck Estates are not immune from the wider societal changes. These mirror national trends and are set out in more detail in the next section. However the issue, effect on the community and the proposed Neighbourhood Plan response is set out in **Table 1** and shows clearly why the community felt it necessary to do a Neighbourhood Plan.

Table 1: Sustainability Issues

Issue	Effect	Implications for the local community	Proposed Neighbourhood Plan Response
Ageing population	Limited availability of houses for potential newcomers, in particular young families and people of working age.	Reduction in numbers of young people in the community and declining population as household sizes fall. Fall in school roll from local area only 9 children out of 115 pupils come from Cuckney, Norton, Holbeck and Welbeck. Reduced diversity of local population reduces social cohesion as younger and older people do not live together in the same community.	Carefully select sites in the three settlements to deliver housing to support the changing needs of the local community.
Reduction in jobs in the local economy, due to the decline in agricultural employment and at Welbeck Colliery	Fewer people working in the area, more people commuting.	Reduced opportunity for local employment. Reduced social cohesion (become dormitory settlements).	Promote the reuse of redundant farm buildings for commercial uses Bring forward an employment site to expand the range of jobs available in the area and to support local businesses.
3 small rural	Limited	Reduction in social cohesion	Proposal to extend or

Issue	Effect	Implications for the local community	Proposed Neighbourhood Plan Response
settlements	community facilities.	and limited space to gather for community functions. Car journeys out of the area to access sports and social clubs. Bigger detrimental impact for young people and those without access to a car.	redevelop Lady Margaret Hall for enhanced community use and a new community centre.
Increasing car usage	Insufficient provision for safe access and parking of vehicles at some community facilities.	Significant congestion around the school and park in Cuckney creating a major hazard due to the speed of traffic running through the village.	Identify suitable site near school for parking provision. Promote growth in Cuckney to support existing facilities. Enhance community facilities within the area to foster community cohesion.
Protect and enhance the very special architectural quality and heritage of much of the buildings and their settings	Conservation and protection.	Conservation does not mean frozen in aspect and whilst local people love the beauty of the area (and this quality is an economic asset) the changing needs of the community must also be recognised.	Identify small sites that have passed sustainability assessment, insist on high quality sympathetic, creative design solutions in the delivery of additional housing for general and local population.

What the Neighbourhood Plan is trying to achieve

Bottom up not top down

1.29 Good planning decisions are made on the basis of a detailed and accurate understanding of an area. The District Level policies in Bassetlaw's Core Strategy provide a good framework, but it is in this Neighbourhood Plan that all these District wide policies are set in the context of extensive local knowledge and specific local studies to produce policies that will allow sufficient growth to sustain the community over the next 15 years.

1.30 This Neighbourhood Plan has been formed by people who have lived in the area for many years and that local knowledge forms the back bone of the proposals. The policies focus on;

- providing houses to meet the needs of local people (including those who come to work in the area)
- helping local businesses to grow
- supporting investment in community infrastructure
- protecting the landscape across the Plan area

1.31 The Neighbourhood Plan sets these local policies in the context of the National Planning Policy Framework with its emphasis on a presumption in favour of sustainable development.

Why is tourism important?

1.32 Local people know how special the area is. Both it's built and natural environment are unique as well as being adjacent to big tourist attractions like Clumber Park, Sherwood Forest and Creswell Crags. The Plan area is located near major centres of population (Nottingham, Sheffield, and Doncaster) and there is strong support for policies that promote the area to visitors. Increasing the tourism potential of the area will be a key economic driver bringing in visitors to spend money in the shops, cafes and art gallery which in turn provides employment opportunities for local people enhancing the vitality and viability of these communities.

Why do we want to encourage more access to the countryside?

1.33 The Plan area covers the beautiful rolling countryside of North Nottinghamshire. This Plan is not just about buildings and growth it is also an opportunity to propose a network of footpaths and improvements to open spaces that will enable local people to better access this countryside. The health and wellbeing of local people is a key concern and policies that support the provision of a well-marked network of non-vehicular routes that connect up the woods, lakes and open spaces is also an important part of this Plan.

Why are we proposing more housing?

1.34 Without a Neighbourhood Plan it is the contention of the Steering Group (supported by local people) that the communities of Cuckney, Norton, Holbeck and Welbeck will not thrive and that the allocation of only 5 dwellings across the Plan area will neither enable the objectively assessed affordable housing⁷ needs of the three communities to be met⁸ nor sustain the vital services like the pub, school, shop and community spaces, that foster social cohesion.

⁷ Affordable Housing is defined in planning terms see glossary for the definition.

⁸ Housing Need Survey conducted by Midlands Housing July 2012

- 1.35 The evidence base shows the need for suitably located housing to meet local need and the opportunity to provide some additional employment to maximise the potential of the redevelopment of Welbeck Colliery site.

Why are we proposing more employment?

- 1.36 The communities in the Plan area developed around employment opportunities principally related to agriculture, working on the Estate and in Cuckney from the 18th century working in the mills. Welbeck Colliery would also have provided some local employment. They thrived because they seized opportunities to create local employment.
- 1.37 Similarly in the 21st century these communities must continue to evolve. The redevelopment of Welbeck Colliery site for major employment uses provides a new opportunity to develop some smaller scale business units nearby. As agricultural practices become less labour intensive more land could be farmed by fewer people. This has made redundant some of the farm buildings scattered across the area. There are policies in this Plan to support the diversification of the local economy by encouraging the provision of new business units and the conversion of disused agricultural buildings.

Attracting external funding

- 1.38 Bassetlaw District Council has an adopted Community Infrastructure Levy (CIL) Charging Policy in place. This Neighbourhood Plan can therefore both set out a framework for planning policy at the very local level and potentially draw down additional investment to ameliorate the impact of that development. In turn, CIL monies can act as leverage on a range of other public funds and programmes enabling the parish council to bid for other monies which can provide a platform for community investment.
- 1.39 Schemes for community benefit identified in this Neighbourhood Plan may include the provision of a car park in Cuckney to serve the school and play area and an improved community hall in Holbeck (which could serve the wider rural hinterland).

How will it be delivered?

- 1.40 The Steering Group has worked collaboratively with Bassetlaw District Council to identify the key issues facing the parishes and its surroundings. This Plan proposes policies that will ensure that any development over the Plan period will not adversely affect the character of the built and natural environment. Until it is made part of Bassetlaw's planning policy (after the local referendum) this Neighbourhood Plan will be used as a basis for comments on applications by the Parishes.

2 Consultation

- 2.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. The discussion amongst the joint parishes, their representatives and their residents has been transparent and inclusive from the start.
- 2.2 The Steering Group have provided opportunities at every stage in the Plan preparation process for local people to comment on the emerging ideas and to influence the focus of

the Plan. A full overview of this consultation is available in the supporting document titled 'Summary of Consultation' that is available on the Neighbourhood Plan website.

2.3 The table below provides a summary of the key consultation events. Where reports are available they are marked with a * and are found on the neighbourhood plan web site, as well as in the 'Summary of Consultation' document.

Table 2: Consultation Events

Event	Date	Purpose	Outcome
First Event* Information gathering and feedback event.	2 nd November 2013 – held in Holbeck at Lady Margaret Hall.	To ask local people what they wanted to see change and what should stay the same.	Initial picture as to what local people wanted to see developed in the Neighbourhood.
Second Event* Information gathering and feedback event.	14 th and 15 th December 2013 – held in Norton/Cuckney Parish church.	2 nd of two events asking local people what they wanted to see change and what should stay the same.	Initial picture as to what local people wanted to see developed in the Neighbourhood.
Third Event* Information gathering and feedback event.	19 th March 2014 – held in Norton-Cuckney village hall in conjunction with Bassetlaw's feedback session on its preferred options for development in the Neighbourhood as part of its core strategy.	The event focused specifically on getting local resident's views and opinions on the suitability of a number of potential development sites in the plan area that Welbeck had indicated that it was prepared to release and develop.	A preference model of the sites that residents would like to see developed was established.
Fourth Event* Information gathering event.	24 th July 2014 – held at the village school in Cuckney.	This event was held to get the views of local children Aged 5 to 11 on they viewed our locality and how they saw it in the future.	A picture of the strengths and weaknesses of our Neighbourhood was built, looking at it from a child's perspective.
Fifth Event*	Conducted during	This event was to	A picture of the

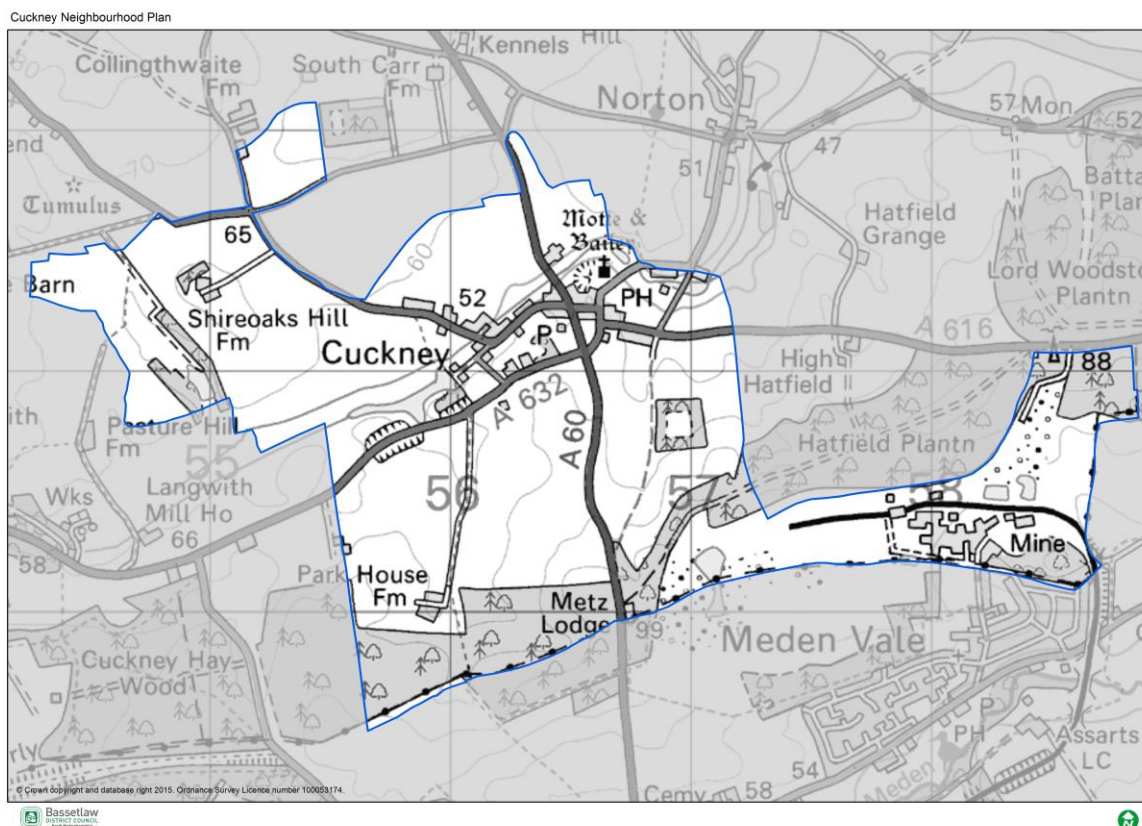
Event	Date	Purpose	Outcome
Information gathering, web-based survey.	the month of September 2014.	gather the views and preferences of young adults aged 12 to 23 who live in the Neighbourhood.	strengths and weaknesses of our Neighbourhood was built, looking at it from a young adults perspective.
Sixth Event Information sharing event.	Held on Norton Cuckney Church on Saturday 13 th December 2014.	To inform local residents of the work being done, and to receive feedback about, the environmental aspects of the Neighbourhood Plan.	This was a very informal event done in conjunction with the Church Christmas festival and no formal feedback assessment undertaken.
Seventh Consultation Event* Information gathering and feedback event.	Held on Wednesday 25 th February 2015 in Norton Cuckney Village Hall.	To share with local residents the plans about Housing, Employment Leisure and Tourism, and to receive feedback, and share first Draft of policies	A full report is on the neighbourhood plan web site.

3 Local Context

Cuckney

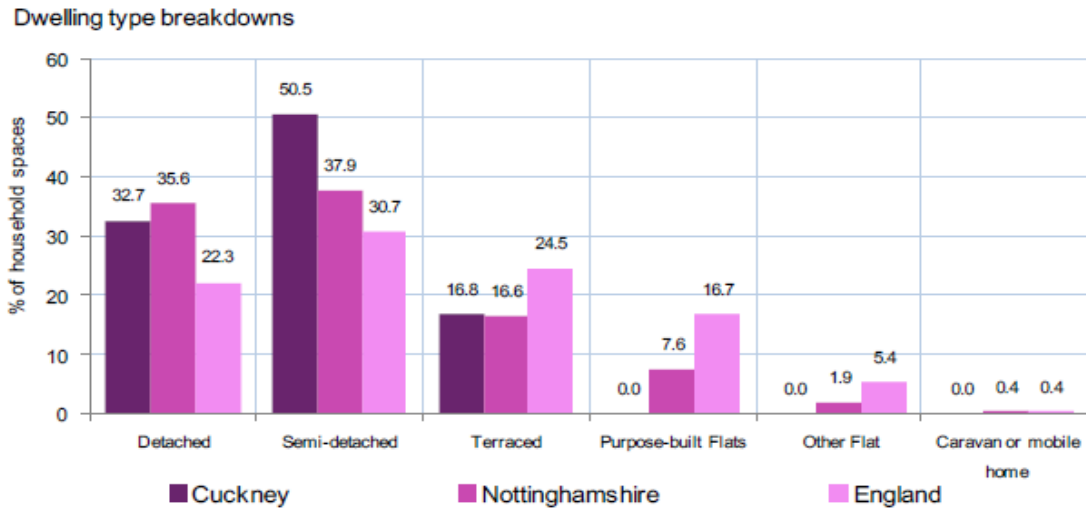
- 3.1 Important routes north and south have run through Cuckney from very early times. There is evidence to suggest that there was a battle in 632AD near the site of St Mary's church. The existing church dates back to 12C. There is also evidence of a Motte and Bailey on the site until about 1148.
- 3.2 The River Poulter runs through from west to east. During the 1800's there were 2 mills in operation; a cotton mill and a corn mill. The cotton mill is now the Primary School.
- 3.3 Adjacent to the school is the dam and dam meadow. The meadow is an area of wetland (designated a local wildlife site) and is bounded by the River Poulter to the north and Cuckney dam to the south. It has the old millstream running through it to the weir. The dam and dam meadow are home to river and wetland birds all year round. The dam is used for fishing and some of this area is under the tenancy of a local farmer.
- 3.4 In May 2015 Cuckney Parish combined with Norton Parish for administrative purposes.
- 3.5 The map below shows the settlement of Cuckney and all the spatial planning policies that apply in accordance with the 2009 Core Strategy.

Map 3: Cuckney Parish



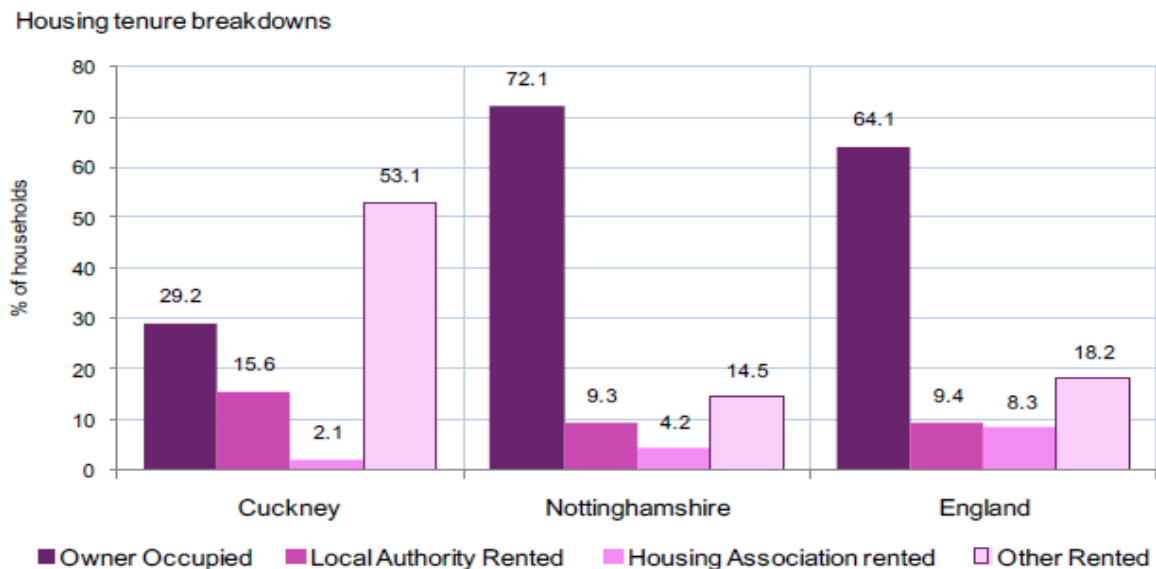
- 3.6 Cuckney has a pub, a shop, primary school and a community hall, cricket ground and a sports hall. Only 2 dwellings have been built in the last 40 years both for private ownership. There are 210 residents of Cuckney Parish living in 95 occupied households.
- 3.7 There are a total of 101 dwellings in Cuckney (occupied & unoccupied). **Figure 1** shows that there are a much higher proportion of detached and semidetached dwellings than the national average within Cuckney and there are no flats.⁹

Figure 1: Dwelling Type



- 3.8 Given Welbeck Estate’s substantial rented holdings it is not surprising that the split of households who rent compared to those who own their own home is quite different from the county or national average.

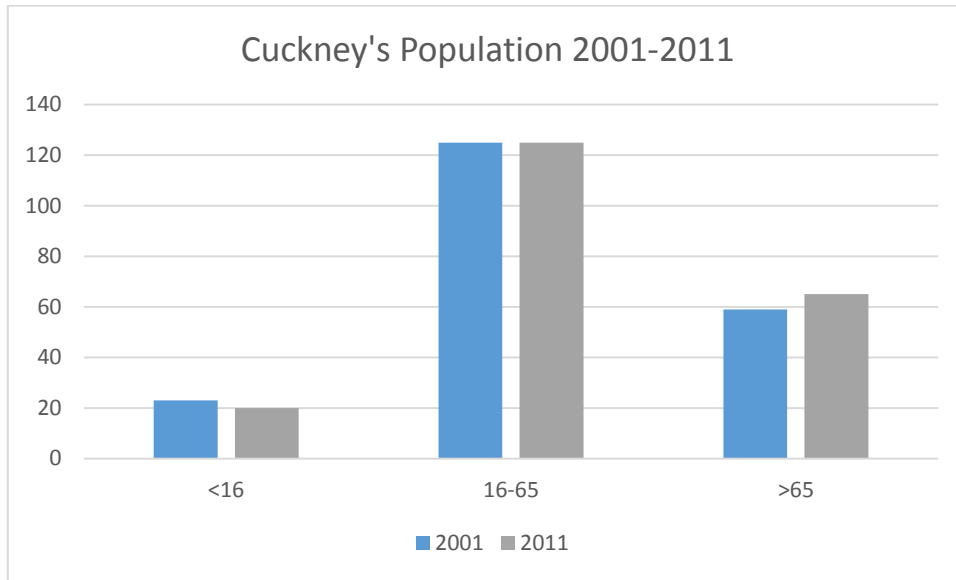
Figure 2: Household tenure



⁹ Data taken from the Rural Area Profile for Cuckney. See the neighbourhood plan website background documents for the full report.

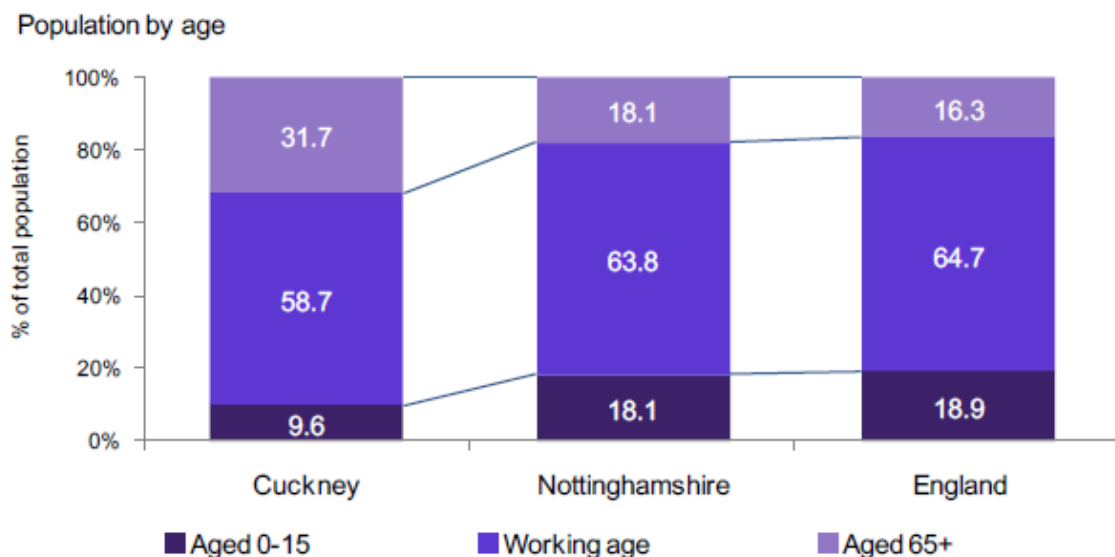
3.9 **Figure 3** shows how the population of Cuckney has changed in the last 10 years with fewer children under 16 and more people over 65¹⁰. The number of working age people has remained the same. 31% of Cuckney's population is already over 65; based on national and district wide trends it is expected that this proportion will continue to increase over the life time of the Plan.

Figure 3: Population Changes Cuckney



3.10 **Figure 4** shows the split of population by age in 2011 compared to the county and nationally.

Figure 4: Population by Age Cuckney 2011



¹⁰ Census 2001 and 2011

- 3.11 32% of Cuckney’s residents are over 65, this is a much higher proportion of retired people compared to the county and national average. It is expected that this trend will continue over the Plan period.
- 3.12 Older people have different housing needs, usually bungalows and smaller dwellings. Figure 5 shows that Cuckney has more detached and semi-detached houses than the national average (which tend to be 3-4 bedroom properties).
- 3.13 There are 14 bungalows in Cuckney built in the 1950’s owned and managed by a Registered Provider as Affordable Housing and one privately owned bungalow.
- 3.14 Although there are a reasonable number of terraced houses in Cuckney these are not necessarily suitable for older people as they are older 3 story houses.

Figure 5: Dwelling Type Cuckney

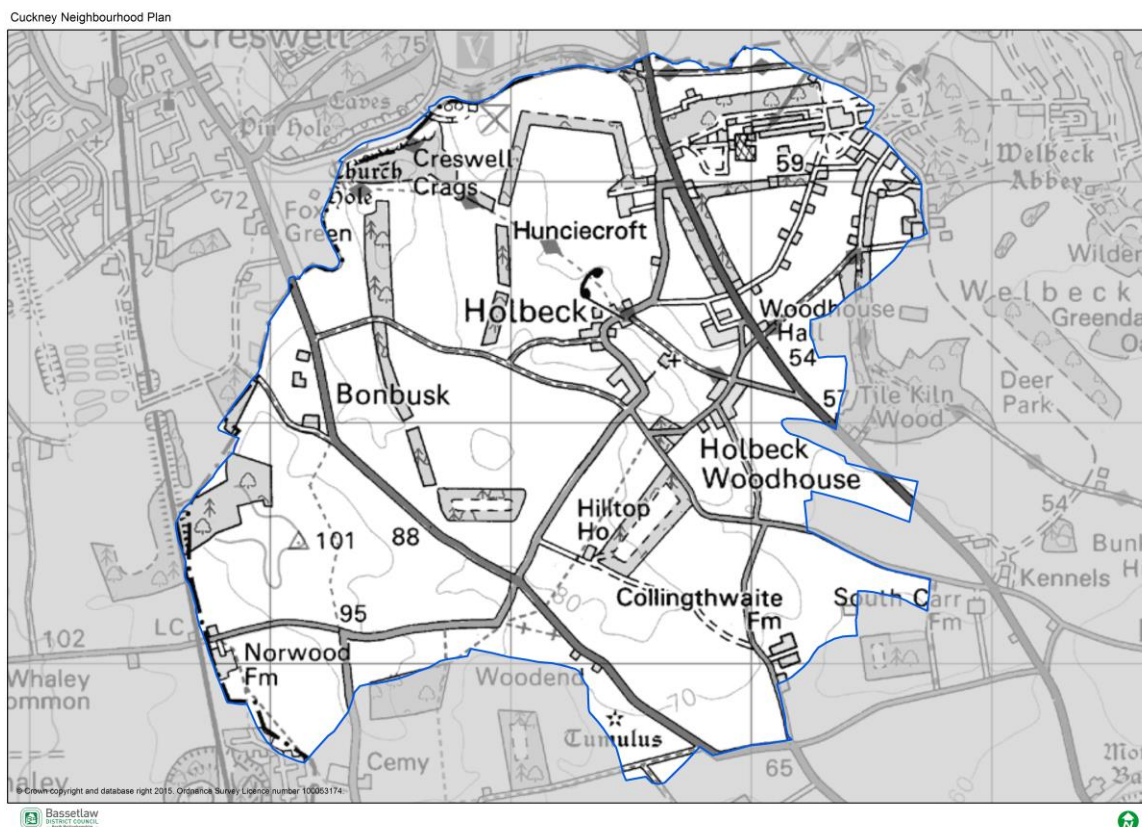
<p>Detached houses</p> <p>33</p> <p>32.7% of dwellings (England average = 22.3%)</p>	<p>Semi-detached houses</p> <p>51</p> <p>50.5% of dwellings (England average = 30.7%)</p>	<p>Terraced houses</p> <p>17</p> <p>16.8% of dwellings (England average = 24.5%)</p>
<p>Flats (purpose built)</p> <p>00</p> <p>0.0% of dwellings (England average = 16.7%)</p>	<p>Flats (other)</p> <p>00</p> <p>0.0% of dwellings (England average = 5.4%)</p>	<p>Caravan or other temporary accommodation</p> <p>00</p> <p>0.0% of dwellings (England average = 0.4%)</p>



Holbeck and Welbeck

- 3.15 These settlements are combined for the purposes of Parish Council boundaries. However they are quite different settlements.
- 3.16 **Holbeck Woodhouse and Holbeck Village** together comprise clusters of farm buildings and houses serving the estate in addition to the land and buildings associated with the Abbey. Seven of the houses are listed due to their unique Welbeck style as is the Portland family church of St Winifred, built in the early 20C. The village is entirely within the Holbeck Conservation Area. There are 195 residents in 85 occupied households within the Parish.
- 3.17 There are 9 bungalows in Holbeck Woodhouse and they quickly attract interest when they occasionally become available.
- 3.18 The Abbey is in Welbeck Parish but Holbeck includes the former stable buildings and houses for the tenants of the estate most of which are listed due to their exceptional architectural style.
- 3.19 Whilst there have been no new build developments within the parish for 40 plus years, the Estate has been very successful in supporting the establishment of an award winning art gallery, farm shop and brewery.
- 3.20 There are presently 30 businesses operating from the buildings around the Abbey.

Map 4: Holbeck and Holbeck Woodhouse



3.21 Figure 6 shows a quite dramatic fall in population since 2001. This is due to the closure of the residential Ministry of Defence training college in 2005.

Figure 6: Population Changes Holbeck

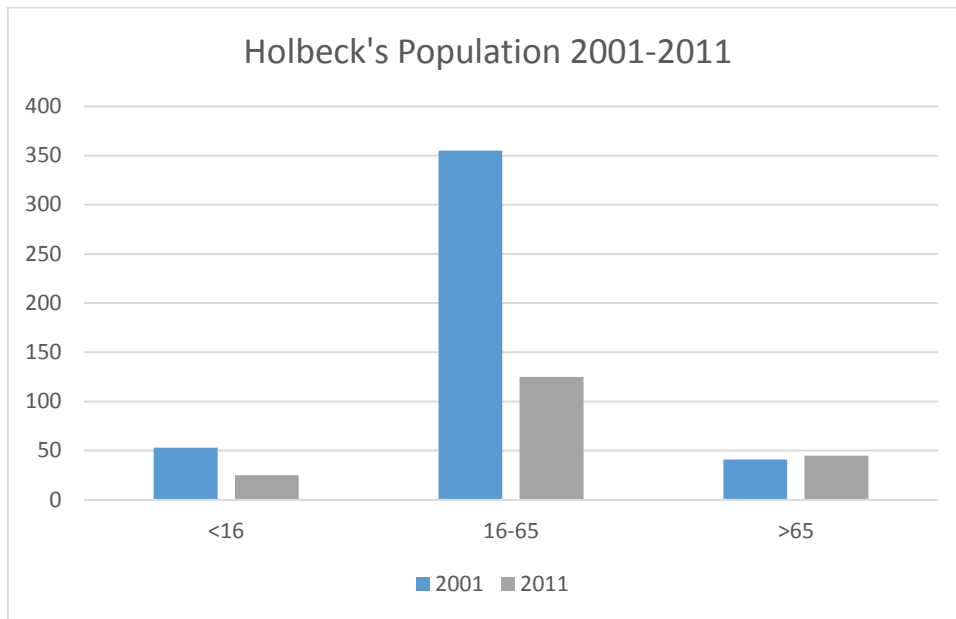
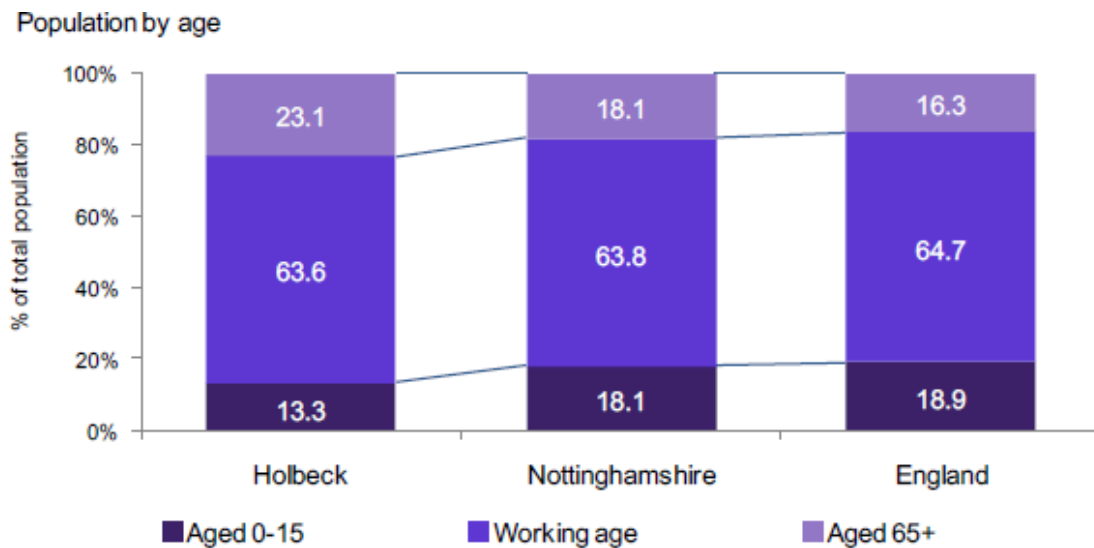


Figure 7: Population by age Holbeck 2011

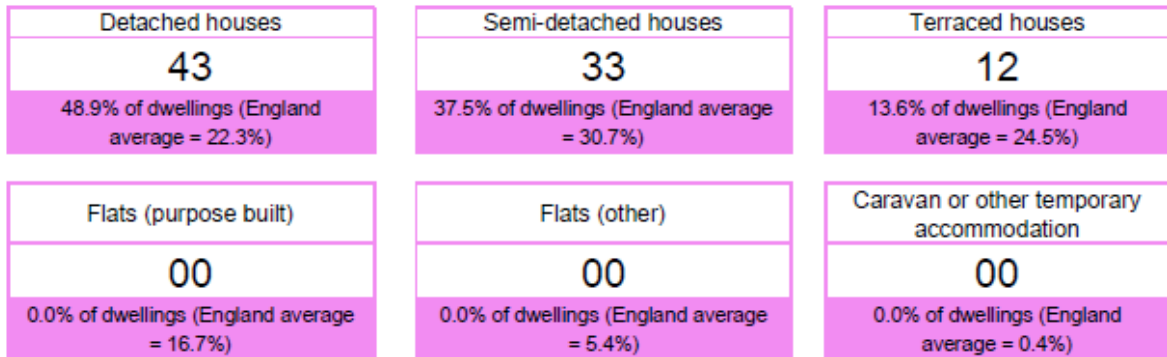


3.22 **Figure 7** shows there are a higher proportion of retired people in Holbeck compared to the county and national average.

3.23 Lady Margaret Hall is located within Holbeck Parish. This is the largest of the two community buildings within the Plan area (the other being a modest building in Cuckney opposite St Mary’s Church). It is well used for a variety of community functions although its size and internal configuration limits its potential use. Its expansive grounds are used as a popular caravan site in the summer.

3.24 **Figure 8** shows there are a total of 88 dwellings in Holbeck Parish, of these, almost half are detached in contrast to the national figure of 22%.

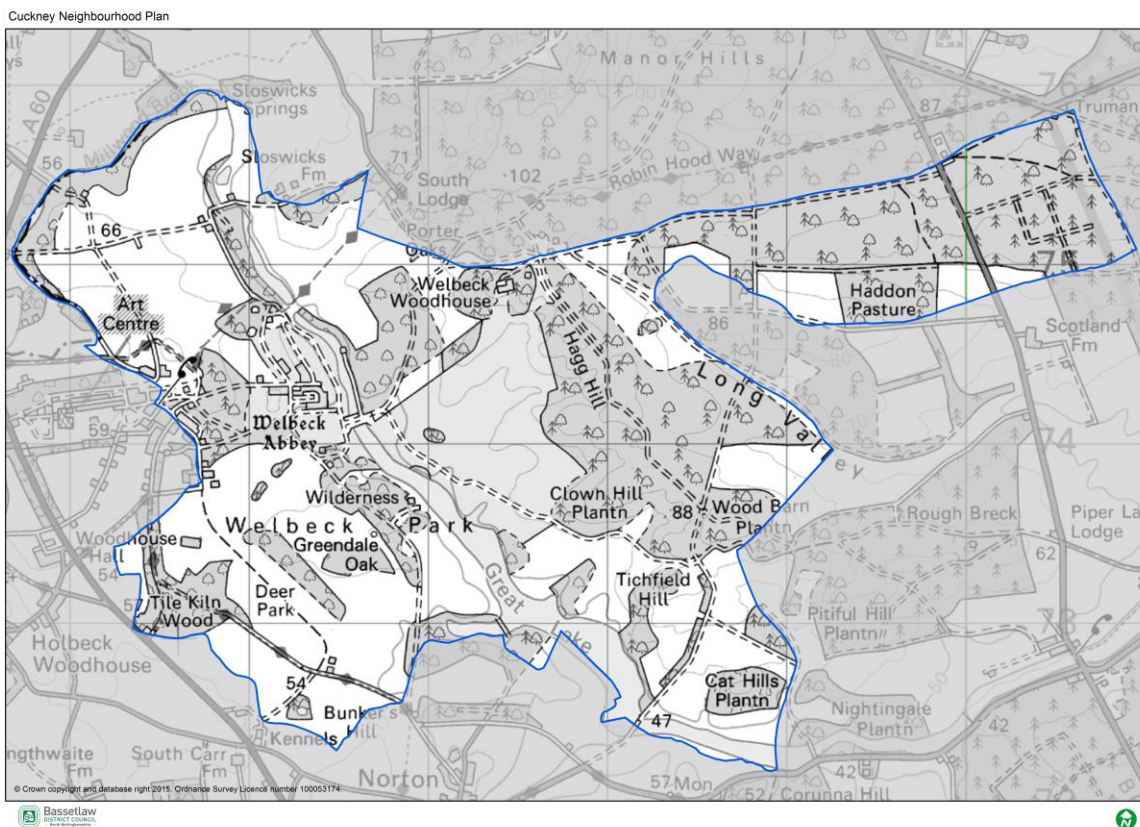
Figure 8: Dwelling Type Holbeck



3.25 All of the properties are owned and rented out by Welbeck Estates

Welbeck Parish comprises of Welbeck Abbey, Welbeck Woodhouse and several lodges scattered across the deer park. Census data is not available for this part of the Plan area but the Abbey came into the ownership of the Portland family in 1608 and the present Grade 1 listed house was built in the early 19C and the formal grounds are a Registered Garden.

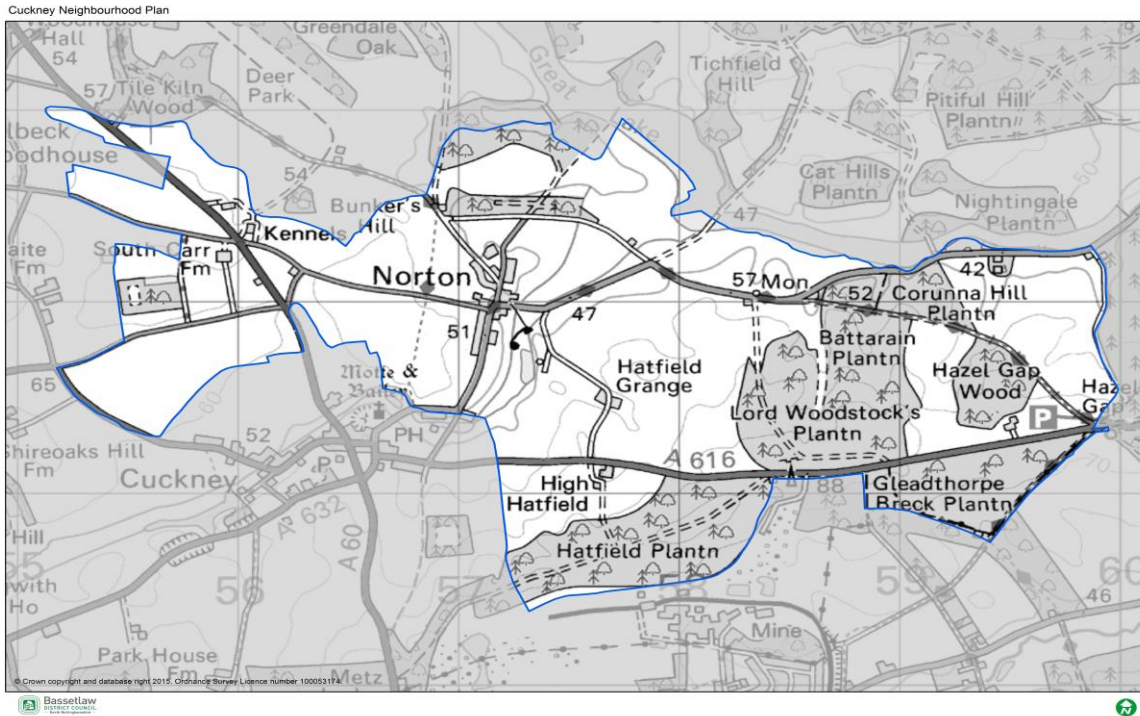
Map 5: Welbeck Parish



Norton

3.26 Norton village is adjacent to Cuckney it has 70 households and a population of 145. Of its 70 dwellings, 10 are listed buildings and this picturesque village is entirely within the Norton Conservation Area. In May 2015 Norton Parish combined with Cuckney Parish

Map 6: Norton Parish



3.27 In World War Two there was a prisoner of war camp in woods to the north of the village. **Figure 9** shows that there are fewer under 16's in Norton and although the proportion of over 65's has remained the same between 2001 and 2011 at 24% this is still higher than the county average. There has actually been an increase in the number of working age people from 84-95.

Figure 9: Population Change Norton

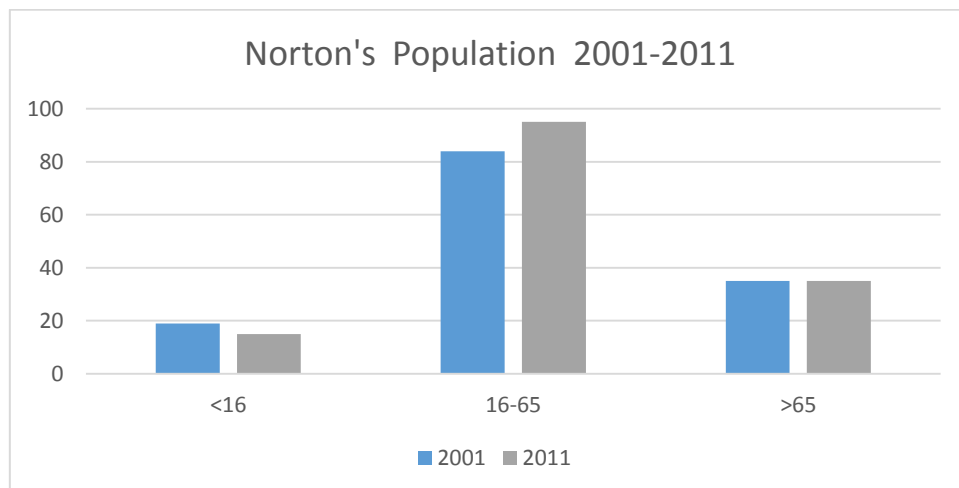
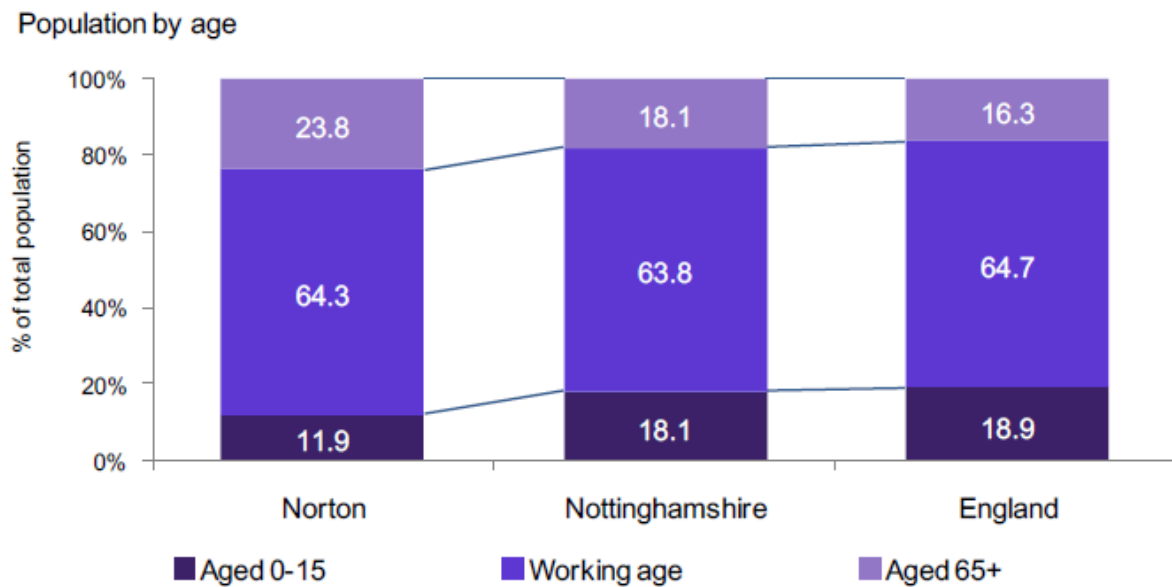
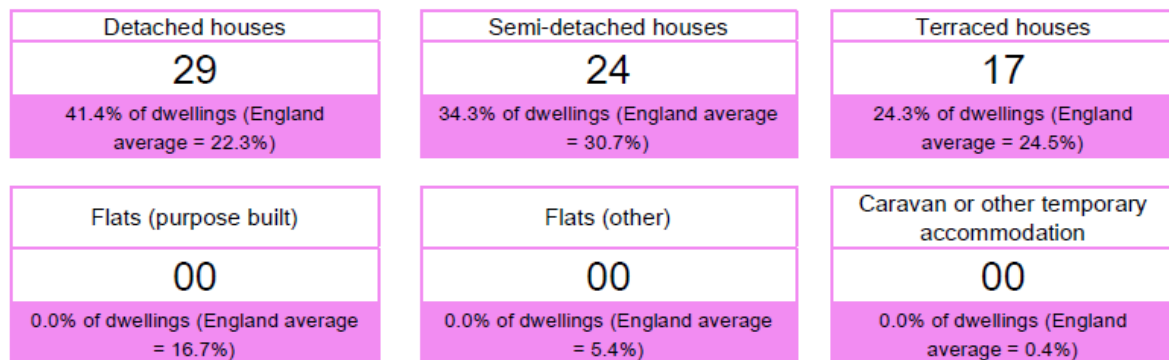


Figure 10: Population by Age Norton



3.28 **Figure 11** shows the dwelling type; there is double the proportion of detached houses compared to the national average. However, there are 8 bungalows on Lady Margaret Crescent. These were built by Welbeck Estates to house retired workers in 1962 and quickly attract interest when one occasionally becomes available.

Figure 11: Dwelling Type



A complete history of the 3 settlements that make up the Plan area can be found on the Neighbourhood Plan web site

<http://cnhwneighbourhoodplan.weebly.com/neighbourhood-planning-explained.html>

4 Community Vision

Vision

By 2030 the Neighbourhood Plan area will be thriving, vibrant and community led. It will value its rural environment and heritage and provide the whole community with opportunities to meet their housing, employment and social needs at every stage of their life. It will be a sustainable place where everyone can flourish and prosper.

- 4.1 This vision has been prepared and endorsed by the community and should be seen as complying with paragraph 69 of the NPPF.

5 Community Objectives

- 5.1 The community objectives set out how our vision will be achieved; they reflect the aspirations of residents and have been drafted following significant consultation.

Objectives

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

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

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

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

Community Objective 5: To protect, enhance and where possible extend existing open spaces and non-vehicular routes through and out of the Plan area.

6 Presumption in favour of Sustainable Development

Justification

- 6.1 In accordance with the NPPF this Plan promotes sustainable development and proposes more growth than would otherwise be delivered up to 2030. Getting the right balance between maintaining the distinctive character of the area whilst allowing modest growth that enables the community to thrive is a challenge. This Neighbourhood Plan will ensure the right balance is achieved up to 2030 by;
- the careful selection of sites with a lot of community consultation
 - the requirement for Welbeck estates to undertake pre-application consultation as schemes are developed
 - the stringent requirement for housing to meet local need first
 - the requirement for design of any new development to be of a particularly high standard
 - the proposal to bring forward a small employment site to complement the redevelopment of the former colliery site.
- 6.2 Policy 1 is intended as an overarching development principle intended to sit alongside the topic specific policies detailed later on. It is intended to provide a positive framework for decision making on planning applications on the allocated sites as is required in the National Planning Policy Framework. Development will be encouraged on these sites where it can be shown that the scheme will be instrumental in achieving the community vision and objectives outlined above.

Policy 1: Sustainable Development

1. This Neighbourhood Plan will take a positive approach to development on the allocated sites to ensure the area remains an attractive and vibrant place to live.
2. Planning permission on the allocated sites will be supported where it can be shown that such development would meet at least one of the following criteria;
 - (a) new homes of a size, type and tenure to meet local requirements or
 - (b) Affordable Housing¹¹ and Community Housing¹² of size and tenure to meet the objectively assessed local housing needs of the parish or,
 - (c) infrastructure associated with leisure, recreational pursuits and social and community activities within the parish or
 - (d) sites and premises to support and expand the local economy
3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not significantly and adversely affect the;
 - (a) amenity of nearby residents,
 - (b) character and appearance of that part of the village in which it is located, and
 - (c) the social, built, historic, cultural and natural assets of the Plan area.

¹¹ Affordable Housing can only be required on schemes of 10 or more dwellings. Reference should be made to the most up to date Housing Needs Survey for the Plan area. The definition of Affordable Housing is shown in the glossary.

¹² For the definition of Affordable Housing and Community Housing see the glossary.

7 Consulting the Community

Justification

- 7.1 This Plan is a reflection of the community's need to have greater involvement and influence in the future growth of the Plan area between 2015 and 2030. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 7.2 The local community want their extensive local knowledge about this area to help inform the preparation of the planning applications. Policy 2 is intended to ensure that the community is consulted on major development proposals¹³. Furthermore these proposals must take account of the issues and concerns of the community across the Parishes.
- 7.3 Ensuring the community are involved at an early stage in the planning process will be of benefit to all parties as issues can be discussed and resolved early on in the inception of the scheme.
- 7.4 Appendix C shows the requirements necessary to constitute actively engaging the community as referred to in Policy 2.

Policy 2: Pre-application Community Consultation

1. Applicants submitting major development proposals should actively engage in consultation with the Parish Council and the community as part of the design process at the pre application stage.
2. In consulting with the community it will be considered best practice for the applicant to follow the guidelines set out in Appendix C.

¹³ Definition from GPDO 1995 and thereafter 10 or more dwellings, sites larger than 0.4 hectares or buildings greater than 1,000 sq m.

8 Housing

Housing Mix & Type

Justification

- 8.1 Welbeck Estates used to guarantee a house for life for estate workers who retire. With longevity and a fixed supply of housing stock this has been increasingly difficult to achieve and is no longer a guarantee although every effort is made to secure accommodation for people who have worked on the estate if they need it. Without adequate retirement accommodation tenants remain in dwellings that could accommodate families, which in turn has a negative impact on the local economy and facilities like the school.
- 8.2 The importance of providing a *'mix of housing based on current and future demographic trends'* is emphasised in the National Planning Policy Framework (NPPF) paragraph 50. The 2014 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that up to 2031 the proportion of older households will increase from 25% to 38%. The SHMA states that *'this may create significant demand for specialist accommodation'*. The SHMA identifies a likely need *'to support demand for bungalows'*.
- 8.3 30% of Cuckney's population is already over 65; in Holbeck and Norton 23% of people are over 65. A key driver for the production of this Plan was the provision of housing for older people and the statistics show that this demand will increase. The Rural Area Profiles have shown the dominance of detached and semi-detached dwellings across the Plan area. There is a shortage of bungalows and smaller 2 bed houses compared to the rest of the Nottinghamshire.
- 8.4 The provision of additional housing to meet local need is strongly supported in the community consultation. This Neighbourhood Plan process has enabled the community to consider the option of accepting more development than BDC policies require so long as they can see community benefit such as securing housing suitable for local need.

Policy 3: Housing Mix & Type

1. Planning applications for housing schemes across the Plan area are required to deliver a housing mix that reflects the demonstrable needs applying at that point in the Plan period.
2. The land owner may co-ordinate their proposals so that the overall requirement for dwellings suitable for older people is met but not necessarily equally on each site.
3. The applicant is required to show how the key findings in the most recent Housing Needs Survey and the Rural Area Profiles have been taken into account in the different house types and bedroom numbers proposed.

Affordable Housing and 'Community Housing'

Justification

- 8.5 **Affordable Housing** has a specific definition in planning terms the full definition is in Annex 2 of the National Planning Policy Framework and is set out in full in the glossary. In summary it is rented or part owned housing *'provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing ...remains at an affordable price for future households.'* Usually most affordable housing is owned by local authorities and registered providers. Welbeck Estates has set up a registered provider for the purposes of providing affordable housing within the Plan area.
- 8.6 The Housing Needs Survey commissioned for this Neighbourhood plan and undertaken by Midlands Rural Housing identified an immediate need for 9 dwellings across the Plan area as follows
- 2 x 1 or 2 bed house or flat for affordable rent or shared ownership
 - 2 x 1 or 2 bed house or flat for affordable rent
 - 1 x 2 bed house for affordable rent
 - 1 x 3 bed house for shared ownership
 - 2 x 2 bed bungalows (designed for disability) for affordable rent
 - 1 x 2 bed bungalow for affordable rent
- 8.7 The Core Strategy requires 15% of all new dwellings to be affordable in Cuckney. In 2014 government policy changed and the threshold for providing affordable housing increased so only schemes of 10 or more dwellings are required to meet the Affordable Housing targets.
- 8.8 No Affordable Housing % threshold was given for Norton and Holbeck and Welbeck as the Core Strategy did not support the development of any general housing.
- 8.9 As only 5 dwellings were proposed through the withdrawn Site Allocations Development Plan Document the objectively assessed need identified within the Plan area would not be met in the next 15 years.
- 8.10 Welbeck Estates has set up a subsidiary company called Welbeck Housing Limited. This is the delivery arm for the affordable housing provision.
- 8.11 The Plan policies require the housing type and tenure to meet the needs of the local population and to provide the Affordable Housing identified in the Housing Needs Survey.
- 8.12 However this Neighbourhood Plan supports residential development on 7 sites that will bring forward at least 60 houses (not all the sites have an agreed housing number). Two of them will be for 10 or more dwellings and will ensure at least 3 Affordable Homes are built.

- 8.13 However Welbeck Estates is not simply a landowner but has a long term vested interest in ensuring the continued viability of its villages. Therefore on some sites it has been agreed that **Community Housing** will be provided.
- 8.14 Community Housing uses a Local Connection Criteria but offers the properties at 80% market rate in for those who meet this criteria.
- 8.15 A full definition of Community Housing and the Local Connection Criteria for Community Housing is provided in the Glossary.
- 8.16 Although Welbeck Estates is the only landowner with sites identified as suitable within the Plan area, it has a vested interest in ensuring it has a range of housing to meet the needs of its workers. Where a specific housing need is identified (for example for older people's housing) it may be more appropriate to pool together this type of development on one site to enable additional services (like a village shop) to be provided via a legal agreement.

Local Connection Criteria

Justification

- 8.17 The recent changes in rules nationally¹⁴ means there will be limited Affordable Housing provided and a major issue for local people is the availability and suitability of the fixed supply of existing dwellings. As part of the consultation on this Neighbourhood Plan, Welbeck Estates have agreed to enter into a legal agreement on up to four of the sites allocated in this Plan to ensure that 100% of the new dwellings are provided as Community Housing for residents within the Plan area.¹⁵ This means that new dwellings on these sites will be offered in the first instance to people who meet the Local Connection Criteria at 80% of the market rental value.
- 8.18 Community Housing will be marketed for a minimum of one calendar month for people with a local connection. These properties will be advertised on the Welbeck Estate web site and information sent to the two Parish Councils to ensure that local residents get the opportunity to apply for them.
- 8.19 A Community Housing Board made up of two community representatives, and representatives from Welbeck Housing Limited will consider all applicants for suitability against the Local Connection Criteria.
- 8.20 Welbeck Estates and the community have agreed that those properties identified as Community Housing will be available as such for 65 years. This principle will be secured via a legal agreement as part of the planning process.
- 8.21 This reflects residents' consistently expressed desire that new housing should meet the needs of local people with strong local connections to the Plan area.

¹⁴ Affordable housing is only legally required on schemes of 10 or more dwellings

¹⁵ These sites are the Lady Margaret Crescent and the Allotments Site and possibly the Woodhouse Hall Barns and Eddison's Cottage Site (subject to viability assessment).

8.22 Given that this Neighbourhood Plan is accepting significantly more development than it would otherwise have under the existing District Council policies the provision of Community Housing is seen as a community benefit that justifies the deviation from the Core Strategy approach.

8.23 Policy 4 requires that future occupation of Affordable and Community Housing should be controlled by reference to a geographical priority order of people in need. This approach is called a cascade arrangement. Only after it is established that no people are eligible under this criteria would consideration be given to offering the housing to people from other areas.

8.24 Where the housing has been provided as ‘Affordable’ because it is on a site of 10 or more dwellings the following Local Connection Criteria will apply in this order:

A	people who were born in Cuckney, Norton, Holbeck or Welbeck and have lived there for 5 years or more,
B	people who have lived in the area for 5 years or more
C	people who used to live in Cuckney, Norton, Holbeck or Welbeck but moved away due to lack of affordable housing
D	people permanently employed in the Plan area for 5 years or more
E	people who have been offered a permanent job within the Plan area.

8.25 The next priority criteria relates to people who have been living in adjacent parishes of Carburton, Clumber and Hardwick, Nether Langwith, Worksop South West, Warsop, Elmton with Creswell, Whitwell, Hodthorpe and Belph, for 5 years or more, then in Bassetlaw District for 5 years or more. The complete list of Local Connection Criteria for Affordable Housing is at **Appendix A**.

8.26 The Local Connection Criteria for **Community Housing** is set out at Appendix B and in summary is as follows:

- (a) people who were born in Cuckney, Norton, Holbeck or Welbeck and have lived there for 5 years or more,
- (b) people who have lived in the area for 5 years or more,
- (c) people permanently employed in the Plan area for 5 years or more,
- (d) people who have been offered a permanent job within the Plan area,
- (e) people who used to live in Cuckney, Norton, Holbeck or Welbeck for 5 years or more but moved away due to a lack of suitable and available housing,
- (f) people who were born in Cuckney, Norton, Holbeck or Welbeck and have lived there for less than 5 years,
- (g) people who have lived in the area for less than 5 years,
- (h) people permanently employed in the Plan area for less than 5 years,
- (i) needs to live in Cuckney, Norton, Holbeck and Welbeck to give or receive family care and support.

- 8.27 In the unlikely event of there being no prospective tenants who meets the above criteria the dwelling will be offered at the market rate. However each time Community Housing becomes available for rent Welbeck Estates will be required to market the dwelling as agreed to enable local people the opportunity to take up the tenancy first.

Policy 4: Allocation of Affordable and Community Housing

1. All Affordable Housing in the Plan area will be allocated based on a local connection criteria, meaning that people with a strong local connection to the area and whose needs are not met by the existing provision will be first to be offered the tenancy of the home. In this context the priority for showing a strong local connection means an applicant(s):
 - (a) who has lived in the Parish of Cuckney, Norton Holbeck or Welbeck for 5 years or more
 - (b) who used to live in the Plan area for 5 years or more but had to move away due to a lack of affordable housing or
 - (c) who has been permanently employed in the Plan area for 5 years or more.

If there are insufficient applicants able to prove a strong local connection then the terms of priority apply as set out at Appendix A.

2. In accordance with the legal agreement between Welbeck Estates and Bassetlaw District Council some sites allocated in the Plan will include 100% Community Housing. These will be available in the first instance to people with a strong local connection. In this context a strong local connection means an applicant(s):
 - (a) who has lived in the Parish of Cuckney, Norton Holbeck or Welbeck for 5 years or more
 - (b) who has worked in the Plan area for 5 years or more but who is unable to find any available or suitable housing,
 - (c) who has been offered permanent employment within the Plan area
 - (d) who used to live in the Plan area for 5 years or more but had to move away due to a lack of available or suitable housing.

Possible Delivery Mechanisms

Enabling Development

- 8.28 Viability is about whether proposals are financially viable. For many of these sites the heritage of the buildings to be converted, the listed buildings surrounding and its historic setting requires, quite rightly, creative design solutions using the best materials for relatively low density schemes that reflect this character. However these rigorous requirements render the costs of converting them for residential use unviable.
- 8.29 The usual definition of viability is if, after taking account of all costs, including central and local government policy, regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place'. (Local Housing Delivery Group 'Viability Testing of Local Plans 2012'.)
- 8.30 Welbeck Estates contest that two schemes; Eddison's Cottage in Norton and Woodhouse Hall Barns in Holbeck are sites that are not viable unless some enabling development is allowed. Both sites 'either' include listed buildings or 'buildings of significant historic interest' and enabling development has been a tried and tested mechanism for bringing listed building back into productive use.
- 8.31 Enabling development is defined in the Historic England's Guidance Enabling Development and the Conservation of Significant Places as *'development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future'*.¹⁶
- 8.32 Historic England's Guidance sets out the necessary steps in identifying the amount of enabling subsidy required. Usually this will include early on an attempt to market the site to establish how much it could achieve in its current state. However both sites are part of the Welbeck Estate and there is no intention of selling any of its assets. The guidance does allow for exceptional circumstances where *'the place forms part of a larger 'historic entity' whose break-up and sale would greatly harm its significance. In such cases enabling development can legitimately be used to improve the long-term viability of the entity. Exceptions for certain traditional buildings in the countryside may sometimes be justified.'*¹⁷
- 8.33 The amount of enabling development required would be part of a detailed analysis of any proposals and full planning permission (rather than outline) would be required to enable BDC to make its assessment.
- 8.34 This Plan supports the principle of enabling development having established significant community support for the redevelopment of both sites to provide housing for local people.

¹⁶ See www.historicengland.org.uk

¹⁷ Historic England Enabling Development Guidance page 9

8.35 This Plan requires an open book approach where the proposals include enabling development. For example on Woodhouse Hall Farm site a viability assessment is required to be available to be checked by all as a central part of the planning application. This approach ensures that the proposal maximises benefit to the community and local economy and is financially capable of proceeding.

Cross Subsidy

8.36 Cross subsidy is where a more profitable form of development is allowed in order to subsidise a less profitable, but necessary, type of development. This can happen where development on one site subsidises development on another site in order that both can proceed. This is called off-site subsidy.

8.37 This Plan takes a positive approach to cross subsidy where the community and local economy would receive greater overall benefits through sites being linked through cross subsidy. Where cross subsidy is required an open book approach to viability will be necessary covering all sites concerned and all aspects of their development. Where applications are linked by cross subsidy they must be submitted at the same time.

8.38 If cross subsidy is proposed it will only be acceptable within the sites allocated in this Plan to bring forward more acceptable development on another site allocated in this Plan. The one possible exception is development relating to Eddison's Cottage, but this will be subject to pre-application community consultation.

Residential Design

Justification

8.39 The special character of the 2 parishes is something the community treasure and has been described in some detail in section 5 Local Context. This character is described in more detail in the designation statements for Cuckney¹⁸, Holbeck¹⁹ and Norton²⁰.

8.40 The unique design of the Welbeck estate houses is intrinsic to this character. Welbeck Estates are producing a Pattern Book that will form the basis of a design code for the development of dwellings in the future. Until this is available, Bassetlaw District Council's well-researched Successful Places Supplementary Planning Document 2013 should be used alongside the Conservation Designation Statements to guide the design of housing development.

¹⁸ <http://www.bassetlaw.gov.uk/media/69115/CACuckneyStatement.pdf>

¹⁹ <http://www.bassetlaw.gov.uk/media/69154/CAHolbeckStatement.pdf>

²⁰ <http://www.bassetlaw.gov.uk/media/69187/CANortonStatement.pdf>

Policy 5: Design Principles for Residential Development

1. New development will be supported where the design demonstrates all of the following:
 - (a) designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole,
 - (b) consideration of local character in terms of street types, building detailing, colours, shapes and materials and landscaping,
 - (c) a layout that maximises opportunities to integrate development into the settlement through creating new connections and improving existing ones and
 - (d) it is in accordance with the most up to date Supplementary Planning Document²¹ on Design and the Welbeck Pattern Book when available.

**PICTURES HERE IF ANYONE
HAS ANY OF WHAT THEY
CONSIDER TO BE GOOD
LOCAL DESIGN?**

²¹ St time of writing this is the Successful Places SPD 2013

Car Parking on New Residential Development

Justification

8.41 Car ownership in Cuckney, Norton, Holbeck and Welbeck is higher than the national average reflecting its rural location, as **Figures 12, 13 & 14** show. Even though it can be assumed that a significant percentage of older residents may no longer drive the tables extracted from the Rural Area Profiles reveal the extent of car usage compared to Nottinghamshire and England.

Figure 12: Car Ownership Cuckney

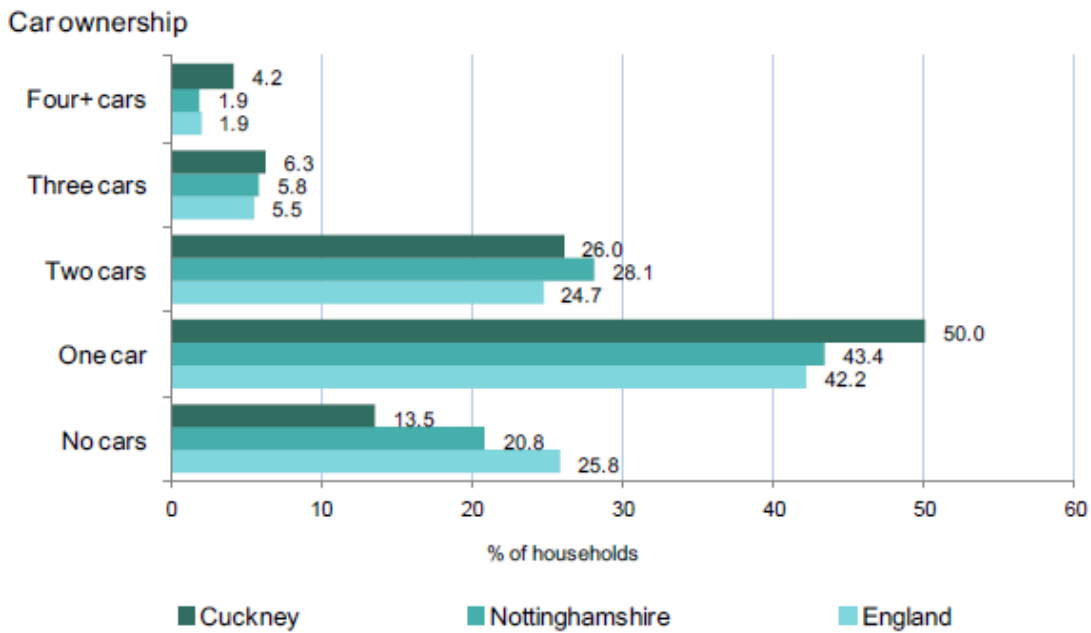


Figure 13: Car ownership Norton

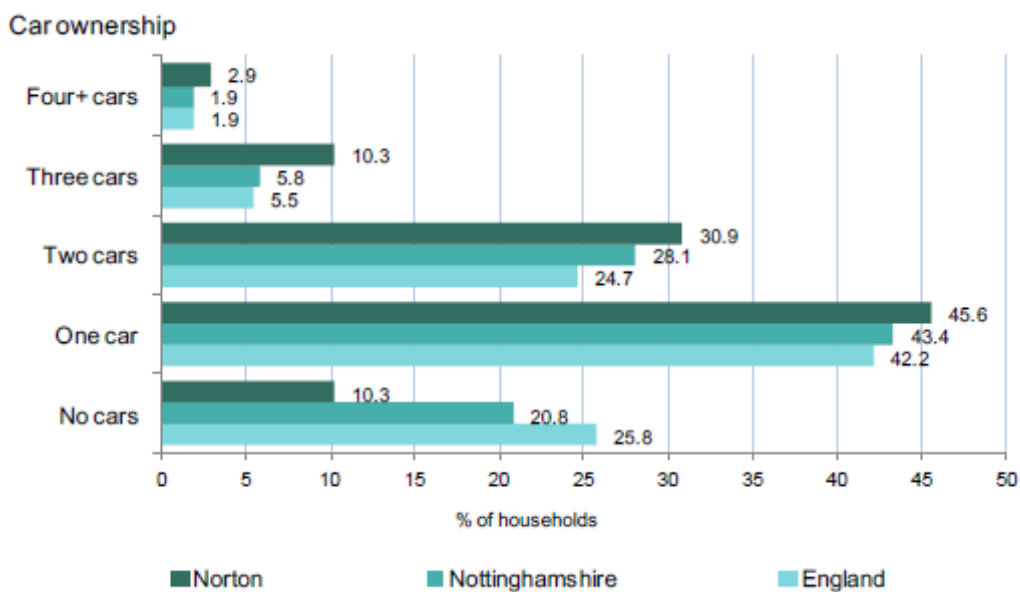
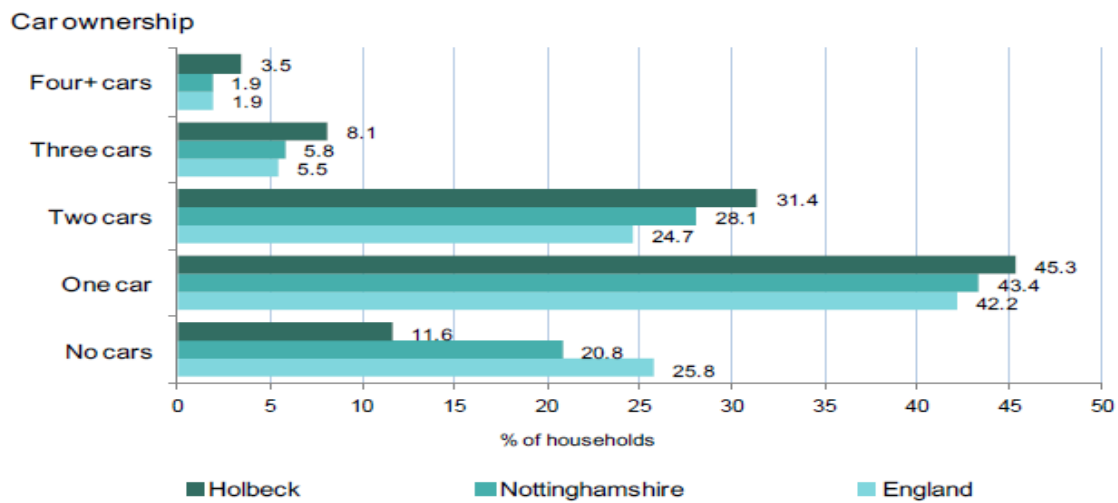


Figure 14: Car ownership Holbeck



- 8.42 Whilst the fundamental principle of the English planning system is to reduce car usage, by promoting a mixture of uses, housing, local employment and local services, it is a fact that people in the Plan area are likely to need a car more than people living in urban areas.
- 8.43 It is important that future development in the villages recognises their rural location and the likelihood that there will be more than one car per household. Plot sizes should accommodate a minimum of two cars where possible and schemes that provide more generous unallocated parking provision than is required by BDCs Parking Standards SPD would be particularly supported.

Policy 6: Off Street Car Parking

1. Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:
 - (a) alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking;
 - (b) Otherwise acceptable and well-designed new build or conversion schemes in the conservation area would be incapable of meeting this parking provision.
2. With regard to the unallocated parking space provision this should be a minimum of 0.3 spaces per dwelling in accordance with the relevant Supplementary Planning Document²². Schemes providing more than the minimum in recognition of their rural location would be encouraged.

²² At time of writing this 0.3 is the standard set in Bassetlaw District Council's Parking Standards Supplementary Planning Document 2012

9 Creation of a Public Car Park in Cuckney

Justification

- 9.1 The primary school is located in the converted 18C mill in Cuckney. It is accessed up a single track lane built for a horse and carriage. Only 8 pupils from Cuckney Primary School out of 115 come from the Plan area. According to the school records none of the pupils walk to school.²³
- 9.2 Near the school are playing fields and a park, ideally located for parents to take their children to play after school. There is no parking provision for this park and parents park where they can, on Creswell Road and adjoining streets. This lack of adequate off street parking creates a major hazard around the school, and play area.
- 9.3 As part of this Plan process the Steering Group along with Welbeck Estates have considered the suitability of providing a car park on the former allotments site in Cuckney. This could be as part of Policy 7 to develop the site for a village hall or solely as a car park.
- 9.4 Further investigation is necessary to establish the suitability and viability of this site, however Policy 7 is intended to encourage the provision of a car park to serve the school and the play area.

Policy 7: Creation of a Public Car Park in Cuckney

1. Cuckney Parish Council will work with the education and highways authorities to find solutions which reduce congestion on School Lane.
2. The provision of a car park in the vicinity of the school for use by parents and those visiting the play area is strongly supported so long as it does not significantly and adversely affect the;
 - (a) amenity of nearby residents
 - (b) character and appearance of the area in which it is located and
 - (c) access into and out of the car park does not impede the flow of traffic along the main thoroughfare.
3. If necessary, developer contributions and funding secured by Cuckney Parish Council will be used to assist in the cost of providing any physical infrastructure solutions identified.

²³ Data collected by the LEA and provided by the Primary School 2015

10 Community Facilities

Justification

- 10.1 The provision of adequate community space fosters social cohesion and wellbeing providing venues for a range of community activities for young and old. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. Those without a car are unable to access these facilities.
- 10.2 Across the Plan area there are only 2 community buildings. Both of which require investment and renovation. The village hall at Cuckney which is a wooden framed tin clad building that was originally the church at Holbeck and was moved to Cuckney in the 1920's. It occupies a central site next to St Marys Church. Expansion is limited on this site due to the plot size and limited car parking space and its proximity to the Grade 1 listed church.
- 10.3 Policy 12 proposes the development of the former allotments site in Cuckney for a new community building and car park.
- 10.4 Lady Margaret Hall is in Holbeck Parish and is a more substantial brick building but its internal configuration and size limits its suitability. This Plan supports the redevelopment/extension of Lady Margret Hall (see Policy 14).
- 10.5 The development of either the allotment site or Lady Margaret Hall is subject to viability and overcoming a number of policy constraints in relation to the sensitivity of both sites in conservation terms. These are dealt with on a site by site basis.
- 10.6 Policy 8 reflects the community's support in principle for extending and enhancing community provision across the 3 parishes.

Policy 8: Enhancing the provision of community facilities

1. Proposals to enhance and improve the provision of community facilities across the Plan area will be supported.
2. The redevelopment of community facilities for non-community uses will be resisted.
3. The relocation of community uses is permitted provided that the location is accessible to local people.
4. The extension of existing community buildings will be supported provided that the proposals are to increase its suitability as a community facility for the benefit of local people.

11 Energy Efficiency and Renewable Energy in New Developments

Justification

- 11.1 The Code for Sustainable Homes required minimum levels of energy efficiency to be achieved in residential development. Although the Deregulation Bill (2015) abolished this, the government remains committed to ensure that by 2016 the zero carbon homes standard is reached on schemes of 10 or more dwellings or on buildings greater than 1000 sq m.
- 11.2 The Deregulation Bill also removed the responsibility for neighbourhood plans (or local plans) to set any technical standards for promoting on-site energy performance standards. However the evidence supports the consideration of both on site renewable energy solutions as well as the construction of development using energy efficient materials. There is no mains gas in the Plan area and residents are required to use alternative fuel which is considerably more expensive than mains gas.
- 11.3 Homes reliant on non-gas heating fuels have much lower energy efficiency standards than gas-heated homes. This reflects the higher heating costs associated with these fuels and the greater likelihood of such homes being older, detached and built with solid walls.
- 11.4 Fuel poverty is said to occur when, in order to heat its home to an adequate standard of warmth, a household needs to spend more than 10% of its income on fuel. The Rural Area Profiles identified 20 households in Cuckney, 40 households in Holbeck and 15 households in Norton in fuel poverty. 30% of residents are living in fuel poverty across the Plan area compared to an England average of 11%. This will be due in part to low incomes, but it also reflects the dominance of old housing stock that is not well insulated and costs a lot to heat.
- 11.5 Welbeck Estates have recently constructed a biomass heating system for the existing bungalows at Lady Margaret Crescent in Norton. This approach is supported and equivalent renewable heating solutions should be sought particularly on the Depot Site in Cuckney and at Woodhouse Hall Barns in Holbeck.

Policy 9: Energy Efficiency of New Development

1. Proposals should seek, where possible, to use renewable energy solutions in new developments. The use of renewable energy and other low energy systems compatible with the type of development will be encouraged.
2. The use of renewable energy systems in the Conservation Areas or near Listed Buildings will be supported where it can be shown that their appearance will not be detrimental to the character of the area or the setting of the Listed Buildings.

12 Site Allocations

Justification

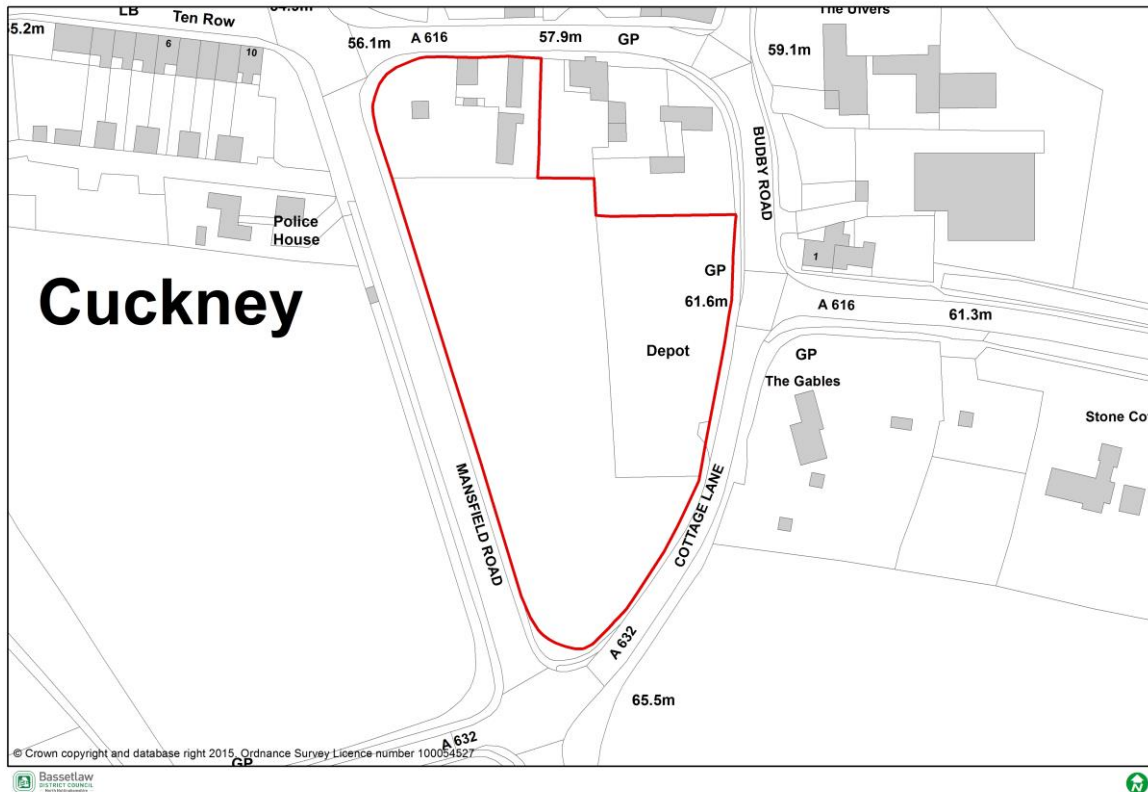
- 12.1 The Steering Group has engaged in discussion with both Welbeck Estates and Bassetlaw District Council to identify appropriate sites, a quantum of development and design criteria that ensures the proposals are;
- viable
 - deliverable
 - meet local housing needs
 - do not diminish the heritage value of their surroundings
- 12.2 Site analysis of all the proposed sites was undertaken by Bassetlaw District Council on behalf of the Steering Group to inform the Steering Group about the planning constraints of the sites. This formed the factual basis of the site assessment in the Site Assessment Report²⁴. The sites below have been selected as being suitable, available, achievable and acceptable to the local community.

No other sites are required to be allocated during the Plan period as the list below is considered appropriate to meet the objectives of the local community up to 2030.

²⁴See neighbourhood plan web site for full report

13 Sites in Cuckney

Former Depot Site, Budby Road



- 13.1 This 0.92 hectare site is partially within the development boundary of Cuckney. That part within the boundary was previously a Nottinghamshire County Council Depot, the area outside the development boundary is a field used for horse grazing.
- 13.2 The site slopes gently down to the north but the site is elevated from the street (up to 3 metres to the west of the site). The whole site is within the Conservation Area. To the northeast of the site are three listed buildings.
- 13.3 Surrounding land uses: North – 2 storey houses and outbuildings, east – road then 2 storey houses, south – road then open countryside, west – road then open countryside.
- 13.4 Although the site is in the centre of the village the majority of the local amenities are located on the opposite side of the de-restricted A60. It will be necessary to identify pedestrian links and improvements to existing footways that are quite narrow in parts surrounding the site. Permeability of the site with the surrounding needs to be considered particularly in relation to the 3 metre drop to the road on the western side.
- 13.5 Due to the land levels on the north of the site the design and density must be carefully considered. Development must be set back from the perimeter to avoid an overbearing impact on the street scene.

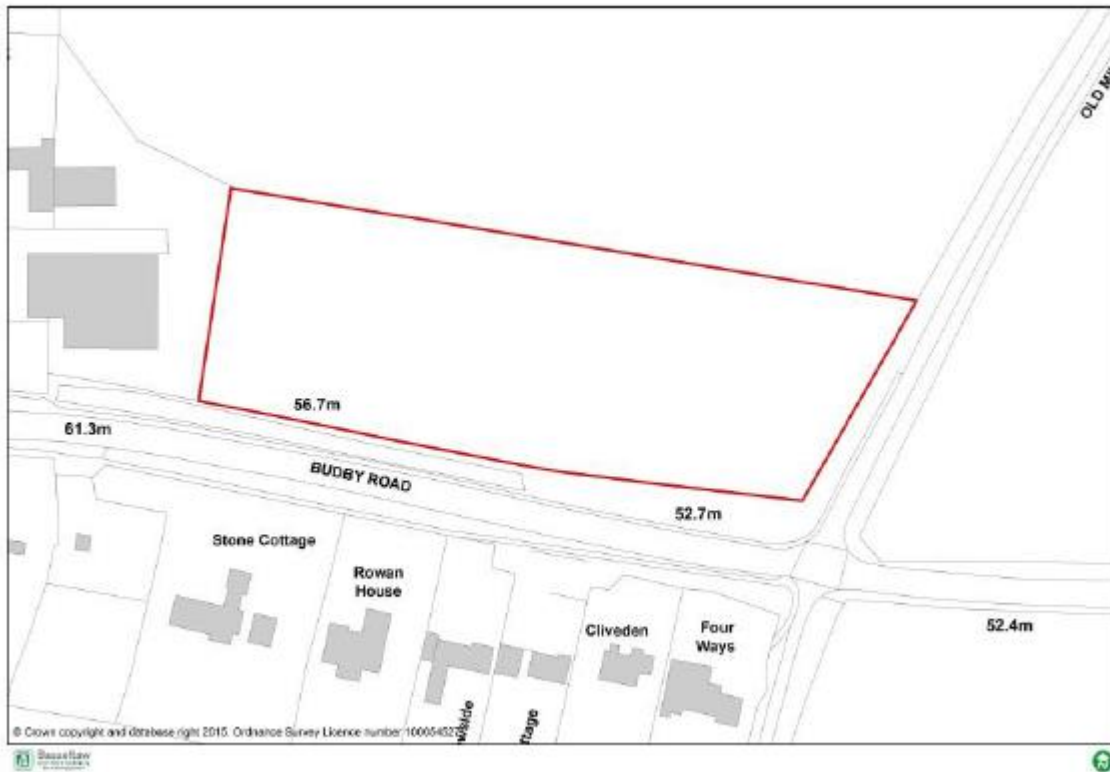
- 13.6 The southern edge of the site provides a gateway to the village and this feature should be reflected in a well-designed scheme.
- 13.7 The density of development along the western edge should reflect the density patterns of this part of the village. Its location adjoining open countryside should be reflected in a layout that provides a softer edge to the development site.
- 13.8 The eastern part of the site which was the former depot site is within the development boundary and the principle of developing this part of the site for general housing would be supported.
- 13.9 Stone walls bound the site to the north, west and east which contribute to the character and appearance of the conservation area.
- 13.10 The hawthorn hedges on the western boundaries make a contribution to the rural character and should be retained where practicable. However the hedges to the south east would need to be removed to provide adequate visibility into and out of the site. A maintenance programme must be part of the planning conditions where they are to be retained due to their otherwise over-bearing across the footpath at this busy point on the road.
- 13.11 Affordable Housing – in Cuckney there is an affordable housing target of 15% as set out in the Council’s Core Strategy and on schemes of more than 10 dwellings reflecting recent government policy on affordable housing thresholds.
- 13.12 The Community would support the development of 15-20 houses on this site. This should include 2 and 3 bedroom Affordable Houses. Any Affordable Housing units provided on this site will be delivered in accordance with Policy 4. The type and tenure of these affordable housing units will be based on the most up to date Housing Needs Survey.
- 13.13 Some of the remaining dwellings may be rented by Welbeck Estates at market rates (in accordance with their usual lettings policies). However, the community would like a minimum of 25% to be for sale. This will help to address the considerable imbalance in housing tenure where 53% of all dwellings in the Plan area are rented (by Welbeck Estates) which means that only 29% of dwellings are owner occupied compared to a Nottinghamshire average of 72% (see figure 2). This principle is supported by Welbeck Estates.
- 13.14 The community consider this site to be a good location for the provision of a renewable energy heating system and would welcome its inclusion within the scheme.
- 13.15 The amount of housing has not been prescribed by the community; their concern is that the scheme is well designed and that the density reflects the rural character of Cuckney.

Policy 10: Former Depot Site and adjoining field, Budby Road, Cuckney

1. This site is supported for residential development where the applicant can demonstrate that the scheme meets all of the following criteria;
 - (a) appropriate landscaping is provided to ensure that the south eastern and western boundaries reflect the rural character of the area. Preference will be given to schemes which retain the existing hawthorn hedges to the western boundary subject to a maintenance programme being established,
 - (b) pedestrian linkages from the site to the village are direct and safe, (focusing on creating a route to the north of the site.)
 - (c) the layout reflects the rural nature of the western edge and the topography of the site along the northern boundary,
 - (d) the design of the dwellings is in accordance with the principles in the most recent Design Supplementary Planning Document and Welbeck's Pattern Book (when available)
 - (e) the dwelling mix and type meets the objectively assessed local need identified in the most recent Housing Needs Survey and
 - (f) affordable housing provision is in accordance with District and government policy.
2. The provision of a renewable energy heating system for the new dwellings located on the site would be supported.



Land North of Budby Road, Cuckney



- 13.16 This 0.9 hectare site is currently an agricultural field and is outside the development boundary but it was identified in the withdrawn Site Allocations Development Plan document 2014 for development of 5 dwellings based on the consultation done at the time.
- 13.17 The Neighbourhood Plan consultation and the proposed site layout work with Welbeck Estates have concluded that 7 dwellings could be accommodated on the site. The site slopes gently front to back and left to right.
- 13.18 Surrounding land uses: North – open countryside, east – road then open countryside, south – road 2 storey houses, west – large 2 storey outbuilding and houses.
- 13.19 The site is within the conservation area so the mature trees along the southern boundary are protected and should be retained and maintained (wherever possible). 250 metres to the north east of the site across open fields is St Mary's Church a Grade 1 Listed Building. Some consideration should be given to the wider setting of the church and the extent to which new development on this site might diminish this setting.
- 13.20 The dwellings on the opposite side of the road are considered 'semi urban'. As Cuckney contains a range of amenities pedestrian access to the village should be provided as part of the development.
- 13.21 The site is proposed for a maximum of 7 dwellings so there is no obligation to provide Affordable Housing.

Policy 11: Land North of Budby Road

1. The development of this site for up to 7 dwellings is supported where the applicant can demonstrate that the scheme meets all of the following criteria:
 - (a) a landscaping scheme showing the retention of the mature trees where possible along Budby Road and landscaping along the northern boundary to reflect the open aspect of the northern edge of the site and its rural setting,
 - (b) the design of the dwellings when viewed from Norton Lane should not detract from the wider setting of the Church and the Conservation Area,
 - (c) the design of the dwellings is in accordance with the principles in the most up to date Design Supplementary Planning Document and Welbeck's Pattern Book (when available) and
 - (d) the car parking provision should be in accordance with Policy 6.



Land South of Creswell Road, Cuckney



- 13.22 This 0.49 hectare flat level site is currently in agricultural use. It is outside the development boundary as identified in the Council's Core Strategy. The site is outside the Conservation Area and forms a gateway to Cuckney village. The attractive estate houses on the north side of the road characterise the approach as does the open countryside to the south with views towards the former mill and dam.
- 13.23 A public right of way runs through the field to Cuckney Dam, this must be redirected or included in the proposal. Creswell Road is the main road through the village and although the speed limit is 30mph cars frequently travel in excess of this.
- 13.24 There is a footway from the estate houses opposite that runs into the village. The Highway Authority would require at a minimum the provision of a 2m footway as part of the scheme and a safe crossing point to the footway opposite. However it would be preferable to provide a continuous footway on the south of Creswell Road to the park to improve pedestrian access to the village. This could link with the existing public right of way and create a safe circular route for pedestrians to the park and school.
- 13.25 Surrounding land uses: North – 2 storey semidetached houses built in the 19C, east – grassed area and then 2 storey houses, south – open countryside, west – open countryside. There is existing hedgerow on the north-west and east of the site.
- 13.26 Community consultation supported the provision of no more than 10 dwellings as it was in keeping with the character and densities of the development in the vicinity.

Policy 12: Land South of Creswell Road, Cuckney

1. The development of this site for up to 10 dwellings is supported where the applicant can demonstrate that the scheme meets all of the following criteria:
 - (a) the design of the dwellings reflects the character of the estate houses opposite and is in accordance with the principles in the most up to date Design Supplementary Planning Document and Welbeck's Pattern Book (when available),
 - (b) a 2 metre wide footpath is included along the northern boundary running east which enables safe and direct access either via a crossing to the existing footpath or via a new footpath to the village and
 - (c) a landscaping scheme reflecting the rural nature of the wider setting should be provided (where practicable the existing hedgerows to be retained).
2. Where applicable, the provision of affordable housing units on the site will be in accordance with the Core Strategy requirements to meet the needs identified in the most recent Housing Needs Survey.



Land South of Creswell Road site & Estate Housing opposite



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



Figure 15: Indicative layout: subject to planning permission

- 13.27 The site is approximately 0.7 hectares (the car parking element is approximately 0.45 hectares.)
- 13.28 The north eastern part of this site was used as allotments but due to the plot sizes of most dwellings in Cuckney local people are able to grow fruit and vegetables in their own gardens if they wish and demand was never high. The last occupant left in the 1980's.
- 13.29 The south west boundary of the site is adjacent to the popular village park with playground and playing fields. The village school is located approximately 250 m across the playing fields and can be accessed from the playing fields by a footbridge.
- 13.30 The lack of adequate parking for the school (both staff and parents) has been a long standing issue. Planning permission for a car park and access across the playing fields to the school was secured in March 2012 by Welbeck Estates, but lack of funding meant the Local Education Authority was unable to contribute to the creation or maintenance of the car park and this prevented its development.²⁵
- 13.31 The Neighbourhood Plan process quickly evolved to see the opportunity for a mix of uses in this important part of Cuckney village.

²⁵ See <http://publicaccess.bassetlaw.gov.uk/> planning ref 60/11/00008

13.32 Consultation has revealed that the community support the provision of a limited number of three bedroom dwellings on the site and Welbeck Estates have agreed to offer these as Community Housing.

13.33 In addition the community support the provision of a village hall on this site in addition to providing a much needed car park for the school and for the community.²⁶

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

13.35 The need to secure funding via grants from various public sources for the construction of the village hall and school car park means that these two proposals are likely to come forward later in the Plan period. The five year review of the Plan will provide an opportunity to reassess this proposal.

13.36 For more information relating to car parking in Cuckney see Policy 6.

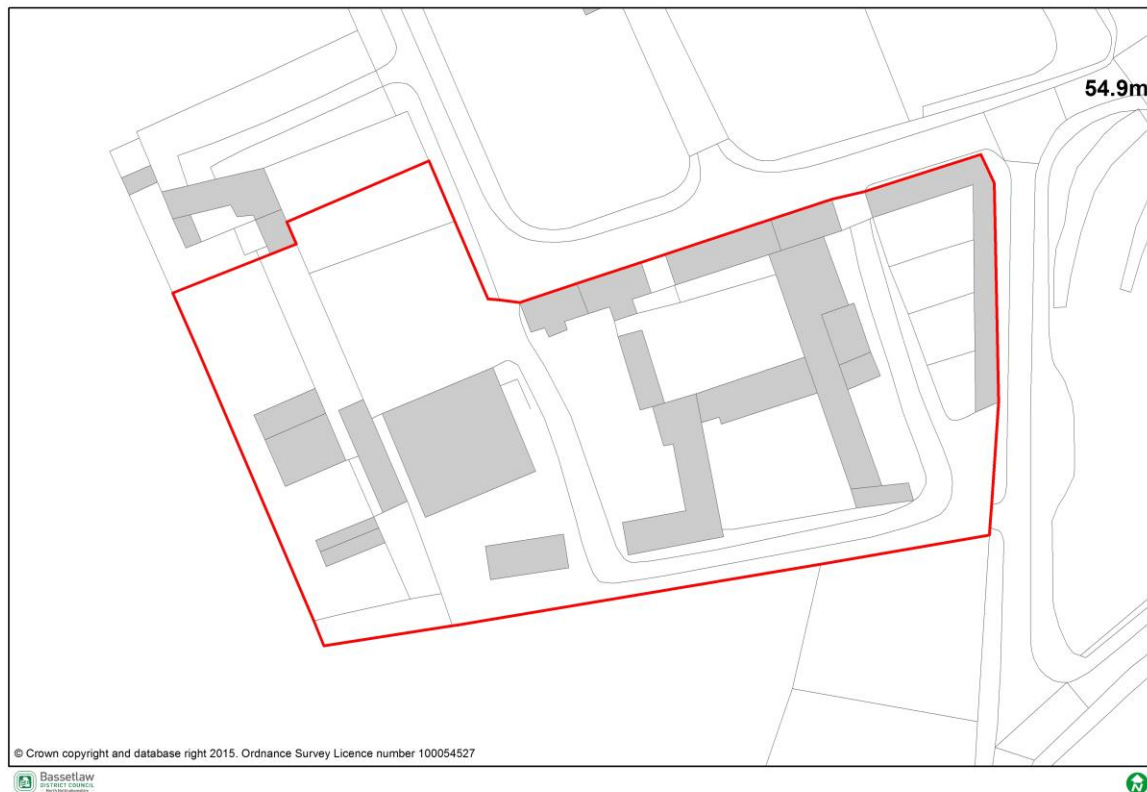
Policy 13: Development of Village Hall and Car Park on former Allotments, Creswell Road, Cuckney

1. Development of up to 4 dwellings, a car park (for the community and the school) and a village hall will be supported where it meets all the following requirements;
 - (a) the design of the dwellings reflects the character of the Conservation Area and is in accordance with the principles in the most up to date Design Supplementary Planning Document and Welbeck's Pattern Book (when available)
 - (b) the dwellings are available as Community Housing in accordance with the policies in this Plan
 - (c) access and egress meet Highway standards for the car park and housing and do not impede traffic flows on Creswell Road and
 - (d) the landscaping reflecting the rural nature of the wider setting and the proximity to the playing fields and park.

²⁶ See feedback on policy and site consultation March 2015

14 Sites in Holbeck

Woodhouse Hall Farm: Holbeck Woodhouse



- 14.1 This vacant site covers 0.98 hectares and includes former farm buildings part of which are grade 2 listed, a dairy and cattle sheds. The site is flat and level.
- 14.2 Holbeck does not have a development boundary but the site is on the edge of Holbeck Conservation Area. The area around Woodhouse Hall and St Winifred's church is an unregistered park.
- 14.3 Surrounding land uses: North – to the north, 2 storey detached house (Grade 2 listed), east – millennium park a community garden land owned by Welbeck Estates, south – open countryside, west – open countryside
- 14.4 The site is 800 metres from Lady Margaret Hall (across the A60) which is the largest community facility within the Plan area and hosts a range of clubs and social events. Proposals to improve this building as part of this Plan would enable this Hall to extend its role as a community hub. Development of Woodhouse Hall for residential use would also create additional users for this facility.
- 14.5 Consultation with the community supports the principle of this site being developed for older people. Until approximately 15 years ago Welbeck Estates offered rent free accommodation for all retired tenants. Although this policy has now ceased, this has resulted in around 30 elderly people living alone in family housing. Welbeck hopes that

the provision of dwellings at Woodhouse Hall Barns would enable these tenants to move into accommodation that is more suitable and will free up the family housing for younger residents and tenants with families.

- 14.6 The growing demand for houses to suit the needs of older people is also reflected in the evidence in the 2014 Strategic Housing Market Assessment and the Rural Area Profile about the ageing population and the limited availability of bungalow accommodation.
- 14.7 The biggest concern in relation to development of the site for older people is its access to local amenities. However, the site is within a short walking distance of the cluster of facilities (Welbeck Farm Shop, the café and garden centre) that are located in the grounds of Welbeck Abbey.
- 14.8 The site is 2 miles from Cuckney which provides some services, and 3 miles from Creswell a larger village in Bolsover District with more amenities. There are 2 bus stops very close to the site offering a bus service that runs between Edwinstowe to Worksop every 2 hours from 6.30am to 6.30pm.
- 14.9 The site is very close to the main community facility in the Plan area albeit that residents would be required to cross the A60 where the speed limit is 60mph. Providing safe, direct access to the amenities at Lady Margaret Hall will be a material consideration in assessing the sustainability of the Woodhouse Hall Farm site.
- 14.10 There are considerable constraints on the site: the Grade 2 listing of part of the barns, and the land around Woodhouse Hall that is designated as an Unregistered Park and that it lies within a Conversation Area.
- 14.11 It is incumbent on the developer to come up with design solutions that respect the heritage value of the site. Equally the site is currently derelict with no hope of redevelopment as a farm.
- 14.12 Paragraph 55 of the NPPF considers the provision of isolated homes in the countryside, recognising that derelict listed farm buildings are usually in rural locations and the redevelopment of sites like Woodhouse Hall Farm will only occur if there is 'enabling development'.
- *'Local planning authorities should avoid [locating] new isolated homes in the countryside unless there are special circumstances such as ..*
 - *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets*
 - *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'*

14.13 The redevelopment of Woodhouse Hall Farm would secure the future of the derelict listed barns and improve the setting of the Grade 2 land and Unregistered Park around the site.

14.14 The scheme proposed by Welbeck Estates will include some enabling housing development. The exact quantum will be determined as part of the planning application process. However, the principle of allowing some additional residential development on the site to bring forward the renovation of the farm buildings is supported by the community.²⁷

14.15 Welbeck Estates will be required to show via the open book process that this is necessary to make the scheme viable thereby evidencing that the proposal is the ‘optimal viable use of the heritage asset’.

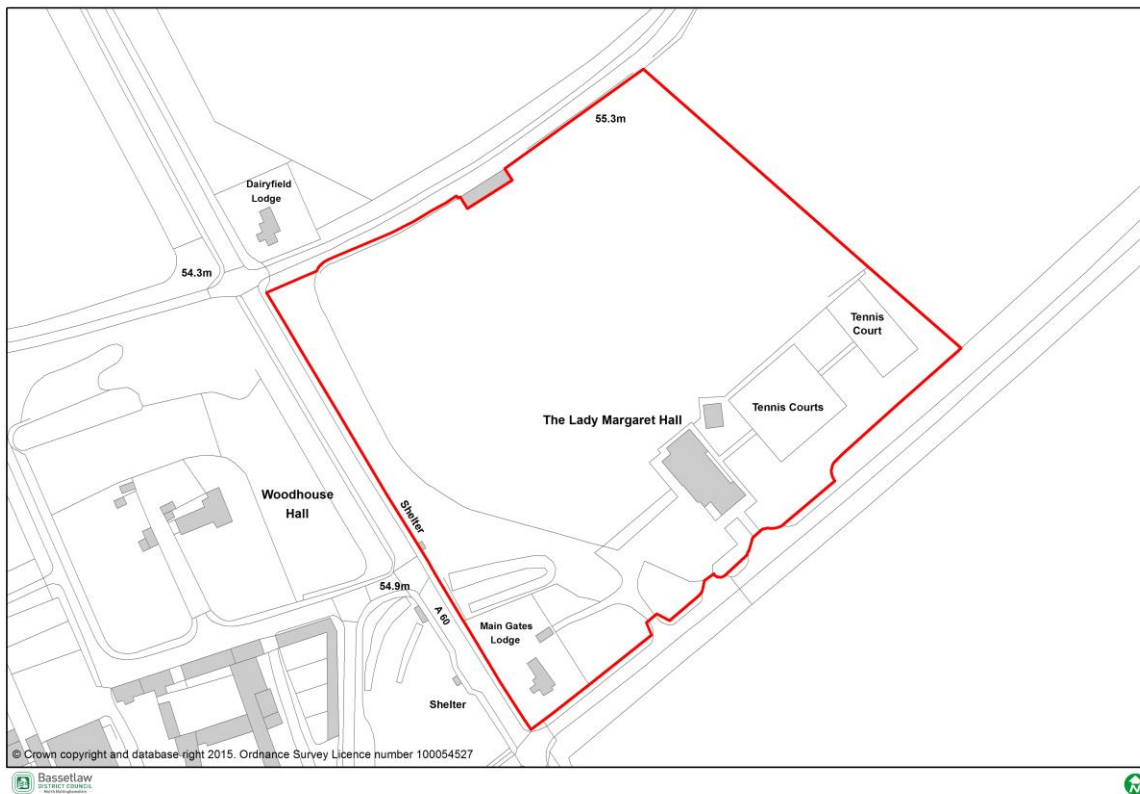
14.16 The assessment of viability is a separate process, but the principles are explained in Section 8 of this Plan. Given the historic and unusual nature of landownership across the Plan area it is contested that Woodhouse Hall Barns forms part of the historic entity of the Duke of Portland Estate therefore any consideration of viability should be in accordance with the ‘special circumstances’ referenced in Historic England’s guidance. There should be no expectation that the site will be marketed to assess its value to a prospective purchaser. Policy 14 is intended to establish the principle of development on the site. The precise details would need to be considered as part of a planning application.

Policy 14: Woodhouse Hall Farm, Holbeck

1. The development of this site for residential use is supported where it can be demonstrated that:
 - (a) the redevelopment of the historic barns is sympathetic to their listing,
 - (b) the design of the new development is in keeping with their proximity to the listed buildings , and unregistered park around Woodhouse Hall Farm,
 - (c) the quantum of enabling housing development is justified by an open book assessment of viability on the basis set out in this Plan,
 - (d) the housing type would suit the needs of older people in particular (but not solely)
 - (e) the dwellings are available as Community Housing in accordance with the policies in this Plan and
 - (f) a safe crossing of the A60 to Lady Margaret Hall has been sought.

²⁷ See consultation event March 2014

Lady Margaret Hall, Holbeck



14.17 Lady Margaret Hall was built 1950's as a community facility for local residents of the Welbeck Estate. The building is approximately 250 square metres but the site area is 3.51 hectares. The site is a popular Camping and Caravanning Club Certificated Site, with provision for five caravans or motorhomes and tents. The site also includes 2 tennis courts.

14.18 It is used for weddings and local theatre groups but the internal configuration of the Hall and its size limits its usage. It is considered that either redevelopment on the existing site or extension and renovation could produce a modern multi-purpose community space to serve both local residents (especially residents in Holbeck) and the wider community.

14.19 The only other community facility is the modest village hall in Cuckney that used to be the church for Holbeck and was moved to Cuckney in 1920's. This Plan supports the principle of the redevelopment of Lady Margaret Hall for community use. However, the site is not within a development boundary and is surrounded by a Registered Park and Garden so the design and landscaping must reflect this sensitive setting.

14.20 There is no public sewer network available. Any new development would require new sewage treatment plant outfall. A flood risk assessment would be necessary to demonstrate that the site will maintain the current green field runoff rates.

14.21 There are significant numbers of mature trees within the site and along the western and eastern boundary which contribute to the quality of the landscape. These should be protected. Any works to the car park must involve 'no dig' engineering solutions to protect the trees on the eastern boundary.

14.22 Visibility onto the A60 at the junction would need improving as would the provision of safe access across the A60 to connect with the proposed development on Woodhouse Hall Farm. If the Hall is to generate more users parking provision would need to be assessed. The scheme must also provide details of the public transport provision to adjoining communities.

Policy 15: Lady Margaret Hall, Holbeck

1. The extension and improvement of Lady Margaret Hall for community uses is supported where it can be demonstrated that;

- (a) the layout of the scheme is compatible with its setting in a Registered Park and Garden,
- (b) the design of the building reflects the character of the estate buildings around it and the Welbeck Design Code when available,
- (c) the new facilities provided must ensure that the community space is of at least equivalent size compared to the existing facility,
- (d) where practicable, there is no or minimal loss of the provision for community uses whilst the building works occur,
- (e) the mature trees along the western and eastern boundaries are maintained where possible,
- (f) parking provision reflects the increased use of the building and
- (g) any extension or improvement to the car parking must show how the existing mature trees will be protected where possible.

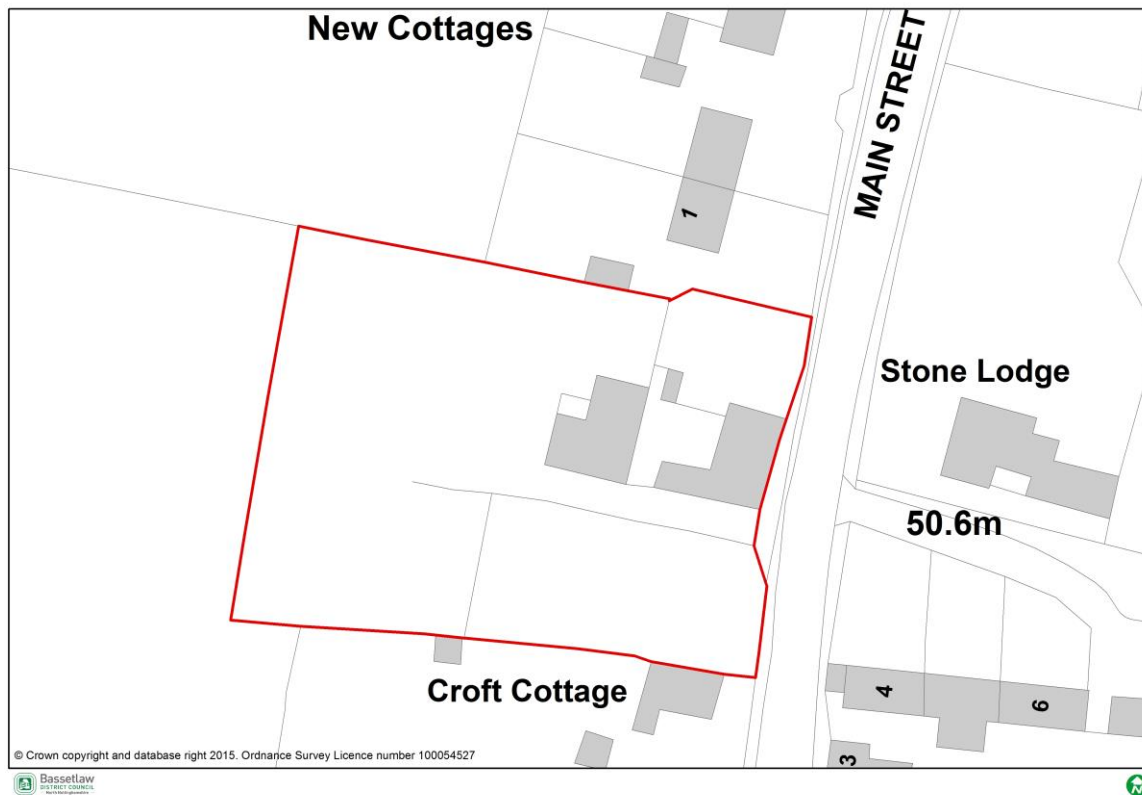
Holbeck Hall Barns

14.23 Welbeck Estates has proposals to submit for the conversion of this collection of derelict listed farm buildings into 5 or 6 dwellings.

14.24 Given the advanced stage of this proposal it is not appropriate to include it as a site allocation. However the principal of restoring these derelict buildings and converting them for residential use subject to the scheme being of the highest design standard is an approach supported by this Neighbourhood Plan.

15 Sites in Norton

Eddison's Cottage, Norton Lane



- 15.1 This 0.29 hectare flat site comprises a vacant derelict house with associated land and out buildings.
- 15.2 Surrounding land uses: north – 2 storey semi-detached houses, east – 2 storey detached houses and a row of terraced houses (classified as ‘positive buildings’ in the conservation area), south – Croft Cottage Grade 2 listed; further south 2 storey houses (some modern), west – open countryside.
- 15.3 The site is within Norton Conservation Area. Despite its current state of dilapidation, Eddison’s Cottage has been identified previously as a ‘positive building’ within this designation.
- 15.4 Norton does not have a development boundary.
- 15.5 This Plan supports the principle of redevelopment of this site, but with the retention of Eddison’s Cottage onto Norton Lane. However the community expressed concern about the state of Eddison’s cottage and the negative impact it had on the character of the area given its prominent position on the main road through the village.
- 15.6 Back land development is also not the predominant form of development in the village but the community would support some intensification of use for residential purposes where those dwellings are provided to meet local need and where this enables the

renovation of Eddison's Cottage (where the design and layout is sympathetic to their surroundings.)

- 15.7 It may be that as part of the pre-application community consultation process a nearby site is identified for limited (up to 2 dwellings) to cross subsidise the renovation of Eddison's Cottage. This approach would get support where it can be demonstrated that cross subsidy would enable the site to be developed as a small holding.
- 15.8 The assessment of viability is a separate process, but the principles are explained in Section 8 of this Plan. Given the historic and unusual nature of landownership across the Plan area it is contested that Eddison's Cottage Barns forms part of the historic entity of the Duke of Portland Estate therefore any consideration of viability should be in accordance with the 'special circumstances' referenced in Historic England's guidance. There should be no expectation that the site will be marketed to assess its value to a prospective purchaser.



Eddison's Cottage and well-designed former small holding site opposite



Policy 16: Eddison's Cottage, Norton Lane

1. The principle of redeveloping this site for residential use is supported where the scheme can demonstrate that;
 - (a) the dwelling(s) both any new build or the existing renovated property are available as Community Housing in accordance with the policies in this Plan,
 - (b) Eddison's Cottage is retained,
 - (c) the design of the new development reflects the character of the Conservation Area and the listed and positive buildings identified by Bassetlaw District Council,
 - (d) the design is in accordance with the Welbeck Pattern Book when available and.
 - (e) the density and layout of the scheme is appropriate to its setting.
2. Proposals for up to two dwellings within the immediate vicinity of the site may be supported where the cross subsidy enables
 - (a) the renovation of Eddison's Cottage and land as shown on the site plan for use as a small holding and
 - (b) the new dwellings and Edison's Cottage are available as Community Housing in accordance with the policies in this Plan.
3. Any development proposals relating to this site must demonstrate that there will be no material adverse impacts on either
 - (a) the character or appearance of the landscape or the setting of the settlement or
 - (b) the setting, character or appearance of designated or non-designated heritage assets.

Lady Margaret Crescent, Norton

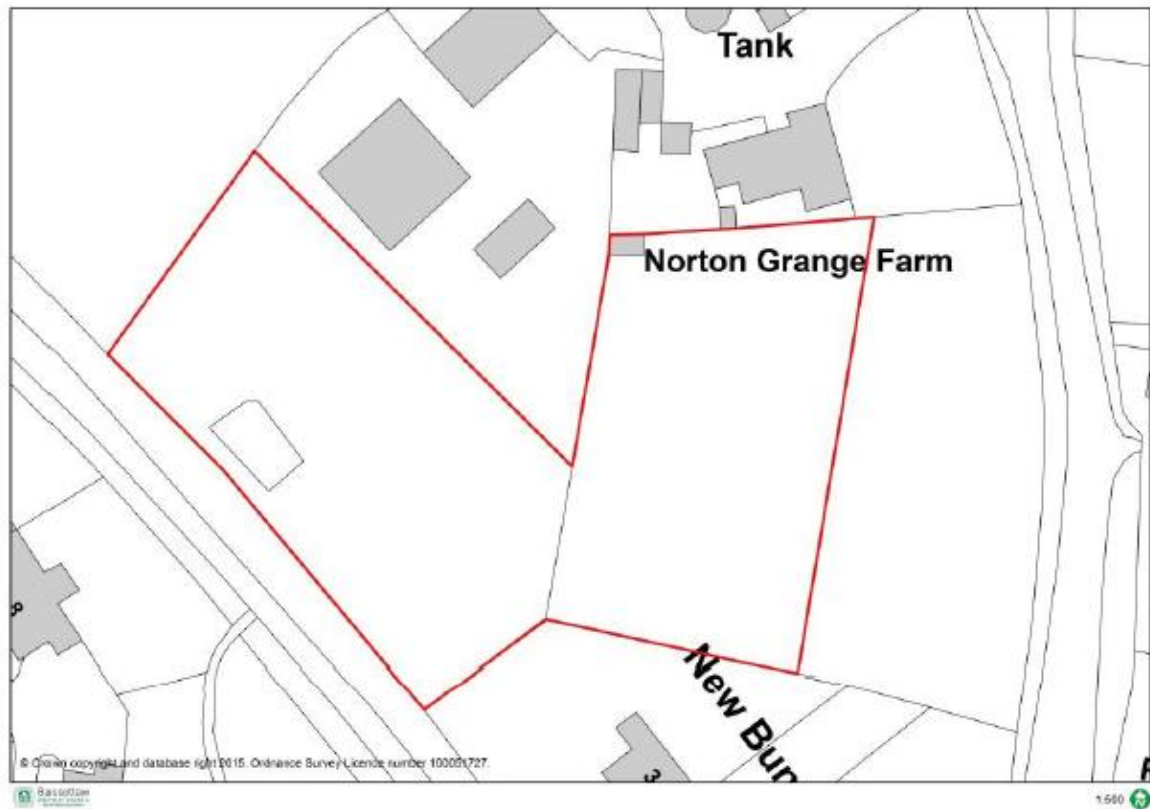
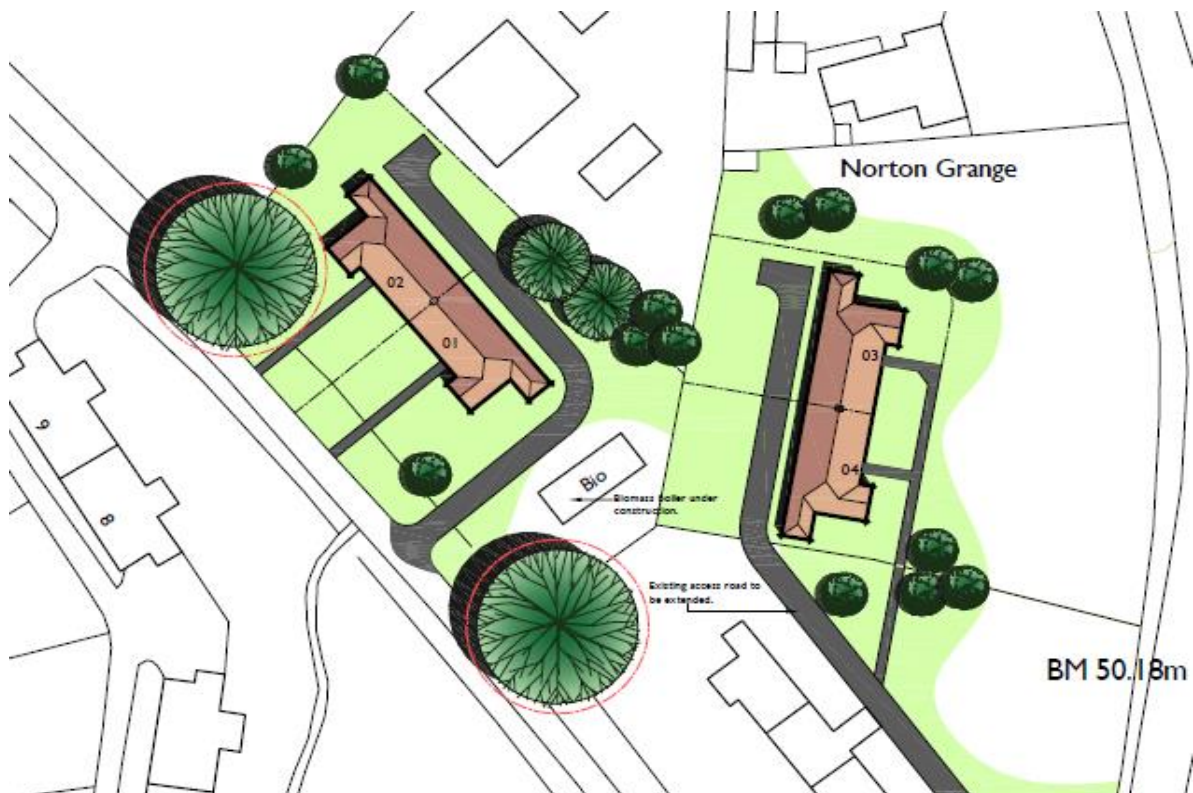


Figure 16: Indicative Layout subject to planning permission



- 15.9 This 0.3 hectare level site is a grassed area linked to farm buildings. Across the lane to the west are 8 semi-detached bungalows the majority of which are occupied by former workers and their spouses of Welbeck Estates.
- 15.10 Surrounding land uses: north – farm and associated outbuildings, east – road then 2 storey detached houses, south – single storey houses (retirement homes for Welbeck workers), west – single and 2 storey houses
- 15.11 The site is within the Conservation Area and a tree officer has identified 3 mature trees on or near the site that must be protected.
- 15.12 The open area opposite in front of the existing dwellings on Lady Margaret Crescent has been identified as a Local Green Space in this Neighbourhood Plan due to its informal but regular use for community events in the summer.
- 15.13 The development of 4 single storey dwellings is supported by the community to increase the provision for retired workers within the village.

Policy 17: Lady Margaret Crescent, Norton

1. The development of up to 4 dwellings as shown on the site plan and the indicative layout is supported where the scheme can demonstrate that;
 - (a) the housing will be suitable and marketed for older people,
 - (b) the new dwellings will be Community Housing in accordance with policies in this Plan,
 - (c) the mature trees identified on the indicative layout will be protected,
 - (d) design of the dwellings reflects the character of the Conservation Area
 - (e) the density and layout of the scheme is appropriate to its setting and
 - (f) the scheme accords with the requirements of the most up to date Design Supplementary Planning document and Welbeck Pattern Book (when available).

16 Employment

Welbeck Colliery Site

Welbeck Colliery opened in 1912 and closed in 2010. At its peak it employed 1500 workers and extracted 1.5 million tonnes of coal per year. Welbeck Colliery is now part of a regeneration scheme that will see the entire site redeveloped for mixed uses over the period of this Plan.

The community supports the principal of regenerating this brownfield site for a range of employment uses. Over the Plan period it is expected that, as the site is built out, the area will attract a large number of local jobs and investment.

The colliery site is on the Bassetlaw/Mansfield district boundary. Immediately to the south of the site is the former mining village of Meden Vale (known as Welbeck Colliery Village until the 1960's). There have been various consultations with the communities around the former colliery site in recent years and the principle of the regeneration of the site has been explored in detail with the communities within the Plan area and in adjoining parishes. Given the advanced stage of this work, the regeneration of the Colliery site is not included in the scope of this Plan.

However the communities of CNHW support the redevelopment of the former colliery site for employment in accordance with Bassetlaw's planning policies. None of the employment policies in this Plan relate to the former colliery site or are intended to constrain the Welbeck Colliery site redevelopment proposals.

Justification

- 16.1 In addition to the former Welbeck Colliery site, the Plan area includes a wide range of businesses from computer companies, to retail units. These are mainly clustered in the Welbeck Parish where the old stables and workshops near Welbeck Abbey have been converted for new employment uses. This is in addition to the cluster of Gallery Studios that have been developed within the old walled garden.
- 16.2 There are 6 tenant farms and the Estate Home Farm, 1 pub and one village shop in Cuckney in addition to the farm shop, café, restaurant, garden centre and Harley Art Gallery at the Dukeries Centre all of which provide local employment.
- 16.3 As the dominance of the agricultural industry continues to decline and given the limited range of business premises in rural locations like Cuckney, Norton, Holbeck and Welbeck, it is important that additional sites and premises are identified to allow local businesses to set up and expand.
- 16.4 The Rural Area Profiles also show that in all of the Parishes the % of people travelling more than 40 km to work was greater than the county or national average. Whilst the proportion of people walking only 2 km to work is less than the county or national average.

Figure 17: Distance travelled to work Norton

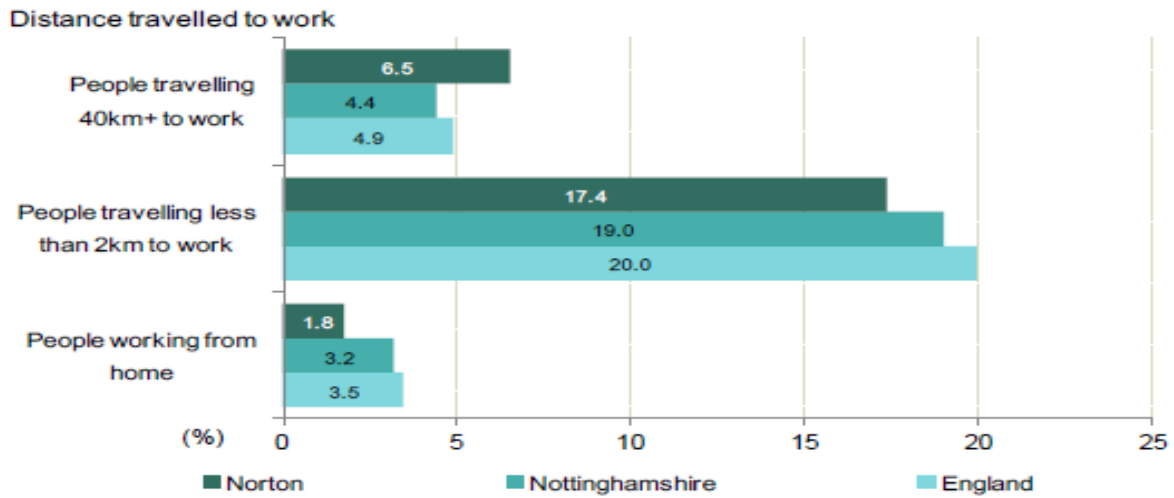


Figure 18: Distance travelled to work Holbeck

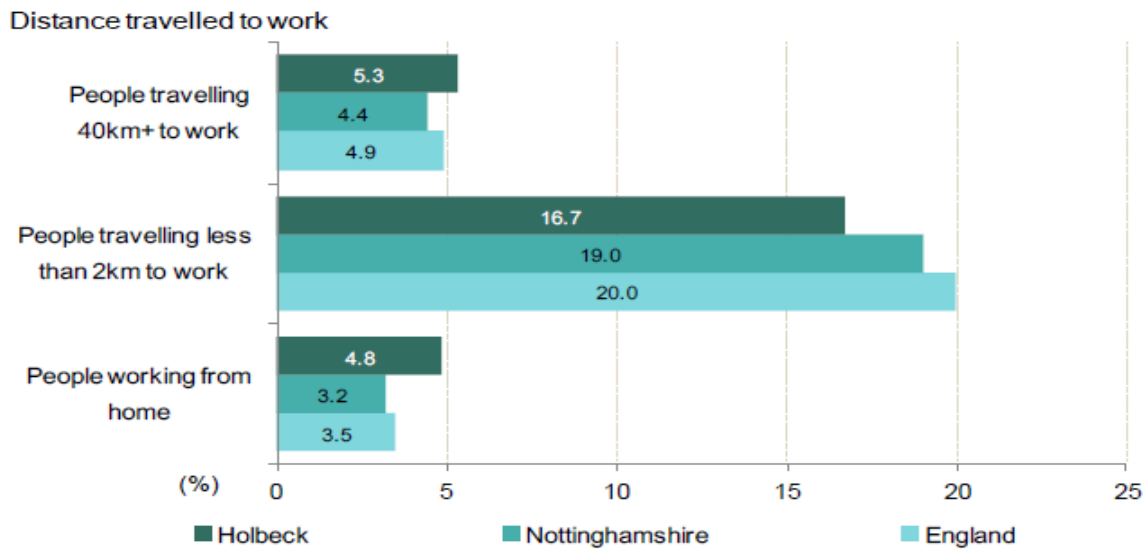
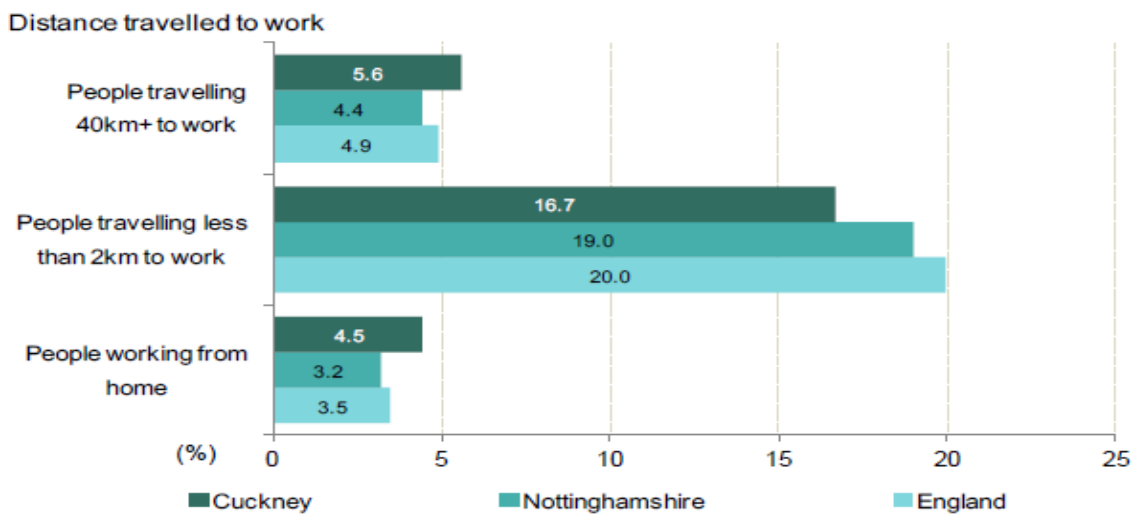


Figure 19: Distance travelled to work Cuckney



- 16.5 One of the main objectives of the NPPF is to build a strong, competitive economy. It states that ‘local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings’
- 16.6 Policy 18 supports the reuse of existing farm buildings for alternative commercial uses where it can be shown that there is no likelihood of the premises being required for their original use subject to certain criteria.
- 16.7 This Policy could be applied to the Hazel Gap Farm buildings which are currently vacant. The buildings are listed, being of significant architectural value but the NPPF does support putting listed buildings to ‘viable use’²⁸.
- 16.8 This approach is also supported by DM2 and DM8 of Bassetlaw District Council’s Core Strategy. DM2 allows for the conversion of rural buildings and that standalone development in rural areas will be supported if they are reusing existing buildings, and are viable as a long term business. DM8 supports the conversion of listed buildings where it is the optimum viable use for that building.
- 16.9 Policy 18 also supports the development of modest scale (under 1,000 sq m) development for general industry (B2 use) on sites adjoining existing employment areas or buildings where such schemes can show there is no detrimental effect on the amenity of adjoining uses, (noise, vibration, emissions) and their landscape setting.



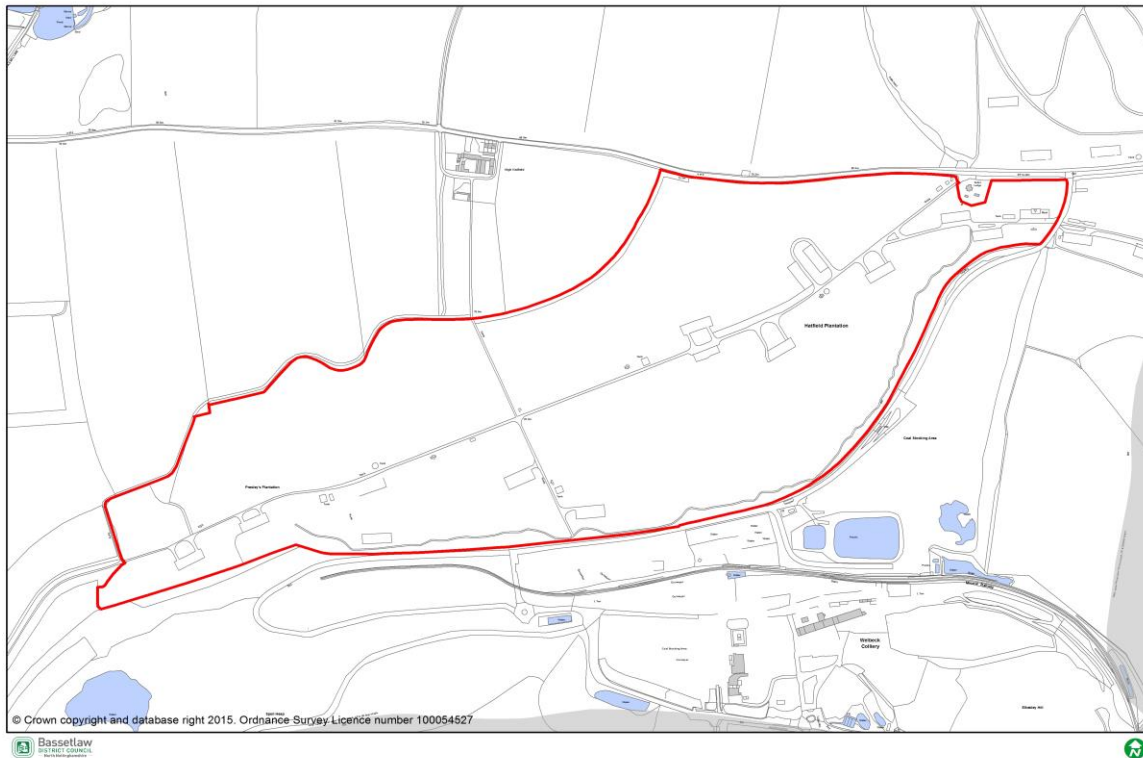
²⁸ NPPF paragraph 126 and 132

Policy 18: Re-using and extending employment provision in the Plan area


1. The reuse of farm buildings and rural buildings for business purposes A1,(shops) A2 (financial services), A3 (cafes), B1 (light industry) or D1 (non-residential institutions e.g. church halls,) and does not benefit from existing permitted development rights;²⁹ will be supported where it can be demonstrated that
 - (a) it is of a scale that is sympathetic to the surrounding rural landscape,
 - (b) it will not have an undue impact on the road network,
 - (c) it will be compatible with existing agriculture activities,
 - (d) it will not have a detrimental impact on the amenities of neighbouring residents,
 - (e) it is in keeping with the distinctive character of adjoining buildings and the wider setting and
 - (f) the buildings concerned would not require substantial extension.
2. Where buildings are listed creative design solutions will be required to show how the building can be successfully converted.
3. New business development on land already in commercial use (or recently used for these purposes) outside the settlements will be supported where;
 - (a) the scale and nature of the proposals would enhance the overall environment of the site,
 - (b) the proposal would not have unacceptable impacts on the local road network and
 - (c) the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other uses.

²⁹ For more information on the use classes www.gva.co.uk/planning/use-class-order

Provision of Business Space at Hatfield Plantation



- 16.10 This rather unusual site is fairly flat and totals 51.34 hectares, the proposed scheme relates to 6.31 hectares of the site. The area is currently a tree plantation but previously it was an ammunition store for use during WW2. The proposal utilises the 12 concrete hard standings that remain to form the development footprint for either light industrial (B1) or small general industrial uses (B2).
- 16.11 Surrounding land uses: - North open countryside, farm and outbuildings, east vehicular access to Welbeck Colliery and open countryside, south former Welbeck Colliery, West open countryside.
- 16.12 The landscape sensitivity of this site relates to its setting to the north and west. To the north is Sedan Lodge a non-designated heritage asset due to its 'Welbeck' design style and to the west the topography of the land means that the area becomes increasingly prominent as a landscape feature.
- 16.13 However that part of Hatfield plantation proposed for development is not pronounced in the landscape and careful layout and design of the units within the site along with a consideration of additional landscaping to the northern boundary will ensure that it does not detrimentally affect views to the north.
- 16.14 The significance of the woodland as a habitat for birds is recognized (see also section on Environment below). A habitat assessment should be undertaken prior to any development and the proposals must show how they have minimised the impact of the development.

- 
- 16.15 A woodland management plan will be required and this should show how biodiversity of the site will be protected and where possible enhanced.
- 16.16 Significantly to the south and east the site it is bounded by the Colliery access road and Welbeck Colliery.
- 16.17 The limited scale of development at the Hatfield Plantation is expected to attract businesses that will complement the commercial activities on the former Colliery site creating a business hub in the area. The combination of both sites will provide a significant boost to the local economy.

Policy 19: Provision of Business Space at Hatfield Plantation

1. The development of premises for business purposes falling within use class B1 or B2 within Hatfield Plantation will be supported where;
 - (a) the new floor space is located to utilise the 12 hard standing footings already in situ,
 - (b) a landscaping plan is submitted showing how the scheme will minimise the impact on the woodland setting,
 - (c) a habitat assessment is undertaken and the proposals show that any loss of biodiversity is mitigated,
 - (d) the applicant demonstrates that the development will not impact on the plantation as a significant landscape feature,
 - (e) a woodland management plan showing how the trees in the vicinity of the development will be maintained and protected in perpetuity
 - (f) parking provision is such that occupants and visitors to the businesses can park safely within the site,
 - (g) vehicular access to the site does not conflict with the traffic generated from the redevelopment of Welbeck Colliery Site,
 - (h) the scheme shows safe, direct non-vehicular access routes to the colliery and
 - (i) the applicant demonstrates how the proposal contributes to the overall economic regeneration of the colliery site.

17 Protecting and promoting the tourist value of the area

Justification

- 17.1 As the role of agriculture diminishes and with the demise of Welbeck Colliery, a central role in the rejuvenation of the Plan area is Welbeck Estates' creative reuse of the ancillary buildings around Welbeck Abbey for retail purposes.
- 17.2 The conversion of the original gasworks building into an art gallery won a Civic Trust Award when it opened in 1993. Phase 2 in the gallery's expansion includes the redevelopment of the Victorian Tan Gallop to be opened in 2016. This prestigious art gallery, combined with the brewery, farm shop and café draws in tourists.
- 17.3 The location of these attractions in combination with Clumber Park, Creswell Craggs, the network of footpaths and trails that run through Sherwood Forest and the heritage of the villages built by the Portland family has created a very successful focus for tourist related activity which continues to transform and rejuvenate the area.
- 17.4 It is vital that any proposed growth supported by this Plan recognises the economic value of the heritage of the area and that further development for housing, employment or tourism does not diminish the character of the area.
- 17.5 It is considered that the existing national and local heritage designations including the Conservation Area Designation Statements, Registered and Unregistered Parks and Gardens and extensive number of listed buildings and non-designated local heritage assets afford the protection necessary. These policies are all listed on Bassetlaw District Council's web site.³⁰
- 17.6 However, given the potential of tourism to boost the local economy, and the importance of tourism development not undermining the qualities that make the area attractive to visitors, a policy on tourism development was considered appropriate.

³⁰ See link <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage.aspx>

Policy 20: Tourism Development

1. Planning permission will be granted for new buildings, conversions and changes of use for tourism development where:
 - (a) the main purpose of the building is to inform and interpret the Plan area,
 - (b) the building would not be detrimental to the character and appearance of the natural and historic assets of the Plan area and
 - (c) the design and location of development must be in accordance with other policies in this Plan.
2. Other proposals to encourage tourism, for example bed and breakfast accommodation, a hotel or the provision of a camp site at a suitable scale will be encouraged subject to its being in accordance with other policies in the Plan.



Greendale Oak Public House
- Cuckney

Cuckney House

Justification

- 17.7 Recognising the significant attractions in the area, the provision of a hotel would be supported. The nearest hotel accommodation is 6 miles away from the cluster of attractions in the vicinity in either Worksop or at the Clumber Park Hotel. Although there is a well renowned Bed and Breakfast establishment at Holbeck.
- 17.8 Cuckney House is a Grade 2 listed building. It has been vacant for over 5 years and represents an ideal opportunity to offer overnight accommodation in the heart of Cuckney. Its listed building status means renovation must be very sensitively done and in accordance with the requirements of English Heritage and Bassetlaw District Council's conservation team.
- 17.9 The national and district policy position on utilising listed buildings has already been explained in Section 8.
- 17.10 The community see Cuckney House as a heritage asset and are concerned about its long term future if it remains vacant. If re-use as a hotel is not viable then renovation for alternative residential uses would be supported so long as the proposals do not diminish its listed building status.
- 17.11 Policy 21 supports the principle of a change of use of Cuckney House to a hotel subject to the submission of a well-considered sensitively designed scheme that brings back into use this heritage asset without prejudicing its listed building status.

Policy 21: Cuckney House

1. The change of use of Cuckney House to a hotel (or other residential use) will be supported where the scheme can demonstrate that the proposal would;
 - (a) provide accommodation to support local tourism,
 - (b) support the local economy by providing employment,
 - (c) can be proven to be a viable long term business,
 - (d) car parking within the grounds does not detrimentally affect the setting of the building or damage the root system of the protected trees,
 - (e) the mature trees as identified on the site plan are protected.
2. Any renovation or extension to the building retains an open front aspect and the key features that contribute to its listing.

18 Environment

Justification

- 18.1 Bassetlaw's Landscape Character Assessment puts the Plan area in Policy Zone 31 where the landscape condition is described as very good and the policy requirement is to conserve.
- 18.2 The area is rich in wildlife; there are two Sites of Special Scientific Interest (SSSIs) within the plan area; Creswell Craggs and Welbeck Lake and Clumber Park SSSI is immediately adjacent to the parish boundary. The Birklands and Bilhaugh SSSI is in the vicinity and is also a remnant of Sherwood Forest. These are nationally designated sites for their special wildlife or geology interests.
- 18.3 The Sherwood Forest Area may be identified as a Special Protection Area³¹ due to its breeding bird interest (woodlarks and nightjars). There is precedence for planning applications being refused where the impact on these birds and their habitats were given significant weight.³²
- 18.4 Whilst it is unlikely that any proposals in this Plan would be of a scale to cause significant impact, it is important that the cumulative impact of the development proposed is assessed.
- 18.5 Requiring sites to retain as many trees and hedgerows as possible is one way to mitigate such impacts. The policy to provide small employment units at Hatfield Plantation also requires a habitat assessment to be undertaken and a landscaping and woodland maintenance plan to be established.
- 18.6 The community places great importance on the richness and variety of its flora and fauna and this Neighbourhood Plan places great importance on the need to protect this biodiversity, and to seek to maximise opportunities to increase biodiversity wherever possible.
- 18.7 Policy DM9 part B of Bassetlaw's Core Strategy provides a comprehensive policy framework within which biodiversity and Geodiversity are considered. This Neighbourhood Plan expects all proposals to be in accordance with this policy.
- 18.8 A Green Infrastructure Project Proposal has been commissioned as part of the preparation of this Plan. It is the intention that some of the additional resources available to the parishes due to the policies in this Plan will enable investment in improving the habitat of the area.
- 18.9 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our towns and villages and open countryside. Green Infrastructure covers a variety of types of

³¹ NPPF para 118

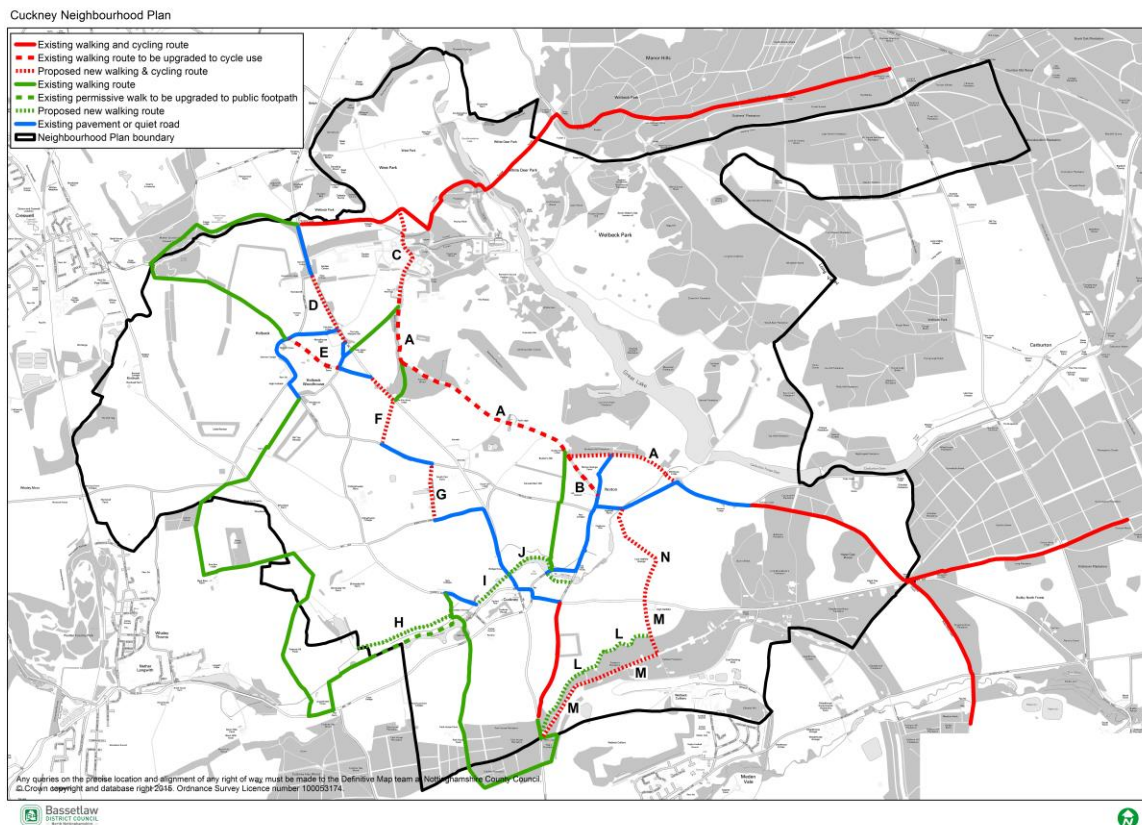
³² See Secretary of State's decision 2011 on Energy Recovery Facility Rainworth

spaces including woodland, parks and gardens, green lanes, public rights of way, church yards, sports facilities, water courses.

- 18.10 The Report commissioned for this Plan links with Bassetlaw District Council's Green Infrastructure Plan May 2010 where the vision states *'In 2026 green infrastructure will be an integral part of the development process, ensuring that people and places in Bassetlaw benefit from a strong network of multifunctional green spaces. Strong connectivity within and between...rural villages and the wider countryside will minimise habitat fragmentation and contribute to green and attractive places where people enjoy living, working and visiting.'*
- 18.11 The Green Infrastructure Project Proposal is a strategic document and has been prepared in close collaboration with local people. It is intended to be implemented over the Plan period as part of a coordinated approach to allowing some development around the settlements of Cuckney, Norton, Holbeck and Welbeck. It sets out a blue print for how the green infrastructure network across the Plan area can be enhanced and extended. *'The appropriate enhancement of existing green spaces alongside the provision of new recreation and habitat areas will provide local people and wildlife with high quality and valuable recreational spaces for generations to come.'*³³
- 18.12 The Neighbourhood Plan Steering Group identified a range of open spaces and footpaths that were valued by the community. The landscape architect commissioned to undertake the study spent two days looking at these spaces and routes. The final report looks at the existing green infrastructure and identifies ways in which these can be improved and linked by new and existing routes.
- 18.13 'Enhancing the public access network through upgrading the condition and / or status of existing paths; and the creation of new off-road routes, will provide a range of safe and attractive paths. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both local residents and visitors to the area.'
- 18.14 The establishment of suitable non-vehicular routes will need to be done in collaboration with Welbeck Estates. The proposed new routes link up or extend existing routes to places of interest. The implementation of all these new routes will require external funding from the public and private sector. The aspiration is that they will be delivered over the Plan period and are a key part of enhancing the tourist potential of the area as well as encouraging local residents to access their local countryside to promote their own health and wellbeing.

³³ The Green Infrastructure Project Proposal is available on the neighbourhood plan web site.

Map 7: Non-vehicular routes



Policy 22: Conservation and Enhancement of Non Vehicular Routes

- All development across the Plan area which is directly related to improving or extending non-vehicular routes as identified in Map 7 will be permitted where the proposals;
 - do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study,
 - show how they contribute towards the creation of a network of non-vehicular routes in accordance with the Green Infrastructure Report,
 - are for enhancing the understanding or enjoyment of the area's biodiversity and
 - are designed to ensure continued privacy for residents.
- The Parish Councils will promote a network of new non-vehicular routes within the Plan area. Where necessary they will work with adjoining Parishes, Bassetlaw District Council and Nottinghamshire County Council to encourage the continuation of these routes outside the Plan area to key places of interest.

Designating Local Green Spaces

- 18.15 The National Planning Policy Framework affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.
- 18.16 The NPPF links the designation of Local Green Space in the wider context of local planning of sustainable development to ‘*complement investment in sufficient homes, jobs and other essential services*’.³⁴
- 18.17 As part of a consideration of the green infrastructure in the Plan area, the Neighbourhood Plan Steering Group asked a landscape specialist to consider 24 sites across the Plan area and to assess whether they would be suitable as Local Green Spaces. The Green Infrastructure Project Proposal describes each of these sites. Further consideration against the eligibility criteria in the NPPF (see paragraphs 76-78), the value such a designation would have and community consultation has resulted in Policy 22 which identifies 10 of these sites.
- 18.18 The Green Infrastructure Project Proposal provides a full description and justification for the inclusion of each site and reference should be made to this report for more information. The sites are also shown on map 4. The site numbers correlate with the GI Project Proposal description and site number.

Site	Description	Potential Improvements
Site 1 Mill Hill Approx. 1.75 hectares	A wooded hill can be accessed by steps from the A632 Langwith Rd and from the Dam Head at School Lane. With an unmarked path circumventing the hill and a public footpath crossing the site, it has been used as an unofficial play area for generations of children. Recent way marking and clearance works have improved the Public Footpath through this site.	Additional works to improve ease of access on the steps on the northern slope are suggested. Further works to raise the crowns of some trees and to install some seating and interpretation to provide a viewpoint over the lake should be considered.
Site 2 Cuckney Community Garden 0.05ha	This small central area in the village, opposite the village shop, is regularly maintained by Cuckney residents, giving local people the opportunity to work together. The garden has seating and is open for everyone to enjoy.	Requires regular maintenance and planting.
Site 4 The Dam and Dam Meadow 12	The area is Local Wildlife Site reflecting its rich biodiversity. The meadow is an area of wetland	Consideration should be given to upgrading this important access link to a permanent

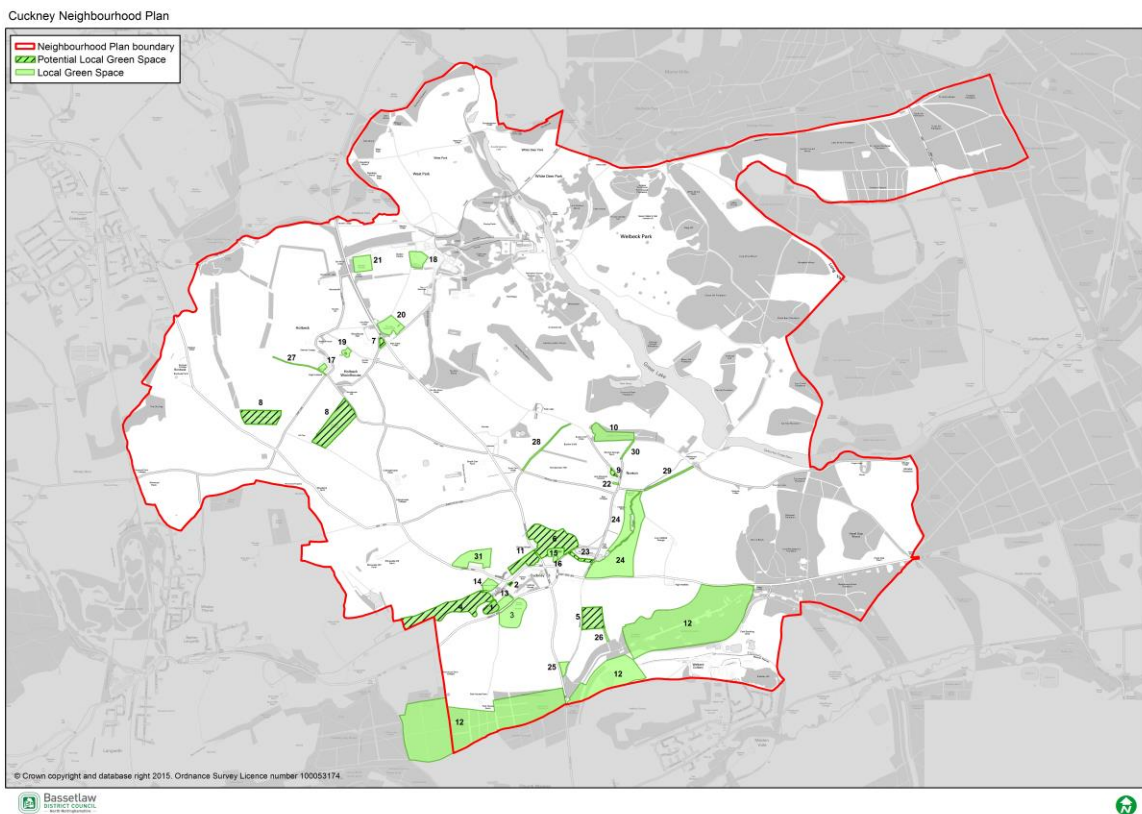
³⁴ NPPF para 76

Site	Description	Potential Improvements
ha	bounded by the River Poulter to the north and Cuckney Dam to the south. It has the old millstream running through it to the weir. Grazing of the meadow is let to a tenant farmer and the lake, as well as being of high wildlife value, is used for fishing. A Permissive Path (under the Higher Level Stewardship scheme) leads westwards through the meadow towards Langwith.	Public Right of Way. Ensuring that traditional grazing of the meadow area continues is essential to preserve the biodiversity value of the site.
Site 5 Remise on Sandy Lane approx. 4 ha	This is a small field surrounded by large mature trees and low ground cover shrubs. It was established to give cover and roosting for game birds for the local Welbeck shoot. The field is set with wildflowers and grasses that support wildlife and birds.	The site, along with the other remises in the Neighbourhood Plan area, are a striking feature of the local countryside, contributing heritage, landscape and biodiversity value. With its local significance and location adjacent to the Sandy lane / Donkey Lane Public Bridleway, consideration should be given to allowing public access into the grassland area, with the provision of seating and interpretation at an appropriate viewpoint.
Site 6 Church Meadow and Fielding's Bank approx. 15ha	The bank on the north side of the River Poulter offers excellent views of the wetland, the church and the fields beyond. The south side of the river is mostly wetland and often floods in winter. A public footpath on the north side connects Cuckney and Norton.	The landscape and wildlife value of the lower lying land could be enhanced through the planting of specimen riverside trees (willows?) and the creation of ponds / scrapes/ berms which can also help minimize flood risk. The tree belt along the NE boundary of the site should be extended further west; and also widened to reinforce this important landscape and habitat feature. Interpretation should be provided at the existing bench location at the top of the bank.

Site	Description	Potential Improvements
Site 7 Millennium Garden, Holbeck Woodhouse approx. 0.45 ha	This memorial garden is an attractively landscaped area with seats provided for quiet contemplation. Trees have been planted by local residents that are dedicated to people who have lived and worked for the community. It is owned and maintained by Welbeck estate and is accessible for the community.	The garden is close to the proposed development of the Woodhouse Hall housing complex for elderly people and is likely to see increased use.
Site 8 Little Remise and Hill Top Remise approx. 10.5ha	These two areas, like site 5, are significant and characteristic features of the local landscape. Each remise is a small field surrounded by large mature trees. The purpose of these areas is to give cover, and grazing for game birds for the Welbeck shoot.	It is important to conserve these two remises for game birds, local birdlife, and to maintain the unique characteristic of the landscape.
Site 9 The Lady Margaret Crescent Lawn approx. 0.4ha	This is an attractive and unusual feature, bounded on one side by the crescent of bungalows and on the other side by a hedge and mature trees. It is maintained by the Welbeck Estate and serves as a village green where outdoor village events are held.	The beauty and character of the site should be protected and its function as the only space suitable for community use needs protecting.
Site 11 Riverside Close Cuckney – A60 approx. 1.4ha	This wetland area along the northern side of the River Poulter provides an important access and wildlife link along the river corridor through Cuckney.	The landscape and wildlife value of the area could be enhanced through the planting of appropriate specimen riverside trees and the creation of ponds / scrapes/ berms which can also help minimize flood risk. Opportunities will be explored to provide a public access link from Riverside Close/ A616 to the A60.
Site 23 Old Mill Lane – Norton Lane approx. 1ha	It is anticipated that some housing development will occur in the vicinity of this site. To provide a local green space for these houses, and protect	Consideration should be given to connecting this area with areas 6 and 11 to make a continuous access and wildlife

Site	Description	Potential Improvements
	this area from further development, the area north of the building line that is along the edge of the river should be allocated as a green space.	corridor through the village along the River Poulter 'valley'.

Map 8: Local Green Spaces



18.19 The designation of these areas as Local Green Spaces in planning terms would provide an element of surety about their protection over the Plan period and would also focus local energies on securing small grants to undertake environmental improvements. Given the concern about proposed development elsewhere within the Plan area this policy safeguards locally highly valued assets and ensures that local people will see an improvement in these cherished open spaces over time as funding becomes available.

Policy 23: Designating Local Green Spaces

1. The sites identified in Map 4 are designated as Local Green Spaces.
2. Development within or adjoining these sites will be permitted where it sustains or enhances their beauty, recreational value, tranquillity and richness of wildlife.
3. So far as is consistent with its predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.
4. Opportunities to conserve, enhance and/or restore the biodiversity of the area will be a priority.

PICTURES

HERE

19 Implementation

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

20 Monitoring and Review

- 20.1 The impact of the Neighbourhood Plan policies influencing the shape and direction of development across the Plan area during the plan period will be monitored by a formally constituted body entitled CNHW Neighbourhood Plan Monitoring Group.
- 20.2 The CNHW Neighbourhood Plan Monitoring Group will publish a Report on the implementation of the Plan annually. The Report, and the minutes of meetings of the Monitoring Group will be published on the neighbourhood plan website and the findings shared with Bassetlaw District Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stakeholders as required by legislation.

21 Glossary

Affordable Housing – from Annex 2 of the NPPF

‘Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).’

Intermediate Housing is part owned and part rented. Welbeck Estates will not be offering any of their properties for sale so this definition has not been included.

Where there is no one suitable within the Plan area to occupy the property, the Local Connection Criteria (See Appendix A) will require that those dwellings built as Affordable Housing are offered to people on the LPAs Housing Register.

Affordable Housing is only required on sites of 10 or more.


Community Housing – definition agreed by Steering Group and Welbeck Estates

Dwellings identified in this Plan as available for Community Housing are required to offer rents of no more than 80% of the local market rent for people who qualify under the Local Connection Criteria (see Appendix B).

Sites have been identified for Community Housing as part of the extensive consultation process and there is no threshold required to trigger the requirement for Community Housing. Community Housing will be secured on those specified allocated sites in this Neighbourhood Plan via legal agreement as part of the planning permission.

Where there is no one suitable within the Plan area to occupy the property, the properties would be available at market rent to people from outside the area.

Community Housing will be marketed for a minimum of one calendar month for people with a local connection. These properties will be advertised on the Welbeck Estate web site and information sent to the two Parish Councils to ensure that local residents get the opportunity to apply for them.



A Community Housing Board made up of two community representatives and two representatives from Welbeck Housing Limited (the registered provider for Welbeck Estates) representatives will consider all applicants for suitability against the Local Connection Criteria.

This reflects residents' consistently expressed desire that new housing should meet the needs of local people with strong local connections to the Plan area.

22 Appendices

Appendix A: Local Connection Criteria for Affordable Housing

Terms of Priority of Selection of Occupiers of Affordable Housing Dwellings

1. Place of development (5 years or more)

- (i) Was born in the parishes of Cuckney, Norton, Holbeck and Welbeck and lived for 5 years or more; or
- (ii) Has permanently resided for 5 years or more in Cuckney, Norton, Holbeck and Welbeck; or
- (iii) Used to permanently live in Cuckney, Norton, Holbeck and Welbeck for 5 years or more but has been forced to move away because of the lack of affordable housing; or
- (iv) Has been permanently employed in the parishes of Cuckney, Norton, Holbeck and Welbeck for 5 years or more
- (v) Is moving into the Plan area for the express purpose of taking up permanent employment within the Plan area.

2. Adjacent parishes of Carburton CP, Clumber and Hardwick CP, Nether Langwith , Worksop South West, Warsop, Elmton with Creswell, Whitell, Hodthorpe and Belph for 5 years or more

- (i) Was born in one of the adjacent parishes as listed above for 5 years or more; or
- (ii) Has permanently resided in one of the adjacent parishes as listed above for 5 years or more; or
- (iii) Used to permanently live in one of the adjacent parishes as listed above for 5 years or more but has been forced to move away because of the lack of affordable housing;
- (iv) Has been permanently employed in one of the adjacent parishes as listed above for 5 years or more

3. Bassetlaw (5 years or more)

- (i) Was born in the district of Bassetlaw and lived for there for 5 years or more; or
- (ii) Has permanently resided in Bassetlaw for 5 years or more; or
- (iii) Used to permanently live in Bassetlaw for 5 years or more but has been forced to move away because of the lack of affordable housing; or
- (iv) Has been permanently employed in Bassetlaw for 5 years or more

4. Place of development (less than 5 years)

- (i) Has permanently resided for less than 5 years in the parish of Cuckney, Norton, Holbeck and Welbeck; or
- (ii) Has lived in Cuckney, Norton, Holbeck and Welbeck for less than 5 years but has been forced to move away because of the lack of affordable housing; or
- (iii) Has been permanently employed in the parish of Cuckney, Norton, Holbeck and Welbeck for less than 5 years; or
- (iv) Needs to reside in Cuckney, Norton, Holbeck and Welbeck to give or receive family care and support

5. Adjacent parishes of Carburton, Clumber and Hardwick, Nether Langwith , Worksop South West, Warsop, Elmton with Creswell, Whitell, Hodthorpe and Belph for less than 5 years

- (i) Was born in one of the adjacent parishes as listed above for less than 5 years; or
- (ii) Has permanently resided in one of the adjacent parishes as listed above for less than 5 years; or
- (iii) Used to permanently live in one of the adjacent parishes as listed above for less than 5 years but has been forced to move away because of the lack of affordable housing;
- (iv) Has been permanently employed in one of the adjacent parishes as listed above for less than 5 years

6. Bassetlaw (less than 5 years)

- (i) Was born in the district of Bassetlaw and lived for less than 5 years; or
- (ii) Has permanently resided in Bassetlaw for less than 5 years; or
- (iii) Used to permanently live in Bassetlaw for less than 5 years but has been forced to move away because of the lack of affordable housing; or
- (iv) Has been permanently employed in Bassetlaw for less than 5 years

7. Housing Register

- (i) Anyone on the housing register

Appendix B: Local Connection Criteria for Community Housing

Introduction

- 22.1 The terms of selection, set out below, are designed to be applicable for those people wishing to be selected for a community house in The Cuckney, Norton, Holbeck and Welbeck Neighbourhood Plan area.
- 22.2 The Neighbourhood Plan area comprises the two parishes of Norton Cuckney and Holbeck and Welbeck. All references to 'the parishes' mean those within the Neighbourhood Plan area.
- 22.3 The term "adjacent parishes" means those parishes that are adjacent to the CNHW Neighbourhood Plan area. These are Carburton CP Clumber and Hardwick CP, Nether Langwith, Church Warsop, Belph, Hodthorpe, Whitwell and Creswell with Elmton. They have been included because they have a social and economic impact on the NP area.
- 22.4 Community Housing will be owned and managed by Welbeck Estates. A Community Housing Board with members from the Parish Council, Welbeck Estates and up to two local residents will assess the applications based on this criteria.
- 22.5 Welbeck Estates will be responsible for selecting applicants in accordance with the selection criteria.
- 22.6 The properties will be advertised for one calendar month and people invited to express an interest. Those who qualify in accordance with the local connection criteria will be entitled to rent the property at 80% the market value.
- 22.7 If there is no one eligible to apply then the property will be available for anyone at the market value. Each time a property identified as community housing in this Plan becomes available Welbeck Estates will be required to offer them to local people first.
- 22.8 The selection criteria has been drawn up in such a way as to emphasise and encourage young families to live and work in the Neighbourhood Plan area, and this includes consideration for children who attend the local school but are unable to live in the NP area for economic reasons.
- 22.9 Dwellings will be classified as Community Housing for 65 years via a legal agreement that will be part of the planning application process.

Terms of Priority of Selection of Occupiers of Community Housing Dwellings

1. Place of development (5 years or more)

- (i) Was born in the parishes of Cuckney, Norton, Holbeck and Welbeck and lived for 5 years or more but had to move away due to a lack of suitable housing; or
- (ii) Has permanently resided for 5 years or more in Cuckney, Norton, Holbeck and Welbeck; or

- (iii) Used to permanently live in Cuckney, Norton, Holbeck and Welbeck for 5 years or more but has been forced to move away because of the lack of suitable housing; or
- (iv) Has been permanently employed in the parishes of Cuckney, Norton, Holbeck and Welbeck for 5 years or more
- (v) Is moving into the Plan area for the express purpose of taking up permanent employment within the Plan area.

2. Place of development (less than 5 years)

- (i) Has permanently resided for less than 5 years in the parish of Cuckney, Norton, Holbeck and Welbeck; or
- (ii) Has lived in Cuckney, Norton, Holbeck and Welbeck for less than 5 years but has been forced to move away because of the lack of affordable housing; or
- (iii) Has been permanently employed in the parish of Cuckney, Norton, Holbeck and Welbeck for less than 5 years; or
- (iv) Needs to reside in Cuckney, Norton, Holbeck and Welbeck to give or receive family care and support

3. Adjacent parishes of Carburton, Clumber and Hardwick, Nether Langwith , Worksop South West, Warsop, Elmton with Creswell, Whitell, Hodthorpe and Belph

- (i) Was born in one of the adjacent parishes and has lived there for five years or more.
- (ii) Has permanently resided in one of the adjacent parishes for five years or more
- (iii) Used to permanently live in one of the adjacent parishes stated above for five years or more but has been forced to move away because of lack of suitable housing.
- (iv) Has been permanently employed in one of the adjacent parishes for five years or more.

Appendix C: Community Consultation Statement

22.10 An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. And many of our policies expressly call for community involvement designed to understand local views about development proposals before planning applications are submitted. Where a policy in this Plan includes a requirement for a Statement of Community Consultation to accompany a planning application this must, as a minimum, include the following:

- An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, were consulted on the development proposals in a timely fashion
- The means used to involve and engage with local people in consultation, using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending events in person
- A record of the views expressed by local people and the relevant Parish Council
- An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and the Parish Council.

Appendix D: List of Projects

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

Project 1

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

Project 2

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

Project 3

Work with Nottinghamshire County Council and community transport services to provide more frequent and direct bus services across the Plan area. This will be particularly relevant as development is built out and the population of these communities increases.

Project 4

Develop safer crossing of the A60 in Cuckney and Holbeck

Project 5

Investigate and where possible deliver a mains gas supply to the villages

Project 6

Support and encourage rollout of superfast broadband to all the villages

Project 7

Improve and develop the play areas at Norton and Holbeck

Project 8

Source funding for the new car park in Cuckney

Project 9

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

Project 10

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

