

## Draft Policy & Site Allocations Event – 25<sup>th</sup> February 2015

### Overview

- 1.1 This event carried out in the production of the CHNW Neighbourhood Plan focussed specifically on the allocation of the identified development sites across the plan area and local resident's views and opinions of these sites and some ideas of what their development could include. Also presented at this event was a number of draft planning policies that had been produced using consultation results to date.
- 1.2 The event was held at Cuckney Village Hall on the 25<sup>th</sup> February 2015 on a drop-in basis running from 4:00pm-7:00pm. The Neighbourhood Plan Steering Group identified the opportunity to use this event to gain local residents views on the identified potential development sites in the Plan area that. Maps of these sites, as well as brief descriptions of the sites containing information such as what their development could involve were presented on display boards.
- 1.3 Steering Group members then had open discussions with local residents about the sites, and invited them to indicate their level of support for the sites using a simple traffic light system with stickers provided. If local residents indicated they were unsure or unhappy with any of the identified sites they were asked to write down why this was.
- 1.4 Also presented at the event were 11 potential Local Green Spaces that could be designated in the Plan, local residents were again invited to indicate their level of support for these sites using the traffic light system.
- 1.5 The event was advertised by the Steering Group by including the date and details of the event, in the village newsletter, which is delivered to every house in the Neighbourhood in the first week of each month. This was followed by the delivery of a leaflet to all households in the Plan area in the weekend before the event.

### Attendance

- 1.6 As a result of the advertisement of the event undertaken by the Steering Group, an excellent turnout of 40 residents was achieved, similar to the figure in attendance at the Development Options Event held in March 2014. All local residents in attendance participated and expressed their views on the identified development sites presented at the event.

### Results

#### *Identified Development Sites*

- 1.7 14 potential sites have been identified and assessed preceding the event, these were presented along with the initial ideas of what development on these sites could involve. Below is information on the scoring of the sites using the traffic light system, followed by the site specific comments that local residents provided.







### *General Comments*

- There was an overall feeling that what we were suggesting was good and people particularly liked the variety of size and tenure of properties being offered.
- There was support for the Holbeck projects being of mixed type of properties rather than just a single type of older persons' property
- There remains a degree of scepticism that anything at all will happen and it is up to the developer to change this attitude.
- We need a car park around the school.
- The structure of the question relating to the plot on Norton Lane, opposite the Church caused a lot of confusion and the bald data should be viewed with caution.
- Water pressure, and at times quality has been a long standing issue in the neighbourhood. There is also a generally held "belief" that water capacity from Welbeck itself is approaching its limit. Concerns were voiced that new house development would worsen an already stretched system.

### *Cuckney Residential Sites*

#### Site 1: North of Budby Road

- Would support housing here for sale only, not for rent.
- Would support 6 houses here, 10 is too many, they should be 4/5 bedroom.
- 10 houses is too many, 5/6/7 is okay. – x3
- Smaller houses would be better here, 3 bedroom properties would be best.
- Houses should be for sale as the area is already at over capacity regarding rental properties.
- The site would be suitable for 5 detached dwellings.

#### Site 2: Former Allotment Site – 3 options presented

- This site is needed for a school car park.
- A car park would be ideal on this site, especially for the safety of the children and easement of traffic congestion.
- Perhaps housing to rent could be provided on this with an option to buy to attract young people.
- I am happy with any of the 3 options presented.
- Houses built here may affect the water supply pressure for the houses opposite, car parking space is needed not a village hall.
- Something needs to be done on the allotment site that includes a good car park

#### Site 3: Former Depot Side

- I think the access needs to be reconsidered, however I do agree it is a good site to be developed.
- This site does need developing but the access needs careful consideration.

- Too many houses are suggested for the access identified, would suit around 8 properties.
- 15-20 houses on the old depot site seem too many and access would be a problem wherever it is moved to.
- A lot of the uncertainty with the Old Council yard plot was not that people did not want to see it developed but they were;
  - a) Were unhappy with the access from Cottage Lane;
  - b) Found a development number between 15 and 25, a big spread to understand and this made them wary.

Site 4: Norton Lane – not recommended for development

- No further comments received.

Site 5: Land south of Creswell Road

- Would support this site as long as the houses are set back from the road and the road itself is slightly widened.
- Houses opposite New Cottages on Creswell Road are a good idea.

*Norton Residential Sites*

Site 6: Main Street – Eddison’s Cottage – 2 options presented

- No further comments received.

Site 7: Lady Margaret Crescent

- No further comments received.

Site 8: Main Street

- Do not agree with this site because it will be removing an important and valued open space.

*Holbeck Residential Sites*

Site 9: Holbeck Hall Farm Barns

- No further comments received.

Site 10: Woodhouse Hall & Barns

- Would support 2/3 bedroom properties on this site, would not support 4 bedroom properties as this site should be elderly accommodation.

### *Employment /Leisure & Tourism Sites*

#### Site 11: Cuckney House – 2 options presented

- No further comments received.

#### Site 12: Lady Margaret Hall

- No further comments received.

#### Site 13: Hatfield Plantation & Former Colliery

- No further comments received.

#### Site 14: Hazel Gap Farm

- No further comments received.

### *Potential Local Green Spaces*

- 1.8 Local residents were also presented with 11 potential local green spaces that could potentially be designated as such within the Neighbourhood Plan. Using the same traffic light system no answers of 'unsure' or 'against' were given for any of the proposed sites. The level of support for each potential local green space is detailed below.

### *Cuckney Sites*

#### Mill Hill

- 15 local residents expressed support.

#### Cuckney Community Garden

- 11 local residents expressed support.

#### Cuckney Cricket Ground

- 12 local residents expressed support.

#### Cuckney Dam and Dam Meadow

- 15 local residents expressed support.

#### Remise on Sandy Lane

- 11 local residents expressed support.

#### Church Meadow and Fieldings Bank

- 14 local residents expressed support.

### Land to north of River Poulter between Riverside Close and A60

- 14 local residents expressed support.

### *Norton Sites*

#### The Lady Margaret Crescent Lawn

- 14 local residents expressed support.

#### Bunkers Hill Plantation

- 11 local residents expressed support.

### *Holbeck Sites*

#### Millennium Garden

- 16 local residents expressed support.

#### Little Remise and Hill Top Remise

- 13 local residents expressed support.

### **Conclusion**

- 1.9 This event was successful as a good number of local residents representing all the villages in the Plan area were in attendance. All local residents who attended engaged with Steering Group members and the majority indicated their level of support for the identified development sites and local green spaces. Local residents were also strongly supportive of the Draft Planning Policies that were presented at the event and no objections to any of these were received.
- 1.10 Regarding the identified potential development sites, the Steering Group will know use local residents feedback to produce a final Site Assessment document which will help with the prioritising of the sites and aid in deciding which will be designated for development as part of the Neighbourhood Plan process.
- 1.11 Due to the substantial support received for all of the potential local green spaces presented at the event, the Steering Group must know analyse each site and ensure it fully meets the requirements to be designated. The sites that do so may then be designated within the Draft Neighbourhood Plan.
- 1.12 The next steps in the Plan process are to finalise the Draft Neighbourhood Plan utilising results from the extensive consultation undertaken to date. This Plan will then be subject to a 6 week consultation period where local residents and key stakeholders may comment on the contents of the Plan and recommend any needed changes.



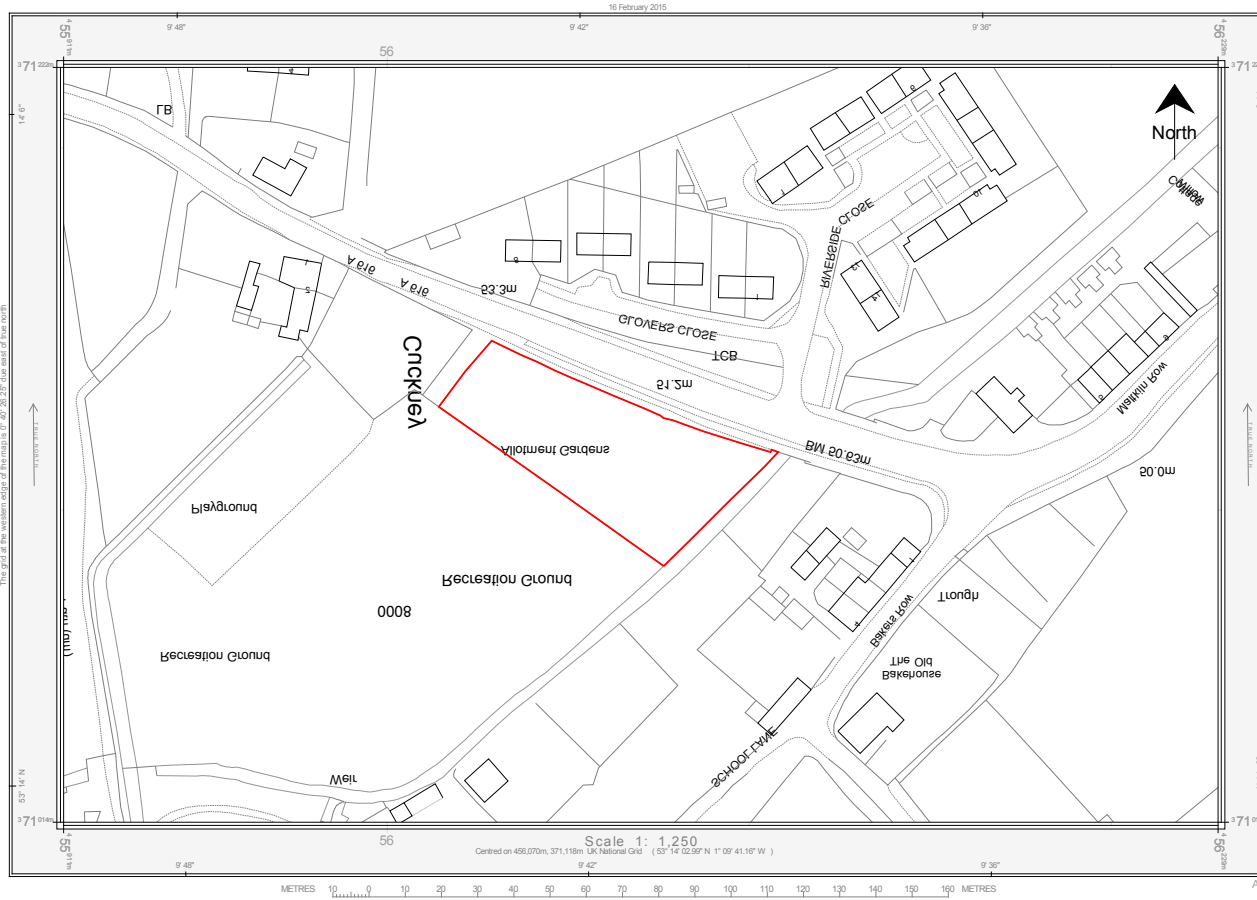
**POTENTIAL**  
**DEVELOPMENT**  
**SITES**



# Do you Agree?

- The Site **IS RECOMMENDED** for residential development of 6-10 houses
- 4 and 5 bedroom detached houses for sale/rent
- Access from Old Mill Lane
- Sympathetic design for village entrance and Church setting

# FORMER ALLOTMENT GARDENS, CRESWELL ROAD, CUCKNEY



# Which Option Do you Agree With?

- The Site **IS RECOMMENDED** for development of either

Option 1 – 3-5 houses, Village Hall and Car Park

Option 2 – 4-7 houses and Car Park

Option 3 – Village Hall and Car Park

# Do you Agree?

- A mix of 2 and 3 bedroom starter houses for sale/rent
- Access from Creswell Road
- Issues with highway safety and Conservation Area setting
- Site **IDENTIFIED** and **PERMITTED** to provide the new school car park
- **POTENTIAL** site for new Village Hall

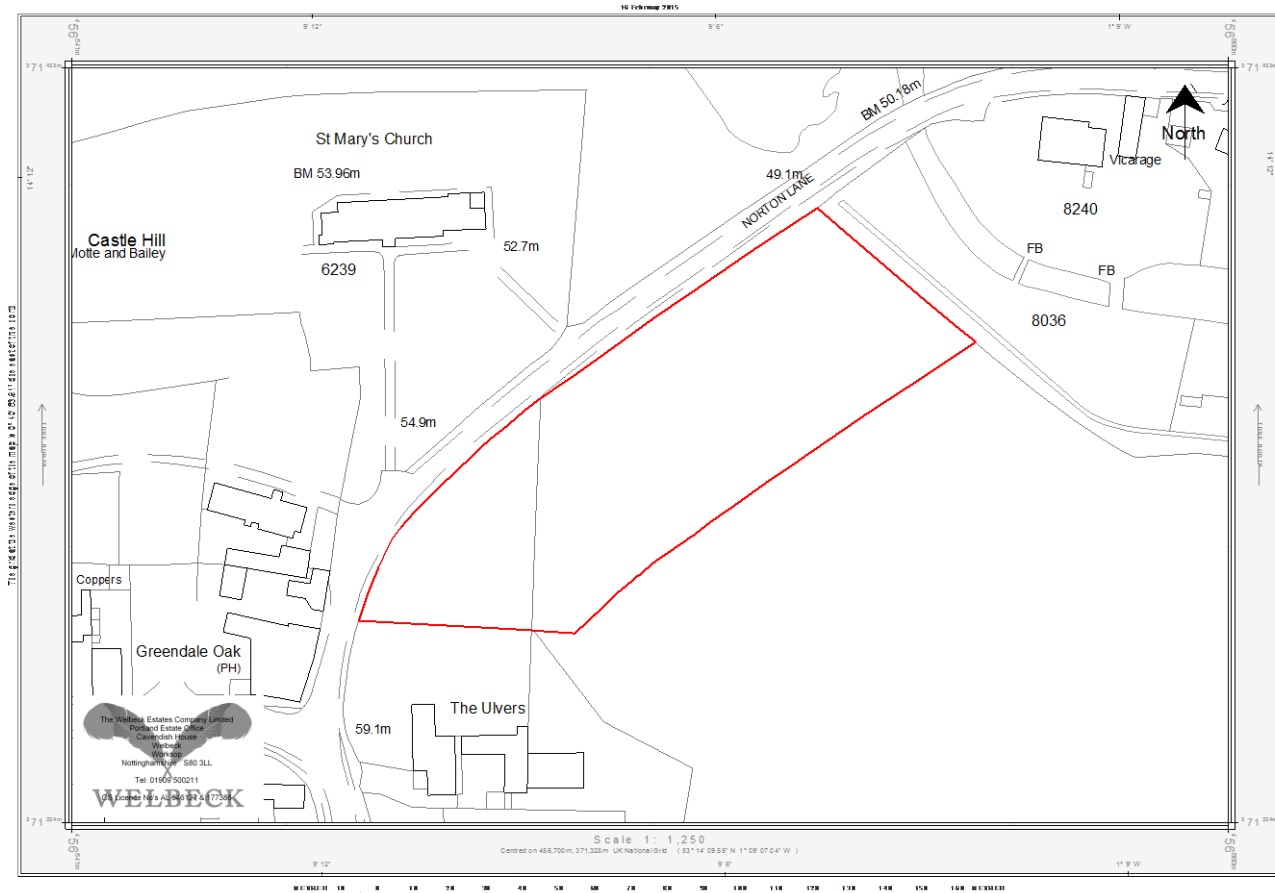


# Do you Agree?

- The site **IS RECOMMENDED** for residential development of 15-25 houses
- A mix of 2, 3 and 4 bedroom houses for sale/rent
- Access from Cottage Lane
- Sympathetic design for village entrance and Conservation Area setting



# NORTON LANE, CUCKNEY



# Do You Agree?

- The site **NOT RECOMMENDED** for residential development.
- Due to the issues with access and the Church setting.

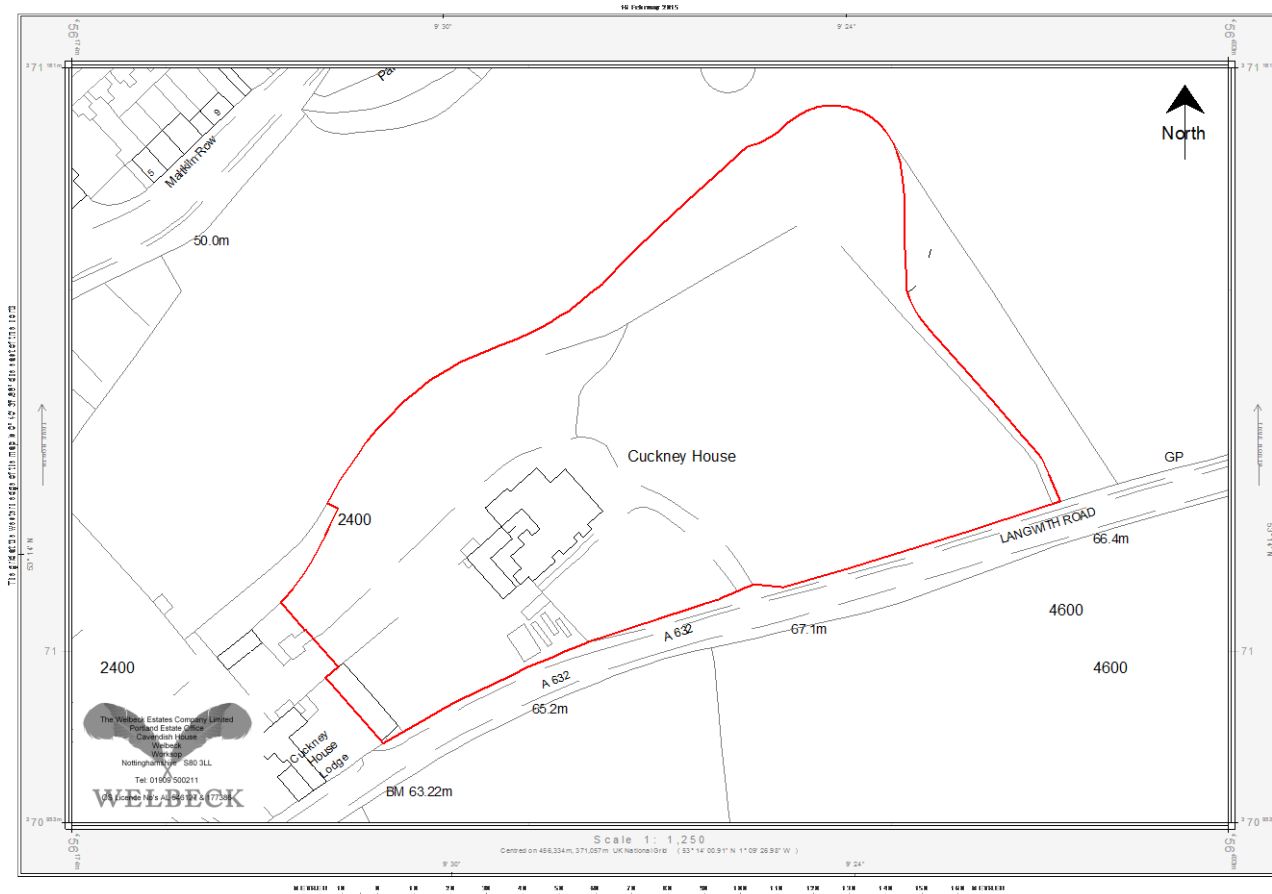
# LAND SOUTH OF CRESWELL ROAD, CUCKNEY



# Do You Agree?

- The site **IS RECOMMENDED** for residential development of 8-10 houses
- A mix of 3 and 4 bedroom semi-detached houses for sale/rent
- Access from Creswell Road
- Sympathetic design for village entrance and Conservation Area setting

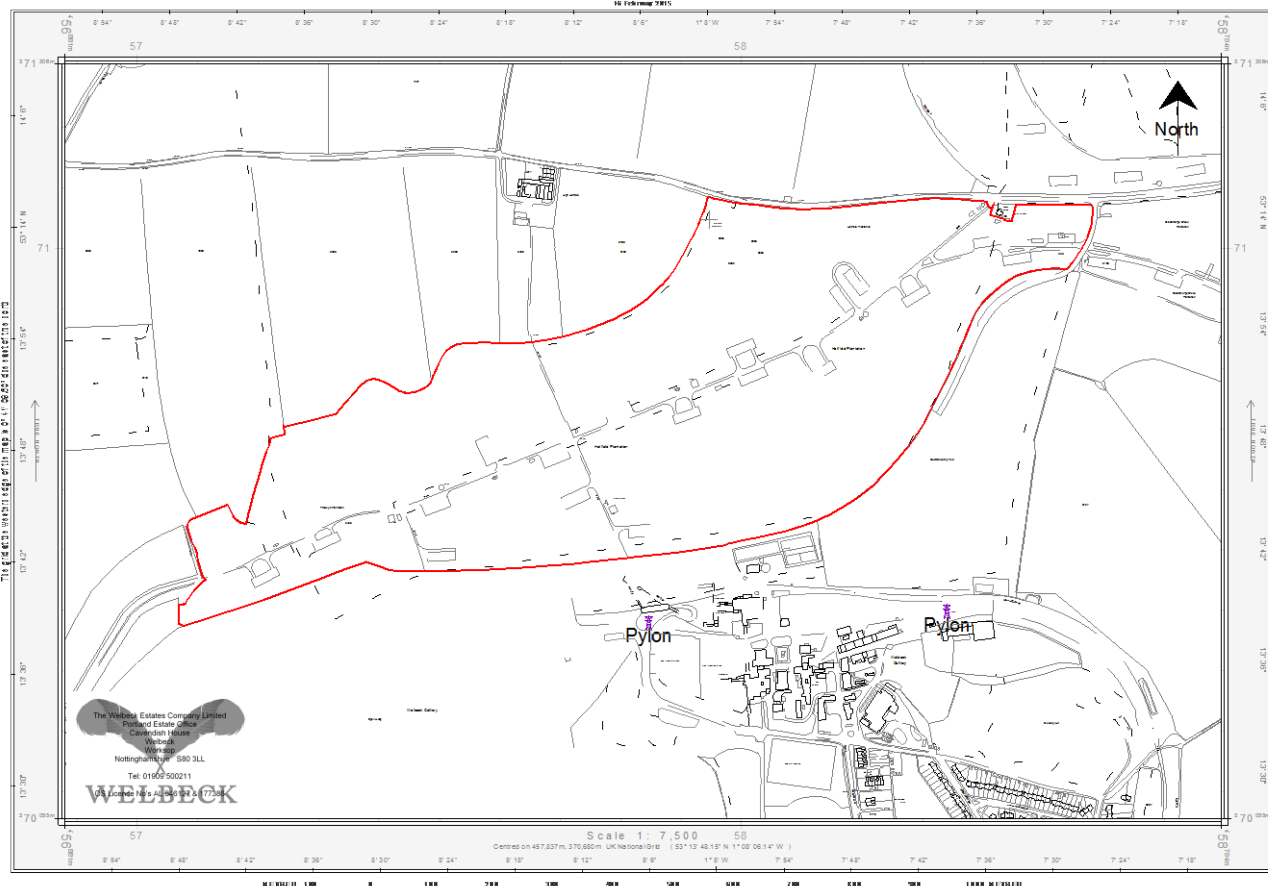
# CUCKNEY HOUSE, CUCKNEY



# Do you Agree?

- The Site **IS RECOMMENDED** to remain as a single occupancy residence OR for the:-
- **Option 1** - conversion to for leisure development (Hotel)
- **Option 2** – conversion to apartments
- Access from Langwith Road
- Sympathetic design for Listed Building and Conservation Area setting

# HATFIELD PLANTATION AND FORMER WELBECK COLLIERY, MEDEN VALE



# Do You Agree?

- The Plantation Site **IS RECOMMENDED** for employment development on the 12 concrete platforms within the wooded area
- The Plantation Site **IS RECOMMENDED** for mixed development on the former colliery
- The Plantation Site **IS RECOMMENDED** for some limited Leisure Facilities to complement the proposed Country Park
- Access from Budby Road and Elkesley Road, Meden Vale



# HAZEL GAP FARM, NORTON



# Do You Agree?

- The site **IS RECOMMENDED** for employment, leisure or tourism related development
- Access from Budby Road
- Sympathetic design for Listed Buildings

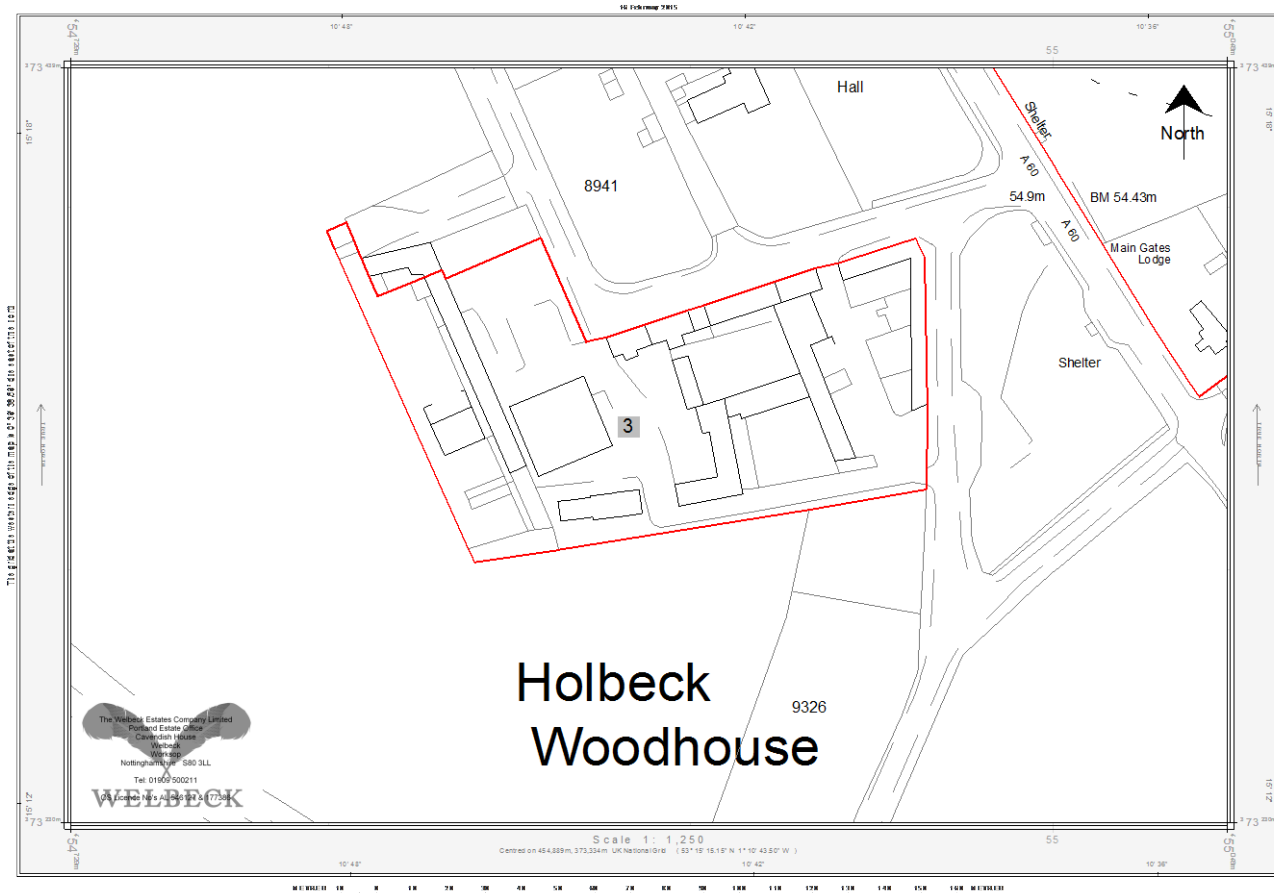
# LADY MARGARET HALL, HOLBECK WOODHOUSE



# Do You Agree?

- The site **IS RECOMMENDED** for leisure related development
- Access from Worksop Road (A60)
- Retention of community facilities
- Sympathetic design for Conservation Area setting

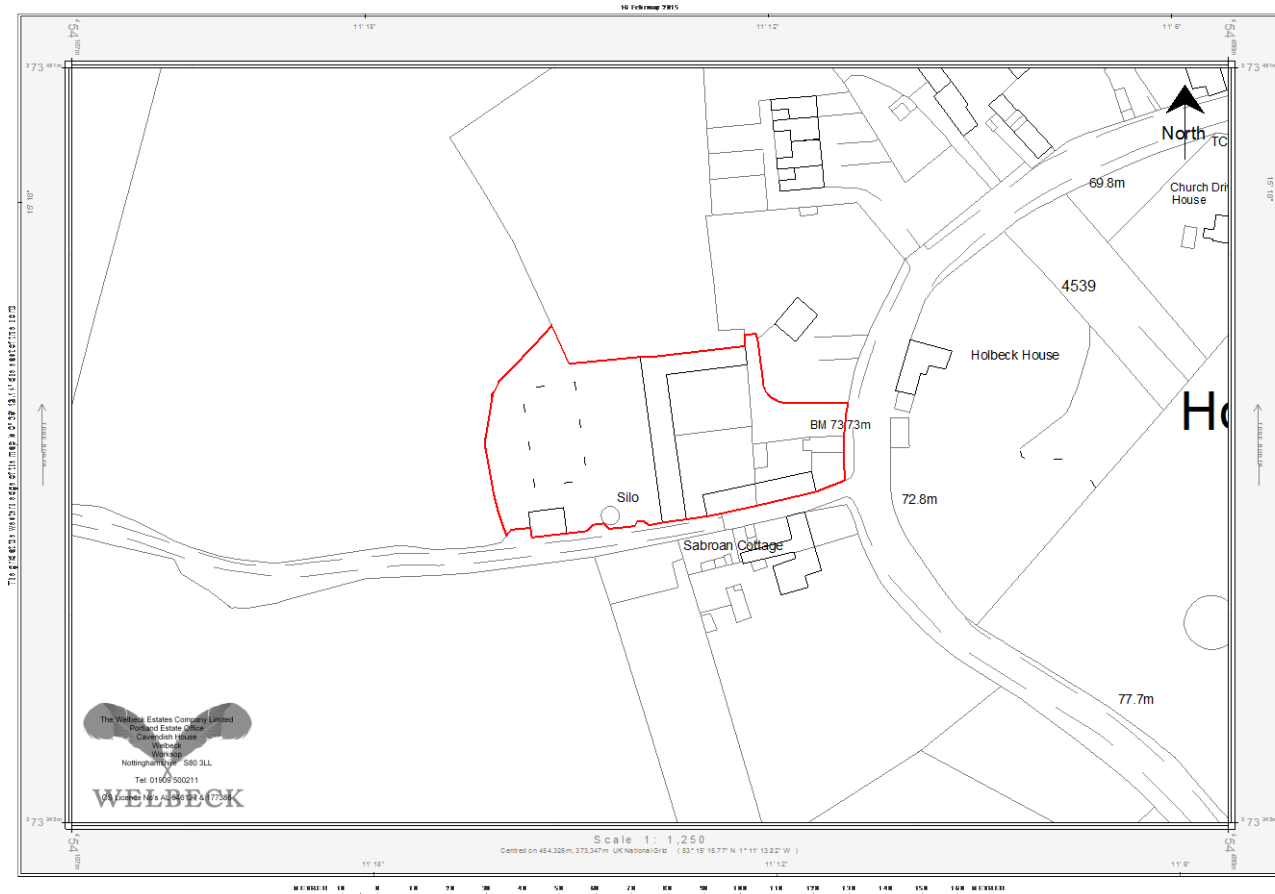
# WOODHOUSE HALL AND BARNES, HOLBECK WOODHOUSE



# Do You Agree?

- The site **IS RECOMMENDED** for residential conversion of existing House and Barns to provide 15-20 houses
- The site **IS RECOMMENDED** for residential development of 15-20 new houses to complement and cross-subsidise the conversion
- A mix of 2, 3 and 4 bedroom barn conversions and houses for rent
- Sympathetic design for Listed Building and Conservation Area setting

# HOLBECK HALL FARM BARNES, HOLBECK LANE, HOLBECK



# Do You Agree?

- The site **IS RECOMMENDED** for residential conversion of Barns to provide 6 houses
- A mix of 2, 3 and 4 bedroom barn conversions for rent
- Sympathetic design for Listed Building and Conservation Area setting



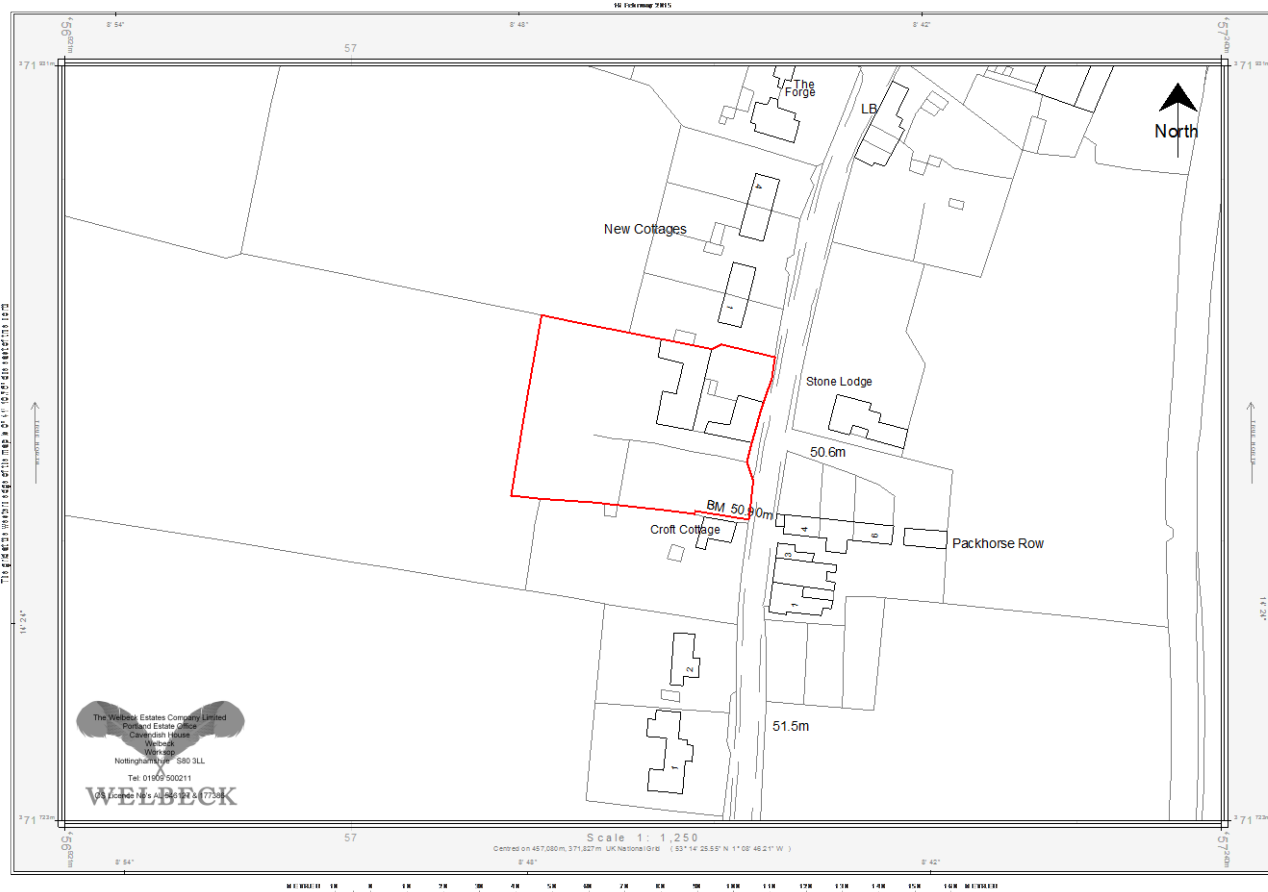
# MAIN STREET, NORTON



# Do You Agree?

- Site **IS RECOMMENDED** for residential development of 2-3 new bungalows off Main Street
- A mix of 2 and 3 bedroom bungalows for rent
- Sympathetic design for Conservation Area setting

# MAIN STREET, NORTON (Eddison's)



# Do You Agree?

- The Site **IS RECOMMENDED** for residential conversion of the existing House

## **Option 1**

- The Site **IS RECOMMENDED** for residential development of 3-5 new houses to complement and cross-subsidise the conversion

## **Option 2**

- A possible **ALTERNATIVE SITE** could be developed to allow the retention of existing house as a **SMALLHOLDING**

**Alternative 1: Norton**

**Alternative 2: Cuckney**

- A mix of 2, 3 and 4 bedroom houses for rent
- Sympathetic design for Conservation Area setting

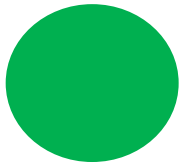
# LADY MARGARET CRESCENT, NORTON



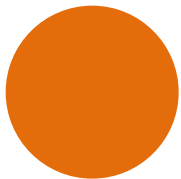
# Do You Agree?

- The site **IS RECOMMENDED** for residential development of 2-3 new bungalows off Lady Margaret Crescent
- A mix of 2 and 3 bedroom bungalows for rent
- Sympathetic design for Conservation Area setting

# To Record Your Views Please use the Stick Spots Key

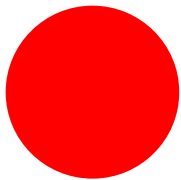


**Yes I Agree**



**I am Unsure of the proposals**

Please explain why on a post it note



**No I Do not Agree**

Please explain why on a post it note

# Cuckney

1. Mill Hill
2. Cuckney Community Garden
3. Cuckney Community Centre
4. Cuckney Cricket Ground
5. Cuckney Farm
6. Cuckney Farm
7. Cuckney Farm
8. Cuckney Farm
9. Cuckney Dam and Dam Meadow



# Cuckney

10. Remise on Sandy Lane

12. Church Meadow and Fieldings Bank

11. Land to north of River Poulter between  
Riverside Close and A60

# Holbeck

15. Millennium Garden

21. Little Remise and Hill Top Remise

# **Norton**

22. The Lady Margaret Crescent Lawn

24. Bunkers Hill Plantation

**POTENTIAL  
PLANNING  
POLICIES**

# Sustainable Development

- This Neighbourhood Plan will take a positive approach to development to ensure the area remains an attractive and vibrant place to live.
- Planning permission will be supported where it can be shown that such development would support the continued viability of the area.
- 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 area.

# Pre Application Consultation

- Development proposals for 10 or more dwellings on sites of at least 0.5 hectares or buildings larger than 1000 sq. metres will be supported where it can be evidenced that the community have been actively engaged in the pre application process, in particular in relation to the design process.

# Housing Mix & Type

- 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.
- The land owner may co-ordinate their proposals so that the overall requirement is met but not necessarily equally on each site.
- The applicant is required to show how the key findings in the most recent Housing Needs Survey and the Area Profiles have been taken into account in the different house types and bedroom numbers proposed.

# Allocation of Housing

- 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.



# Design Principles for Residential Development

- 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
  - d) it is in accordance with the Successful Places Supplementary Planning Document or the Welbeck Design Code when available.

# Off Street Car Parking

- 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.

# Creation of a Public Car Park in Cuckney

- Cuckney Parish Council will work with the education and highways authorities to find solutions which reduce congestion on School Lane.
- 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
  - That access into and out of the car park does not impede the flow of traffic along the main thoroughfare.
  - If necessary, developer contributions will be used to assist in the cost of providing any physical infrastructure solutions identified.

# Enhancing the provision of community facilities

- Proposals to enhance and improve the provision of community facilities across the Plan area will be supported.
- The redevelopment of community facilities for non-community uses will be resisted.
- The relocation of community uses is permitted provided that the location is accessible to local people.

# New employment provision in the Plan area

- 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,) will be supported.
- New business development on land already in commercial use 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
  - c) the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other uses.

# Tourism development

- 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.
  - c) The design and location of development must be in accordance with other policies in this Plan.
- 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.

# 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 will be permitted where the proposals:
  - a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study
  - b) show how they contribute towards the creation of a network of non-vehicular routes in accordance with the Green Infrastructure Report.
  - c) are for enhancing the understanding or enjoyment of the area's biodiversity
- The 2 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

- The sites identified are designated as Local Green Spaces.
- Development will be permitted where it sustains or enhances their beauty, recreational value, tranquillity and richness of wildlife in accordance with Policy 13.
- 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.
- Opportunities to conserve, enhance and/or restore the biodiversity of the area will be a priority.