

ABOUT ELKESLEY



ELKESLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2014 - 2028

PRE-SUBMISSION DRAFT

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1 Introduction

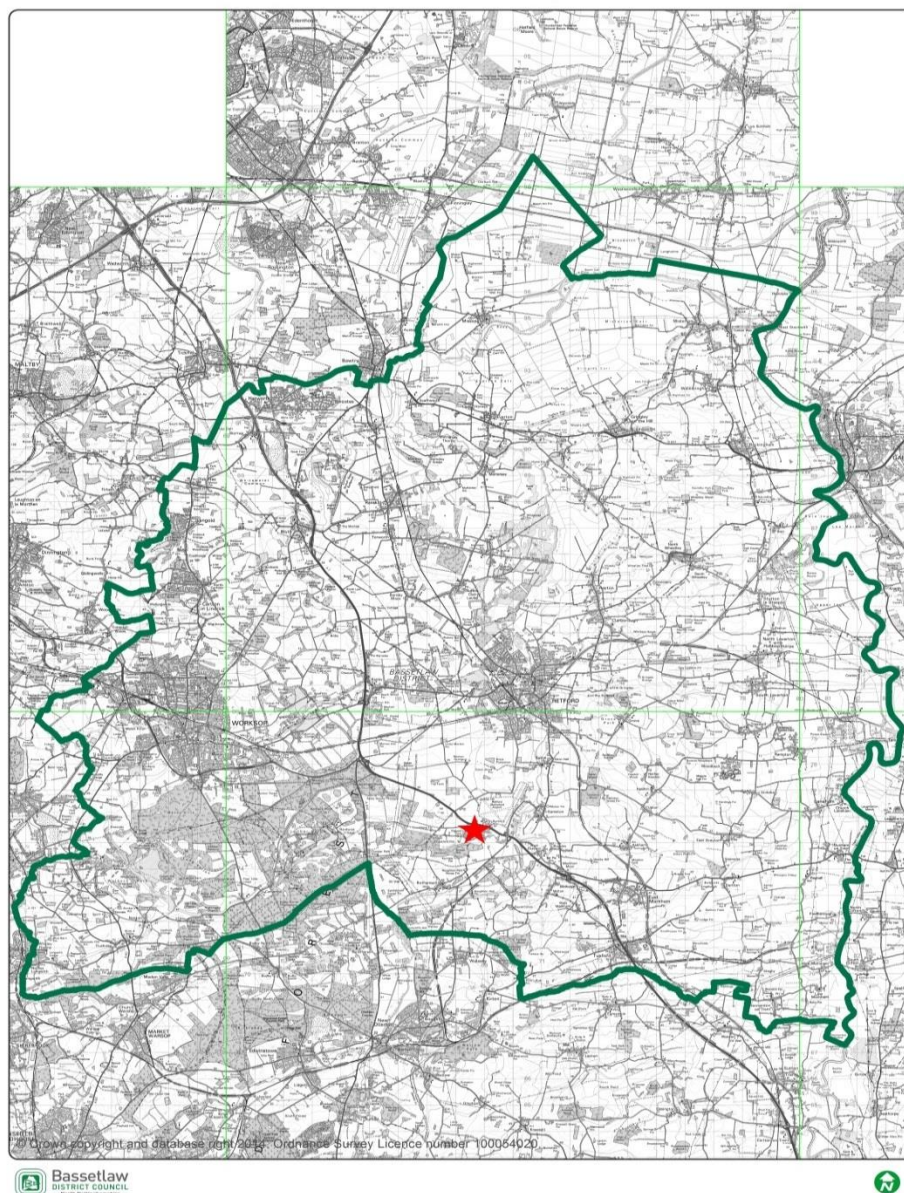
- 1.1 Providing an understanding of the parish of Elkesley is an excellent starting point in the production of a Neighbourhood Plan for the area. The Elkesley Neighbourhood Development Plan (NDP) provides the opportunity for local residents to take a leading role in planning for a sustainable future for the parish through addressing current problems, as well as taking advantage of the numerous opportunities present within the parish.
- 1.2 Providing an understanding of Elkesley will assist in identification of the issues and opportunities which the Plan can address, therefore allowing for future development and growth within Elkesley to contribute towards creating a sustainable future for the whole community.
- 1.3 Through analysis of Elkesley undertaken in conjunction with the production of the Plan, a wide range of diverse issues have been highlighted. These issues can be grouped under the following seven themes:
 - Demographics
 - Health & Wellbeing
 - Housing
 - Employment
 - Movement
 - Environmental
 - Design & Character
- 1.4 This document will therefore seek to provide relevant information on Elkesley in relation to the identified themes which will in turn aid the production of policies to address issues and exploit identified opportunities to be included in the final Plan.
- 1.5 The information provided for these themes will differ accordingly, however for consistency reasons the following three will be included where possible;
 - The current situation regarding this theme in Elkesley
 - Any relevant local planning policy or studies concerning this theme in Elkesley
 - The implications of provided information for the Neighbourhood Development Plan

2 Situating Elkesley

Location

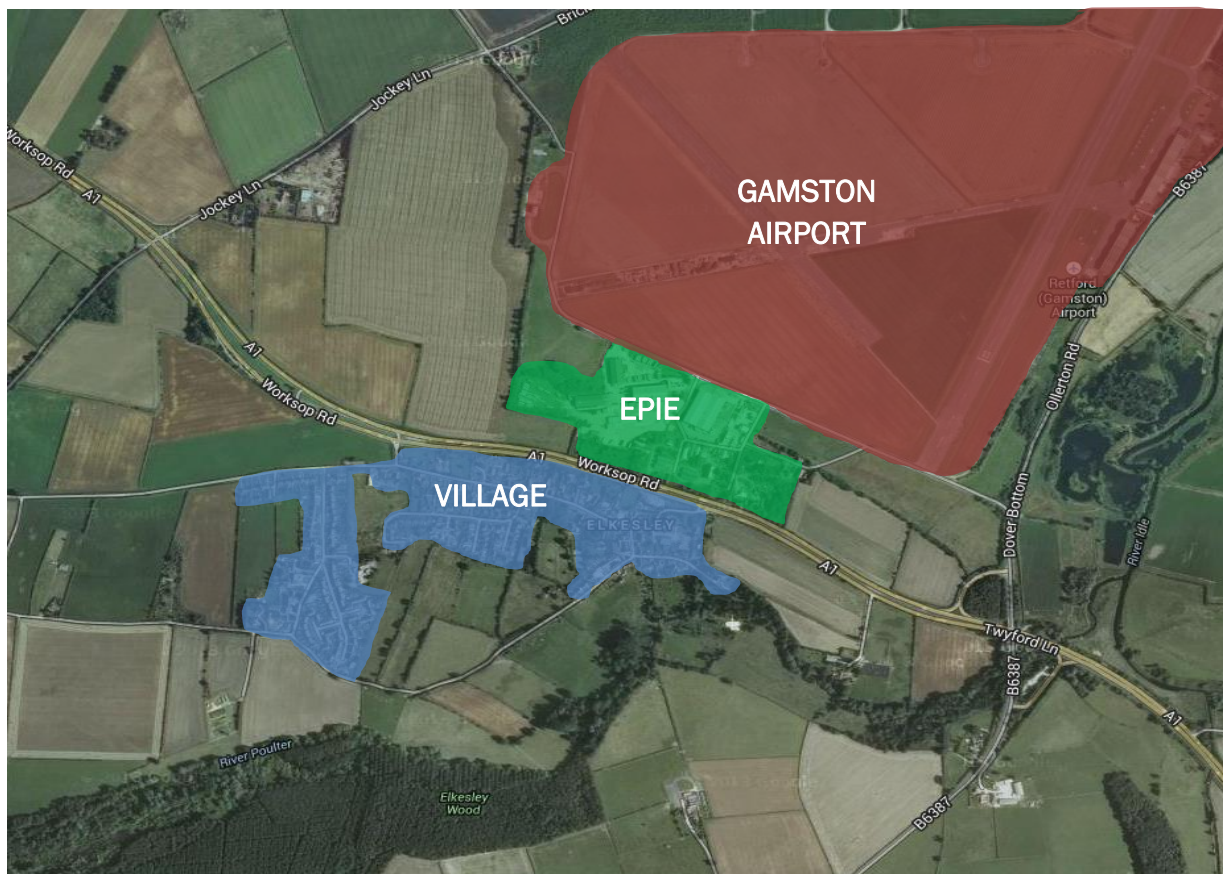
- 2.1 The Parish of Elkesley is located in the south of Bassetlaw District in close proximity to its two most prominent urban centres of Worksop approximately 8 miles to the north-west and Retford approximately 6 miles to the north. The parish is dissected by the A1, which runs horizontally through the parish in a north-east to south-west direction, this main road provides residents of Elkesley with excellent access to the north and south, however current issues exist regarding access roads linking the village to the A1. A bridge is currently under construction to address these and is due to be completed in early 2015. The location of Elkesley within the District of Bassetlaw is shown on **Figure 1** below.

Figure 1: Elkesley within the District of Bassetlaw



- 2.2 The village of Elkesley is located in the south-east of the Parish, with the rerouted A1 acting as its northern border and Elkesley Wood to the south. The village itself for the majority follows a linear pattern alongside the High Street. This pattern is true for the older parts of the village, but has been disrupted twice in the latter half of the 20th century by the developments at Headland Avenue and Yew Tree Road to the west and south west of the old village respectively.
- 2.3 Located directly to the north of the village, separated by the A1 is some established land which mostly consists of warehousing and distribution units, within this area also is Elkesley Park Industrial Estate (EPIE). With the exception of these, and of the village of Elkesley itself, the significant majority of the Parish is predominantly used for agricultural use with individual farmhouses and agricultural businesses.
- 2.4 Further to the north is Retford/Gamston Airport, a former RAF base from the Second World War now operating as a small-scale private use airfield, only the southern half of the airfield is within the Parish boundary however. **Figure 2** below shows these three main built parts of the Parish

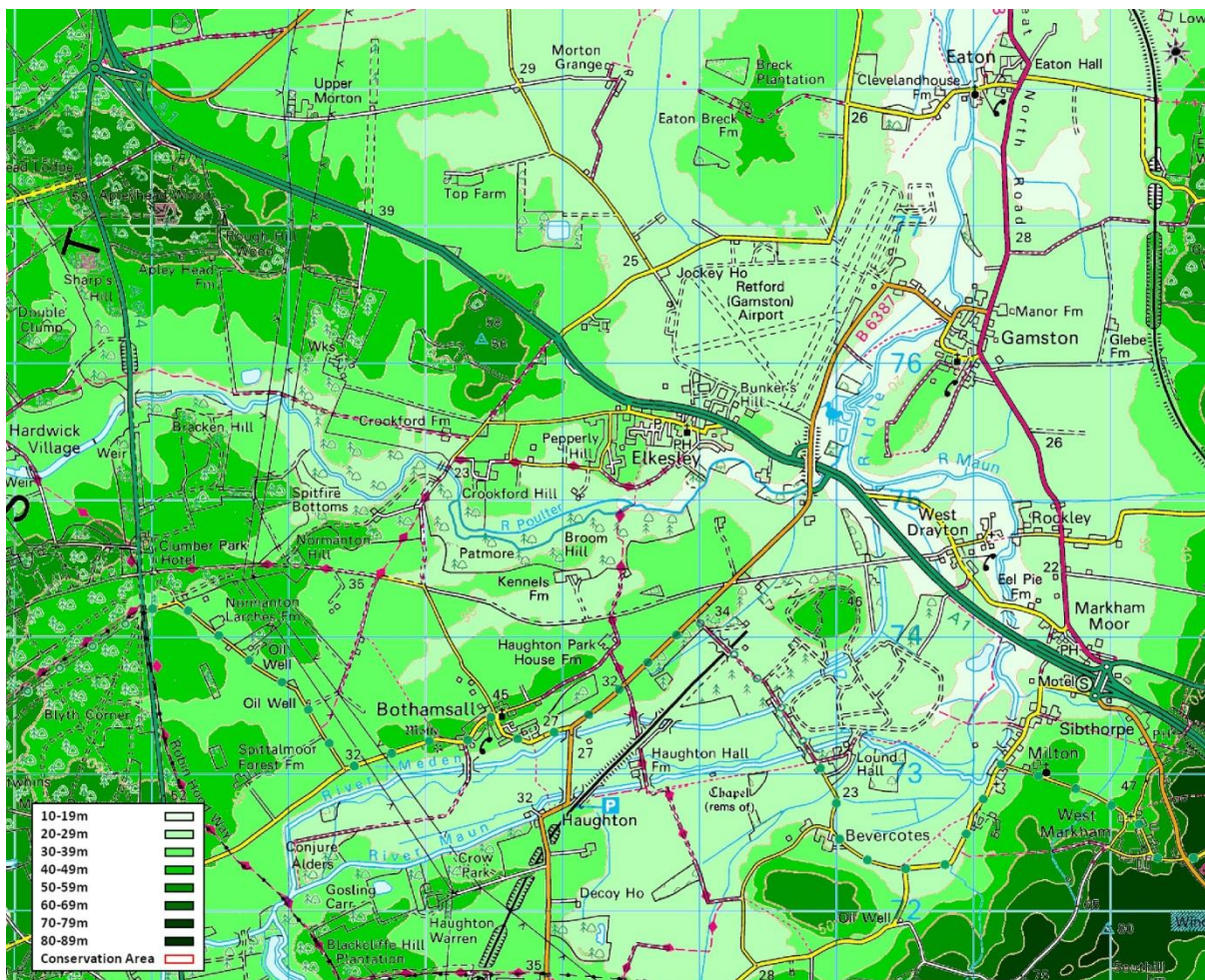
Figure 2: Developed parts of the Parish



Topography

- 2.5 The Parish of Elkesley is mostly located on land that sits 20-40 metres above sea level that slopes to the east towards the valley of the River Idle. Several higher points can be found in the Parish that sit 50-60 metres above sea level.
- 2.6 The village of Elkesley is located on that land the lies 30-39 metres above sea level due to its close proximity to the River Poulter to the south and River Idle to the east. **Figure 3** below shows the topography of the village of Elkesley and the surrounding area.

Figure 3: Topography



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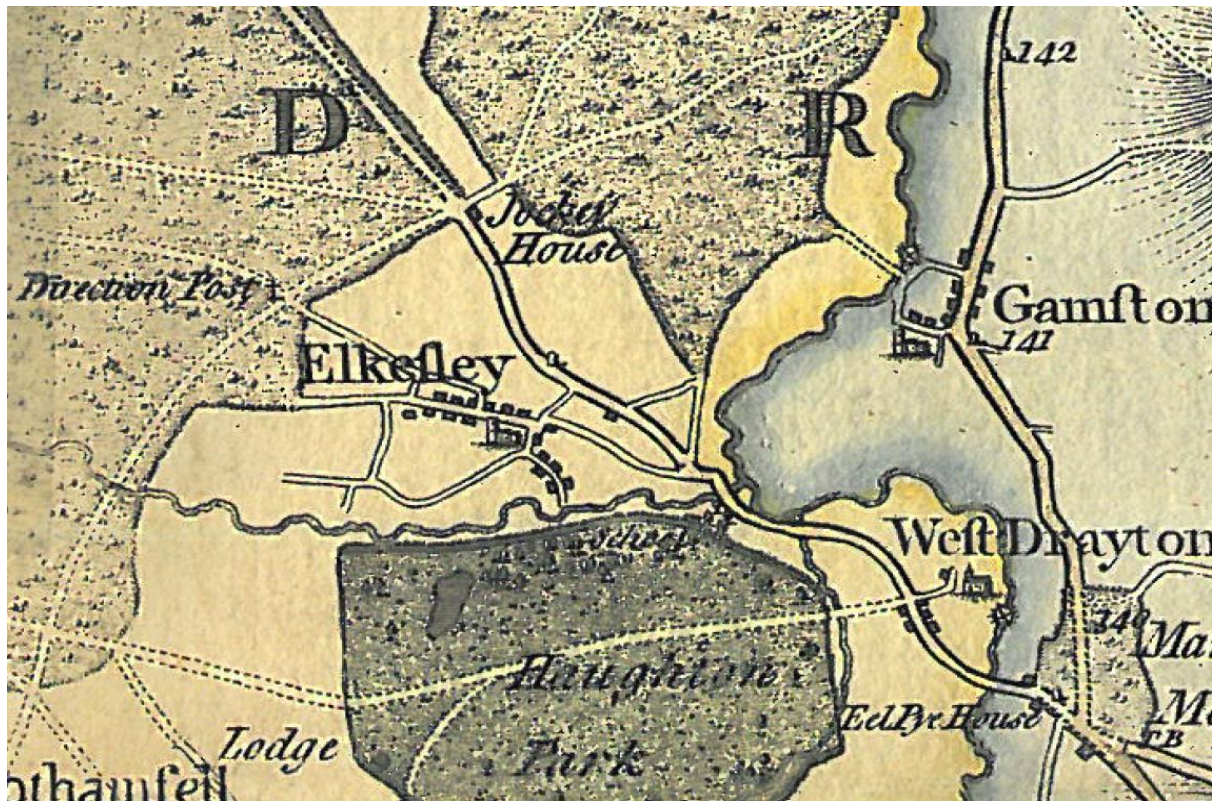
3 Development of Elkesley¹

Post Norman – 19th Century

- 3.1 The area surrounding the location of the present day village of Elkesley is believed to have been settled for around 1600 years, however the earliest recorded mention of the village is in the Domesday Book where the settlement of Elchesleie / leig / lie is mentioned.
- 3.2 The use of the village and the surrounding area as today was predominantly agricultural, with the initial landowner of the area being Roger de Busli who was rewarded for his role in the invasion of 1066 with substantial lands covering the present day boundaries of South Yorkshire and Nottinghamshire.
- 3.3 This tradition of a single majority land owner was present in the Parish of Elkesley until the death of the last of Busli's in 1191 where the land encompassing the Parish was divided up with the majority given to or acquired by either the Priory of Mattersey or Welbeck Abbey.
- 3.4 Following the dissolution of the monasteries on the orders of Henry VIII, the houses at Mattersey and Welbeck both fell in 1538 losing the land they previously owned. The Duke of Newcastle obtained the land previously belonging to Welbeck Abbey which represented roughly two thirds of the Parish. With remaining land that belonged to Mattersey Priory passing to St John's College in Cambridge, before being purchased by the Sharpe family some point in the late 17th or early 18th century.
- 3.5 Throughout this period the village of Elkesley developed slowly, most likely originating around the current Park Lane area that is in close proximity to the River Poulter. The predominant land use within the parish during this period was undoubtedly agricultural. A map of the village and surrounding areas in 1775 can be seen on **Figure 4** on the following page.

¹ The majority of this section owes to the significant work undertaken by Alan Hirst in his production of the excellent book 'The Village of Elkesley – comprehensive history'.

Figure 4: Elkesley in 1775²



19th Century³

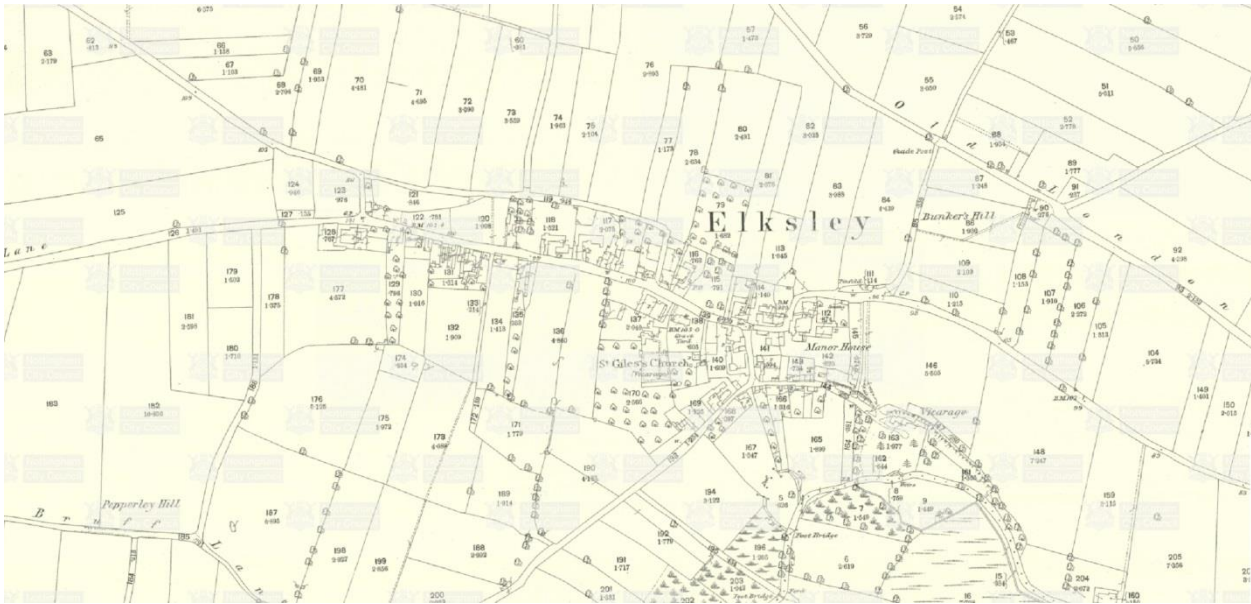
- 3.6 This period in the development of Elkesley is responsible for the majority of buildings still present within the older part of the village, such as Portland Farm and the Robin Hood Inn. The Sharpe family estate was sold during this period to the Duke of Portland in 1858. Levels of development did somewhat increase throughout the 19th century, although still at a slow rate, according to White's Directory for 1832 Elkesley contained 73 houses with 377 inhabitants.
- 3.7 These figures change little throughout the 19th century suggesting that buildings that exist from this period were replacements and rebuilds, as in the 1891 census 76 households were recorded along with a population of 268. This reduction in the population is typical of rural settlements of this time across all Britain due to urbanisation and the industrialisation of cities.
- 3.8 The predominant land use in the parish throughout this period was still agricultural with the main employment activity also being in agricultural activity; in the 1881 census 70 males stated their occupation as working in such, with the second highest amount being 6 males working in furniture and decorations.⁴ Figure 5 below shows the village of Elkesley in 1875-1885, the linear pattern is visible.

² Chapman's Map of Nottinghamshire, by John Chapman, 1774 (Reproduced by Nottinghamshire County Council, 2003)

³ http://www.visionofbritain.org.uk/unit/10260437/cube/TOT_POP

⁴ http://www.visionofbritain.org.uk/unit/10260437/cube/OCC_ORDER1881

Figure 5: Elkesley in 1875-1885⁵



20th Century – Modern Day

- 3.9 The Elkesley estates, including the majority of the buildings in the village, owned by the Duke of Newcastle and Duke of Portland were sold in the years 1919 and 1920 with the majority eventually passing to the hands of Sir Albert Bingham.
- 3.10 Bingham died in 1945 and his estate was offered for sale at auction as a whole but failed to reach its reserve of £100,000. Consequentially, his estate included 51 of some 64 properties believed to be in the parish at this time, were sold individually. As a result of this 78% of properties in the village changed hands in a single day, with the majority being bought by their tenants⁶.
- 3.11 The Second World War resulted in the development of Gamston Airfield as an RAF training base for pilots involved in bombing exercises, following the end of the war; this was later converted into a private airfield. Just to the south of the airfield, Elkesley Park Industrial Estate was developed initially comprising buildings associated with the RAF base before being converted for predominantly warehousing and distribution uses. **Figure 6** on the following page below shows the parish of Elkesley in 1960 with these developments visible.

⁵ Nottinghamshire Insight (Nottingham City Council), accessed 2014

⁶ Alan Hirst – 'The Village of Elkesley – comprehensive history'

Figure 6: Elkesley in 1960⁷



- 3.12 Within the village itself, the second half of the 20th century has seen two extensions to the traditional extent of the village. The first of these being the development at Headland Avenue beginning in the late 1950's, finally being completed by 1970. With the second being the development of houses at Yew Tree Road completed in the mid to late 1970's.
- 3.13 A significant development in the Parish was the construction of the A1 running just north of the village itself. Converted to a dual carriageway in the 1940's the A1 significantly improved the accessibility of Elkesley to the wider region, particularly in a northerly or southerly direction.

⁷ Obtained from – 'www.old-maps.co.uk', accessed 2014

4 Elkesley Today

Core Strategy

- 4.1 Bassetlaw District Councils 'Core Strategy and Development Management Policies DPD' outlines the future growth throughout the whole district and contains issue specific development management policies. Policy CS1 of the Core Strategy contains the settlement hierarchy for the district, within which Elkesley is classified as a Rural Services Centre.
- 4.2 Policy CS8 of the Core Strategy develops this classification further, stating that any future development within a Rural Service Centre will be of a scale appropriate to its current size, with an emphasis on the importance of ensuring the sustainability of Rural Service Centres.
- 4.3 Within Policy CS8 the levels of new housing to be delivered up to the year 2028 in Rural Service Centres is provided, this figure is 599, however the figure provided is for all 20 Rural Service Centres in Bassetlaw. CS8 also states that 25% of any new housing constructed in Elkesley over the Plan period up to 2028 must be affordable housing.
- 4.4 With regards to economic development, CS8 states that proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported in line with other material considerations and planning policy requirements.

Implications for the Neighbourhood Plan

- 4.5 The Elkesley NDP must therefore look to promote suitably located development and growth that contributes to the maintaining of Elkesley's role as a Rural Service Centre. Most importantly this should involve the provision of a mix of high quality new homes for local people and the provision of accessible local employment opportunities where possible. These are two key elements in ensuring the sustainability of the Parish of Elkesley and the local community.
- 4.6 A further essential part in ensuring Elkesley continues to support the local population and reinforce its role as a Rural Service Centre is ensuring important community assets are identified and protected, these assets involve the following;
 - Elkesley Primary Schools
 - Memorial Hall
 - Robin Hood Public House
 - Local Shop
 - St Giles Church

5 Demographics

Current Information⁸

- 5.1 The demographics of Elkesley are an important factor to consider in the production of the Plan. As the age structure of the population plays an important role in determining what development is required within the Ward, such as; the type of housing, what kind of local facilities are needed and also whether and what further employment opportunities should be supported. Some key points in relation to the demographics of Elkesley, obtained from the most recent available data are therefore provided below.

Total Population

- 5.2 The total population of the entire parish of Elkesley currently stands at approximately 822 people; this figure represents a minor increase of 2.1% from figures recorded in 2001.

Levels of Young People

- 5.3 Elkesley has experienced a slight decline in the levels of young people residing within the parish since 2001. Particularly within the age range of 14 and under which has decreased 2%, with this age group now making up approximately 19.3% of the current population.

Working Age

- 5.4 The percentage of residents residing within Elkesley aged between 15 and 64 comprises the majority of the total population of the ward, this currently stands at approximately 63.5%, and this figure has altered little from 2001 levels.

Levels of Older Residents

- 5.5 The percentage of the total population aged 65 and over within Elkesley has increased slightly over the past decade with 17.3% of residents now aged 65 or over compared to 14.3% in 2001.

Implications for the Neighbourhood Plan

- 5.6 This information on the current demographic breakdown of Elkesley has several implications for the Plan. The rather narrow population growth experienced within Elkesley since 2001 suggests that development and growth has been somewhat limited in recent years, it could also be argued however that this could be expected due to the rural nature of the parish, and a reduction in younger people due to a lack of employment opportunities.
- 5.7 It is apparent that the population growth that has been experienced within Elkesley has been predominantly within the age group of people 65 and over. Current data suggests that this figure may increase further in the foreseeable future therefore the Plan must take this information into consideration when planning for the future development and growth of Elkesley, in terms of housing and services required.

⁸ All data used is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

6 Health & Well-being

Current Information⁹

- 6.1 The health and well-being of local residents is clearly of upmost importance, data on this theme can be used to determine the current state of the local population with regards to health and well-being. This data will highlight, if any, noteworthy issues with the health and well-being of the local population that the Plan may attempt to address.
- 6.2 When the Plan is reviewed in the future, new data for this theme could be compared to the data provided below to monitor if the Plan is having any positive or negative impacts on the health and well-being of local residents.

General Health

- 6.3 Of the total population of Elkesley (822) 76.5% described their overall health as Very Good or Good, this figure is similar to that found for the Bassetlaw District however it does not compare well with the figure for England which sits at 81.4%.
- 6.4 The level of residents who described their health as Bad or Very Bad was 6.1%, again this figure is similar to that recorded for the whole of Bassetlaw however it sits slightly higher than the figure for the whole of England which is 5.5%

Long Term Health Problem or Disability

- 6.5 Of the population of Elkesley 11.2% believe their day-to-day activities are limited a lot by either a long term health problem or disability. This figure is slightly higher than those recorded for Bassetlaw District and for England which stand at 10.8% and 8.3% respectively.
- 6.6 Although still higher, the level of people who believe their day-to-day activities are limited a little in Elkesley, which is 11.3%, is more in line with figures recorded for Bassetlaw District and at the national level.

Households in Deprivation

- 6.7 Another measurement that can be used to assess the health and well-being of the local residents of Elkesley is by looking at the number of households that fall into any of the deprivation dimensions. There are four deprivation dimensions, these are:
- Employment
 - Education
 - Health and Disability
 - Housing

⁹ All data used is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

- 6.8 **Table 1** on the following page shows that the levels of households in deprivation in Elkesley are similar in comparison to the levels experienced across Bassetlaw District and England.

Table 1: Households by Deprivation Dimensions¹⁰

Location	All Households	Household is Not Deprived in Any Dimension	Household is Deprived in 1 Dimension	Household is Deprived in 2 Dimensions	Household is Deprived in 3 Dimensions	Household is Deprived in 4 Dimensions
Elkesley	340	40.3%	31.2%	22.1%	5.9%	0.6%
Bassetlaw	47,667	40.2%	32.9%	21.4%	5.3%	0.3%
England	22,063,368	42.5%	32.7%	19.1%	5.1%	0.5%

Implications for the Neighbourhood Plan

- 6.9 Although the Plan cannot directly address the issues raised above, it can possibly work towards maintaining and improving influences that may have an indirect effect on the health and well-being of the local population. This can be done by ensuring that important local facilities and environmental assets are protected and where possible improved.
- 6.10 In addition to this, a key role of the Neighbourhood Development Plan is the promotion of sustainable development and growth, such as the provision of high quality homes for local people as well as the provision of accessible local employment opportunities and protection of important local green spaces. This should in turn, result in an improvement to the health and well-being of the local population and when the Plan is reviewed, the figures above should show signs of improvement.

¹⁰ All data used is obtained from the 2011 Census from *neighbourhood.statistics.gov.uk*

8 Housing

Current Information¹¹

- 8.1 Providing information on current housing within Elkesley is an essential part of the formulation of the Neighbourhood Plan, as this, coupled with consultation results, will allow for the identification of issues and opportunities related to housing development that the Plan could potentially address. Recent housing data provides a breakdown of the current housing situation in Elkesley, some key points follow below

Housing Total/Completions

- 8.2 Within the parish of Elkesley there are approximately 340 dwellings, as can be expected due to its rural nature, the parish has experienced low levels of housing completions in recent years. Since 2003 only 12 new houses have been built within the parish, with 2 being completed in the year 2012/2013.

Housing Prices¹²

- 8.3 Only three properties have been sold in the past year in Elkesley, two detached and one semi-detached. The overall average price of these sold properties was £143,500; this figure is similar in comparison with the average price in Retford at £140,364 however this is predominantly an urban area. The overall sold price for the last year is slightly higher than the average price for last year, up 5%; however it is 30% down on the figure for 2008 of £204,000.
- 8.4 Looking at available data covering the last five years, the majority of sales in Elkesley were detached and semi-detached properties that sold for an average price of £176,125 and £111,905 respectively. Only one terraced property was sold for a price of £70,000.
- 8.5 Available data shows that currently 16 properties are for sale in Elkesley, with an average asking price of £189,366, of these the majority are detached dwellings.

Housing Tenure

- 8.6 Within Elkesley the majority of housing is owner occupied, this being split further into either owned outright, or owned with a mortgage or loan. The levels of housing owned outright in Elkesley currently make up 35.9% of the current housing stock; this has increased somewhat from levels in 2001 which stood at 32%. Levels of housing owned with a mortgage or loan comprises 35.6% of the current housing stock, this has decreased significantly from levels in 2001 which stood at 41.8%.
- 8.7 The levels of social housing that is rented from either the local authorities housing provider or from housing cooperatives or charitable trusts has decreased in Elkesley from approximately 19.2% in 2001 to the current level of 14.7%. This decrease in levels is similar to those experienced at District level which has fallen from approximately 19.6% to 15.9%.

¹¹ All data used, unless stated otherwise, is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

¹² Obtained from rightmove.co.uk & zoopla.co.uk (19/10/2013)

Housing Type

- 8.8 The most prominent housing type within Elkesley is semi-detached properties which comprise approximately 54.7% of the current stock; this figure is substantially higher than levels recorded for Bassetlaw District and the East Midlands at 42.4% and 35.5% respectively. Of the remaining properties, 35.3% are detached and 9.1% are terraced units.

Housing Size

- 8.9 In regards to the size of housing in Elkesley in relation to the number of bedrooms the majority of dwellings are three bedroom units; these comprise approximately 53.5% of the current stock. This figure is typical in relation to Bassetlaw District and the East Midlands with figures of approximately 49.5% and 49.4% respectively.
- 8.10 Dwellings with four bedrooms comprises 18.8% of the current stock which is slightly higher than levels for the District and the East Midlands, whereas two bedroom units comprise 20.3% of the current stock, a figure slightly lower than District and regional levels.

Core Strategy

- 8.11 As Elkesley is defined as a Rural Service Centre in Bassetlaw District Council's Core Strategy, specific housing targets are not provided for the parish itself. However Policy CS8 states that up to 599 houses (10%) of the Districts housing requirement over the plan period, 2010-2028, either through existing permissions or allocations in the Site Allocations Development Plan Document will be delivered in the Rural Service Centres. CS8 goes further stating that residential development proposals within the current development boundary will be supported.
- 8.12 In regards to affordable housing provision, Policy CS8 reads that all housing developments that result in a net gain of one or more units must provide a contribution towards the delivery of affordable housing. Affordable housing schemes will be supported on sites that are outside of the development boundary as long as they are adjoining it and of an appropriate scale and size.
- 8.13 Policy CS8 goes further with regards to affordable housing provision, providing targets for each settlement in terms of the affordable housing target. For the village of Elkesley this target is 25%.

Strategic Housing Market Assessment (SHMA)

- 8.14 The Strategic Housing Market Assessment (SHMA) published 2014 is a report that outlines the level of and type of housing that is required to be constructed across Bassetlaw District up to the year 2031. Figures are produced for the whole North Derbyshire and Bassetlaw Housing Market Area, which Bassetlaw District forms a part of.
- 8.15 The SHMA's purpose is to act as a guideline for the formulation of housing targets for each district within the Housing Market Area up to the year 2031. It proposes that within Bassetlaw, the targeted housing completion per annum figure should be between 435-

500 homes per annum. This figure is substantially higher than that currently being used within Bassetlaw District Council's Local Plan, which stands at providing 350 new homes per annum throughout the plan period up to 2028.

- 8.16 The SHMA also identifies that the Housing Market Area currently is experiencing a high demand for downsizing properties, as a high level of households are under occupied and the area is experiencing an ageing population. The SHMA, utilising population forecasts, suggests that this demand for properties suitable for downsizing will increase further and therefore reemphasises the need to provide additional market and affordable housing of a smaller size, particularly 1 and 2 bedroom properties.

Strategic Housing Land Availability Assessment (SHLAA)¹³

- 8.17 The Strategic Housing Land Availability Assessment (SHLAA) published by Bassetlaw District Council in December 2013, the SHLAA provides an understanding of the supply of available land for housing within Bassetlaw District over the course of the Local Plan timeline, this being 2011-2028. The SHLAA specifically focuses on sites deliverable within the next 5 years and each individual site submitted for consideration is assessed and described as one of the following;

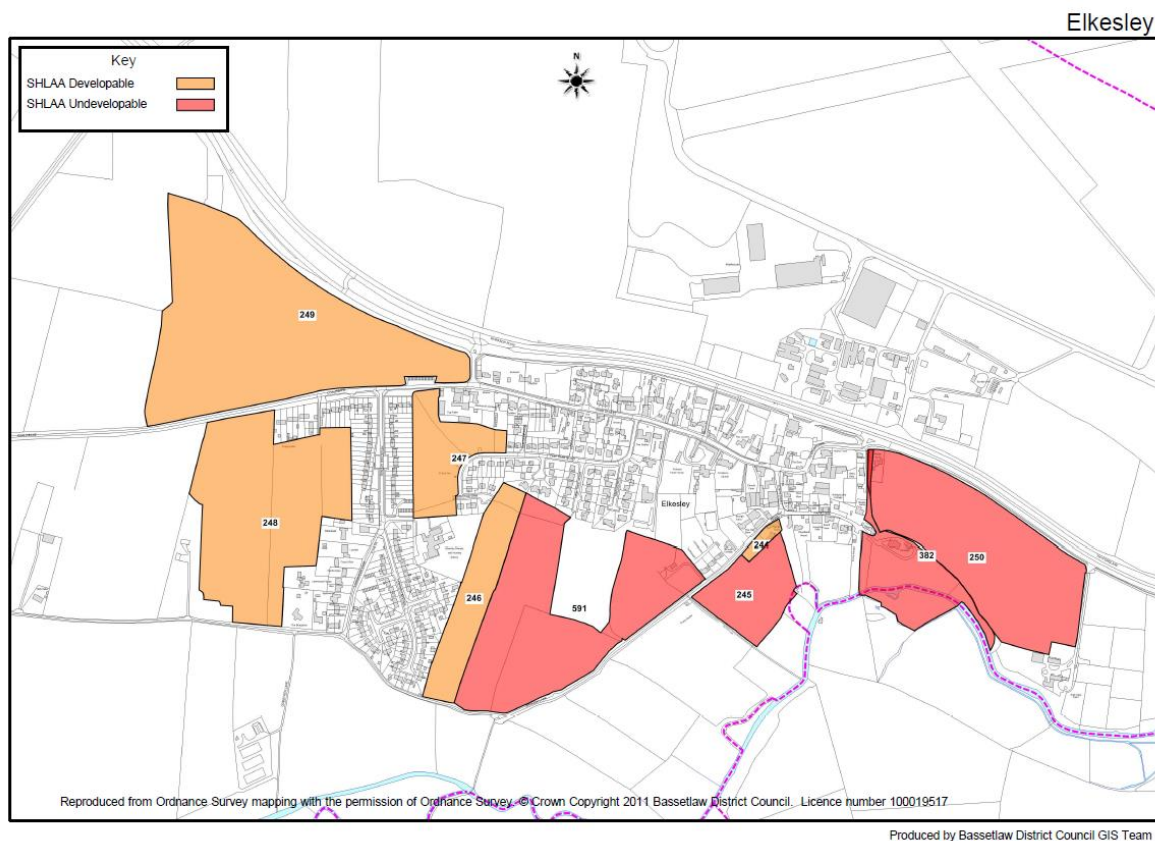
- Available– the site is available now;
- Suitable– the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
- Achievable– there is a reasonable prospect that housing will be delivered on the site within the timeframes identified.

- 8.18 9 sites were assessed in Elkesley as part of the SHLAA process, of these; 7 of these were selected as suitable or possibly suitable for development over the plan period. These sites were then analysed further and classified as either deliverable within 5 years or developable over the course of the plan period up to 2028.

- 8.19 This analysis concluded that no dwellings were deliverable in Elkesley within the five year supply. However 476 dwellings were identified that could potentially come forward if allocated as part of the Local Plan process and are therefore included as developable in Elkesley. These sites included in the SHLAA are visible in **Figure 7** on the following page.

¹³ Available to view on BDC website - '<http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy.aspx>'

Figure 7: SHLAA map for Elkesley

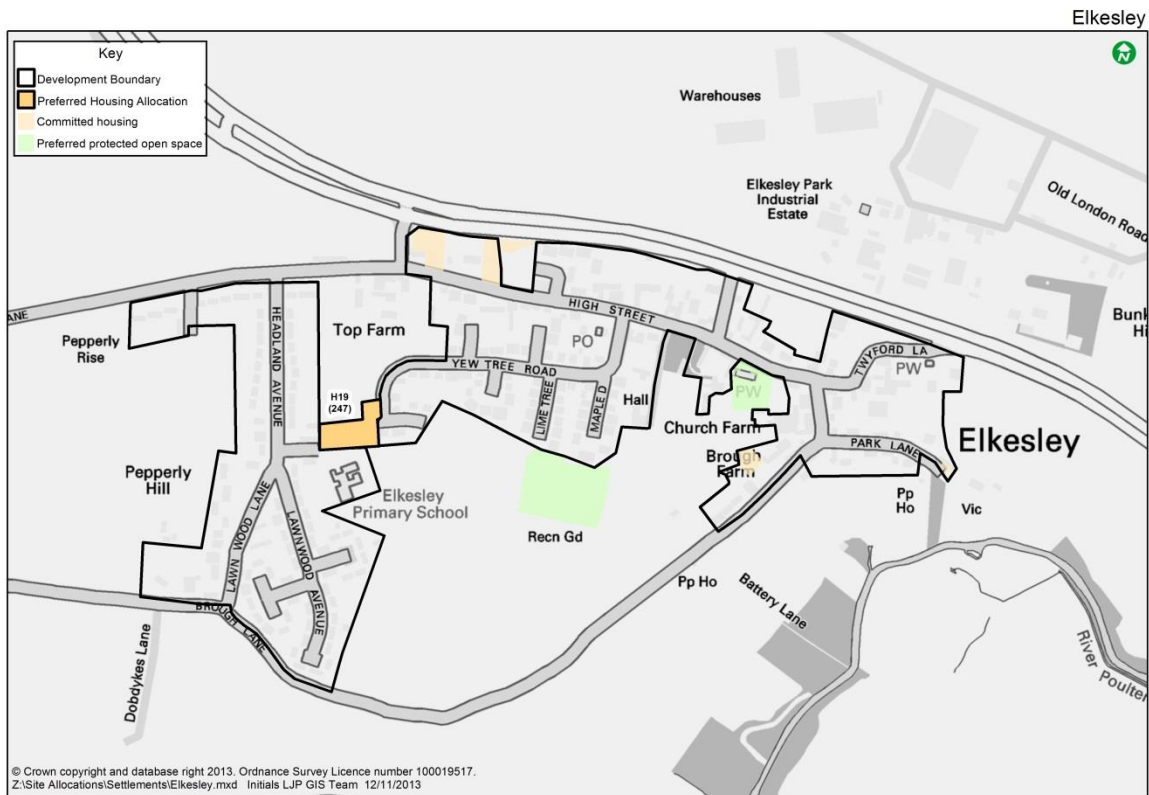


Site Allocation Development Plan Document (SA DPD)¹⁴

- 8.20 At the time of writing this document, the Preferred Options Document for the SA DPD has been published and the consultation period for this document ran until the 31st March 2014. The SA DPD builds upon the SHLAA and Core Strategy and outlines the preferred development sites for housing and employment use across the District, excluding those that have already been granted planning permission.
- 8.21 Just one site has been selected through the SA process in Elkesley which in total will deliver 11 new homes over the plan period up to the year 2028. This site can be viewed in **Figure 8** below extracted from BDC's Preferred Options Site Allocations document.

¹⁴ Available to view on BDC website - '<http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy.aspx>'

Figure 8: Site Allocations map for Elkesley



Implications for the Neighbourhood Plan

- 8.22 A key role of the Plan is to deliver high quality new housing in the parish that is accessible to local people. New housing development are however the most direct way of bringing new people into the area allowing it to grow and develop sustainably.
- 8.23 The Plan must therefore seek to determine if local residents are happy with the 11 houses allocated to the area by Bassetlaw District Council up to the year 2028 or if they believe more is required. The location of any new housing can also be covered by the Plan if local residents express they are not happy with the allocated site on Yew Tree Road.
- 8.24 The Plan should also ensure that any new housing developed in the Parish is providing for any identified local need, such as affordable housing for first time buyers, as well as properties suitable for downsizing.

9 Employment

Current Information¹⁵

Type of Employment

- 9.1 Of the 822 residents of Elkesley 595 (72%) classed themselves as economically active, this meaning they are between the ages of 16-74 and are currently in or seeking employment.
- 9.2 Of these, approximately 38% are in full time employment, this figure being similar to District and National levels of approximately 37.9% and 40.8% respectively. Elkesley also experiences similar levels of residents in part time and self-employment to levels at District and National level, for Elkesley these being approximately 12.9% and 10.9% respectively.

Industry of Employment

- 9.3 As has been established previously in this document, the nature of employment that has dominated the parish of Elkesley was agricultural. This has changed drastically in Elkesley and the UK throughout the 20th century with the levels of employment in agriculture decreasing significantly.
- 9.4 Recent data suggests that the leading industry of employment for Elkesley residents is 'Wholesale and Retail Trade' with 14.5% of residents in employment working in such. The second leading industry of employment is 'Human Health and Social Work Activities' with 11.8% and the third being 'Manufacturing' at 11.3%.

Unemployment

- 9.5 Levels of unemployment with regards to residents who are economically active are relatively low in Elkesley in comparison with Bassetlaw District and the wider region. The level also seems to be decreasing, falling from 4% in 2001 to its current level of 3.5%. This figure of 3.5% is lower when compared to the figure for Bassetlaw District at 4% and the national figure of 4.4%

Retired

- 9.6 As has been stated in a previous section of this document, Elkesley has a substantial older population which will continue to increase if current trends persist. The amount of residents who are retired currently stands at 20.6%, this figure increasing from 15.3% in 2001. This is significantly higher than the national figure which stands at 17.8% however it is more consistent with the figure for Bassetlaw District of 20.9%.

Commuting Information

- 9.7 Coupled with the changing nature of the industry of employment experienced within Elkesley, as well across the whole of the UK, the enhanced ability to live and work in separate locations has significantly increased the levels of commuting to work.

¹⁵ All data used is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

9.8 **Table 2** below provides information on the methods of travel to work used by local residents of Elkesley compared to levels for the District of Bassetlaw and England. This data not only provides an idea of how many people work locally and how many commute out of the area for work, therefore providing information on the levels of accessible local employment opportunities, it also provides an insight into the reliance on public transport in the area.

Table 2: Method of Travel to Work

Location	Economically Active	Drive or Passenger in a Car or Van	On Foot	Bicycle	Bus, Minibus or Coach
Elkesley	595	50.8%	4.2%	1.5%	1%
Bassetlaw	83,305	48.6%	6.7%	1.6%	1.5%
England	38,881,374	40.1%	6.9%	1.9%	4.9%

Business / Industrial Park

9.9 Elkesley Park Industrial Estate is located to the north of the village, separated from it by the A1. The park was initially developed in the early 1960's and has not been significantly extended from its original size and layout. The Park is dominated by several large warehouses to the north west of the park, with numerous smaller units located to the south and east.

9.10 The use of the Park is predominantly for warehousing and distribution, particularly in the larger sites with the largest operator being the Canute Group; however some manufacturing businesses are located in the smaller units. The majority of the older buildings dating from the airfields use as an RAF base in the Second World War are used for agricultural storage, however the majority of these buildings are in a poor state of repair and are close to being deemed not fit for purpose.

Within the Village

9.11 Business uses are limited within the village of Elkesley itself; however some do exist mostly directly serving local residents. Some examples include;

- The Robin Hood Public House – first obtained licence in 1811
- Local Convenience Store – Select & Save
- Farms – some farms located in the village still operate, such as Top Farm & Church Farm
- The Old Vicarage – hosts events such as Weddings

Within the Parish

- 9.12 In relation to business use in the remaining area of the parish, the predominant use is agricultural based in several isolated farming establishments. Also, to the south-west of the village there is a wood processing and distribution site, and a metal recycling site and sleeper company located on Jockey Lane.

Core Strategy

- 9.13 Policy CS8 of the Core Strategy covers economic development in Elkesley, it states that proposals that deliver rural employment opportunities within the development boundary that are of a scale and type appropriate to the settlement and surrounding land uses will be supported.
- 9.14 No sites within the Parish of Elkesley are being allocated for employment uses as part of the Local Plan process.

Implications for the Plan

- 9.15 The Neighbourhood Plan should look to promote local employment opportunities in the Parish to potentially provide jobs for those unemployed, as well as providing local jobs enabling more people could walk or cycle to work rather than driving. The Plan could promote local employment opportunities with two approaches.
- 9.16 The first of these would be by encouraging the redevelopment and potential expansion of Elkesley Park Industrial Estate to the north of the village. This established employment site has significant scope to provide a substantial number of additional jobs and will be particularly accessible from the village following the completion of the A1 bridge access.
- 9.17 Secondly, the Neighbourhood Plan could look to promote small scale employment developments within the village itself. This could involve allowing development providing employment opportunities adjoining the existing development boundary or providing support for the improvement of digital connectivity in the village to increase levels of residents working from home.

10 Movement

Current Information

Public Rights of Way (PROW)

- 10.1 Elkesley has a number of excellent PROW that are regularly enjoyed by local residents. In addition to this, these PROW attract visitors into the village; stimulating the local economy and raising awareness of the village. Current PROW located in the Parish are visible in **Figure 9** on the following page.

A1

- 10.2 The location of the A1 will ensure it always plays a prominent part in the role of the parish of Elkesley and will be a key factor in ensuring the continued sustainable growth and development of the area. Currently access to the village is only possible by directly turning off the A1; this is clearly a significant issue and is being addressed by the Highways Agency. Construction of a bridge providing access to the village and to the A1 started on 7th May 2014 and is due to be completed by early 2015.
- 10.3 These improvements to the A1 have long been campaigned for by local residents and are viewed as key to ensuring the continued sustainability of the village. The bridge will have a huge impact on the village in terms of the quality of life of residents, safety, and the viability of services such as school and pub, helping improve the desirability of Elkesley as a place to live.

Car / Van Availability¹⁶

- 10.4 Households that were recorded as having no access to either a car or van comprised approximately 12.6% of the total amount of dwellings in Elkesley. This figure has decreased from the level recorded in 2001 which stood at 16.8%, and is considerably lower than levels in Bassetlaw District and the East Midlands which stand at approximately 20.1% and 22.1% respectively.
- 10.5 Approximately 45% of households in Elkesley have access to 1 car or van, this figure is slightly higher than levels for Bassetlaw District and the East Midlands at approximately 43.1% and 42.5% respectively. The levels of households with access to 2, 3 or 4+ cars or vans in Elkesley is slightly higher than levels for Bassetlaw District and the East Midlands.
- 10.6 A total of 486 cars or vans were recorded in Elkesley, where there are currently 340 dwellings. This provides an average figure of 1.43 cars or vans per household.

¹⁶ All data used is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

About Elkesley

Public Transport¹⁷

- 10.7 Despite a relatively low figure of 12.6% of households not having access to either a car or van, the provision of adequate public transport is still an important issue. At the time this was written, the village of Elkesley was served by 5 bus services detailed below in **Table 3**.
- 10.8 These services are currently considered to be significantly underused however and as a result of recent funding cutbacks at Nottinghamshire County Council they may be reduced. However they needs of the local population of the village may alter over time and these services will therefore need reviewing regularly as the village grows.

Table 3: Bus Timetables

Service Name & Provider	Days							Route & Details
	M	T	W	T	F	S	S	
35 – Travel Wright								Retford – New Ollerton 6 outbound, 6 inbound each day
Doncaster Shopper – Kettlewells								Tuxford – Retford – Doncaster 1 outbound, 1 inbound each day
Edwinstowe Shopper – Kettlewells								Lincoln – Edwinstowe 1 outbound, 1 inbound each day
The Sherwood Arrow – Stagecoach East Midlands								Retford – New Ollerton outbound and inbound every 2 hours

Car Parking

- 10.9 The current provision of car parking facilities in the village can be seen below in **Table 4**.

Table 4: Car Parking provision

Location	Capacity	Ownership
Memorial Hall	Approx. 20	Public (Parish Council)
Robin Hood Public House	Approx. 15	Private
Elkesley Primary School	Approx. 15	Private
Indian Chef (Restaurant)	Approx. 25	Private
Select & Save	2	Private

Implications for the Neighbourhood Plan

- 10.10 Regarding movement, the Plan should aim to preserve and enhance the PROW network; this will improve access to important environmental assets in the Plan area. The Plan should also work to build on the improved access to the village that will be offered following the completion of the bridge over the A1.

¹⁷ Data obtained from '<http://www.travelineeastmidlands.co.uk>' (15/03/2014)

11 Environment

Current Information

- 11.1 Elkesley benefits from a high quality natural environment consisting of several woodland areas and numerous open spaces, particularly to the south of the village and in the western half of the Parish. This hugely differs to the situation directly north of the village which is dominated by the A1 and employment uses, further reinforcing the importance of the natural environment that remains. These important open spaces along with several Local Wildlife Sites can be considered as being environmental assets; the Local Wildlife Sites are identified on **Figure 10** on the following page.

Open Space Study

- 11.2 The Open Space Study published in August 2012 carried out in support of Bassetlaw District Council's Local Plan scores open spaces in the district on both the quality and value of the site, using a threshold system to score the space as high, average or low. Only 1 space was identified in Elkesley as an open space, Elkesley Play Area, this was defined as a space providing for children and young people. The space itself scored highly in quality and value.
- 11.3 The study also highlights areas that do not have adequate provision of certain types of open space. Elkesley was identified as not having any amenity greenspace and it is recommended that new informal open space provision (i.e. amenity greenspace or natural and semi natural greenspace) should be sought in the village (minimum of 0.37 hectares).

Playing Pitch Strategy

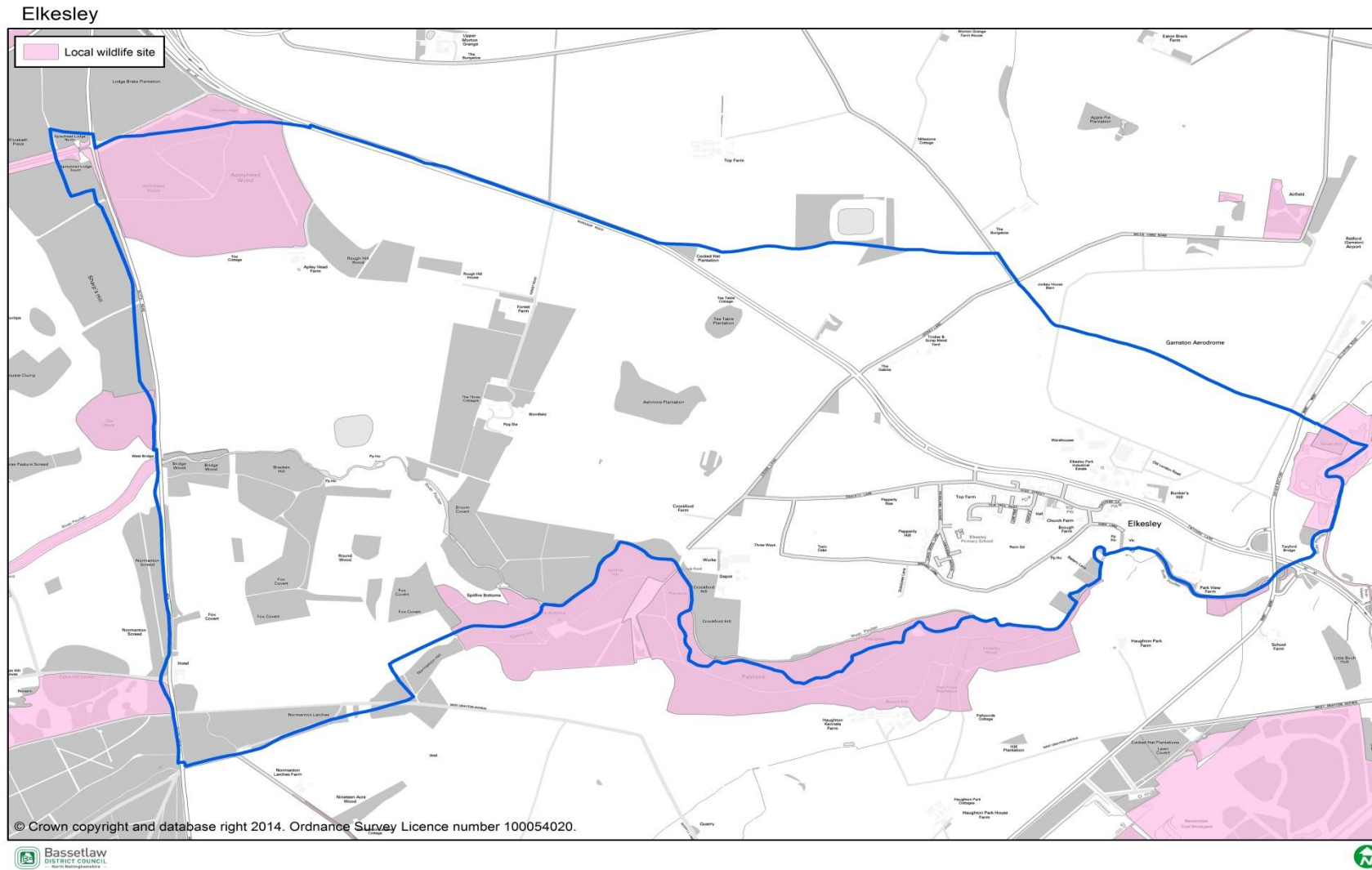
- 11.4 A Playing Pitch Strategy Study was also commissioned by Bassetlaw District Council in 2009 to act as a supporting document for their Core Strategy, this study highlights 2 sites in Elkesley, the open space off High Street owned by the Parish Council that is available for community use and accommodates a senior football team (Elkesley FC) and the playing fields of Elkesley Primary School that are not currently available to the general community.

Implications for the Neighbourhood Plan

- 11.5 The Neighbourhood Plan should work to further identify and ensure the protection and enhancement of any environmental assets located in the Parish. The NPPF allows for Neighbourhood Plans to identify important Local Green Spaces which can then be designated as such offering protection from unsympathetic and damaging development proposals.
- 11.6 The Neighbourhood Plan should also seek to provide where possible the provision of the types of open space that the 2012 study identified as needed in the area.

About Elkesley

Figure 10: Local Wildlife Sites



12 Design & Character

Current Information

12.1 In terms of design and character the village of Elkesley can be separated into three distinct sections visible in **Figure 11** below, these being;

- **Old Elkesley** – historic core of the village containing the medieval church (earliest parts 13th century), comprising mostly of buildings constructed in the late-18th to early-20th century period usually within earlier plots, with some out of character modern infill sites.
- **Headland Avenue** – this housing estate was developed in the late 1950's and 1960's to house workers at the nearby Bevercotes Colliery, this area contains the school.
- **Yew Tree Road** – housing development constructed in the 1970's, with some additions in the 1990's.

Figure 11: Design & Character zones in Elkesley



Old Elkesley

Layout

- 12.2 The historic part of the village of Elkesley is located within the east and north of the village. The layout is mostly linear following the course of the High Street, moving west to east this road merges into Twyford Lane which turns northwards providing access from the A1.
- 12.3 Turning southwards of High Street at the confluence with Twyford Lane takes you onto Low Street which leads to Brough Lane. Turning to the east a short way along Low Street leads to Park Lane which ends at the Old Vicarage located at the most eastern point of the village.

Plan Form

- 12.4 This part of the village is characterised by large narrow plots laid out perpendicular to the road, most notably along High Street but with some also on Park Lane. These are typical of a settlement established in the medieval period. The plots follow a regular pattern consisting mostly of farm buildings or cottages constructed in the late-18th and 19th century. The majority of plots contain the farmhouse or cottage towards the road frontage, with agricultural buildings sited behind.
- 12.5 The historic exceptions to this layout are the larger and more prestigious sites, particularly St Giles Church and The Old Vicarage, together with larger planned farms of the late-18th/early-19th century (such as Top Farm, Church Farm or Manor Farm). Further exceptions include mid/late 20th century developments.

Buildings

- 12.6 Buildings in this character area were developed for either residential or agricultural use, with the majority now being used for residential purposes. Those still in use for agricultural uses include; Top and Manor Farm. Some other uses are present within this area, such as the Robin Hood Public House and the Elkesley Pottery.

Materials

- 12.7 Buildings within this part of the village are mostly of the late-18th/early-19th century period, with some more modern (post-WW2) dwellings. Most traditional buildings, with the exception of the Church of St Giles, are constructed of red brick and have tiled roofs (usually natural clay pan tiles). Most dwellings are also two storeys in height, with the exception being the more recent bungalows.

Listed / Non-Designated Buildings

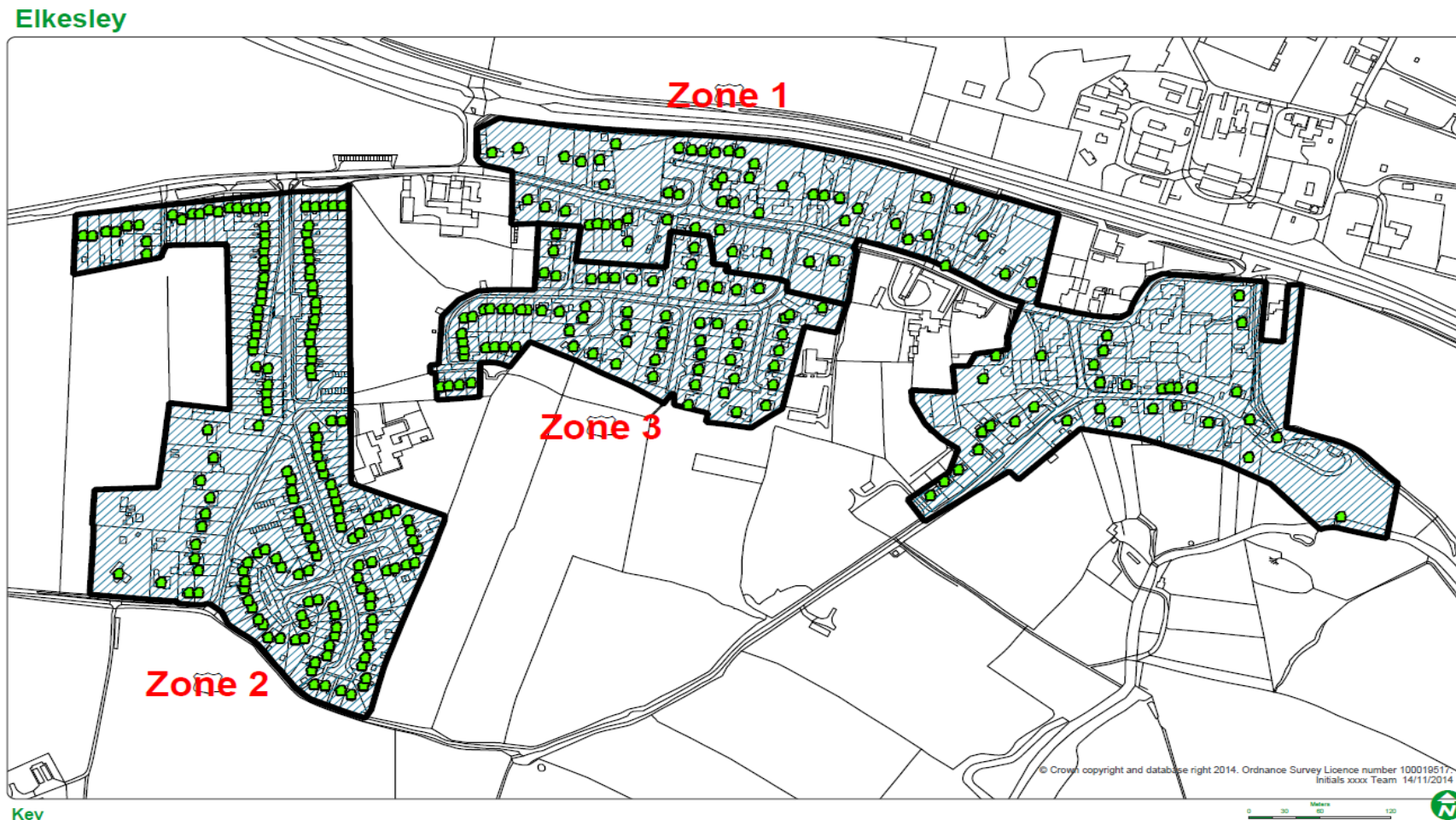
Site	Designation	Description Available At
Church of St Giles	Grade I listed	http://list.english-heritage.org.uk/resultsingle.aspx?uid=1223919
Portland Farmhouse and attached garden walls and pavilions	Grade II listed	http://list.english-heritage.org.uk/resultsingle.aspx?uid=1266992
Range of farm buildings at Portland Farm	Grade II listed	http://list.english-heritage.org.uk/resultsingle.aspx?uid=1267084
Meadow Farmhouse	Grade II listed	http://list.english-heritage.org.uk/resultsingle.aspx?uid=1224009

12.8 Several non-designated heritage assets (identified by Bassetlaw District Council in line with its adopted criteria) can also be found in this part of the village, with the majority of buildings found on High Street. The most prominent non-designated heritage assets include Manor Farm, Church Farm and Top Farm. The listed buildings and non-designated heritage assets in Elkesley village are identified on **Figure 12** on the following page.

Density

12.9 As visible on **Figure 13**, Old Elkesley experiences the lowest housing density in the village at 9.78 dwellings per hectare. This lower density of properties per hectare is to be expected of the older part of a settlement where plots were traditionally long and narrow. The largest of these plots are located along the High Street.

Figure 13: Housing Density in Elkesley



Key

Zone	Residential	HA	Housing Density per Ha
1	95	10.120188	9.382426967
2	167	8.060962	20.71728445
3	73	5.626688	20.43855803

Headland Avenue

Layout

- 12.10 This part of the village is wholly comprised of residential properties with the oldest being developed in the 1950's as housing for the workers at Bevercotes Colliery; these older properties are located fronting onto Coal Pit Lane.
- 12.11 The layout of the rest of this part of the village is linear running southwards along Headland Avenue accessed off Coal Pit Lane. The Nursery & Primary School is also located in this part of the village to the east of Headland Avenue before it splits into Lawn Wood Lane running south-west and Lawnwood Avenue running south-east. These both run down to Brough Lane to the south however only Lawn Wood Lane connects with this road with Lawnwood Avenue connecting with a footpath only.
- 12.12 Lawnwood Avenue has two cul-de-sacs with one to the east and west giving it a cross shaped layout.

Plan Form

- 12.13 The residential properties located on Coal Pit Lane and Headland Avenue constructed in the 1950's are characterised by large rectangular plots following a regular repeated pattern, fronting onto the respective road.
- 12.14 Properties located on Lawnwood Lane are also front facing however they are in larger more irregular shaped plots. The plan form of Lawnwood Avenue running south-east replicates that found on Headland Avenue.

Materials

- 12.15 All properties located in this part of the village are again constructed of brick and have tiled roofs; they are also again all two storey.

Density

- 12.16 As visible on **Figure 13** the Headland Avenue part of the village experiences the highest housing density in the village of 20.71 dwellings per hectare. This figure however is still relatively low due to the large size of residential properties as well as the large back gardens that all properties in this part of the village boast.

Yew Tree Road

Layout

12.17 The Yew Tree Road area represents the most recent development phase in the village, with construction beginning in the 1970's. Yew Tree Road is accessed to the south of the High Street and runs southwards for a short distance before turning to the west becoming Cedar Tree Road which then turns again to the south before terminating. Three short roads run off Yew Tree Road to the south and two to the north containing residential properties.

Plan Form

12.18 This part of the village contains only residential properties that are all front facing, plots in this part of the village are again rectangular in shape and follow a regular pattern.

Materials

12.19 All properties located in this part of the village are again constructed of brick and have tiled roofs; properties in this section of the village comprise a mix of single storey and two storey dwellings.

Density

12.20 As visible on **Figure 13** the Yew Tree Road part of the village experiences a housing density of 20.12 dwellings per hectare. This figure is again relatively low due to the large size of residential properties as well as the large back gardens that properties in this part of the village boast.

Implications for the Neighbourhood Plan

12.21 The three housing zones identified in this section noticeably differ from one another in relation to their layout, plan form and design in some aspects; however several similarities are clear, such as the use of materials and size and storey heights of properties. Therefore the Plan should ensure that all housing developments reflect these consistencies to ensure the continued local character of the area.

12.22 With regards to housing density the NPPF (National Planning Policy Framework) advises that housing density should reflect local circumstances and BDC Core Strategy advises that development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area. Therefore the Neighbourhood Plan should seek to ensure that the density of all housing developments is reflective of those densities currently found in the village.