

ELKESLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2015 - 2028



ELKESLEY PARISH COUNCIL

Elkesley Neighbourhood Development Plan

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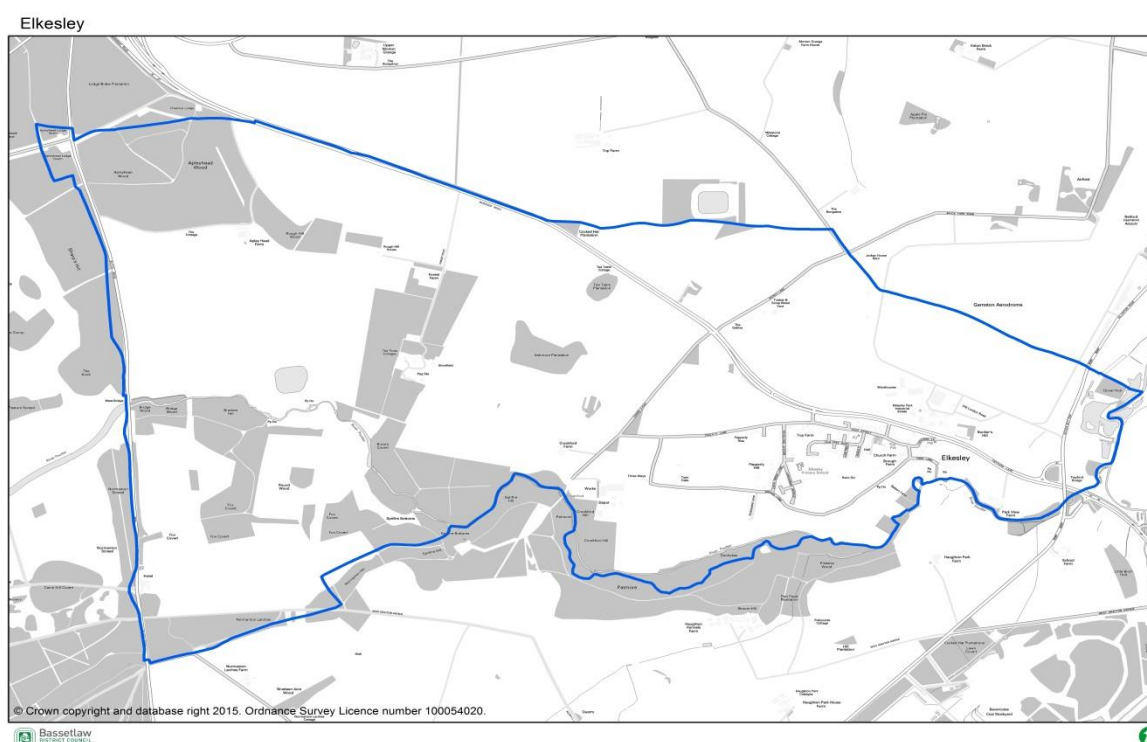
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1 Introduction

What is the Elkesley Neighbourhood Plan?

- 1.1 This Neighbourhood Development Plan has been prepared by and for the local people of Elkesley Parish.
- 1.1 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in **Figure 1** below was designated as a Neighbourhood Plan area and Elkesley Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in July 2012.

Figure 1: Designated Neighbourhood Area



- 1.2 This Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Elkesley Parish Council has prepared this land use plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it 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.
- 1.3 The document has been prepared by the Elkesley Neighbourhood Plan Steering Group. Membership includes local residents and local councillors and is led by Elkesley Parish Council. The Plan runs from 2015-2028 and includes the whole of the Parish of Elkesley, shown in the map above.

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- 1.4 Various Public Consultations have been held to gain an understanding of the views of residents, businesses and key agencies that operate within Elkesley (see **Appendix B** for the list and the web site <http://elkesleyneighbourhoodplan.weebly.com/> for the full reports).
- 1.5 In addition an Affordable Housing Survey has been undertaken for the Plan area to substantiate the policies where no local evidence was available. All the key statistics referred to in this Plan are pulled together in the document About Elkesley that is available on the web site <http://elkesleyneighbourhoodplan.weebly.com/>.
- 1.6 The consultation feedback and the evidence from the studies have been combined and are fundamental to the formulation of the policies within this Neighbourhood Development Plan.

Why are we doing a Neighbourhood Plan?

- 1.7 Elkesley is classified as a Rural Service Centre in Bassetlaw District Council's Core Strategy (2011) and development is expected to be '*of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities*'. Bassetlaw District Council's Site Allocations Development Plan Document (withdrawn 2014) proposes that 11 houses will be allocated in Elkesley up to 2028. The site proposed and the principle of residential development on it is supported by local people through this Plan. This has however been withdrawn by BDC as the levels of housing the document was intending to deliver has been deemed to not be significant.
- 1.8 Consultation for this Neighbourhood Plan has revealed a need for specific housing types to suit the needs of local people and recognition that ***more housing, with the right planning policy context, could benefit the village***. There are two reasons for this:
 - a) concern that the existing community facilities like the school, the post office and the pub will struggle to remain viable without an increase in younger families coming to the village; and
 - b) the Community Infrastructure Levy (CIL) contribution derived from new dwellings could ensure that housing growth in the Plan area brings with it ***additional benefits like environmental improvements and enhanced recreational facilities*** that enable the Community Vision in the Neighbourhood Plan to be realised.

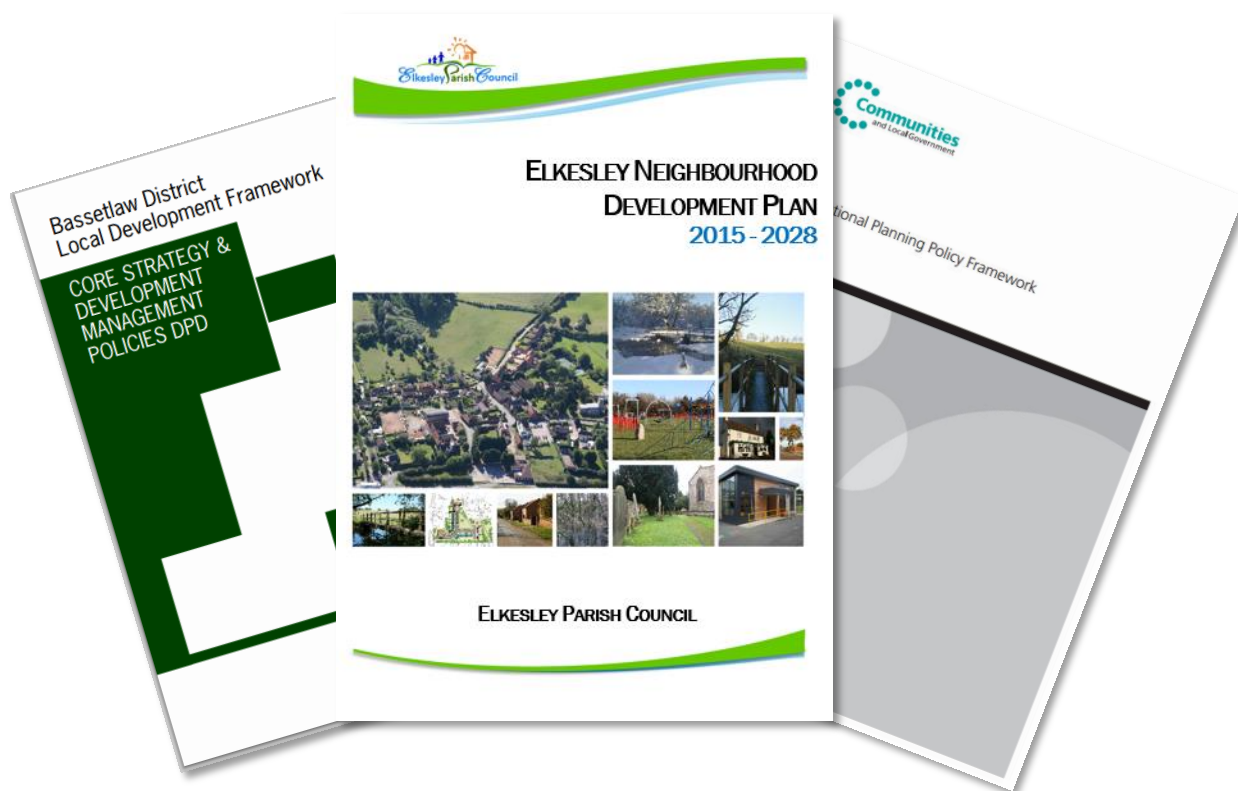
How the Neighbourhood Plan fits into the Planning System

- 1.9 Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its Adopted Core Strategy 2011-2028. Both this Neighbourhood Plan and Bassetlaw's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF).
- 1.10 Elkesley is bounded by a development boundary outside of which there is a presumption against development subject to certain criteria. A map showing the extent of the development boundary is listed at **Appendix A**. This Neighbourhood Plan does not

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propose any development outside this boundary except in accordance with Policy 7 (Yew Tree Road) and Policy 13 (Extension of non-vehicular routes).

- 1.11 Elkesley Parish Council has worked collaboratively with Bassetlaw District Council and the policies in the Elkesley Neighbourhood Plan are in general conformity with higher level planning policies to ensure it meets this basic condition (as set out in the Neighbourhood Planning Regulations 2012).
- 1.12 Having done the statutory six week consultation period, which was run for 8 weeks over the Christmas period the Elkesley Neighbourhood Development Plan will be publicised for a further six weeks by Bassetlaw District Council, in accordance with the Neighbourhood Plan Regulations 2012. After this the Plan will be a material consideration in the preparation of any planning applications within the Parish.
- 1.13 After the examination (by an independent examiner) and a successful local referendum, this Plan will form part of the statutory development plan and will carry significant weight in the determination of planning applications along with the policies in Bassetlaw District Council's 2011-2028 Core Strategy and the National Planning Policy Framework.
- 1.14 The Elkesley Neighbourhood Development Plan should be read as a whole and in conjunction with national policies and with Bassetlaw District Council's planning policies.



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2 Consultation

- 2.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people in terms of their ages and where they live across the Plan area.
- 2.2 Approximately 400 people have attended workshops, drop in consultations or replied to questionnaires. Whilst there will have been some duplication in those people participating in the range of consultation sessions, this still shows significant engagement in a population of 822 people.
- 2.3 In addition a questionnaire was sent to every household so everyone has had the opportunity to comment on the emerging Plan, 136 responses were received. This questionnaire and the results can be found in the supporting document 'Consultation Summary'.¹
- 2.4 Feedback from all the other consultation events undertaken have been collated and summarised in the Consultation Summary. They both provide a full analysis on the format and feedback from the consultation prior to the Plan being written. These reports can be found on the neighbourhood plan web site:

<http://elkesleyneighbourhoodplan.weebly.com>
- 2.5 The Draft Neighbourhood Plan was consulted on between the 24th November 2014 until the 18th January 2015. This 8 week time frame was selected for the consultation period rather than the statutory 6 weeks to allow extra time to cover the Christmas period, ensuring everyone had an opportunity to comment on the Draft Plan. The document itself was available to view on the Neighbourhood Plan website and a link to this was emailed to a list of consultees, local residents were also made aware of the consultation period through a newsletter delivered to all households.
- 2.6 Paper copies, for reference, were also made available in the foyer at the Memorial Hall and other locations around the village for residents to view and these were identified in the newsletter that was sent to all households.
- 2.7 Responses received were recorded by the Steering Group and considered, the Plan was then amended where necessary to reflect these comments. A list of these comments received and how they were considered are available to view in the 'Consultation Statement' document, also available on the Neighbourhood Plan website.
- 2.8 The key consultation events that have provided vital feedback and that have informed the preparation of this Plan are summarised in **Appendix B**.

¹ The Consultation Summary can be found on the Elkesley Neighbourhood Plan web site at <http://elkesleyneighbourhoodplan.weebly.com/>

3 Introduction to Elkesley

Location

- 3.1 The Parish of Elkesley is located in the south of Bassetlaw District in close proximity to its two most prominent urban centres of Worksop (8 miles to the north-west) and Retford (6 miles to the north). The A1 dissects the Parish running diagonally from the north-east to the south-west. Whilst the A1 provides residents with excellent access to the wider area, the access roads linking the village to the A1 are dangerous. The Highways Agency are upgrading this section of the A1 with works due to be completed in mid-2015.
- 3.2 The village of Elkesley is situated to the south of the A1 and north of Elkesley Wood. The River Poulter runs through the Plan area and there are 5 Local Wildlife Sites wholly or partially in the Plan area. The old part of the village follows a linear pattern along an old coach road now known as the High Street.
- 3.3 To the north of the A1 and partly within the Parish is a small private airport known as Retford/Gamston Airport and Elkesley Park Industrial Estate. The industrial estate consists of warehousing and distribution units. Robin Hood Way, a way marked long distance footpath from Nottingham Castle to Edwinstowe, also runs through the south of the village.

Historical Development

- 3.4 The area is believed to have been settled for around 1600 years, however the earliest recorded mention of the village is in the Domesday Book where the settlement of Elchesleie / leig / lie is mentioned. The use of the village and the surrounding area is to this day predominantly agricultural, with the initial landowner of the area being Roger de Busli who was rewarded for his role in the invasion of 1066 with substantial lands covering South Yorkshire and Nottinghamshire. The medieval church dates from the 13th Century. In 1832 Elkesley contained 73 houses with 377 inhabitants. These figures change little throughout the 19th century.
- 3.5 The Second World War resulted in the development of Gamston Airfield as an RAF training base for pilots involved in bombing exercises. At the end of the war, this was converted into a private airfield and an Industrial Estate.
- 3.6 In the latter part of the 20th Century the village was extended by two developments. Headland Avenue and Lawnwood Avenue, to the west, were built between 1950 and 1970 for the colliery workers of Bevercoates Pit (which closed in 1993). The Yew Tree Road estate, whose boundary adjoins parts of the old village, was built in the 1970's and further developed in the 1990's.
- 3.7 For more detail on the history of the parish please refer to the supporting document 'About Elkesley'.²

² Understanding Elkesley is found on the Neighbourhood Plan web site <http://elkesleyneighbourhoodplan.weebly.com/>

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Elkesley Today

3.8 **Table 1** provides some key statistics for the Parish of Elkesley taken from the supporting document ‘About Elkesley’.

Table 1: Key Statistics³

Elkesley Today: Key Statistics				
Demographics	Elkesley		Bassetlaw District	
Total Population	822		112,863	
Population aged 14 and under	19.3% (159)		16.6% (18,747)	
Population aged 15 – 64	63.5% (522)		61.2% (67,154)	
Population aged 65 +	17.2% (141)		22.2% (20,942)	
Health	Very Good/Good 76.5%	Bad/Very Bad 6.1%	Very Good/Good 77.5%	Bad/Very Bad 6.7%
Housing	Elkesley			
Total No of Dwellings	340			
Housing Tenure	Owned Outright 35.9%	Owned with Mortgage/loan 35.6%	Socially Rented 14.7%	Private Rented 11.2%
Housing Type	Detached 35.3%	Semi-detached 54.7%		Terraced 9.1%
Housing Size	2 and under bedrooms 20.3%	3 bedrooms 53.5%		4+ bedrooms 18.8%
Employment	Elkesley		Bassetlaw District	
All Residents aged 16-74	595		83,305	
Economically Active (16-74)	67.6%		67.9%	
Unemployed (16-74)	3.5%		4%	
Other Information	Elkesley			
Car/Van Availability	No Access 12.6%	1 Car/Van 45%	2 Car/Van 32%	3 + Car/Van 10.3%

³ Data obtained from the 2011 Census available at '<https://neighbourhood.statistics.gov.uk/>'

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4 Key Issues

4.1 The key issues that were raised in the initial consultation and in discussion with the Steering Group are set out below:

Table 2: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Ageing population – what will an increasing proportion of the population need in terms of housing, what will the impact be on community cohesion over the next 15 years?	The Neighbourhood Plan enables greater community influence to require specific housing types (based on local evidence of need) so that housing for older people can be provided which in turn will release some of the family housing for families.
Site Allocations Development Plan Document (now withdrawn) limited growth to 11 dwellings means there is a limited opportunity to attract younger families or to provide for the needs of older people.	The bottom up process engaged the community more effectively and local people could see that more development could be acceptable if the community could have a say in the policy, particularly in relation to density, design and housing type.
Viability of the existing community facilities – what are the implications for the primary school, pub and shop of an ageing population?	The Neighbourhood Plan can lever in more investment to deliver environmental and other improvements as outlined in the Plan.
Limited local employment opportunities means that local residents face long commutes or have to move out of the area.	The Neighbourhood Plan can support the provision of employment opportunities in the Parish by allocating land for employment uses.



5 Community Vision

- 5.1 The Community Vision was prepared following consultation with local people during 2013. The Community Vision focuses on how local people would like the area to be in 2028; it is a shared vision created using the views of local residents.

Community Vision

Elkesley Parish will develop and thrive, while retaining its rural character, creating a sustainable community, through the provision of a mix of housing types, local employment opportunities and the protection and enhancement of important community facilities and environmental assets. Elkesley Parish will become an area that is attractive for people to live, work and visit, for current and future generations.

6 Community Objectives

- 6.1 The Community's Neighbourhood Planning Objectives are more focussed, covering different themes that local residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the village can grow sustainably. The objectives reflect the key issues for the community and the changes the local community want to see to ensure Elkesley continues to thrive as a Rural Service Centre.

Community Objectives

Community Objective 1: Community Facilities: To promote a level of growth that will be sufficient to maintain and increase (where viable) the range of local services that enable Elkesley Parish to thrive.

Community Objective 2: Housing: To provide a mix of high quality housing that reflects the types and housing tenures that are required by the local community.

Community Objective 3: Employment: To provide local employment opportunities and support economic growth and development in the area, in sustainable locations.

Community Objective 4: Environment: To protect, enhance and (where possible) extend open spaces, wildlife habitats and non-vehicular routes through and out of the Plan area.

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Local Infrastructure Projects

- 6.2 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in full in **Appendix C**.
- 6.3 More details of these projects can be found on the official Parish web site at <http://www.elkesleyvillage.org.uk/>
- 6.4 Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it significant additional investment in the local community⁴. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

7 Neighbourhood Development Plan Policies

- 7.1 The Neighbourhood Plan Policies will be used to aid the delivery of development in Elkesley up to 2028. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in Bassetlaw District Council's Core Strategy. If the District wide policy position changes before 2028 it is the expectation of this community that as the proposals in this Plan meet local need and are locally supported, additional site allocations within the village are not necessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where this is the case it is likely that this Neighbourhood Plan will be reviewed to allow a comprehensive review of this altered District position.
- 7.2 When development is proposed within Elkesley, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in BDC Core Strategy.

⁴ Unless the development is exempt in accordance with the regulations for example Self Build.

8 The Need for Sustainable Development in Elkesley

Justification

- 8.1 Policy CS8 in Bassetlaw District Council's Core Strategy applies to Elkesley. It requires that up to 10% of the Districts' housing requirement will be delivered in the 21 Rural Service Centres. In the withdrawn Site Allocations Development Plan document the District Council proposed a site allocation at Yew Tree Road in Elkesley to accommodate 11 dwellings.
- 8.2 As there have been 12 dwellings constructed between 2003 and 2014, if only those dwellings promoted in the withdrawn Site Allocations Development Plan Document were built, this would equate to a total of 23 dwellings being constructed between 2003 and 2028.
- 8.3 Local people have previously been opposed to further development in the village because the design of schemes proposed have been incongruous with their wider setting. People feared that new development would diminish the quality of the built environment in Elkesley rather than enhance it.
- 8.4 It is significant that although the District Council's proposals for 11 dwellings was based on consultation with the local community, the Neighbourhood Plan process has allowed people to discuss and understand more fully the implications of such a limited allocation; the viability of the existing community facilities and the impact on social cohesion of a village that does not offer a variety of houses for families to move in to or for those wishing to down size.
- 8.5 Consultation showed that the provision of housing in Elkesley over the next 14 years is a significant issue for local residents. ***Local people want more housing in the Parish than is proposed by Bassetlaw District Council so long as it is brought forward as part of the Neighbourhood Plan process where they can influence the policy context.***
- 8.6 In addition to housing development on allocated site(s) there may be infill sites that become available that by their nature cannot be identified at this time. It is important that such infill development does not spoil the rural character of much of the village. Policy 6 deals with this issue specifically.

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Community Comments

8.7 The Resident's Survey⁵ (January 2014) asked several questions relating to housing development in the Plan area. 136 responses were received, 40% of the households. These findings were in line with the feedback from all other consultation events⁶. The survey provided the following results:

- 65% of responses are in support of more housing being developed in the village of Elkesley, of whom 88% are in favour of building more than 11 properties.
- For detached and semi-detached properties, the preference is for larger 3-4+ bed units, for bungalows the preference is for 2 bedroom units
- High density development especially in the form of 3 storey town houses is not in keeping with the rural character
- Throughout the consultation process Yew Tree Road was identified by the majority of respondents as the preferred development site.

Sustainable Development Principles

8.8 Elkesley has access to all the attributes that can contribute to creating a sustainable settlement as defined in the National Planning Policy Framework although the implications of an ageing population means its social attributes are under threat:

- *Economic* - Access to the A1 and the presence of an industrial park means the Plan area could offer more employment opportunities as well as being a good residential location for people working in Doncaster, Sheffield, Worksop or Retford.
- *Environmental* - Elkesley is an attractive village, with an historic centre surrounded by open countryside with easy access to regional attractions like Clumber Park, Robin Hood Way and National Cycle Route 6 (that runs from Watford to Windermere).
- *Social* - The school is desperate for more pupils; it has one empty class room and it did not achieve its intake quota of 15 pupils in 2014. There is also concern about the commercial viability of the shop and pub and the post office only opens two afternoons a week. The existing range of housing will not meet the needs of an ageing population or provide dwellings suitable as starter homes.

8.9 To ensure Elkesley remains a sustainable community over the next 14 years there is a requirement to ensure that there is:

- Sufficient growth to support these local services; and
- Sufficient choice of housing to meet the needs of the local community.

⁵ Available at <http://elkesleyneighbourhoodplan.weebly.com/>

⁶ See Elkesley Consultation Summary

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- 8.10 When commenting on development proposals Elkesley Parish Council will take a positive approach that reflects the presumption in favour of sustainable development in accordance with the National Planning Policy Framework. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.
- 8.11 The Sustainable Development Policy below provides a positive framework for decision making on planning applications as is required in the National Planning Policy Framework. Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aim and vision outlined above. Policy 1 is overarching and is intended to sit alongside the topic specific policies detailed later on.

Policy 1: Sustainable Development

1. The Elkesley Neighbourhood Development Plan will take a positive approach to development where this brings forward a balance of housing, employment, retail and community development to ensure Elkesley remains an attractive and vibrant place. All major development⁷ over the Plan period will maximise the environmental assets in and around Elkesley, improving access to the countryside and open spaces for residents and visitors where applicable.
2. Development will be supported where it can be shown that such proposals would support the continued viability of Elkesley by meeting at least one of these criterion:
 - a. new homes of a size, type and tenure to meet local requirements; or
 - b. affordable housing 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. new and expanded business premises within Elkesley Park Industrial Estate
3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Development Plan and shall be located to ensure that the development does not significantly and adversely affect the
 - a. amenity of nearby residents; and
 - b. character and appearance of that part of the village in which it is located; and
 - c. social, built, historic, cultural and natural assets of the parish.

⁷ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995, or alternative if this document is replaced/updated)

9 Housing

Residential Design

Justification

- 9.1 The consultation feedback reveals clearly that local people expect design of all new development to be of a high standard that complements the existing vernacular style.
- 9.2 Previous development of the village has been in three distinct locations and this has made Elkesley feel disjointed. The proposed development site off Yew Tree Road fills in the gap between the two newer estates. Policy 7 deals specifically with the Yew Tree Road site, but the design principles detailed below and Policy 2 are expected to apply across the village.
- 9.3 The three parts of the village are shown in **Figure 2** on the following page. ADD ANOMALY DEFINITION

Historic Core (Zone 1)

- 9.4 This part of the village is characterised by large narrow plots laid out perpendicular to the road, most notably along the High Street but also with some 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.
- 9.5 This local style includes red brick with tile roofs and front gardens that set the building line back from the road.

Headland Avenue & Lawnwood Avenue (Zone 2)

- 9.6 Houses in Zone 2 date from the 1950's with the oldest houses fronting Coal Pit Lane. The layout is linear running southwards with Headland Avenue becoming Lawnwood Lane providing direct access out to Brough Lane. Headland Avenue forks becoming Lawnwood Avenue which is a cul-de-sac. The layout and housing design is typical of mid-20th century development across the country. The properties are two storeys, front facing on generous plots and made of red bricks with tiled roofs. The Nursery & Primary School is also located in this part of the village.

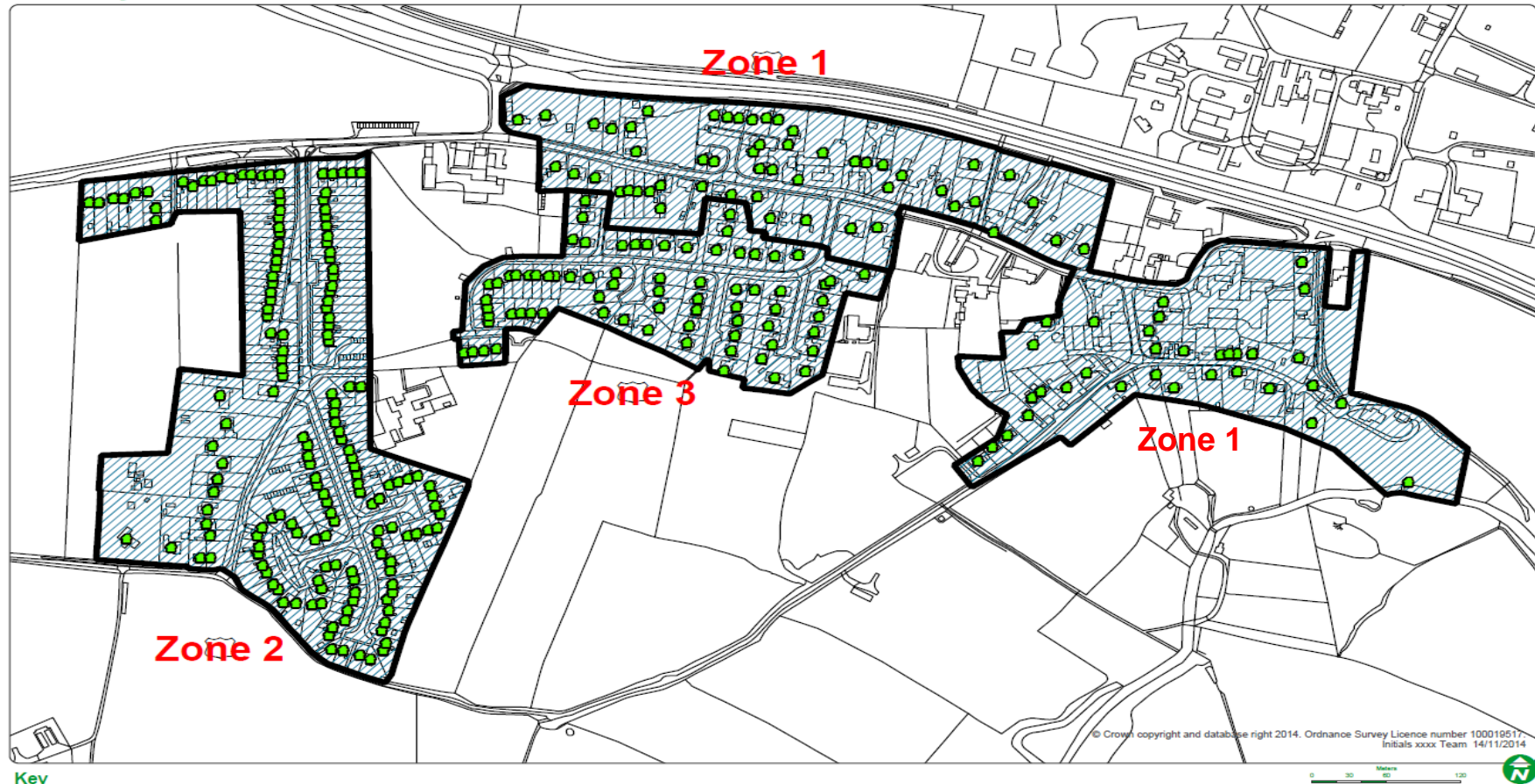
Yew Tree Road (Zone 3)

- 9.7 These houses are of 1970's construction with a cul-de-sac layout. The dwellings are a mixture of bungalows and two storey houses and are made of red brick with tiled roofs, some additional development occurred in the 1990's providing affordable housing.

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Figure 2: Elkesley Village Design Areas

Bassetlaw District Council
Elkesley



Key

Zone	Residential	HA	Housing Density per Ha	
1	99	10,120,988	9,762,420,967	
2	167	8,060,962	20,717,28449	
3	73	3,626,686	20,128,5287	



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- 9.8 Census data suggests that 43% of households have 2 or more cars⁸ and as a result of this there are areas in the village where off street parking is an issue. The historic nature of Zone 1 means that dwellings were not designed to accommodate cars. This is particularly an issue on Park Lane where the road is also quite narrow. The difficulty with on street parking is exacerbated along Headland Avenue and Lawnwood Avenue. These houses were designed to accommodate one car off road so there are particular problems where residents park additional cars on the road. This frequently means buses cannot easily drive along both Headland Avenue and Lawnwood Avenue and this could also impede emergency service vehicles.
- 9.9 It is important that future development in the village recognises its 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 on driveways.
- 9.10 Building for Life 12 is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 9.11 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document ‘Successful Places a Guide to Sustainable Housing Layout and Design’ which embraces Building for Life 12. This document is intended to provide a tool kit for
1. communities helping them articulate their aspirations in terms of good design and
 2. developers to assist them in producing planning applications to the best design standards.
- 9.12 The Supplementary Planning Document also endorses the use of BFL 12 as a ‘*national standard for well-designed homes and neighbourhoods and is about creating good places to live.*’ New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated.

⁸ Data obtained from the 2011 Census available at ‘<https://neighbourhood.statistics.gov.uk/>’

Policy 2: Design

1. Where applicable, new development will only be supported where it demonstrates:
 - a. layouts that maximise opportunities to integrate development in with the existing settlements through creating new connections and improving existing ones to and from new development; and
 - b. consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and
 - c. designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole; and
 - d. that it has been designed in accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide.
2. Where practicable plot sizes should be large enough to accommodate a minimum of 2 off street parking spaces.
3. Major development⁹ will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent).

⁹ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

Density of Residential Development

Justification

- 9.13 In accepting more development than was proposed via Bassetlaw District Council's withdrawn Draft Site Allocations Development Plan the community requires that the density of the scheme is in keeping with the existing built up area. The National Planning Policy Framework advises that housing density should reflect local circumstances and Bassetlaw District Council's Core Strategy Policy DM5 advises that development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area. To clarify what density would 'reflect local circumstances' in the context of Elkesley **Figure 2** shows how densities vary across the 3 parts of the village. These are also shown in the table below.

Table 4: Housing Zone Densities

Area	Average number of Dwellings per hectare
Zone 1 - Historic Centre	10
Zone 2 - Headland & Lawnwood Avenue	21
Zone 3 - Yew Tree Road	20

- 9.14 Previously there have been two planning applications in the village and residents have objected to these on the number and design of the houses and their objections were upheld. Residents demonstrated that they were concerned about density and design of the new development.
- 9.15 Throughout the consultation period there were concerns about housing development in the village. Some residents did not want to see the village change, while others were aware that if there was no development in the village it would not thrive. Over time through the various consultation events attitudes to more housing have changed however what did not change was their concerns about density and design of developments, as outlined in the Consultation Summary.

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- 9.16 Development on a site of 0.5 hectares or larger or for more than 10 dwellings must show how the density is appropriate to its location. The National Planning Policy Framework (NPPF) paragraph 47 advises that local planning authorities should ‘*set out their own approach to housing density to reflect local circumstances*’.
- 9.17 Core Strategy policy DM5 also requires development proposals to ‘*reflect the specific characteristics [densities] of the site and its surrounding area (in terms of both built form and landscape)*’

Policy 3: Housing Density

1. Planning applications for housing schemes of more than 10 dwellings will only be supported where the density of the scheme reflects the densities across the rest of the Plan area.
2. Proposals for a density higher than this will only be supported where the development meets a specific identified local need (for example for retirement housing)

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Housing Mix and Type

Justification

- 9.18 There have been consultation sessions, a questionnaire and one specific event to allow people to consider what type of housing and how much would be acceptable. These discussions were informed by analysis of the current housing market in Elkesley¹⁰.

Table 5: Key Housing Facts

Key Housing Facts			
Total No of Dwellings	340		
Housing Tenure	Owned Outright 35.9%	Owned with Mortgage/loan 35.6%	Socially Rented 14.7%
Housing Type	Detached 35.3%	Semi-detached 54.7%	Terraced 9.1%
Housing Size	2 bedrooms and under 20.3% ¹¹	3 bedrooms 53.5%	4+ bedrooms 18.8%

- 9.19 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 and could potentially support some increase in the need for affordable housing. Based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.’*
- 9.20 This supports Policy 4 of the Neighbourhood Plan which focuses on providing additional market and affordable housing of a smaller size, particularly 2 bedroom properties.
- 9.21 Bassetlaw District Council’s 2011- 2028 Core Strategy also requires housing proposals to show how they meet local need (in conjunction with meeting the District Council’s housing target).
- 9.22 The demographic statistics in Table 2 shows that Elkesley has an ageing population. Consultation feedback revealed that there will be demand for smaller housing suitable for older people. Given that on average there are already fewer 2 bedroom houses in Elkesley than across the District or regionally, the evidence would support a policy that encouraged smaller housing in particular.

¹⁰ See more details in the Area Profile

¹¹ The % of 2 bedroom houses in Elkesley is 3% less than the district average and 6.5% less than the regional average based on Census 2011 data.

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- 9.23 Elkesley Parish Council commissioned a Housing Needs Survey¹² to ascertain the demand for various housing types. The Survey also supports this approach as it identified a need to *‘improve the supply of market level retirement properties’*.
- 9.24 The provision of 2 bedroom bungalows would meet local need and would be particularly supported as it would enable local people to stay within their community when they wish to downsize and will, in turn, free up the larger housing more suitable for families.

Policy 4: Housing Mix & Type

1. Planning applications for housing schemes of more than 10 dwellings are required to deliver an Elkesley specific housing mix that reflects the demonstrable needs applying at that point in the Plan period.
2. Developers should show how the key findings in the most recent Elkesley Housing Needs Survey and the About Elkesley Study have been incorporated in the different house types and bedroom numbers proposed.

Affordable Housing

Justification

- 9.25 In terms of affordability the Housing Needs Survey notes that *‘Within Bassetlaw... there is a marked difference between the house prices in the urban and the rural areas. Recent house prices in the rural villages show the minimum price to purchase a 2 bed roomed house was about £150,000 and there were very few properties for sale at this ‘lower end of the market’. In reality a first time buyer would need an income of around £45,000 per year to buy a property in a rural village. More than 70% of households in these villages are earning less than £45,000 per annum – most households earn between £20,000 and £30,000.’*
- 9.26 The average asking price for a house in Elkesley in 2014 was £190,000.¹³
- 9.27 The evidence shows that there are fewer first time buyer homes than the District or regional average in the first place and that they will be out of the price range of some local people. It is clear that some affordable housing should be provided as part of the development. Presently Bassetlaw District Council’s Core Strategy requires 25% of all housing developments in Elkesley to be affordable. Development on the Yew Tree Road Site in accordance with the policies in this Neighbourhood Plan should deliver approximately 7-8 affordable dwellings (based on 30 new homes, only 2- 3 would have been provided as part of the District allocation of 11).
- 9.28 According to Elkesley’s Housing Needs Survey at least three affordable houses are required in the Plan area to rent, one two bedroom and two three bedroom units.

¹²Available at <http://elkesleyneighbourhoodplan.weebly.com/>

¹³ See Understanding Elkesley

Elkesley Neighbourhood Development Plan

- 9.29 As the community are supporting the provision of more market housing on the basis that it will provide additional benefits to the village, Policy 6 requires that those affordable housing units be allocated based on a local connection criteria.
- 9.30 This Plan supports Bassetlaw District Council's approach that requires all development of affordable housing on market sites or exception sites to ensure it is allocated based on specific local connection criteria as part of the S106 agreement in securing the planning permission.
- 9.31 In summary the local connection criteria prioritizes as follows:
- people who were born in Elkesley and have lived there for 5 years or more
 - people who have lived in the area for 5 years or more
 - people who used to live in Elkesley but moved away due to lack of affordable housing
 - people permanently employed in the parish for 5 years or more
- 9.32 The next priority criteria relates to people who have been living in adjacent parishes for 5 years or more, then in Bassetlaw District for 5 years or more. The complete list of local connection criteria is at **Appendix D**.

Policy 5: Allocation of Affordable Housing

1. All new affordable housing on market sites or exception sites in Elkesley will be allocated based on a local connection criteria hierarchy, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. The terms for priority for selection are ordered below, firstly where the applicant(s):
 - 1) was born in Elkesley and have lived there for 5 years or more; or
 - 2) has lived in the Parish of Elkesley for 5 years or more; or
 - 3) used to live in the parish for 5 years or more but had to move away due to a lack of suitable or affordable housing; or
 - 4) has been permanently employed in the Parish of Elkesley for 5 years or more.
2. If there are insufficient applicants able to prove a strong local connection then the terms of priority apply as set out at Appendix D.

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Infill Development

Justification

- 9.33 It is possible that, over the Plan period, sites within the village will come forward for redevelopment. Such schemes are still required to meet the design standards set out in Policy 2. Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to village amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
- 9.34 As Elkesley is a small rural village, development on infill plots is still expected to respect the surrounding densities and the design character. This is in accordance with Policy DM4Bi of the Core Strategy.

Policy 6: Infill Development

1. Applications for residential developments on infill and redevelopment sites within Elkesley will only be supported subject to proposals being well designed in and meeting all relevant requirements set out in other policies in this Plan and where such development meet all the following criteria:
 - a. fills a small restricted gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings ; and
 - b. does not reduce the privacy or amenity of adjoining properties or is inconsistent with the character of the area; and
 - c. Provides at least one small home with two bedrooms for every large dwelling with four or more bedrooms.
2. Where the scheme is for one dwelling the proposal must be in keeping with its wider surroundings in relation to the historic development patterns or building/plot sizes.

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Allocation of Land at Yew Tree Road

Justification

- 9.35 The principle of development on the Yew Tree Road site was already established in March 2014 as part of the District Council's consultation on its Site Allocations Development Plan Document. In July 2014 at a Neighbourhood Plan consultation event discussion went further; to seek the views on how many dwellings would be acceptable on this site. The landowner was involved in the consultation and prepared an indicative site layout to enable people to consider fully the implications of the proposal.
- 9.36 81% of attendees at the Yew Tree Road consultation in July 2014 supported the development of approximately 30 new houses on the Yew Tree Road site to meet current and future needs so long as:
- The houses are in keeping with local character and design, to complement the existing housing stock;
 - There are no three storey houses; these are not in character;
 - They provide housing of a type that is needed in the area, particularly properties suitable for downsizing and first time buyers, as well as larger family homes;
 - Development is located on the Yew Tree Road Site, with access off Coal Pit Lane with no vehicular connection to Yew Tree Road;
 - As part of the agreement there is a new community green space created to connect the historic and more recent additions in the village¹⁴; and
 - The village has grown in three separate parts with the 20th century development designed with very little reference to its setting in relation to the historic core of the village or the countryside. The design and layout of development on Yew Tree Road needs to show how it can pull the village together.
- 9.37 The consultation confirmed support for the Neighbourhood Plan to allocate 1.85 hectares of land off Yew Tree Road for the development of 30 houses. (The southern end of this land was the proposed site in for 11 dwellings in Bassetlaw District Council's Draft Site Allocations Development Plan document.)
- 9.38 Development must also include the provision of a Village Green, creating a focal point for the village. More information on the need for an additional open space is discussed in the section on the Environment.
- 9.39 This site is shown on **Figure 3** on Page 27.

¹⁴ See Elkesley Residents' Survey Analysis January 2014 and Elkesley Consultation at <http://elkesleyneighbourhoodplan.weebly.com/>

Policy 7: Yew Tree Road Site

1. The site identified in Figure 3 is allocated for up to 30 dwellings and development proposals will only be supported where all the following criteria are met:
 - a. the provision of public open space to be used as a 'Village Green' with a minimum size of 0.37 hectares¹⁵; and
 - b. the open space should be suitably located on the site where it can be accessed easily on foot by the whole village; and
 - c. a new single vehicular access point to the site off Coal Pit Lane; and
 - d. the existing hedges and trees along the boundary to be retained where possible; and
 - e. a comprehensive landscape scheme is submitted to show how the privacy of dwellings on Headland Avenue and Yew Tree Road will be protected; and
 - f. the scheme shows how it has contributed to the delivery of housing to meet local needs as outlined in Policy 5 (Housing Mix and Type) and Policy 6 (Affordable Housing); and
 - g. the scheme is for 1 or 2 storey dwellings only and shows how it accords with the principles in Policy 2 (Design) and 3 (Density); and
 - h. a footpath will be provided that links Headland Avenue with Cedar Tree View.

2. In addition to residential development, proposals should include
 - a. the relocation of the village shop onto the site in a building that is to the same standard as least as big as the one it replaces if one exists; and
 - b. the provision of some B1, A1, A2 or A3, and A5¹⁶ units unless it can be proven in an open book viability assessment that this requirement renders the development of the site unviable.¹⁷



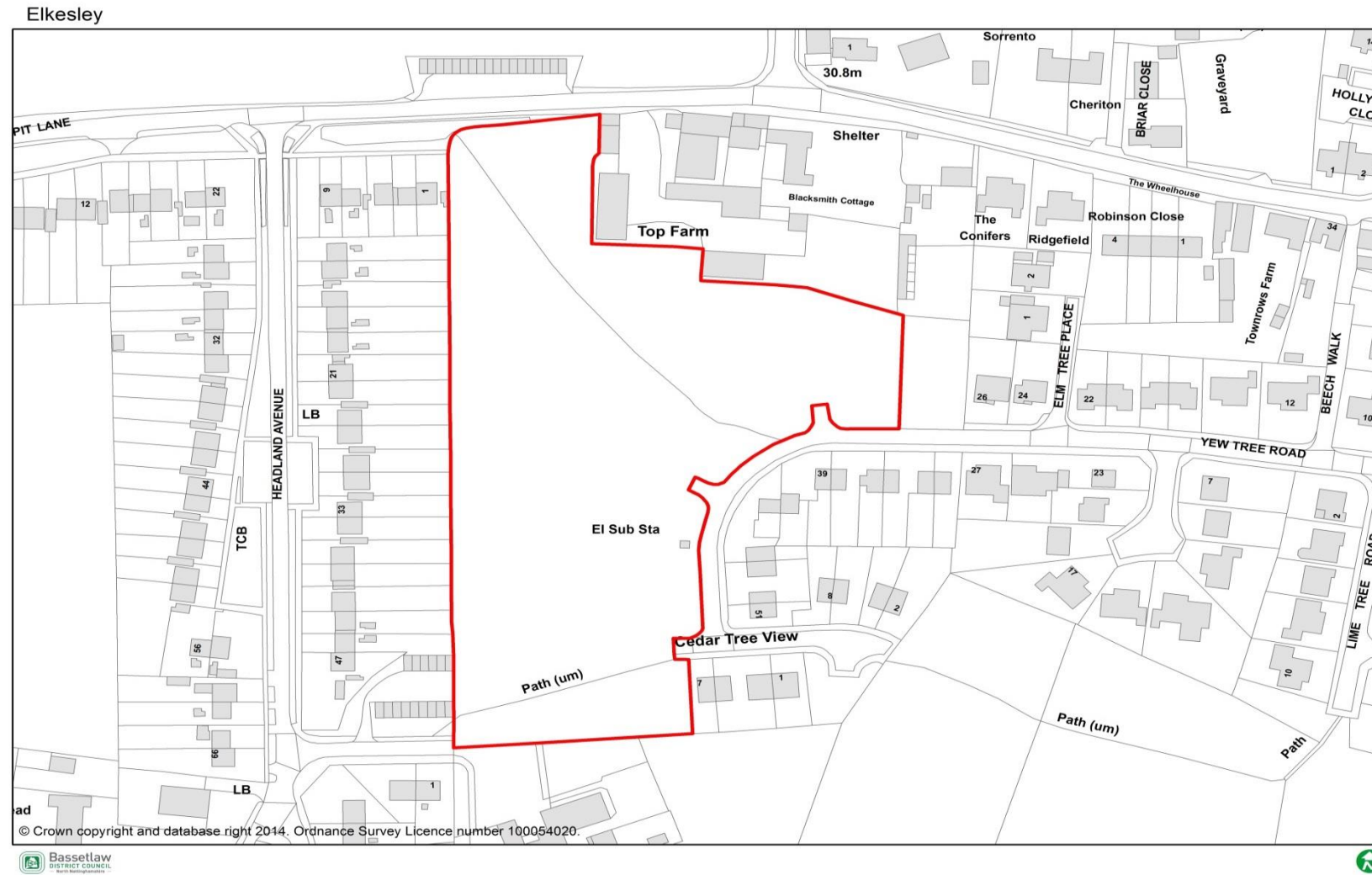
¹⁵ In accordance with Open Space Study 2010 and discussed in the environment section of this Plan

¹⁶ Use Classes Order 1987(as amended) and the General Permitted Development Order 1995 (as amended) B1:light industry, A1: retail, A2: financial services, A3: cafes for more details: and A5 hot food take away

¹⁷

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Figure 3: Allocated Site



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Example of high quality village green development



10 Employment

Elkesley Park Industrial Estate

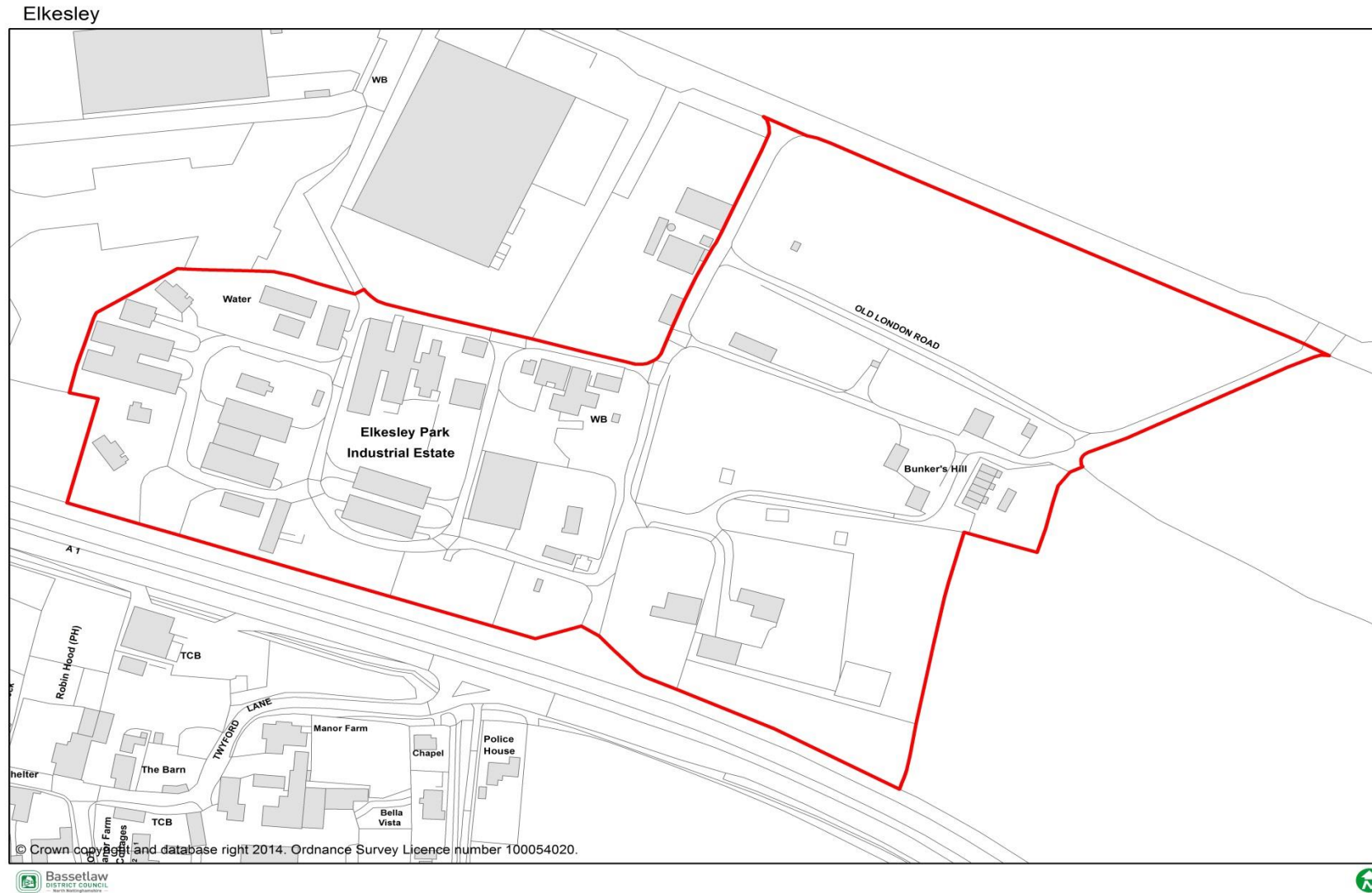
Justification

- 10.1 The 7 hectare Industrial Estate is located to the north of the village separated from it by the A1. The area known as Elkesley Park Industrial Estate (EPIE) was developed for employment uses in the early 1960's by utilising existing buildings from its time as an RAF base, the size and layout remain much the same.
- 10.2 Most of the older and larger buildings on the site date from the Second World War period and are used for agricultural storage. In general all the buildings on the Estate are in a poor state of repair and negotiations are ongoing to relocate some of the agricultural storage buildings to free up parts of the site for redevelopment for employment use. There are five businesses also located in the smaller units to the north and east of EPIE. **Figure 4** on the following page shows the extent of EPIE. The adjoining industrial area is used for predominantly warehousing and distribution, with present occupiers such as the Canute Group, this area is not the focus for this Plan.
- 10.3 Despite the Industrial Park being opposite the village it cannot be accessed from the village without driving along the A1 going to the next junction and returning on the south carriageway. The construction of a bridge over the A1 in 2015 affords shorter but not direct vehicular access from Elkesley village. When completed this will have a significant positive impact on the commercial viability of redeveloping the EPIE. Bassetlaw District Council's Employment Land Capacity Study 2010 identified the EPIE as 'well suited to attract large scale distribution inquiries' Bassetlaw District Council intends to reassess the site once the access bridge has been constructed.



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Figure 4: Elkesley Park Industrial Estate



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- 10.4 Any review of the potential redevelopment of the site would be in accordance with Bassetlaw District Council's Policy DM7 of the Core Strategy which has a presumption to protect employment sites for economic development purposes. This Neighbourhood Plan supports this approach. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish and this Plan supports the redevelopment of Elkesley Park Industrial Estate to attract new businesses that will provide more local job opportunities.
- 10.5 Encouraging cycle access and parking at the employment site would be of direct benefit to people living within the vicinity and would be supported. Ideally cycle storage should be provided under canopies and across the site where there is natural surveillance. Given the location of the EPIE in relation to the village, particular care should be taken to ensure that landscaping schemes minimise the visual impact on its rural setting and the village. Good examples of well-designed planting schemes are the B&Q and Wilkinson's sites nearby. The use of sustainable urban drainage systems creatively as part of the landscaping scheme will be expected in accordance with the revised SUDS scheme that comes into force in April 2015.

Policy 8: Elkesley Park Industrial Estate

1. Planning applications for B1, B2 and B8¹⁸ uses will only be supported where they meet all the following criteria:
 - a. development is located within the existing site as identified in Figure 4; and
 - b. the proposals include landscaping and natural screening along the boundary to minimise the visual impact on the village setting and residential properties to the north; and
 - c. the scheme contributes to the regeneration of the Industrial Park; and
 - d. car parking is provided in accordance with County Council standards; and
 - e. cycle access and cycle parking is provided across the Industrial Estate in accordance with the NCC Cycling Strategy 2013.
2. Planning applications for D1¹⁹ use will be supported where they provide a service that supports the other businesses.

¹⁸ B1 light industry, B2 general industry, B8 warehousing

¹⁹ D1 non-residential institutions (day nurseries, creches)

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Small scale employment development within the village of Elkesley

Justification

- 10.6 Bassetlaw District Council's Core Strategy Policy CS8 already supports proposals that would deliver *'rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses'* within the village.
- 10.7 A key component of this Neighbourhood Plan's third objective (employment) is to promote opportunities for working locally as a way of making Elkesley a more sustainable place. The Residents questionnaire revealed that 94% of those who work travel by car to destinations outside the village.
- 10.8 The consultation did provide a list of things that people would like to see in the village. These were:
- A dedicated post office building
 - Improvements to the village shop
 - Small lock ups
 - Saddlery/kennels
 - Fish and chip shop
 - Touring caravan site
 - Farm shop
 - Hairdresser/café
 - Medical services
- 10.9 Access to local shops within walking distance of your home reduces car usage, encourages social cohesion and supports local businesses. These are all key indicators of sustainable development. In accordance with sustainable planning principles and reflecting community consultation, this Neighbourhood Plan seeks to support the existing commercial facilities and supports the provision of additional services.
- 10.10 The National Planning Policy Framework requires planning authorities to *'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'*. As that requirement has not been interpreted into a Core Strategy policy by Bassetlaw District Council, this Neighbourhood Plan makes some provision through policy.
- 10.11 This can be done by encouraging mixed use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances

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social cohesion and arrests the tendency for villages like Elkesley to be dormitory villages. Increasing activity in the day time in the village also supports local business.

10.12 Facilitating the technology, in particular improving broadband connectivity and speed, to enable people to work from home more easily is covered in Policy 10.

10.13 It was clear from the feedback that any industrial employment was only wanted on Elkesley Park Industrial Estate.

10.14 As part of the consultation for the Yew Tree Road site the developer has proposed the inclusion of several employment units as part of the scheme. This was supported in principle by the community.

Policy 9: Small Businesses

1. Proposals for the development of employment uses will be supported provided that they meet all the following criteria:
 - a. the development is for B1, A1, A2, A3, A4, A5 or D1 uses²⁰; and
 - b. the new floor space created is less than 1,000 square metres and/or the site does not exceed 0.5 hectares; and
 - c. the site is within the existing development boundary as shown in Appendix A; and
 - d. the scale, design and form is in keeping with its surroundings; and
 - e. the nature of the operation does not affect the amenity of the surrounding area; and
 - f. it will not create or exacerbate environmental or highway safety problems.
2. Within the development boundary, planning permission will be granted where the scheme is either to enable:
 - a. businesses to operate from integrated home/work locations, or
 - b. working from home enabling extensions,

So long as such proposals do not have a detrimental impact on:

- i. the character of the village; and
- ii. residential amenity or; and
- iii. highway safety.

²⁰ Use Classes Order 1987(as amended) and the General Permitted Development Order 1995 (as amended) B1: light industry, A1: retail, A2: financial services, A3: cafes, A4 drinking establishments, A5 hot food take away, D1 non-residential institutions for more details please see **Appendix E**.

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Broadband connectivity and home working

Justification

- 10.15** The Residents Survey found that 21% of working age residents work in Elkesley; it is assumed that this means they work from home (this compares to 14% nationally)²¹. 38% of local people are in full time work, 13% are part time and 11% are self-employed the remaining 38% are not in employment²².
- 10.16** The desire to work from home is driven by digital technology, an ageing population reluctant to commute and an increase in self-employment generally. Given the socio demographics in Elkesley Parish, the availability of high speed broadband will become increasingly important to local people wishing to continue working at home.
- 10.17** The National Planning Policy Framework also supports the provision of broadband as it plays a vital role in enhancing the offer of community facilities. Support for broadband also reduces the need to travel and contributes to sustainable development. Good internet access will also be a prerequisite for young people growing up in the Plan area as well as attracting new people to come and live in Elkesley.
- 10.18** 78% of the feedback in the Resident's Survey supported an improvement to the current broadband service. Whilst broadband is available within Elkesley the local exchanges and service available is limited to less than 2.5Mb with a significant number of people with less than this. The current superfast broadband rollout by Nottinghamshire County Council will upgrade the Gamston exchange but this may not result in an improvement for the village. Whilst the alternative options may result in an improvement to around 10Mb it is still a lot lower than the potential of 80Mb from fibre and will cost a lot more money.
- 10.19** Policy 10 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. It will inform adjustments or investment decisions to ensure that the desired connectivity can be achieved in such a way as to contribute to the wider network in rural Bassetlaw. The Policy is intended to ensure that where major developments like Yew Tree Road are undertaken that can contribute to the provision of ducting for communication purposes, these opportunities are maximised to benefit the local community.
- 10.20** The world of telecommunications is changing rapidly, however, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering connectivity. Other technologies may provide interim solutions.

²¹ ONS Study March 2014 reported in Financial Times

²² Understanding Elkesley

Policy 10: Broadband

1. Proposals that provide access to a superfast broadband network to serve the village and properties adjoin the network across the Parish will be supported.
2. New housing development should provide the necessary means for new residents to access the superfast broadband network when it becomes available and if possible, contribute to improvements in the service for existing residents and businesses.

11 Community Facilities

Justification

- 11.1 Objective 1 of this Neighbourhood Plan promotes growth in Elkesley to maintain and increase the range and quality of community facilities in the Parish.
- 11.2 There are the following community facilities in Elkesley:
1. Village pub (the Robin Hood)
 2. St Giles Church
 3. Memorial Hall
 4. Post office (open two afternoons a week in the village hall)
 5. Playing field (with Multi Use Games Area)
 6. Primary school
 7. Village shop
- 11.3 Access to such a range of facilities within walking distance of your home reduces car usage, encourages social cohesion and is vital to Elkesley's sustainability. It is this range of facilities that means Elkesley is defined as a 'suitable location for limited rural growth' in Bassetlaw District Council's Core Strategy.
- 11.4 89% of respondents to the Residents Survey wanted these community facilities protected. They are shown in **Figure 5** on the following page.
- 11.5 The Neighbourhood Plan supports the provision of additional community facilities being developed within the Parish within or adjoining the development boundary in accordance with Bassetlaw District Council's Policy CS8 of the Core Strategy 'that they are of a scale appropriate to the village'. The NPPF paragraph 70 refers to the need to '*plan positively*' the provision of community facilities that '*enhance the sustainability of communities and enhance residential environments.*'
- 11.6 The Consultation revealed a need for changing rooms on the playing fields and a public toilet for both users of the park and for walkers on the Robin Hood Way. This project is being currently developed and is identified in the list of Projects at **Appendix C**. There are no other immediate requirements for further community buildings, however, the consultation for this Plan has identified the opportunity to relocate and improve the existing village shop as part of the Yew Tree Road development.

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- 11.7 Discussions with the community as part of this Neighbourhood Plan process reinforced the importance of protecting what Elkesley has. Therefore the loss of an existing facility to an alternative use will be strongly resisted. It may be possible for the community facility in question to be provided elsewhere as part of a proposed development (e.g. the village shop). However, the facility would have to be to at least the same size and standard as the existing and must be provided up front as part of any development. This ensures that there is not a lengthy period between the closure of an existing facility and its relocation.
- 11.8 The consultation also identified a range of additional sports provision like a running track and boules and/or bowling facility that the community would like to see²³. These are listed as actions at **Appendix C** and the Parish Council will continue to explore funding opportunities to deliver some or all of these facilities over the Plan period.
- 11.9 Once this Neighbourhood Plan is 'made' the community will receive 25% of the Community Infrastructure Levy funds secured through any new development within the Parish. The money raised from such development will be spent on delivering some of these initiatives subject to further consultation with the community.

Policy 11: Protecting Community Facilities

1. In order to promote a thriving village for all ages, and notwithstanding permitted development rights, the redevelopment of community facilities for non - community uses will be resisted unless the proposal includes a new facility of equal or greater size and quality.
2. The relocation of community uses is permitted provided that it meets all of the following criteria:
 - a. it is in an appropriate location within the Parish so that is accessible to all by non-car modes; and
 - b. that there are appropriate levels of car parking provided; and
 - c. it should be at least equivalent in size and quality to the existing facility; and
 - d. it should be provided up front as part of any proposed development.
3. Where the community facility is also a small business, any change of use (notwithstanding permitted development rights) should also be in accordance with Policy 9.

²³ See Residents Survey

12 Environment

Justification

Non-vehicular routes

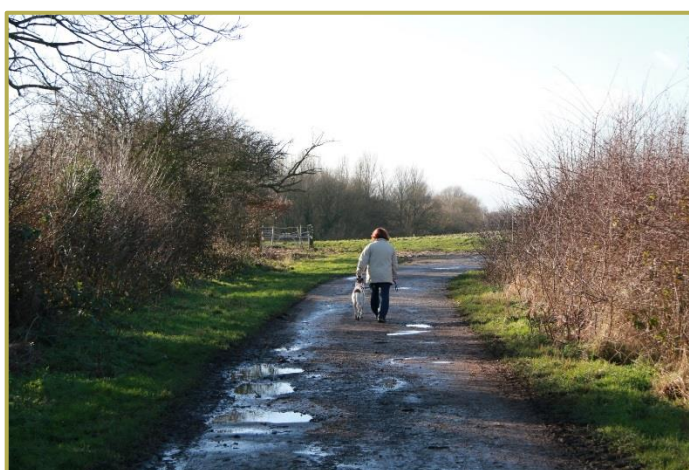
- 12.1 The consultation feedback showed consistently that people highly value Elkesley for its access to the countryside. Elkesley Parish is part of Policy Zone 40 in Bassetlaw District Council's Landscape Character Study. As this is one of the largest policy zones it makes only a passing reference to the open countryside that makes up most of this Plan area. However it does note that the *'landform is flat in places, gently undulating and slopes downwards and towards the River Poulter'*. This river runs west to east through the Parish where it forms the Plan boundary on the east side. Either side of the River is classed as Flood Zone 2 (it has an annual probability of flooding of between 1 in 100 to 1 in 1000 years.) The Flood Zone forms a relatively narrow band along the river and is sufficiently distant from the village so as not to cause any fluvial flooding in the village.²⁴
- 12.2 The Landscape Character assessment provides the following description. *'The landscape is mostly arable farmland delineated by hawthorn hedgerows, though belts of Scots pine are also common field boundaries. A number of farmsteads are dotted throughout the Policy Zone, these are generally adjacent to shelter belts and small clumps of woodland.'* The landscape has moderate condition and sensitivity to change and has an overall strategy of Conserve and Create.²⁵
- 12.3 Given the value placed on the countryside by local people it is vital that new development minimises its environmental and visual impact by, wherever possible, maintaining significant trees and hedgerows and provides an assessment of the biodiversity of any green field site in accordance with Bassetlaw District Council's Policy DM9 of the Core Strategy.
- 12.4 At various consultation sessions people were asked to identify existing and propose non-vehicular routes. 71% of respondents wanted to extend the Rights of Way across the Plan area and the **Figure 6** shows the range of existing footpaths, bridleways and the Robin Hood Way that runs through the Parish.
- 12.5 The relationship between these routes and the Local Wildlife Sites are shown in Figure 6. Improving access to these sites was also part of Community Objective 4.
- 12.6 The provision of certain routes were very popular, particularly route A to the Thaymar Dairy and Route B to Clumber Park. These would both be excellent cycling and walking routes but as they both extend beyond the Plan boundary Elkesley Parish Council will work with the adjoining parishes, Bassetlaw District Council and Nottinghamshire County Council to encourage the development of these routes. A group has been established to take this project forward (see **Appendix C** for more details.)

²⁴ For the flood risk map see Environment Agency web site.

²⁵ Landscape Character Assessment 2009

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- 12.7 The provision of benches along both existing and proposed footpath routes was also raised throughout the consultation events. This also represents an action for the Parish Council to progress with partners and which could be funded in part by any CIL from development in the Parish (see **Appendix C**).
- 12.8 Given the focus on improving footpaths, maintaining and improving existing trees and hedgerows will be encouraged. Given the expectation that climate change will continue to mean more frequent extreme wet weather events increased tree and hedgerow vegetation has the additional benefit of assisting in managing surface water run-off.

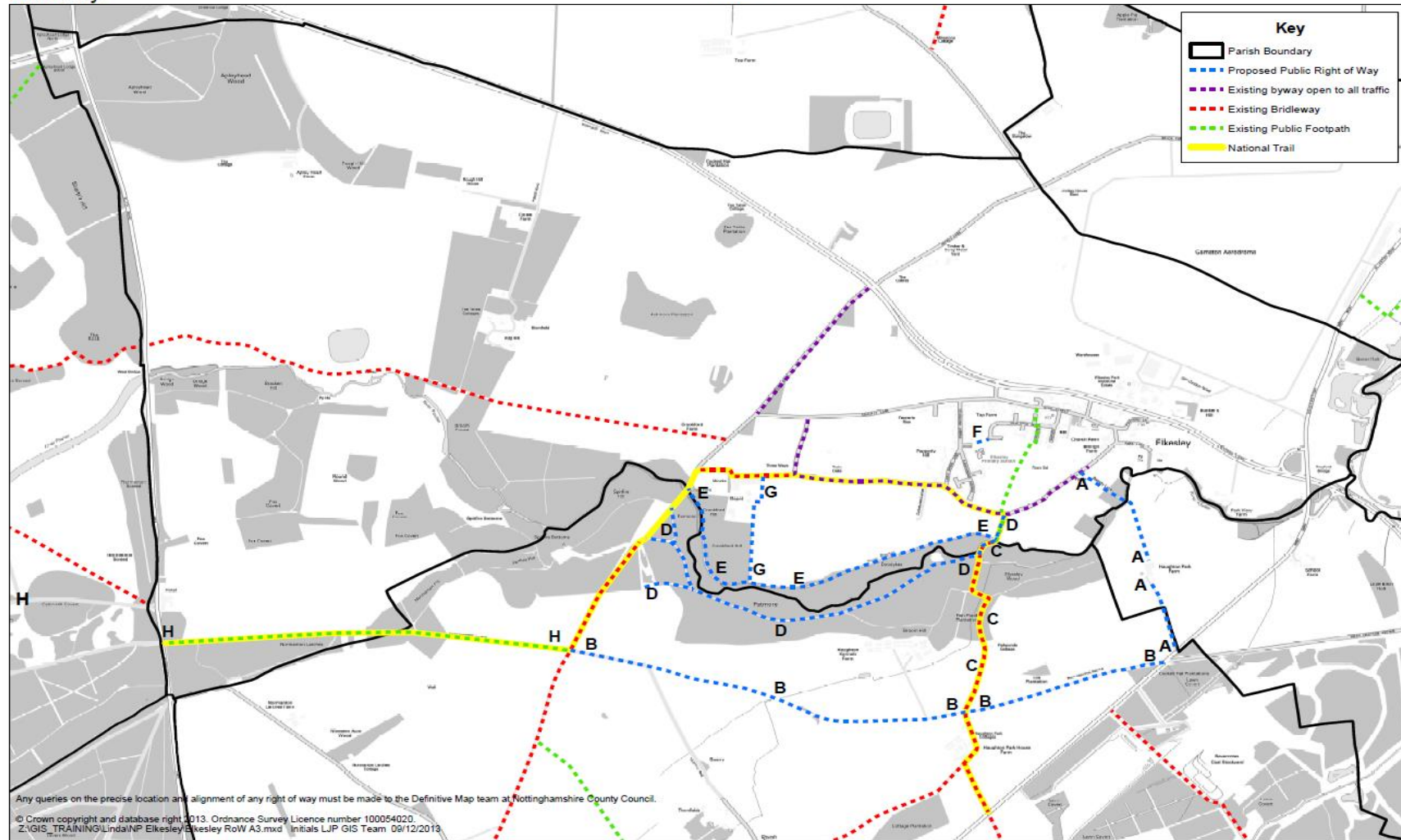


High quality natural environment in the Parish

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Figure 6: Non-vehicular routes: existing and proposed

Elkesley



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Open Space

Justification

- 12.9 Bassetlaw District Council's Open Space Update Report 2012 identified that Elkesley is one of only three Rural Service Centres (out of 23) that did not have its own amenity green space. It proposed that *'new informal open space provision (i.e. amenity green space or natural and semi natural green space) should be sought minimum 0.37 hectares.'*
- 12.10 This provides the justification for the requirement for this provision at Yew Tree Road as detailed in Policy 7. The development at Yew Tree Road not only represents an opportunity to make up this shortfall, the proposed open space will serve as a community space pulling together the rather disparate developments of Headland Avenue, the existing Yew Tree estate and the historic core of the village.
- 12.11 The Parish Council will promote a network of new non-vehicular routes within the Plan area. Where necessary they will work with adjoining Landowners, tenants, Parishes and Bassetlaw District Council and Nottinghamshire County Council to encourage the continuation of these routes outside the Parish to key places of interest.

Policy 12: Conservation and Enhancement of Non Vehicular Routes

1. All development outside the development boundary which is related to improving, extending or creating new non-vehicular routes as identified in Figure 6 will be permitted where the proposals meet all the following criteria:
 - a. do not detract from the landscape character or areas of identified ecological value as defined in the most recent Landscape Character Assessment Study; and
 - b. are for enhancing the enjoyment of the biodiversity; and
 - c. would not harm the Local Wildlife Site at the Poulter Valley Plantation.
2. Where applicable development should seek to conserve or enhance the biodiversity value of the area by:
 - a. avoiding areas of recognised importance for notable habitats or species; and
 - b. Natural England will be consulted where a survey identifies any protected species in the vicinity of the proposed improvements; and
 - c. retaining and incorporating notable features such as trees and hedgerows.

13 Designating Local Green Spaces

Justification

- 13.1 The National Planning Policy Framework affords Neighbourhood Plans the powers to designate certain areas as Local Green Spaces (LGS). Such designation recognises the value of these spaces to local people. The consultation identified Crookford and the land and woods to the south as an area that meets the eligibility criteria in the National Planning Policy Framework (see paragraphs 76-78).
- 13.2 The site is bounded by Brough Lane, which at this point is also the Robin Hood Way. The land to the south covered by this is woodland of great local value. Parts of it are in identified local wildlife sites in recognition of its habitat significance. This Local Green Space is in close proximity to the village and is used for recreational purposes including walking, cycling and horse riding. It includes part of the Poulter Valley Plantation Local Wildlife Site. It is a tranquil part of the village (which is in sharp contrast the northern side of the village which is dominated by the noise of the A1.)
- 13.3 The proposed designation also includes Crookford which has always been a local beauty spot and is part of the local wildlife site. It is still regularly used by local families in the summer but recently, residents have been concerned about the activity of the adjacent wood processing business on this part of their local woodland. Including this area will provide a focus for action, with partners like Nottinghamshire County Council and Bassetlaw District Council and the landowners, to fund environmental improvements that will restore the area to its former glory (see **Appendix C** for more details.).
- 13.4 The River Poulter runs through the LGS. Initiatives that also look to improve the flow of the river, its effectiveness in catching and draining water away from the fields, the quality of the wildlife and the water (in accordance with the Water Framework Directive) will be supported. Ideas to encourage local people and farmers to work together can be found in the River Idle Sub Catchment Action Plan²⁶.
- 13.5 Any development to improve the LGS must refer to Natural England's Standing Advice to ensure that the impact of any environmental improvements that will increase public access to the area will not adversely impact on protected or Biodiversity Action Plan species.
- 13.6 Similarly the area either side of the River Poulter is Flood Zone 2 and any environmental improvements within this flood zone must show how they are in accordance with the requirements of the environment agency where applicable.

²⁶ For the full report see River Idle Sub Catchment Action Plan Environment Agency/Severn Trent Water/The Wildlife Trust Nottinghamshire

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13.7 The designation of this area as a Local Green Space in planning terms would provide an element of surety about its protection over the Plan period. The site proposed as a Local Green Space is shown in **Figure 7** on the following page.

Policy 13: Designating Local Green Space

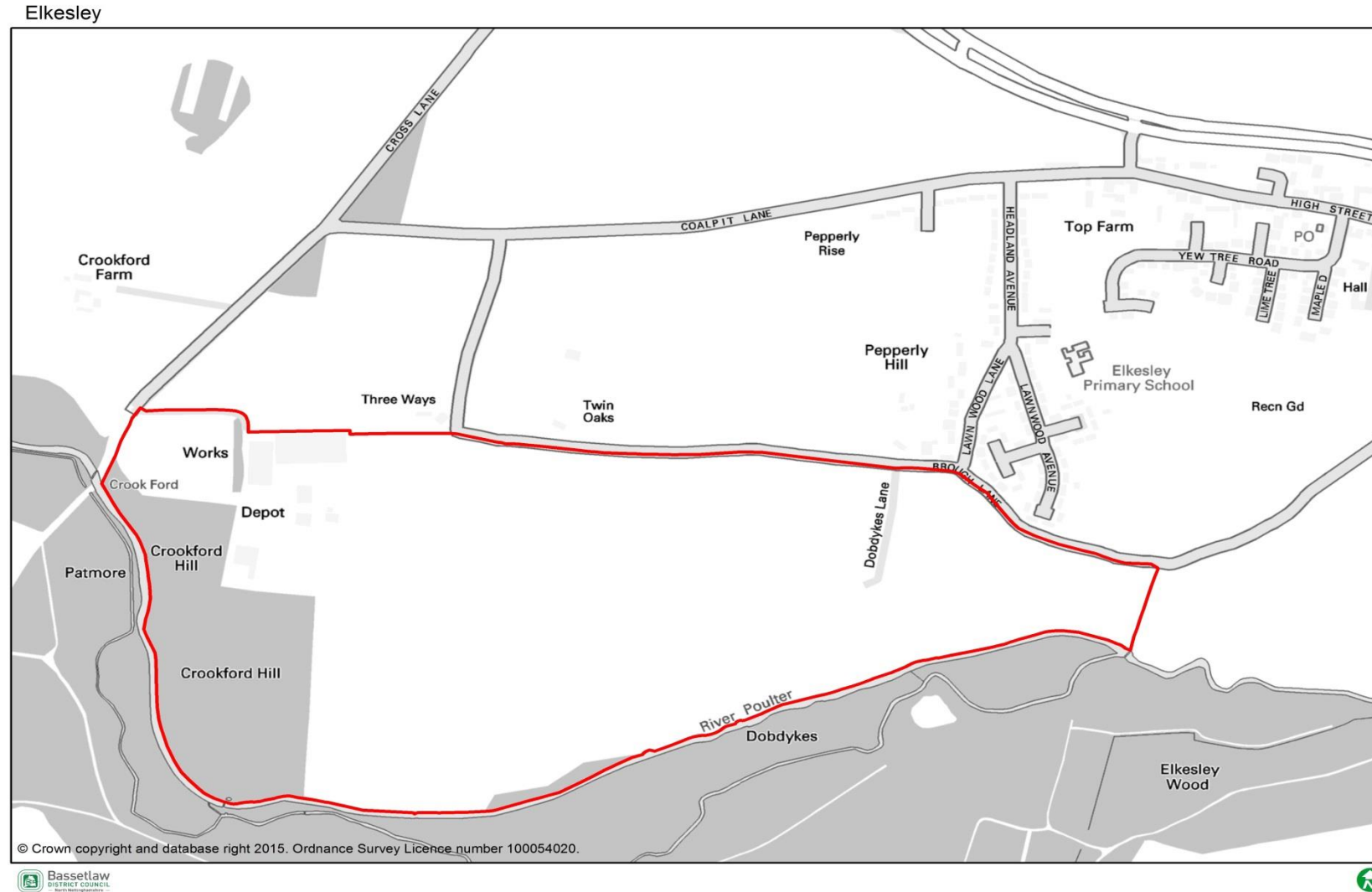
1. The site identified in Figure 7 is designated a Local Green Space.
2. So far as is consistent with its predominantly open and undeveloped character, opportunities to improve public access and recreational use and the flow and function of the River Poulter will be encouraged for the benefit of the wider community.
3. Opportunities to conserve, enhance and/or restore the biodiversity of the area will be a priority.
4. Natural England will be consulted where a survey identifies any protected species within or adjoining the site.



Images taken in the Local Green Space

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Figure 7: Proposed Local Green Space



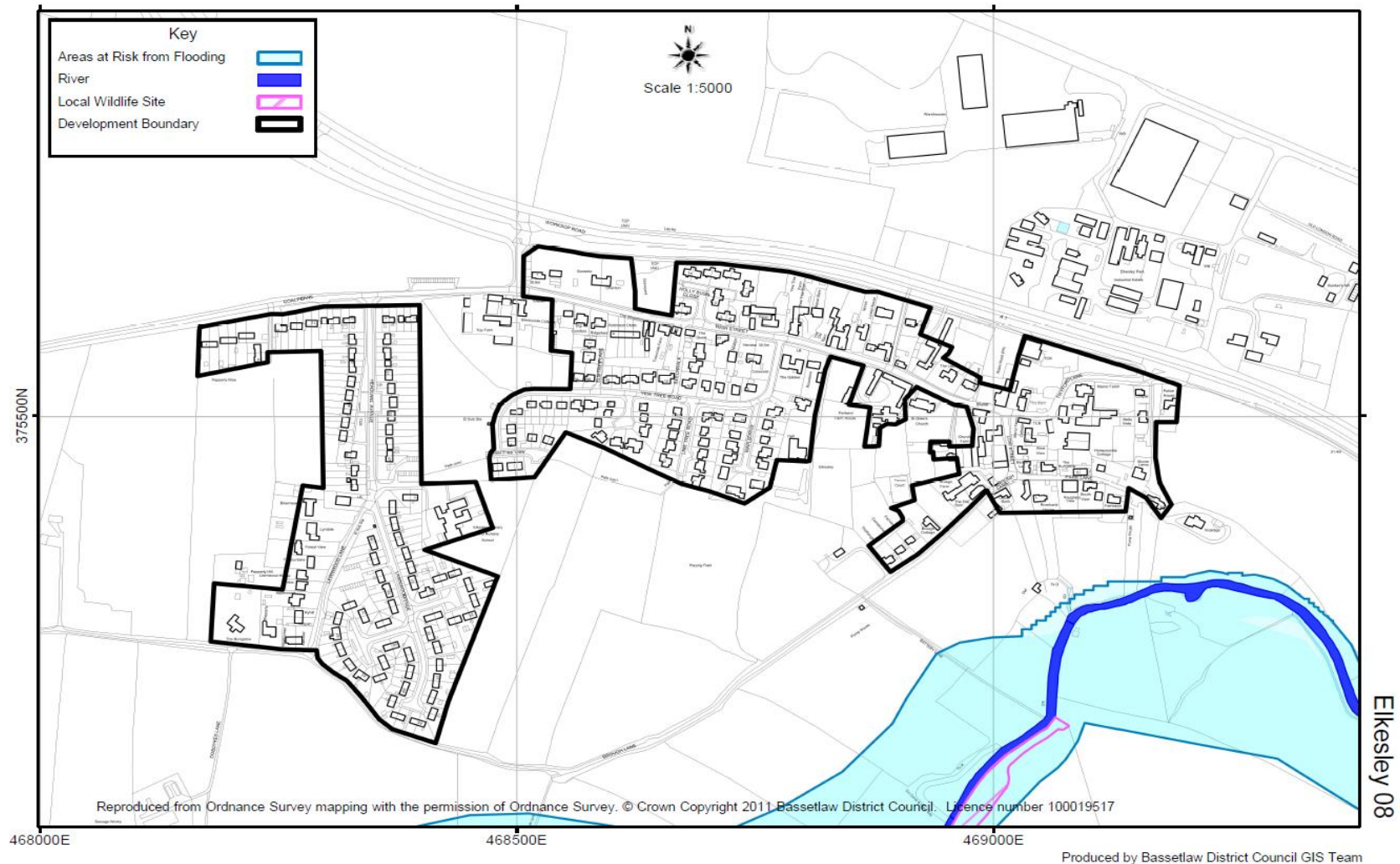
14 Implementation and Review

- 14.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Elkesley Parish will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Elkesley Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 14.2 The use of section 106 agreements for Affordable Housing, planning conditions and the Community Infrastructure Levy by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 14.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 14.4 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the extension of non-vehicular routes.
- 14.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. This is particularly relevant in relation to the bridge over the A1 to Elkesley Park Industrial Estate. The impact this has on the commercial viability of redeveloping the estate and in turn the impact that has on the village will need to be assessed once the bridge is in place.
- 14.6 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.

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Appendices

Appendix A: Development Boundary of Elkesley



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Appendix B: Chronological List of Consultation Activity prior to submitting Draft Plan for Statutory Consultation

Event	Date	Purpose	Outcome
Leaflet to all houses seeking interest in Neighbourhood Planning (NP)	March 2013	To look for people interested in joining steering group, helping or just having a say	Leaflet delivered to all homes in the Parish
Flyer to all homes informing them of joint event	April 2013	Joint event with Memorial Hall funding raising event to encourage people to come to first consultation and have a say	Flyer distributed to all homes in the parish
Consultation link to Memorial Hall event	April 2013	1 st Public consultation To confirm there was support to do a Neighbourhood Plan and to verify that the steering group's focus on particular issues was valid.	108 people attended and the topic areas to be developed were endorsed
Leaflet explain NP and advertising we would be at Elkesley Feast	July 2013	To encourage people to come and see us at the Elkesley Feast	Flyer delivered to all homes in the parish
Consultation linked to Elkesley Feast	July 2013	2 nd Public Consultation. To continue consultation on the issues and to start to consider possible sites for development.	32 residents involved in discussions, map work etc
First letter to landowners & business	July 2013	To inform them of the NP and forthcoming meeting	Letters were sent to all 4 landowners & 18 business in the parish
Consultation with Landowners	July 2013	To discuss any issues	One landowner came
Primary School	September 2013	To raise awareness of the Neighbourhood Plan and to seek input from the children on the issues that needed addressing in the Neighbourhood Plan.	Ran a competition within the school, got children thinking about the future housing design and development of the village.
Flyer to Tuxford Children and Notices on	September 2013	To engage with the secondary school pupils and get there input	Only 2 children entered.

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Event	Date	Purpose	Outcome
Village boards			
Second letter to landowners & business	September 2013	To give them another opportunity to comment	2 businesses responded
Flyer to all homes about joint event.	September 2013	To inform them of opportunity to contribute to the NP	Delivered to all homes in the parish
Consultation Linked to opening of MUGA	September 2013	3rd Public Consultation to continue discussion amongst residents about housing type, number and location, consideration of employment development and green infrastructure provision.	More people engaged and able to provide their views on the emerging Neighbourhood Plan ideas.
Questionnaire to groups	November 2013	To get quantifiable responses to proposed policy focus from range of local people active in the village.	31 questionnaires returned feedback provided base data and confirmed agreed approach
Affordable Housing Questionnaire	December 2013	To get base data on housing need	72 returned (21% response rate) provided significant information to be used to support housing policies in the Neighbourhood Plan.
News Letter	December 2013	To inform residents of the consultations so far and plan for the New Year	Delivered to all homes in the parish
Household Survey	January 2014	To give everyone in Elkesley the chance to comment on the emerging policy focus and to provide robust evidence for the Plan	136 surveys completed (40% of households) Policy focus endorsed and range of data provided to support this Plan.
Consultation linked to Bassetlaw District Councils	March 2014	4th Public Consultation to enable direct input looking specifically into the emerging housing	Clear support for development at Yew Tree Lane subject to

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Event	Date	Purpose	Outcome
Site Allocation Consultation Event		policies (where and how much)	specific criteria.
Consultation and presentation of 2 schematic layout designs by landowner of Yew Tree Road	July 2014	5th Public Consultation to focus on Yew Tree Road site and to consult on 2 outline schemes proposed for 25 and 30 houses	54 people attended and confirmed preference for scheme that included 30 dwellings
Posters on Notice boards about the Yew Tree scheme	September 2014	To allow further opportunity to comment on the proposed development of 30 homes on Yew Tree	No comments received
News Letter	September 2014	Informing residents about NP development so far. To ask for comments on the proposed Yew Tree development and to let people know there was still time for them to have their say	Only one comment received
Consultation in Secondary School	November 2014	Interactive session with secondary school pupils living in Elkesley to enable input and to seek confirmation of the Plan's focus	Worked with local pupils and gained their views on contents of the Draft Plan
Flyers out to all households summarising Draft Plan	November 2014	To ensure there was the opportunity to see and comment on the Plan's proposed policies	Comments will form part of Consultation Statement
Presentation from Steering Group to PC	November 2014	To ensure all the PC members were aware of the consultation on the draft	All in agreement
Idle Times Parish Magazine	December issue	Summary report published.	Residents informed about forthcoming events
News Letter	November/December	To inform all residents about the draft consultation and how they could comment	Newsletter delivered to all homes in the parish
Flyer out to all households	7/8 th December	To inform them about consultation event 13 th December	Leaflet delivered to every home

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Event	Date	Purpose	Outcome
Consultation event	13 th December 2014	To give residents an opportunity to comment on the draft plan.	19 residents attended. No negative comments
Presentation to Public	16 th December 2014	To give further opportunity to be made aware of the draft consultation	13 residents attended. No negative comments
Idle Time Parish Magazine	January Issue (goes out 1 st Month)	Report to remind residents of the draft consultation	Delivered to all homes
Monthly updates to PC members at PC meetings	Every month though the NP process	To keep the PC fully informed and seek their input	PC full informed
Minutes of PC meetings reported in Idle Times	Monthly throughout the NP process	To keep resident informed of progress	Residents fully informed

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Appendix C: List of Projects

- 14.7 Throughout the consultation on the Neighbourhood Plan several other areas for development have been identified, and although not part of the Neighbourhood Plan, were seen as important to the village and gave grounds to develop them into projects.
- 14.8 The projects will be supported and undertaken by Elkesley Parish Council, however it is anticipated that some of the projects will be led by villagers on behalf of Elkesley Parish Council and these villagers will be responsible for forming groups to take the projects forward. The projects are listed below in no priority order.

Number	Name	Rational	Status
1	Seating	During the early consultation several residents, especially the elderly, requested more seating on pathways, the playing field and Crookford Waters. Seating will not be a stand-alone project, but should be considered in other projects and any seating should be vandal proof. There have been some suggestions that seats could be bought as memorials to loved ones, Elkesley PC will look into this	Ongoing
2	New Signage	Several requests have been made regarding new 'welcome' signs into the village. Signs on the A1 showing villages services. Better signs in the village. It is anticipated that Elkesley PC will take this project on after the new bridge is opened	Start 2015
3	Public rights of Way.	Access to the countryside is one of the few assets the village has. Routes are well used by dog walkers, ramblers, cyclists and horse riders. The Robin Hood Way already attracts tourists and walkers. Visitors use local facilities like the shop, Robin Hood Pub and Indian Restaurant. Further and improved rights of way would attract more visitors and provide further employment etc. A village equestrian business is to some degree enhanced by the current rights of way. Therefore bridleways are important. There are many trails around the parish that at the moment are well used for recreation, but are not designated rights of way. Therefore, where possible, it would be desirable to upgrade as many as possible. Each new route may need a separate project because of the complexities each will produce. Proposed Public Rights of way can be seen in Figure 6 . A. Negotiation needed B. Refused access some years ago, could reinvestigate C. Negotiation C/D. Negotiation needed for footpath to be upgraded to bridleway. D. Negotiation needed (see No 4) E. G. Land owner not agreeable to change F. only to be foot path and part of Yew tree development	Ongoing
4	Elkesley	The various consultations and questionnaires have	Started

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	Poulter Valley Project	highlighted how the villagers valued the land south of the village along the River Poulter to Crookford. A group has been formed to scope the project and work with the landowners and tenants to enhance the area	2014
5	Changing Rooms	The village football team desperately need changing facilities and have requested the Elkesley PC to help them. Also during the consultation children using the playing field requested access to a toilet. Many ramblers use the village to access the Robin Hood Way and some have in the past suggested public toilets would be of benefit to them. The changing room project is to enhance, add to and complete a multi-phase development of play and sports facilities on the village sports field which is a 'Fields in Trust site' This project has started and is being facilitated by Elkesley PC.	Started 2014
6	Boules Area	The Boules Area was identified in the earlier NP consultations and Elkesley PC was successful in applying for match funding from BDC. The Boules group provided the labour, BDC funding the materials and the Boules Area was officially opened in summer 2014	Complete
7	BMX Track.	The BMX track was identified early in the consultation process. Elkesley PC is working with a group of volunteers to develop the track. Some match funding has been secured for materials. The project has been delayed due to issues around soil movement but once these are solved the project will start again.	Finish 2015
8	Village Green	In the consultations and surveys several residents identified that they would like to see Yew Tree area developed into a village green. In consultation on the design of the Yew Tree area the landowner indicated he would gift an area of this site to the Parish Council. Should the area be gifted to the PC then they will take responsibility and keep it as a green space.	Ongoing
9	Bowling Green	The group survey and resident's survey showed support for a Bowling Green. A group needs to be established to take this forward.	Ongoing
10	Running Track	There is not enough space within the village for a running track however the PC will look at putting distance markers for runners around the village.	Started 2015
11	Cycling Track	Support from consultations and surveys identified a need for a cycle track, the BMX track will go some way to covering this as we don't have space for a proper cycling track however the PC will look at mapping out cycle routes in the area	Started 2015
12	Allotments	Early consultation and the resident's survey gave support for allotments. However identifying a suitable site with suitable soil needs further investigation which the Elkesley PC will take forward on completion of the bridge	Start 2016
13	Mobile Touring Caravan	In the consultations and surveys there was support to improve Tourism to the area, and support for small Touring sites of 5 or less. One site has been	Approved 2014

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	Parks	approved as a 5 van site but is not yet established	
14	Youth Council	Throughout the process of the Neighbourhood Plan we had difficulty engaging with the young people of the village. This has led to the PC introducing a Youth Council and they will be identifying projects and taking these forward with the support of the PC	Started 2014

Appendix D: Terms of Priority of Selection of Occupiers of the Affordable Housing Dwellings

1. Place of development (5 years or more)

- (i) Was born in the parish of Elkesley and lived for 5 years or more; or
- (ii) Has permanently resided for 5 years or more in Elkesley; or
- (iii) Used to permanently live in Elkesley 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 parish of Elkesley for 5 years or more

2. Adjacent parishes of Babworth, West Drayton, Bothamsall, Gamston, Clumber and Hardwick (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; or
- (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 Elkesley; or
- (ii) Has lived in Elkesley 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 Elkesley for less than 5 years; or
- (iv) Needs to reside in Elkesley to give or receive family care and support

5. Adjacent parishes of Babworth, West Drayton, Bothamsall, Gamston, Clumber and Hardwick (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

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- (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

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Appendix E: Use Classes²⁷

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 Dwelling houses	<p>this class is formed of 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p>

²⁷ Obtained from <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/> (11/11/2014)

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	C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos