



# CARLTON IN LINDRICK

## DRAFT NEIGHBOURHOOD PLAN

### Consultation document





## **Draft Plan public consultation**

This draft Neighbourhood Plan for Carlton is the villages plan for future land use planning and has been produced by the Local Community.

From previous public consultation, you wanted Carlton to develop sensitively and sustainably with infrastructure keeping pace with the anticipated level of growth over the next 15- 20 years. You want better designed housing, providing a suitable type and mix of property to suit our local needs. You also told us you would like to see new access routes to other areas of the parish and a better range of community facilities.

This consultation is your last opportunity to let us know if we have included the right things in the Neighbourhood Plan before we submit the Plan to Bassetlaw District Council where it will be independent examined. If successful, the parish will vote in a public referendum (yet to be organised) whether you would like Bassetlaw District Council to use the Neighbourhood Plan when determining future planning applications within the Parish of Carlton in Lindrick.

**Remember a Neighbourhood Plan can only deal or influence 'land-use' related activity, so not everything raised can be included in the Plan.**

The consultation period runs from the 25<sup>th</sup> April until the 23<sup>RD</sup> May 2016.

Please let us know what you think by completing the comment form at the end of this Plan or on our website:

<http://www.carlton-in-lindrickparishcouncil.org/>

If you complete your comments on paper, then please send them to:

[parishcouncil@civiccentre.org.uk](mailto:parishcouncil@civiccentre.org.uk)

Or alternatively you can post them to:

Carlton Parish Council

Civic Centre

Long Lane

Carlton in Lindrick

S81 9AP



## **Foreward**

*"The Localism Act 2011 granted powers to Parish Council's to prepare land use planning documents. The Act provided an opportunity for local communities to have direct input into the development of their local area by preparing a plan for a 15 year period.*

*The Plan for Carlton in Lindrick has been prepared by a Local Plan Steering Group comprising local Councillors and members of the local community. It includes proposals which have been put forward as a result of extensive consultation with all sectors of the local community.*

*The draft plan is now available for local consideration and additional suggestions prior to submission for approval by the Bassetlaw District Council".*

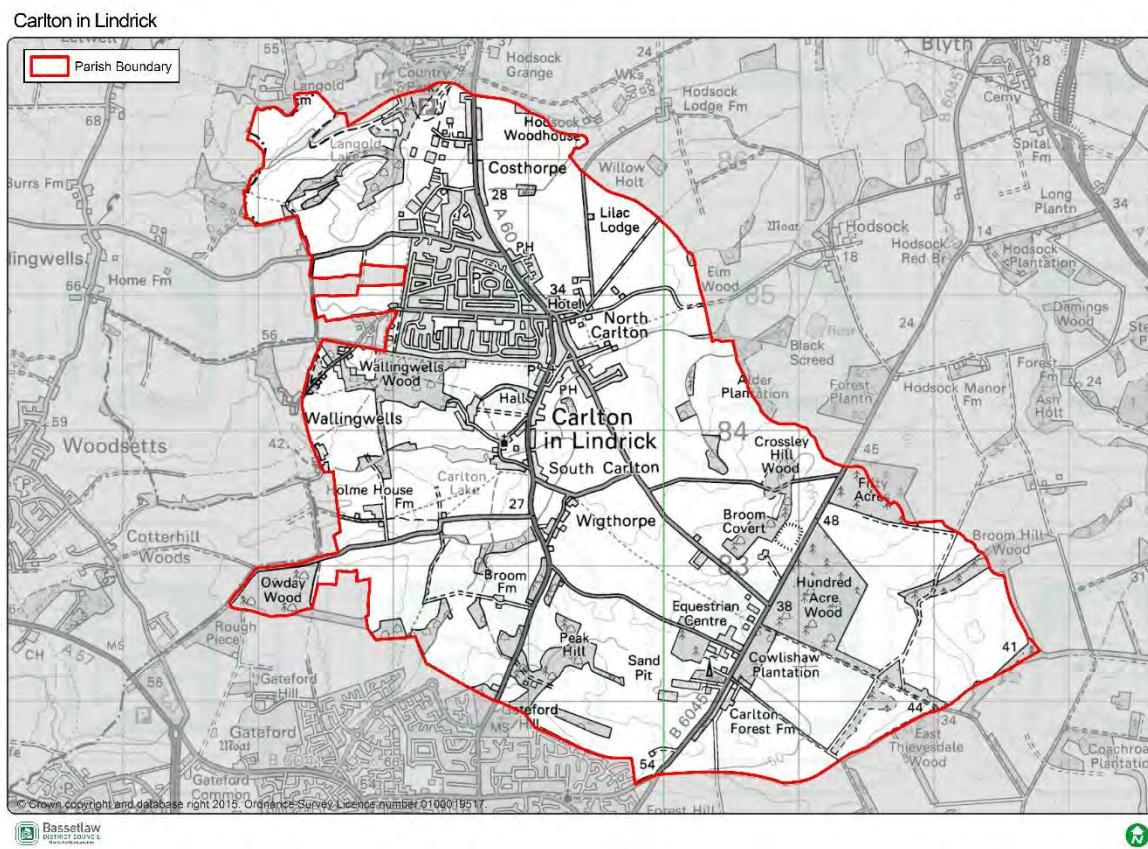


## 1 Introduction

### What is the Carlton in Lindrick Neighbourhood Plan?

- 1.1 This Neighbourhood Development Plan has been prepared by and for the local people of Carlton in Lindrick Parish, which also includes the settlements of Costhorpe, Wallingwells and Wigthorpe.
- 1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Carlton in Lindrick Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in January 2015.

**Figure 1: Neighbourhood Plan Area**



- 1.3 A Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Carlton in Lindrick Parish Council has prepared this land use development 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, independent examination and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area (figure 1).

- 1.4 The document has been prepared by the Carlton in Lindrick Neighbourhood Plan Steering Group. Membership includes a collection local residents and local councillors and is led by the Parish Council. The Plan runs from 2015 - 2031 and includes the whole of the Parish of Carlton in Lindrick.
- 1.5 Various public consultation events have been held to gain an understanding of the views of residents, businesses and key agencies that operate within the Parish (see Appendix B for the list). The consultation feedback and the evidence from the studies undertaken have been combined and are fundamental to the formulation of the policies within this Neighbourhood Development Plan. A list of evidence base documents can be viewed in **appendix xx** and are available on the Parish Council website:

<http://www.carlton-in-lindrickparishcouncil.org/>

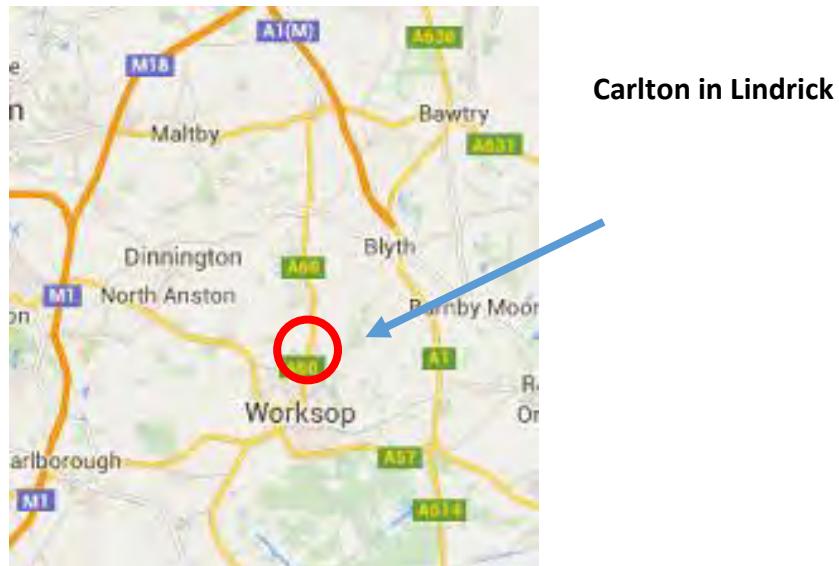
### **Why are we doing a Neighbourhood Plan?**

- 1.6 Carlton in Lindrick is considered a 'Local Service Centre' within the existing Bassetlaw Core Strategy and does have a reasonable level of services and facilities that cater for an increasing population. The village has expanded over the past 20 years and there are particular social-economic issues that continue to effect the Parish. In addition, due to the lack of up-to-date planning policy, there is a concern within the community that local context is not always given sufficient consideration and this is where a Neighbourhood Plan can complement existing and emerging planning policy, whilst providing up-to-date local context.
- 1.7 Local 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 (2012). Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) in order to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.



## Carlton Today - Social-economic demographic profile

1.8 Carlton in Lindrick is one of the most northerly parishes in Bassetlaw District. It forms part of the wider Sheffield City Region and has links to nearby settlements such as Worksop, Langold and Harworth.



1.9 Carlton itself is a parish of contrasts. It is an expansive, largely rural area and is characterised by the village of Carlton and smaller hamlets of Wigthrope, Costhorpe and Wallingwells.

1.10 While Carlton itself has a reasonable range of services, including schools and health facilities, it has also lost some facilities over recent years and it mostly relies on the larger nearby settlements such as Worksop, for major retail and other key services.

1.11 The northern most part of the parish is dominated by a vacant former colliery site. This will need to be utilised over this plan period as it has significant regeneration potential. This is already being relaised through existing planning permissions for the redevelopment of this site.

1.12 The area is well connected and has transport and road links to nearby settlements such as Worksop, Doncaster and Sheffield. A recent and expanding international airport is also only 9 miles away and provides opportunity for improving the local area.

1.13 At present, however, the local economy is still recovering from its former mining economic and employment base. Its key characteristics are that of low skilled retail, light manufacturing, agricultural and distribution industries and employment. There is a high level of commuting outside of the parish for employment and higher paid jobs. There is also evidence that while relatively buoyant in terms of its low unemployment rate, it is still weighted towards employment opportunities at the lower end of the regional and national pay scale. Similarly, there is low demand for local retail and office space in the parish.



1.14 Carlton has a rich and important historic and natural environment that contributes significantly towards the quality of life, and character, of the parish. The surrounding countryside is a valuable asset (in terms of its landscape and biodiversity), with a reasonable network of footpaths and recreational opportunities offered by Langold Country Park and the various sports and other recreational provision in the parish.

1.15 The parish has a wide range of heritage assets, including xx listed buildings, a conservation area and a registered park and garden. The parish also supports xx local wildlife sites that reflect the Variety of its rural habitat and geology.

1.16 The quality of life available to most residents is generally perceived as good. However, there are issues with some poor quality housing and low paid employment.

1.17 Average house prices within the parish are lower than surrounding areas, but they are considered as good value for money. Even so, the relatively low wage levels of many residents' means that there is a lack of affordable housing provision, particularly two and three bedrooms houses. Carlton, like other areas, also has a growing percentage of older residents, which is likely to increase demand for specific types of housing (e.g. bungalows) and a requirement for increased numbers of carehomes and sheltered accommodation schemes.

1.18 It is evident that Carlton in Lindrick has significant strengths, which can be built upon. Much of the parish is an attractive place and it has good access to a variety of places nearby. In particular, it has a number of advantages that can serve to drive growth and regeneration, in appropriate locations, including:

- A good strategic location in relation to the sub-region and more widely, in terms of accessibility to other locations.
- A strong network of green infrastructure and attractive countryside, as well as, an important variety of important heritage assets.
- Low house prices in comparison to other areas of the District.
- Clear regeneration opportunities
- Opportunities for increased Tourist activity, notably through the improvement of Langold Country Park.

1.19 There are also issues that serve to detract from the overall 'offer' in Carlton in Lindrick, most notably:

- Low market demand for housing.



- A lack of a diverse and well paid employment offer with the shortcomings, in some areas, in relation to skills and education attainment.
- The need to enhance its retail offer and quality of the local environment.
- A relatively limited range of housing types.
- The need to additional low cost housing and accommodation for older people.

### How has this Neighbourhood Plan been developed?

1.20 As part of the process, Carlton in Lindrick Parish Council have been committed in enabling the community to influence the development of the Plan as well as creating an informative evidence base on the current issues effecting the village. On behalf of the Council, the Neighbourhood Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings and drop-in sessions.

1.21 From these events, the following 'key' issues were consistently raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits.

**Table 3: List of Community Events – NEED TO ADD**

Event	Event Information	Comment

1.22 For more information on the consultation, please see the Neighbourhood Plan Consultation Summary and Consultation Statement<sup>1</sup>.

**Table 4: List of Community issues and concerns**

Community issue	Community Response	Opportunity for the NDP
<b>Location of Development</b>	The majority of people identified the need to reuse existing brownfield land before the release of greenfield sites within the community	Fortunately, there is a large area of brownfield land within the village and the delivery of this should be the main focus of development and

<sup>1</sup> Carlton Neighbourhood Plan Consultation Summary



Community issue	Community Response	Opportunity for the NDP
		regeneration within Carlton over the plan period. A policy will be produced in order to 'manage' the location of new development. This policy will use a criteria in order to achieve the communities' aims.
<b>Housing</b>	The majority of the people who attended the event were concerned that new developments would harm the surrounding character and countryside.	Produce a housing policy that seeks to manage the location of new development within the NDP area.
<b>Housing Mix/ type</b>	Residents commented on the need for an appropriate mix of homes to encourage younger families to the community and also the need to cater for the elderly. People identified the need for bungalows, 1, 2 and 3 bedroom homes and sheltered accommodation.	The housing needs assessment identifies current housing needs and recommends the potential type and mix of properties that are needed in the future. A flexible housing mix policy should be established in order to effectively manage the type and mix of new homes delivered within the village.
<b>Firbeck Colliery Site</b>	The majority of people wanted to see this site redeveloped as it forms the most appropriate location for large scale development as it is classified as 'previously development land'.	Include this as an allocation of housing within the NDP.
<b>Open Space</b>	Most people identified the need to preserve and enhance the existing open spaces within the village. People identified the great variety of spaces within the	A specific policy for Langold Country Park in order to establish a framework for enhancement and to attract external funding.



Community issue	Community Response	Opportunity for the NDP
	<p>community and the close proximity to Langold Country Park and the wider open countryside.</p> <p>Residents did want to see Langold Country Park, Costhorpe playing fields and the woodland to the south of the village enhanced through the Neighbourhood Plan.</p> <p>Protect the open spaces as Local Green Space which will protect them in perpetuity through the plan period. A specific policy will be produced for Local Green Spaces.</p>	
<b>Retail</b>	<p>This was a concern among the community as they believe there is potential to enhance and increase the retail provision within the village.</p> <p>Most residents noted the importance of preserving the retail base of the area</p>	<p>A policy to retain existing retail provision will be established. This policy will provide a criteria for any redevelopment proposals.</p>
<b>Employment</b>	<p>People identified the need to diversify the employment base within the area in order to encourage improved skills and a better mix of employment to the area.</p>	<p>A policy encouraging additional local employment opportunities will be produced. The existing employment sites are protected within the opportunities for local people and to attract new people into the area.</p> <p>It was identified that a high percentage of the local skilled work force commute to Sheffield and Leeds to access higher skilled and better paid work.</p>



Community issue	Community Response	Opportunity for the NDP
<b>Environment</b>	<p>It was noted that the community has a significant number of environmental assets. These include woodland, country park, grasslands and waterways. Most residents identified the importance of preserving these and protecting them from any harmful impact from development.</p>	<p>A policy to preserve the important view and vistas within the Parish will be established. Local wildlife and other environmental designations are already protected by local and national policy, so it is unlikely we would need a specific policy on those issues.</p>
<b>Heritage Assets</b>	<p>Residents were proud of their heritage and recognised the need to protect these for future generations. The village has a large conservation area that covers an area to the South of the village. There is also historic park and garden and ancient monuments scattered around the parish.</p>	<p>A policy will be produced to specifically identify the importance of the local heritage assets. This will include listed buildings, ancient monuments and those buildings identified on a local 'importance' list held by the Bassetlaw District Council.</p>
<b>Green Infrastructure</b>	<p>People identified the need to preserve and enhance existing public rights of way and creating new ones.</p>	<p>A policy to preserve and enhance existing public rights of way will be produced. This will also be based on work within the Carlton the connectivity to Langold County Park and to Worksop with footways and cycle ways</p>
<b>Community facilities</b>	<p>Residents acknowledged the wide variety and generally 'good' quality of community facilities within the parish. Residents supported the need to see these services and facilities preserved and enhanced through the plan period.</p>	<p>A policy to preserve and seek enhancement of existing community facilities will be produced. This policy will list the identified community facilities that seek protection.</p>



Community issue	Community Response	Opportunity for the NDP
	Additional services and facilities would also be supported.	
<b>Infrastructure</b>	Residents identified the need to improve broadband connections. Some identified the importance to encourage local businesses to the area and increase the use of 'home working'.	A policy to encourage new broadband connection will be produced.
<b>Traffic and transport</b>	<p>Concern about current level of traffic and the future increase, particularly at the junction with Firbeck Colliery site along Doncaster Road.</p> <p>The speed of traffic is also a concern and some residents felt there was a need for additional traffic calming within the community.</p>	<p>It is difficult to deliver transport and traffic improvements through a Neighbourhood Plan and therefore these will not be built into planning policy. However, these issues will be included within a 'community aspirations' section within the plan and these will also be linked to a Community Infrastructure Levy section.</p>

1.23 The following vision and set of community objectives outline how this Neighbourhood Plan aims to build on these advantages and address the issues of concern in order to deliver growth and improve the area in a way it will benefit existing, as well as, new residents to the area.

# COMMUNITY VISION

**“In 20 years’ time, the parish of Carlton in Lindrick will be a thriving, sustainable rural community in which people enjoy living, working and visiting”.**



1.24 In order to achieve this vision, we have created a number of community objectives.

## **Community Objectives**

### **Community Objective 1:**

**Managing new developments, including sustainable employment of our brownfield sites.**

### **Community Objective 2:**

**Develop a type and tenure of new homes that meet the needs of local people.**

### **Community Objective 3:**

**Protecting, and where possible, enhancing our historic environment, community and leisure facilities, retail provision and public open spaces.**

### **Community Objective 4:**

**Improving our local green infrastructure in order to increase walking, cycling and horse riding opportunities within the community.**

### **Community Objective 5:**

**Reduce traffic congestion and improve road safety within the Parish.**

### **Community Objective 6:**

**Improve the skill and knowledge of local through encouraging new employment.**

### **Community Objective 7:**

**Preserve the rural nature of the village.**



## 2 Neighbourhood Development Planning Policies

2.1 The Neighbourhood Plan Policies will be used to aid the delivery of development in Carlton in Lindrick up to 2031. They are formulated based on the community objectives and vision and will contribute to the delivery of the growth requirements in as stated within the District's Core Strategy. When development is proposed within this Neighbourhood Area, decisions will be made using the policies contained in this Neighbourhood Plan alongside those contained in the District's Adopted Core Strategy.

<b>Proposed Policy</b>	<b>Meets NDP Objective(S)...</b>
Policy 1: General Housing Growth	CO1
Policy 2: Housing Type and Mix	CO2,
Policy 3: Older Persons Accommodation	
Policy 4: Infill Development	
Policy 5	
Policy 6	
Policy 7	
Policy 8	
Policy 9	
Policy 10	
Policy 11	
Policy 12	
Policy 13	
Policy 14	
Policy 15	

# **SECTION XX DEVELOPMENT**

**Housing**

**Employment**

**Retail**

**Tourism**



### 3 Housing Development

3.1 The Government's aim of achieving sustainable development is a key part of the Localism Agenda. Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to key services, whilst minimising the impacts on the local environment.

3.2 Earlier sections of this Plan have highlighted that housing growth that has taken place in the plan area in general, and Carlton in particular in the last fifty years. As the plan area has seen considerable changes in the number of dwellings it has also witnessed associated changes on the traffic on local roads and the impact of the population growth on its services and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.

#### Key Principles

3.3 In addressing the future scale of the Plan area and the location and type of housing that would be appropriate the following principles have been applied:

- Seeking to ensure that new housing development sits appropriately in relation to the built up settlement of Carlton in Lindrick;
- Seeking to ensure that new housing development sits appropriately within its wider landscape setting and in relation to its proximity to and visibility from the parishes two conservation areas;
- Seeking to ensure that new residential developments appropriately contribute to meeting the needs of local residents;
- Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure;
- Seeking to ensure that all new developments are located and designed to operate effectively within the local highway network and do not detrimentally affect the free and safe flow of traffic on the network;
- Seeking to ensure that the Plan area makes an appropriate and meaningful contribution to meeting the objectively-assessed housing needs of Bassetlaw District.

#### Assessing our general housing requirements

3.4 The Plan recognises its wider context within the existing Bassetlaw Core Strategy context. The Core Strategy was adopted in 2011 and stated that both Carlton and Langold should receive 4% growth (268 homes) through to 2031. This growth was projected to be delivered through existing planning permissions.

3.5 The adopted Core Strategy however, pre-dated the introduction of the NPPF. On this basis the District Council is now preparing a new local plan and which will run up to **2031**.



3.6 As the information provided by the Core Strategy is some 5 years old, the Parish Council commissioned an independent Housing Needs Assessment (HNA) that has looked at the period from 2013 – 2031.

3.7 The HNA considered the following:

***The general housing need for the neighbourhood plan area in the period 2013-2031 would be in the range of:***

- ***280-330 net additional dwellings; or***
- ***15-18 dwellings per year over the plan period.***

3.8 During the consultation period some of the comments received from the local residents were as follows:

*'A better and more diverse mix of housing will support a growing community'*

*'The former Colliery site needs developing'*

*'We need more affordable/ low cost properties in the village'*

*'Extra older peoples accommodation to cater for an aging population'*

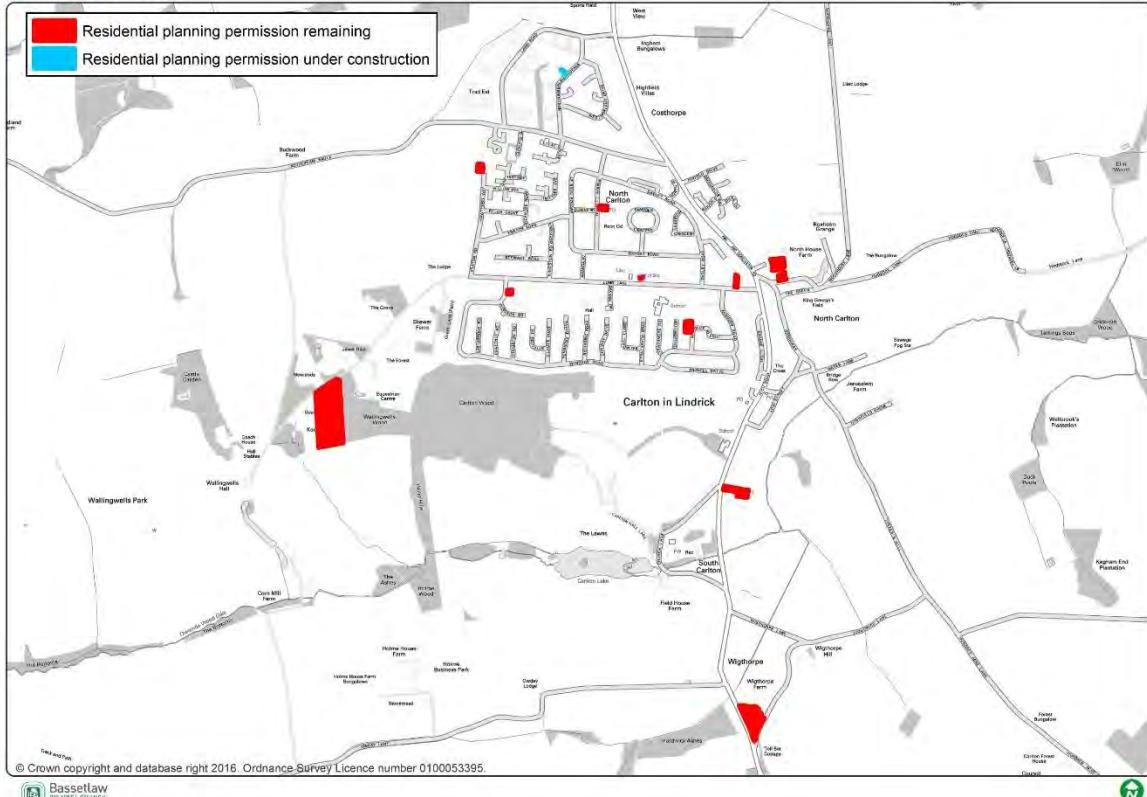
### **Recent planning applications**

3.9 The District Council has received a number of applications for residential development in Carlton in recent years. Some of these proposals have been approved. To this end, the key developments which have been taken into account in this assessment and their associated planning status is set out below:

**NEED TO ADD**



Carlton in Lindrick



### Policy 1: General housing growth

The Neighbourhood Plan will enable the development of approximately 280 – 330 new homes in the Parish within the Plan period. Carlton village will be the main focus of housing development in the Plan area. Taking into account current completions and commitments (since 1<sup>st</sup> April 2012), housing requirements will be met by:

- 1 The allocation of land at Firbeck Colliery as shown on the Policies Map for approximately **xxx** dwellings;
- 2 **Blyth road ?????**
- 3 Windfall developments within the existing development boundary<sup>2</sup> for Carlton in Lindrick.

### Firbeck Colliery Site

3.10 Firbeck Colliery site lies to the north of the parish and adjacent to the neighbouring parish of Langold. The site covers **xx** ha and is in close proximity to nearby services and facilities linked by a series of footpaths and the main A60/ Doncaster Road.

<sup>2</sup> See the Bassetlaw Core Strategy (figure xx)



- 3.11 The site has been vacant for a while and has been the main emphasis for redevelopment over the past 15 years. The Bassetlaw Core Strategy identified this site as the main focus for housing development over the identified plan period.
- 3.12 The site has been subject to various planning permissions but, due to viability reasons, there has been no delivery of this development and the site remains vacant and disused.
- 3.13 During the public consultation, it became clear that community would like to see this site redeveloped and become a well-integrated part of the community. This Neighbourhood Plan support this view and allocates the site as the main focus for development of its plan period.

### **Policy 2: Firbeck Colliery Allocation**

Proposals for Firbeck Colliery, as identified on the proposals map, should provide:

- 1 approximately xx houses;
- 2 AWAITING INFO FROM BDC

### **Local Housing and accommodation Needs**

- 3.14 The community is anxious to ensure that all new housing developments fully respect the housing needs of the wider community. Whilst Carlton has grown significantly in the last fifty years or so, it has retained a strong sense of community spirit and cohesion. In this context many residents who moved to the village in the 1970s to 1990s are now both older and in need or smaller or more specialist housing. Their children are also finding it difficult to find appropriately sized or priced housing in the village and there has been a decline in the younger population as people seek cheaper housing and better employment prospects in other areas such as Worksop, Doncaster or Sheffield.
- 3.15 In order to understand the scale and significance of these issues, the Parish Council commissioned an independent 'Housing Needs Assessment' in order to undertake an analysis of current resident's needs over the plan period. Its report was published in February 2016. Its key findings on the type, range and size of housing required were as follows:

22% of respondents (190/865) were interested in downsizing in the next 2-10 years.

The top two types of accommodation required were identified as:

- Affordable housing 45% (381/850)
- Semi-detached dwellings 35% (295/850).

- 3.16 The top three types of supported housing required were identified as:

- Independent accommodation with care support 58% (268/463)
- Private sheltered housing 54% (252/463)
- Housing Association Sheltered Accommodation 50% (231/463).



## Housing type and mix

3.17 In regards to the size of housing in Carlton in Lindrick in relation to the number of bedrooms the majority of dwellings are three bedroom units; these comprise approximately 57.7% of the current stock. This figure is higher than Bassetlaw District and the East Midlands with figures of approximately 49.5% and 45.4% respectively. Dwellings with four bedrooms comprises 13.2% of the current stock which is significantly lower than levels for the District and the East Midlands, whereas two bedroom units comprise 17.4% of the current stock, a figure slightly lower than District and regional levels.

3.18 There are 2,474 properties in Carlton in Lindrick. The table below shows the number of property and the type of accommodation. The most prominent housing type within Carlton in Lindrick is semi - detached properties which comprise approximately 54.6% of the current stock; this figure is substantially higher than levels recorded for Bassetlaw District at 42.4%.

**Table 2: Property Accommodation**

	Carlton in Lindrick	Bassetlaw
<b>Unshared dwelling:</b>	98.0%	92.8%
<b>Whole house or bungalow</b>		
Detached	32.7%	34.0%
<b>Semi-detached</b>	54.6%	42.4%
<b>Terraced (including end-terrace)</b>	10.8%	16.4%
<b>Flat, maisonette or apartment:</b>	1.9%	6.8%
<b>Purpose-built block of flats or tenement</b>	1.4%	5.5%
<b>Part of a converted or shared house (including bed-sits)</b>	0.2%	0.7%
<b>In commercial building</b>	0.04%	0.6%

3.19 Within Carlton in Lindrick the majority of housing is owner occupied, this being split further into either owned outright, or owned with a mortgage or loan. The levels of housing owned outright in Carlton in Lindrick currently make up 40.3% of the current housing stock; this is significantly higher than Bassetlaw District. The levels of social housing that is rented from



either the local authorities housing provider or from housing cooperatives or charitable trusts is 37.6 % which is higher than Bassetlaw as a whole.

Table X Property Tenure

	Carlton in Lindrick	Bassetlaw
Owned	72.6	69.5
Owned: Owned outright	40.3	34.2
Owned: Owned with a mortgage or loan	32.3	35.3
Shared ownership (part owned and part rented)	0.3	0.4
Social rented	18.8	15.9
Social rented: Rented from council (Local Authority)	17.3	12.9
Social rented: Other	1.5	3.0
Private rented	7.0	12.5
Private rented: Private landlord or letting agency	6.0	11.2
Private rented: Other	1.0	1.3
Living rent free	1.2	1.7

### Policy 2: Housing type, mix and affordability

Proposals for more than 5 residential dwellings should provide an appropriate type and mix of units that help address the needs of the community.

They should also provide, where possible, a contribution towards affordable housing as required within the most up-to-date Local Development Plan.

3.20 Carlton in Lindrick has a substantial older population which will continue to increase if current trends persist. The amount of residents who are retired currently stands at 21.2%. This is significantly higher than the national figure which stands at 17.8% and it is slightly higher than that of Bassetlaw District of 20.9%.

3.21 There are 5,588 residents in Carlton in Lindrick. The table below show the population of Carlton in Lindrick broken down into age ranges. The table shows that the highest percentages of residents are in the age range 45-59 with 21.8% of residents in this age range.



**Table 1: Percentage of the Population**

	Carlton in Lindrick%	Bassetlaw %
Age 0 to 4	4.6	5.4
Age 5 to 7	3.2	3.1
Age 8 to 9	2.0	2.0
Age 10 to 14	5.2	6.0
Age 15	1.0	1.3
Age 16 to 17	2.2	2.7
Age 18 to 19	2.2	2.3
Age 20 to 24	5.0	5.3
Age 25 to 29	4.3	5.3
Age 30 to 44	16.8	19.1
Age 45 to 59	21.8	21.6
Age 60 to 64	8.7	7.2
Age 65 to 74	12.5	10.2
Age 75 to 84	7.8	6.1
Age 85 to 89	1.8	1.5
Age 90 and over	0.9	0.7

### **Policy 3: Older Persons Accommodation**

Proposals that seek to provide accommodation for older persons will be supported where they have available public access to key services and facilities as detailed in section **xx**.

#### **Infill and windfall Developments**

3.22 The neighbourhood plan also provides an opportunity to address the likelihood for infill and windfall developments to come forward on sites within the existing built up form of Carlton. This is likely to make an effective and appropriate use of brownfield land or other available land within the parish. It also provides an opportunity for sensitive small scale residential units to contribute towards addressing the specialist housing needs in the Plan area.

### **Policy 4: Infill development**

Planning permission will be granted for infill residential development within the existing built up form of Carlton village subject to the following criteria:

- 1 is located within the defined development boundary for Carlton in Lindrick; and
- 2 The proposed development complies with the design criteria set out in policy **X** of this plan and;
- 3 The proposed development does not cause an unacceptable impact on the residential amenities of adjacent residential properties; and



- 4 The proposed development provides appropriate access, parking and turning arrangements; and
- 5 The proposed development does not adversely affect the free and safe flow of traffic on the local highway network; and
- 6 The proposed development does not involve the demolition or the conversion of a safeguarded community facility as identified in policy X of this Plan

**Question**

**Do you think 280-330 new homes is about right for the next 15 years?**

**Question**

**Are there any other sites you feel would be suitable to accommodate future development?**

**Question**

**Do you feel there is a greater need for affordable/ low cost housing within Carlton**



## 4 Employment and business

4.1 A key part of the approach adopted in this Plan is to secure the long term sustainability of Carlton and the wider parish. In recent years several major businesses have closed and Carlton has lost some of its service and facilities.

4.2 Although there are employment opportunities and a low unemployment rate, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and also issues with people leaving the area to find higher paid employment and a lack of new businesses coming to the area.

4.3 This section of the Plan sets out to provide a positive context within which businesses have the opportunity to establish and grow within the parish.

4.4 Carlton has two distinct areas of employment land<sup>3</sup> identified within the Bassetlaw Core Strategy policy DM7. These are Lawn Road industrial estate and Carlton Forest industrial estate between Carlton and Blyth. They offer a wide range of employment including light industry, storage and distribution.

4.5 Other employment sectors are evident in the area including the employment within the agricultural sector and local farms and the positions offered within the local retail units and community services.

4.6 There is also an element of small businesses such as local cottage industries and home working.

4.7 These businesses provide both employment and a wider community and social function. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF particular support will be given to the following enterprises and projects:

- business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
- proposals that promote the development and diversification of agriculture and other land based rural businesses.
- proposals that support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors.

4.8 The business community recognises the importance of high speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.

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<sup>3</sup> Lawn Road Industrial estate and Harrison Drive industrial estate.



4.9 The business community also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.

4.10 During the consultation period some of the comments received from the local residents were as follows:

*"All additional employment opportunities should be promoted."*

*"All warehousing and distribution should be kept away from the village."*

*"An area for small technology companies to set up starter business."*

*"Any [employment opportunities] would be welcomed. Local businesses should be attracted to the areas with local people employed."*

*"More jobs will boost the local economy. Without jobs Carlton will become a place to live rather than a community."*

4.11 The response to the community questionnaire showed that two thirds of the majority of the residents that responded were in favour of further employment opportunities being developed in the parish and was followed up with a question seeking to understand the community's views on the type of business development that they considered appropriate for the area, ranging between Office, Retail, Manufacturing, Agriculture and Storage/Distribution.

#### **Policy 5 Protection of existing Employment Sites**

Proposals for change of use from employment use (B1, B2, B8) will be required to demonstrate that the retention if employment use is:

- 1 No longer economically viable; and
- 2 Employment use cannot be delivered as part of a mixed scheme.

#### **Policy 6: Enabling employment opportunities**

Planning permission will be granted for proposals that generate new business and employment within the built up form of Carlton subject to the following criteria:

- 1 The proposal respects the character and appearance of the immediate locality in terms of its height, scale design and massing;
- 2 The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and



3 The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Bassetlaw District Council.

Proposals located outside the built up form of Carlton will be supported where they meet the three criteria set out in this policy and where they respect the character of the countryside in which they are located.

#### Question

**Do you feel we have the right policies to both protect existing businesses and encourage new ones to the area?**

#### Question

**What type of employment do you think Carlton needs?**



## 5 Retail Provision

5.1 Retail provision is an important asset to the village and it is important that our existing retail provision is protected and enhanced in order to support a growing and sustainable community. The village is considered a small 'Local Centre' within the existing Core Strategy (policy CS5) and it has identified the village as an important centre for it and other residents from nearby settlements.

5.2 Carlton has a reasonable range of retail facilities, including a small supermarket and some independent shops and a number of public houses. There are two distinct areas of retail provision within the village and these are formally designated within the adopted Core Strategy as 'Local Centres'. These are:

- retail units on Long Lane as identified on the proposals map; and
- retail units on Doncaster Road as identified on the proposals map.

5.3 This Neighbourhood Plan supports these designations and throughout public consultation, it was evident that local residents would prefer a greater choice in shopping units and that the general public realm around the local shops needs improving to encourage and increase their usage in the future.

5.4 It is also important that future retail growth is managed in a way that does not undermine its position as a small 'Local Centre' and that the village's vitality and viability is not jeopardised by larger retail units being developed within the Parish.

5.5 The location to concentrate future retail development is the existing shops along Long Lane. This cluster of units is adjacent to the Library, Primary School and Civic Centre and provides a clear area where the local community can access a number of important services and retail opportunities.

5.6 During the consultation period some of the comments received from the local residents were as follows:

*'The choice of shops within the village is relatively poor'*

*'It is important for us to try and protect our local shops and businesses'*

*'The COOP is overpriced'*

*'The parade of shops on Long Lane should be improved'*

### Policy 7: Retaining retail provision

Proposals for new retail development in new or existing frontages will be supported.

Proposals for the change of use from retail shops (A1, A2, A3, A4 and A5 uses) to other uses in the existing retail areas as shown on the **Proposal Map** will only be permitted where one of the following conditions are met:



it has been satisfactorily demonstrated that it would be neither economically viable nor feasible to retain the existing or previous retail use in the property concerned and that there is no reasonable prospect of securing an alternative retail use; or

the proposed non retail use meets an identified community need and does not affect the integrity of the retail area;

the proposal does not affect or exasperate the existing parking issues with the village.

Proposals for new convenience or comparison retail developments of over 100sqm in floor area will be required to undertake an impact assessment as detailed in Core Strategy Policy CS5.

5.7 The public consultation has raised the issue of public safety and usage of shops within both areas. The quality of the areas are considered 'poor' in terms of public realm and improvements could be made through physical regeneration. In order to support the retail provision and increase the usage of shops in the future, it is considered reasonable to support this through a neighbourhood plan policy.

#### **Policy 8: Improving the Public Realm of the shopping units at Long Lane and Doncaster Road**

Support will be given to proposals to improve the quality, durability and usage of the public realm within this area.



## 6 The Visitor Economy

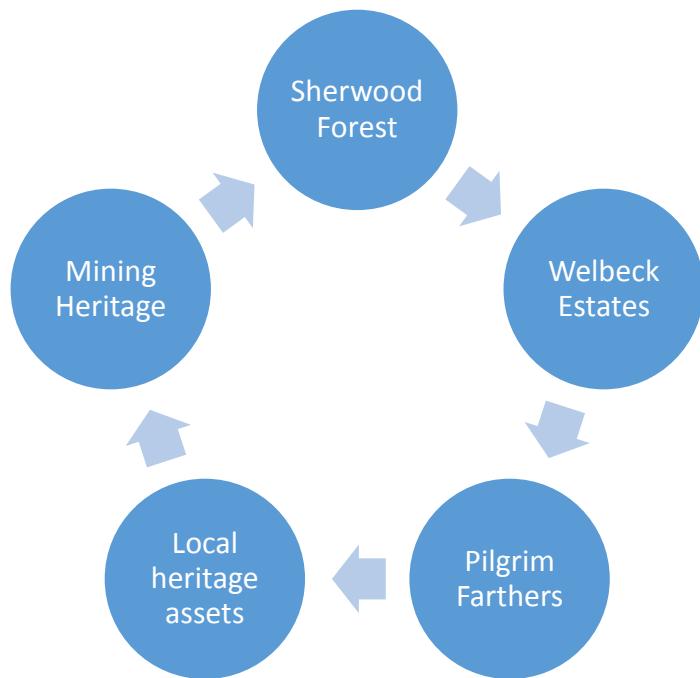
6.1 Carlton is located within an area rich in historic assets and legend. The area is one of the culturally important areas of the North Midlands and has significant potential to see investment and growth within the tourism sector. This could directly impact and benefit Carlton in the future and this Neighbourhood Plan seeks to support the development and diversification of the local tourism industry.

6.2 Carlton is fortunate to have both local and regional attractions close by. Langold Country Park is both an asset to the community, but also an attraction to wider communities who visit the Park from outside the Parish.

6.3 This is an attraction in which could be further enhanced to encourage more visitors and investment within the tourism industry for the area and more specifically, Carlton.

6.4 External attractions such as Clumber Park, Welbeck Estates and the Pilgrim Fathers heritage could also be used to maximise Carlton in Lindrick's potential in exploring future investments such as improvements to Langold Country Park, overnight accommodation and a heritage trail.

**Figure xx** Nearby Tourist Attractions





### **Policy 9: A sustainable visitor economy**

Development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:

- 1 contribute to the local economy;
- 2 benefit both local communities and visitors;
- 3 respect the intrinsic natural and built environment qualities of the area; and
- 4 are appropriate for the character of the local environment in scale and nature.

#### **Question**

**Is there anything specific we need to include within this section?**

#### **Question**

**What tourist activities would you like to see come to the area?**

# **SECTION XX BUILT AND NATURAL ENVIRONMENTS**

**Residential Design Principles**

**Heritage**

**Green Infrastructure**

**Infrastructure Improvements**

**Community Infrastructure Levy**



## 7 Design Principles

- 7.1 To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning.
- 7.2 High quality sustainable design is design that is of a notable standard, which, by its nature, features and usability, will sustain over the longer term as it is fit for purpose, has potential to respond to changing needs, and enables occupants/ users to live more sustainable.
- 7.3 A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
- 7.4 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.

### NEED TO DO MORE WORK ON THIS

- 7.5 Residents raised a number of design related issues during the consultation events, these included:

*'some new developments are of poor design and do not fit into the local area'*

*'some new houses are so small that they're not fit for purpose'*

### Policy 10: Design Principles for Carlton in Lindrick

All new development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Development proposals will be assessed against the following relevant design and amenity criteria:

#### Design Principles

All development must respect and enhance the character and local distinctiveness of the area and create a sense of place. As such, proposals will be required to:

- 1 make efficient use of available land
- 2 maximise pedestrian permeability and avoid barriers to movement through careful consideration of existing and new street layouts and access routes;
- 3 respect the existing topography, landscape character and identity, and relate well to the site and its surroundings, particularly in relation to siting, height, scale, massing, form and widths;



- 4 where applicable, not result in the visual or physical coalescence with any neighbouring settlement;
- 5 Where applicable, not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village development boundary;
- 6 incorporate and retain as far as possible existing natural and historical features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- 7 incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- 8 provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- 9 protect any important views and vistas into, out of or through the site;
- 10 where applicable, duly reflect the original architectural style of the local area, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- 11 use appropriate, high quality materials which reinforce local distinctiveness, with consideration given to texture, colour, pattern and durability;
- 12 ensure places and buildings are accessible to all.



## 8 Heritage Assets

8.1 Carlton in Lindrick is one of the historically significant areas within Bassetlaw as described within the introduction. There are a number of significant buildings and landscapes within the parish that have been recognised through formal designation such as listing, conservation area and also through identifying non-designated heritage assets.

8.2 A definition of heritage assets, includes:

- Listed buildings
- Conservation areas
- Scheduled Monuments
- Registered Parks and Gardens

8.3 Non-designated assets, include:

- Buildings of local interest
- Areas of archaeological interest
- Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.

8.4 The village has a large conservation area and numerous listed buildings

### LISTED LISTED BUILDINGS

8.5 In 2010, the District Council produced an updated Conservation Area Appraisal, which details the importance and significance of the historic environment, buildings, spaces, trees, views and monuments that all provide a positive contribution to the historic fabric and character of the local area.

8.6 This Neighbourhood Plan seeks to support the principles of the Conservation Area Appraisal<sup>4</sup> and encourage appropriate and sensitive development within or adjacent to the setting of any important assets.

The parishes' heritage was identified as an important issues during the public consultation. Comments included:

*'The area around the church in South Carlton is beautiful and should be preserved'*

*'The older part of the village has some old buildings which add to the character of the village'*

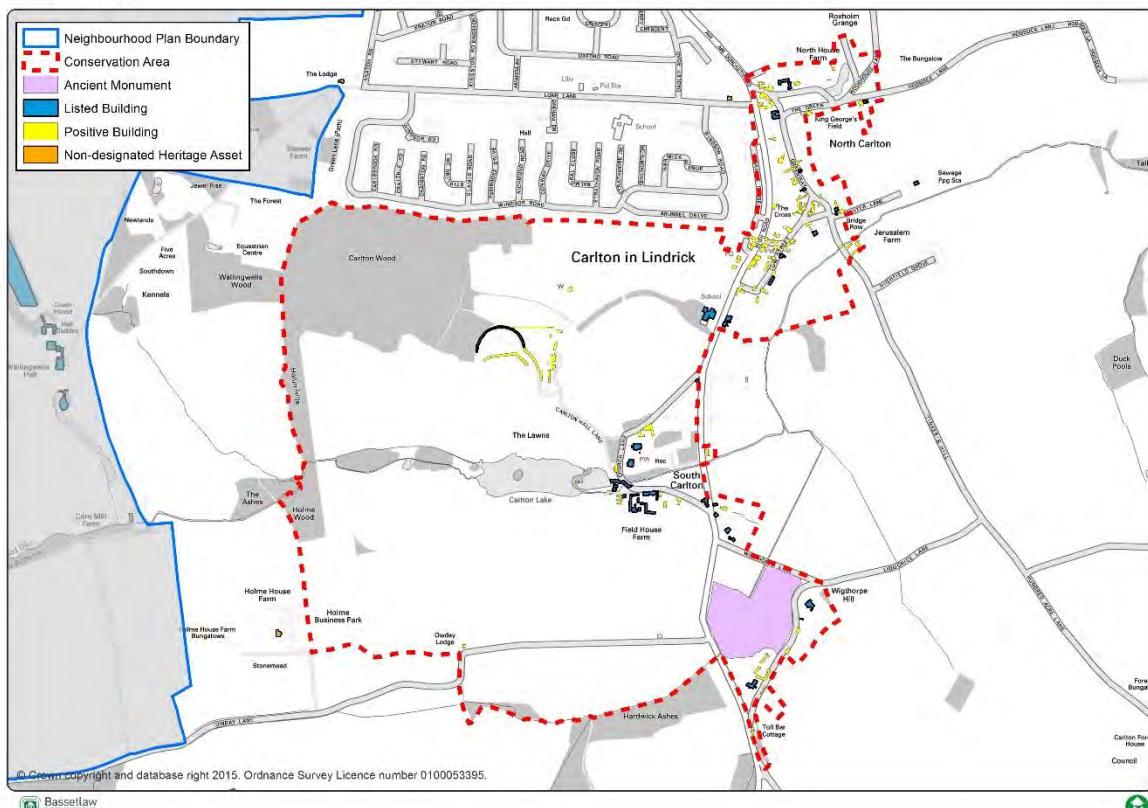
*'Carlton Lake is an asset to the community and it should be protected from developers'*

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<sup>4</sup> Carlton in Lindrick Conservation Area Appraisal 2010



Carlton in Lindrick



## Policy 11: Heritage Assets

Heritage assets within the Plan area in general, and listed buildings and their curtilages will be expected to be protected, conserved and enhanced as part of development proposals.

Development will be resisted where it would include or involve any of the following:

- 1 the demolition or partial demolition of a listed building; or
- 2 a building or structure on the local list; or
- 3 an inappropriate alteration or extension to a listed building or a building or structure on the local list; or
- 4 a detrimental impact on the setting or context of a listed building or a building or structure on the local list.

Proposals for the change of use of a building or structure on the Local List will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

Any applications proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it must be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.



## 9 Green Infrastructure



### Wider Green Infrastructure

9.1 Green Infrastructure is a network of green spaces such as parks, recreation grounds, allotments, canals or rivers, and the connections between these spaces which are capable of delivering a range of environmental, economic, health and wellbeing benefits for the local community. The Green Infrastructure network may comprise of spaces in both public and private ownership, with or without public access. Green Infrastructure in the plan area includes, community gardens, amenity greenspaces – including play areas, communal spaces within housing areas, Cemeteries, churchyards, ditches, cycle routes, pedestrian paths and rights of way; natural and semi-natural greenspaces and woodland.

### Benefits of Green Infrastructure to Carlton in Lindrick

9.2 Green infrastructure can offer a wide range of direct and indirect benefits for a community, this includes: reducing climate change, improving the quality of a place, improving health and social wellbeing, protecting and enhancing biodiversity, providing opportunities for local food production and protecting and enhancing landscape character. It is important that this Neighbourhood Plan where ever possible encourages the protection and enhancement of Green Infrastructure in Carlton in Lindrick.

9.3 Within Bassetlaw District Council's Green Infrastructure Plan May 2010, the vision states:

*'In 2026 green infrastructure will be an integral part of the development process, ensuring that people and places in Bassetlaw benefit from a strong network of multifunctional green spaces. Strong connectivity within and between...rural villages and the wider countryside will minimise habitat fragmentation and contribute to green and attractive places where people enjoy living, working and visiting.'*

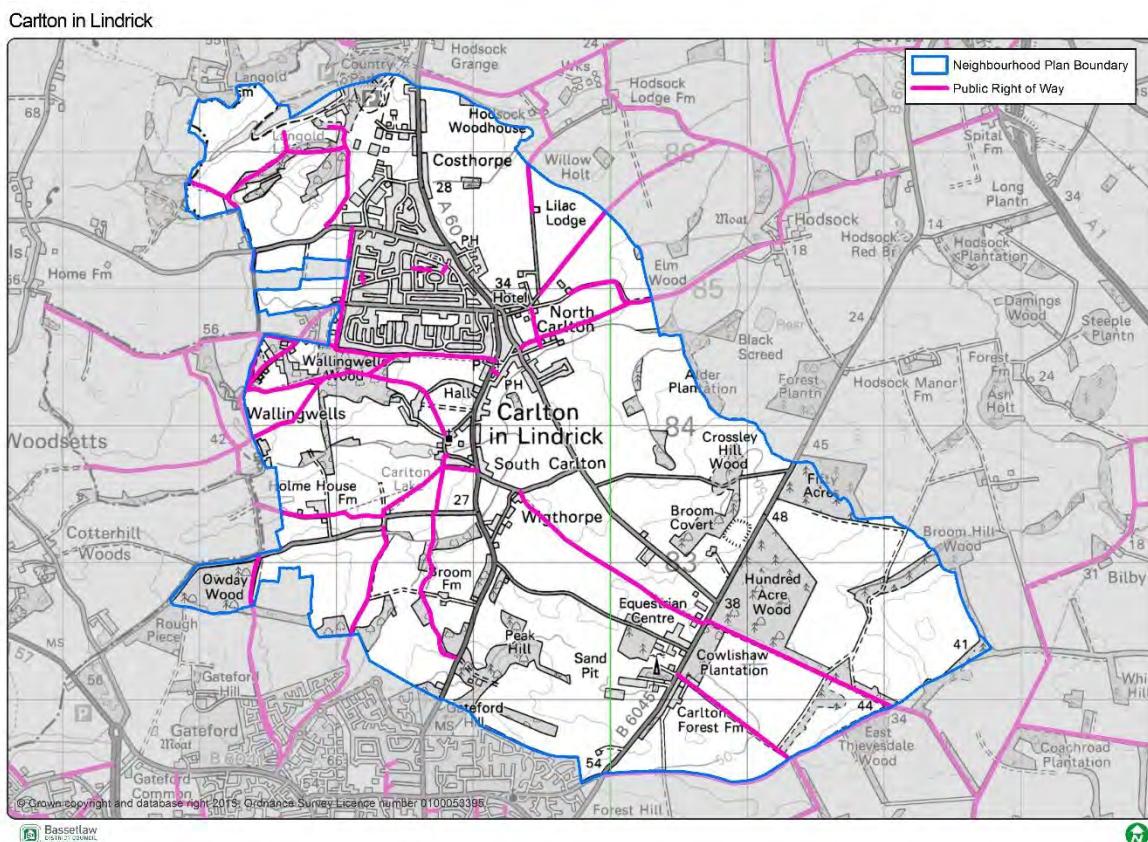
### Public Rights of Way and Green Corridors

9.4 The Neighbourhood Plan Steering Group, and through the public consultation, identified a range of open spaces and footpaths that were valued by the community.



9.5 'Enhancing the public access network through upgrading the condition and / or status of existing paths; and the creation of new off-road routes, will provide a range of safe and attractive paths. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both local residents and visitors to the area.'

9.6 The establishment of suitable non-vehicular routes will need to be done in collaboration with Carlton and Hodsock Estates and the appropriate tenant farmer. The proposed new routes link up or extend existing routes to places of interest. The implementation of all these new routes will require external funding from the public and private sector. The aspiration is that they will be delivered over the Plan period and are a key part of enhancing the tourist potential of the area as well as encouraging local residents to access their local countryside to promote their own health and wellbeing.



## Public Open Spaces

9.7 The Bassetlaw Open Space and Play Pitch Assessments (2012)<sup>5</sup> identifies the need for further investment in some of the rural open spaces. In particular, the study identifies Langold Country Park as 'poor' quality, but highly valued by the community.

<sup>5</sup> Bassetlaw District Council Open Space and Sports Pitch Assessment 2012



- 9.8 The study also identifies the need to improve the safety, quality and accessibility of other open spaces within the Parish. This generally correlated with the feedback from the local community.
- 9.9 The report does state that a high level of open spaces within the area are heavily used.



9.10 There are number of key public open spaces within the Parish. These include the following:

**Table xx: Typologies of public open space**

<b>Open Space Typology</b>	<b>Classification</b>	<b>Current provision</b>	<b>Photograph</b>
<b>Public parks and gardens</b>	Areas of land normally enclosed, designed, constructed, managed and maintained as a public park.	Langold Country Park	
<b>Amenity Green Space</b>	Landscaped areas providing visual amenity or separating different buildings or land.	Langold Country Park Chestnut Road Cleverland Close Dadley Road Dyscarr Close Grange Close/Doncaster road The Green Northumbria Avenue Willow Avenue Windsor Road Woodhouse Lane	



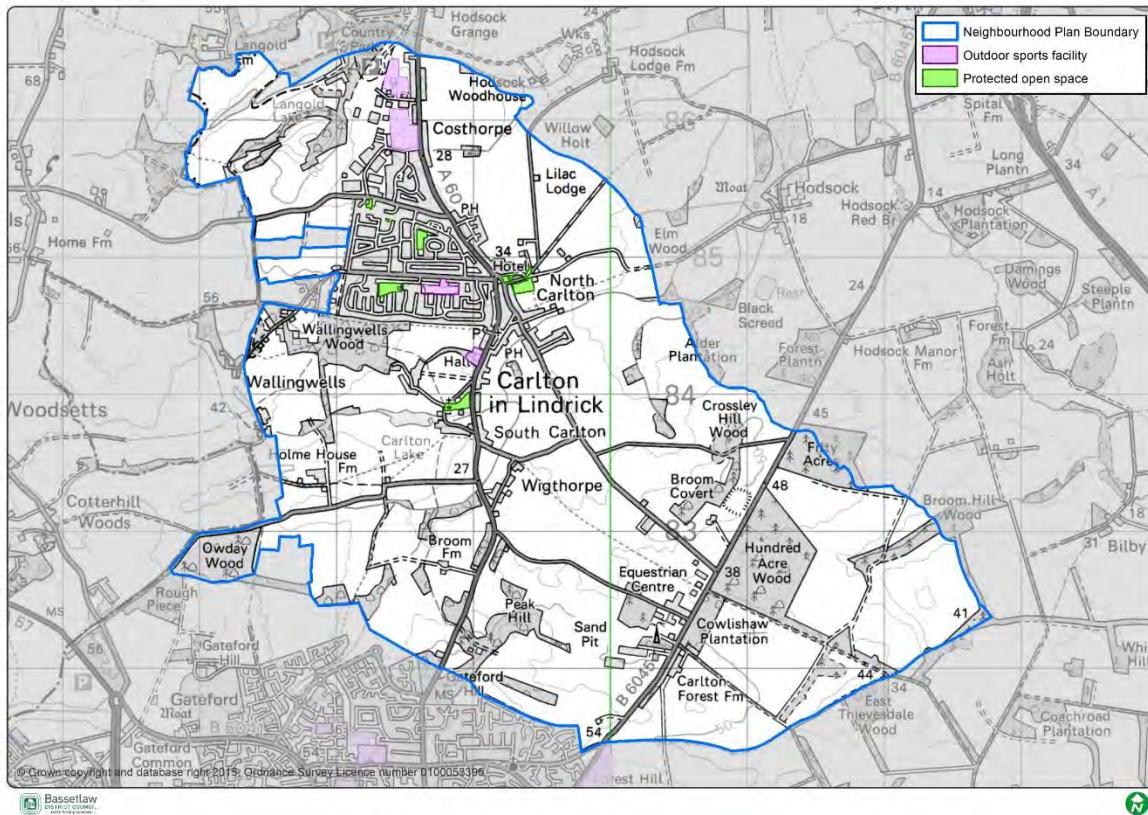
Open Space Typology	Classification	Current provision	Photograph
<b>Play space</b>	Areas providing safe and accessible opportunities for children's play.	Langold Country Park Beckett Avenue Limetree Avenue Land west of the Village Hall	
<b>Sports areas</b>	Areas of space primarily used for sports uses. Could include tennis courts, bowling greens, football, rugby pitches etc...	Costhorpe Sports Field	



Open Space Typology	Classification	Current provision	Photograph
<b>Churchyards and cemeteries</b>	Includes areas for cemeteries, churchyards and green burial grounds	Doncaster road St John's Church Yard St Luke's Church Tinkers Hill	
<b>Civic Space</b>	Squares, streets and markets often hard landscaped and has community events	None identified.	
<b>Allotments</b>	Areas of land provided for growing fruit, vegetables and other plants by the community.	Harrison Drive Woodhouse Lane	



Carlton in Lindrick



## Biodiversity

9.11 The area is rich in wildlife; there are xx Sites of Special Scientific Interest (SSSIs) within the plan area;

9.12 Creswell Craggs and Welbeck Lake and Clumber Park SSSI is immediately adjacent to the parish boundary. The Birklands and Bilhaugh SSSI is in the vicinity and is also a remnant of Sherwood Forest. These are nationally designated sites for their special wildlife or geology interests.

9.13 The community places great importance on the richness and variety of its flora and fauna and this Neighbourhood Plan places great importance on the need to protect this biodiversity, and to seek to maximise opportunities to increase biodiversity wherever possible.

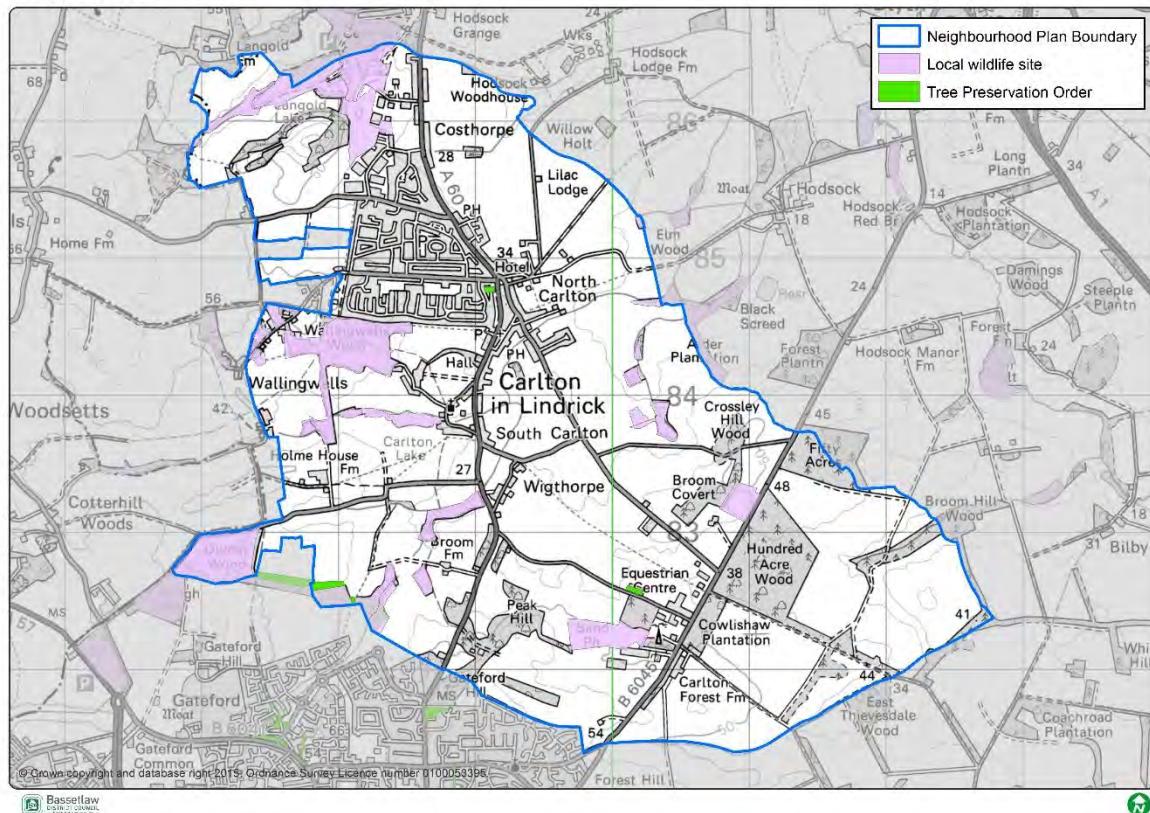
9.14 Policy DM9 (part B) of Bassetlaw's Core Strategy provides a comprehensive policy framework within which biodiversity and Geodiversity are considered. This Neighbourhood Plan expects all proposals to be in accordance with this policy.

9.15 The main concern for people is that of the village losing its village feel and in fact some already think this has happened with the current levels of development. People believe that what is



special about the village is its rural nature and are concerned that further developments will reduce this.

Carlton in Lindrick



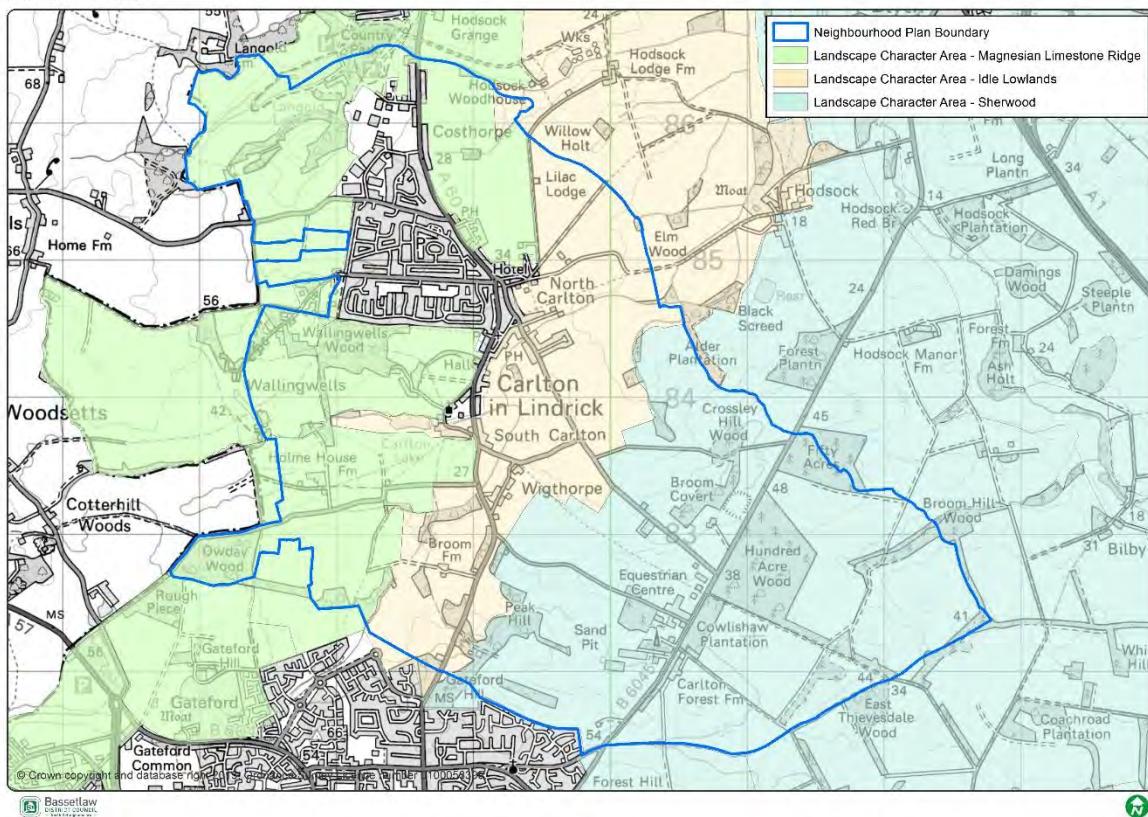
## Landscape Character

9.16 Bassetlaw's Landscape Character Assessment puts the Plan area in Policy Zone **31** where the landscape condition is described as very good and the policy requirement is to conserve.

**ADD MORE HERE**



Carlton in Lindrick



9.17 During the consultation period some of the comments received from the local residents were as follows:

*'Protect our existing open spaces'*

*'Create better links to Langold Country Park from the village'*

*'Langold Country Park needs upgrading'*

*'More Cycleways are needed in the Parish'*

*'Our public rights of way need improving and made safer'*

*'Costhorpe recreation ground needs improving to increase its usage'*

*'Carlton is a village and it should remain that way'*

*'The natural environment is slowly being destroyed and this should be prevented in the future'*

*'The lake and woodland in South Carlton are important areas and support our local wildlife'*



## **Policy 12: Green Infrastructure**

Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces and linkages. In particular, support will be given to proposals that further enhance:

- 1 The quality, accessibility and usage of Langold County Park
- 2 Contribute to the enhancement of our existing public rights of way within the parish, particularly those to and from Langold Country Park, Wallingwells, Worksop and Langold
- 3 The improvement of Costhorpe sports field
- 4 Contribute to the preservation of local habitats at xxx

Green infrastructure and development proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the parish. Where possible, new routes should:

- 1 Be traffic free and/ or pedestrian friendly;
- 2 Be safe and inspire confidence in visitors;
- 3 Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs and walking aids;
- 4 Have the potential for future upgrading to use by cyclists (where not already possible);
- 5 Have designated, safe crossing points over motorised routes;
- 6 Provide connections between where people live and where they want to travel (for recreational or employment purposes);
- 7 Be clearly signed and easy to follow;
- 8 Be well maintained;
- 9 Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations;
- 10 Where appropriate provide access for horses, particularly links to existing bridleways;
- 11 Cause no damage to archaeological sites and their setting; and
- 12 Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides.



Development that propose a 'net' loss of existing Green Infrastructure nodes and spaces will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment with having any detrimental impact.

### Question

Do you think we need a separate policy on Langold Country Park?



## 10 Community facilities



- 10.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 10.2 The consultation identified that the 'built' community facilities within the village were of a good quality and provided useful spaces in order to provide social activities.
- 10.3 Not all community facilities are classified as 'critical' in order to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as 'key' services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be located in close proximity to these facilities or provide new, enhanced or additional links in order to improve access to and from these facilities.
- 10.4 The key services and facilities within the Parish are identified as:
  - The Primary School;
  - The Doctor's Surgery;
  - Access to a bus stop/ public transport;
  - Library;
  - Convenience store;
  - Public open space; and
  - Community hall/ centre.

### **LIST ALL COMMUNITY FACILITIES IN THE APPENDIX**

- 10.5 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village. Through the consultation it was recognised that the village had some good quality facilities such as the Civic Centre and Youth Centre.
- 10.6 However, some of the facilities were identified as being of poor quality like Costhorpe Sports Field and the accessibility to Langold Country Park.



10.7 During the consultation period some of the comments received from the local residents were as follows:

*'The Civic Centre needs protecting'*

*'Community services and events in the village need protecting'*

*'Concerned that the library will close'*

*'Carlton could do with some more things for younger people'*

### **Policy 13: Community Facilities**

Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be permitted where one of the following conditions is met:

1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site within the built up form of Carlton in Lindrick. Exceptionally, the replacement facility will be permitted adjacent to the built up form of Carlton in Lindrick where there is a clear local need for the facility to be relocated and a more central site within the village is not available; or
2. It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility and there is no reasonable prospect of securing an alternative community use of the land or building.

### **Question**

**Have we got this policy right? Is there anything else you would like to see included?**



## 11 Providing Infrastructure

11.1 Growth in Carlton in Lindrick will be supported by the necessary infrastructure, be that the roads we use to travel, schools or the health facilities to support good health quality. All forms of infrastructure have an important impact on local residents and the delivery of local growth and regeneration.

11.2 To identify existing and future issues with associated infrastructure in the area, both Nottinghamshire County Council and Bassetlaw District Council have produced infrastructure delivery plans in order to guide development in the most appropriate locations.

11.3 Bassetlaw Core Strategy policy DM13 supports this view.

11.4 Through the community consultation undertaken identified a number of infrastructure related improvements and produced a sizeable response indicating that improvements are needed in the following areas:

- Water and Drainage – water supply, waste water, flood risk management and resilience;
- Energy – electricity, gas and biomass;
- Communications infrastructure – improved broadband coverage and provision;
- Leisure and Green Infrastructure – sport, open spaces and community facilities;
- Education – nursery, school placements, skills, enterprise and higher education;
- Health – hospitals, health centres, GP surgeries, public health and preventative health care;
- Transport – highways, cycle and pedestrian facilities, bus services and parking.

11.5 Some of the comments about the traffic situation in the village are highlighted below. The community feels that if any new development is permitted in the village it should not exacerbate the already terrible traffic congestion in the village.

*'Traffic within the village is horrendous. Queues to leave, queues to Enter'*

*'Junction at Long Lane and Doncaster Road needs to have traffic lights or a roundabout.'*

### Policy 14: Local Infrastructure Improvements

All new development should be supported by, and have good access to, all necessary infrastructure.

#### Infrastructure

Planning permission will only be supported if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising



from the proposed development. Development proposals must consider all of the necessary infrastructure implications of a scheme; not just those on the site or its immediate vicinity. Conditions or planning obligations are likely to be required for any proposals to ensure that new development meets this principle.

### Question

**Do you think there should be a policy specifically related to parking within the village? If so, why and where are the problem parking areas?**



## 12 Community Infrastructure Levy

12.1 The Community Infrastructure Levy (CIL) is different, and additional, to Section 106 Agreements<sup>6</sup> and is a financial levy placed on new developments that aims to assist in the delivery of new infrastructure in the area. Bassetlaw District Council (BDC) are the 'charging authority' and this levy will be collected by them in order to spend on an identified list of priority projects identified within the CIL Regulation 123 list. A proportion (25% for Neighbourhood Plan areas) of this money can be spent locally, on projects identified by the local community through a Neighbourhood Plan.

### Community Consultation

12.2 Due to the proposed level of growth planned for the village, it is estimated that the CIL levy could bring in additional funding over the lifetime of the Plan<sup>7</sup>. The table below has listed five key projects seen as priorities by the community which have been gathered throughout the consultation on the Neighbourhood Plan.

#### Policy 15: Community Infrastructure Levy

Funds collected under the provisions of the Community Infrastructure Levy will be targeted at the following schemes, which are listed in order of priority, below:

- 1 Junction improvements to Long lane and Doncaster Road;
- 2 Improvements to Costhorpe Playing field;
- 3 Public Realm improvements to Doncaster Road and the shops along Long Lane;
- 4 Improvements to the pathway into Langold Country Park; and
- 5 Village hall roof improvements.

#### Question

**Are there any other schemes you would like including within the list of policy 21?**

<sup>6</sup> See BDC Development Management webpage [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

<sup>7</sup> See the BDC CIL Viability Report and Charging schedule.



## **Section 3: Community Aspirations and Priority Projects**

The Neighbourhood Plan aims to achieve community priorities and recognises not all of these can be delivered through planning policies. Throughout the consultation period, the community identified a number of projects that they would like to see delivered through this Neighbourhood Plan. These projects are closely linked to Community Infrastructure Levy priorities and are to be delivered over the longer term and therefore are seen as aspirational.

### **Community Aspiration 1: Improvements to Doncaster Road/ Long Lane junction**

A significant number of residents highlighted the need to improve the traffic flow and pedestrian safety at the Long Lane/ Doncaster Road junction. It was stated that during peak times of the day, there could be significant hold ups and there has been issues with public safety.

Residents suggested that some monies received from CIL could be used to improve these issues and make the area safer for users.

### **Community Aspiration 2: Regeneration of the vacant site at Warwick Avenue**

An area on Warwick Avenue has laid redundant for a few years and residents have indicated that this could be an area to see redevelopment in order to contribute to the regeneration of the area.

### **Community Aspiration 3: Improved Langold Country Park**

A frequently suggested idea through the consultation. Many people wanted to see Langold Country Park improved to increase usage and maximise its potential.

In particular, upgrading the play facilities for children

Improving the car parks and public conveniences

Increase the level of attractions within the Park

Improve the access to and from the Park

### **Community Aspiration 4: Improved skills and training opportunities for residents**

In order to further improve the social-economic issues identified within the social profile, it is believed that opportunities for increased choice and awareness of new training programs should be supported. This could be through new developments, but also through the collaboration between nearby education facilities, developers and the wider community.



### Question

Are there any other community aspirational projects you would like to see included within the Neighbourhood Plan?



## 13 Implementation and Review of this Neighbourhood Plan

- 13.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Carlton in Lindrick Parish will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Carlton in Lindrick Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 13.2 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.
- 13.3 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.
- 13.4 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.
- 13.5 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.
- 13.6 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.

# **GLOSSARY OF TERMS**



## 14 Glossary of terms

<b>Glossary</b>	
<b>Subject</b>	<b>Description</b>
Affordable housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
Evidence base	The evidence base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Listed buildings	Buildings and structures which are listed by the Department of Culture, Media and sport as being of special architectural and historic interest and whose protection and maintenance are subject to legal inspection before any works are carried out.
Local green spaces	It is a designation to provide special protection of a green area of particular importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.
Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Notational Planning Policy Framework (NPPF)	The Notational Planning Policy Framework was published by the Government in March 2012. It sets out the Government's strategic planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
Neighbourhood Plan	Neighbourhood Plans are a new way for Communities to decide the future of the places where they live and work. The Government has introduced the right to do Neighbourhood



	Planning through the Localism Act, which gained Royal Assent on the 15 <sup>th</sup> November 2011.
Open space	All open space of public value, including not just land, but also areas of water which offer important opportunities for sport, recreation and can act as a visual amenity.
Windfall sites	Sites including conversions which are not included as part of the housing land supply at the base date of the plan but which subsequently become available for appropriate housing development, other than through Local Plan or neighbourhood plan allocation process.



**Thank you for taking the time to read Carlton's draft Neighbourhood Plan.**

**The consultation will commence on the 25<sup>th</sup> April and close on the 23<sup>rd</sup> May 2016.**

**All completed response forms should be returned to:**

**Carlton Parish Council**

**Civic Centre**

**Long Lane**

**Carlton in Lindrick**

**S81 9AP**

**Alternatively, you can email Reponses to:**

**[parishcouncil@civiccentre.org.uk](mailto:parishcouncil@civiccentre.org.uk)**

**You can also find out more information about Neighbourhood Planning at:**

**[www.locality.org/neighbourhoodplanning](http://www.locality.org/neighbourhoodplanning)**

**[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)**