

Carlton in Lindrick Neighbourhood Plan Community Masterplan

Site assessments and indicative design options

March 2025

Quality information

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Contents

1

1. Introduction

1.1 Background	5
1.2 Supporting documents and key planning considerations	6

2

2. Context overview

2.1 Site locations	11
2.2 Transport	12
2.3 Local amenities	13
2.4 Green space network	14
2.5 Wider demographics, housing mix and future need	15
2.6 Resulting key considerations	16

3

3. Site 1: Formerly James Hince Court

3.1 Context overview	18
3.2 Constraints and opportunities	21
3.3 Applicable design codes and guidance	23
3.4 Resulting masterplan design principles	24
3.5 Site option A: Housing and community growing space	25
3.6 Site option B: Housing and retail provision	27
3.7 Site option C: Maximised housing provision	29
3.8 Site option D: Allotments	31

4

4. Site 2: Land behind Doncaster Road

4.1 Context overview	34
4.2 Constraints and opportunities	38
4.3 Applicable design codes and guidance	40
4.4 Resulting masterplan design principles	41
4.5 Site option A: Housing (overlooking open countryside)	42
4.6 Site option B: Housing (providing future access to plot to the south)	44



Introduction

01

1. Introduction

AECOM has been commissioned to produce a community masterplan for two sites within Carlton in Lindrick. This document is aligned to the Carlton in Lindrick Design Code report, which sets out guidance and codes for the wider Neighbourhood Area (NA).

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide masterplanning support to the Carlton in Lindrick Neighbourhood Plan Steering Group (NPSG), who have identified two sites for potential redevelopment as part of the neighbourhood planning process.

The first site is a brownfield site towards the west of the settlement which used to house a care home - known locally as 'James Hince Court'. The second site is an undelivered Neighbourhood Plan allocation for 10 homes (Ref LAA00162) on the eastern edge of the village, known as 'Land behind Doncaster Road'.

This Community Masterplan outlines a vision for the possible transformation of the two sites - providing high-level design guidance and indicative layout options. It's important to note that the resulting options should not be seen as proposals - the document is instead intended to provide a framework for investment and action; attracting appropriate forms of development which will promote community cohesion.

Further engagement between potential developers and the community is essential to refine the designs and ensure that any future development aligns with the needs and values of local residents.



Figure 01: Aerial view of site 1: James Hince Court - a 0.72 hectare brownfield site to the west of Carlton in Lindrick.



Figure 02: Aerial view of site 2: Land behind Doncaster Road - an edge of settlement site which is an undelivered neighbourhood Plan allocation.

1.2 Supporting documents and key planning considerations

1.2.1 Neighbourhood planning context

Carlton in Lindrick's Neighbourhood Plan is used alongside the adopted Bassetlaw Local Plan (2020-2038) to determine planning applications in the area. The Neighbourhood Plan includes a vision for Carlton in Lindrick, specifies where new homes should be built, protects important open spaces and community facilities, and identifies community aspirations.

The Neighbourhood Plan also incorporates the Carlton in Lindrick Design Code. The Design Code aims to empower the local community to influence the design and character of the area in order to deliver attractive, sustainable development that meets the needs of local people. The Design Code contains codes and guidance covering responsive design, treatment of the settlement edge, designing for low traffic speeds and sustainability.

The principles contained in both the Neighbourhood Plan and the Design Code are relevant to the site and should be read in conjunction with this masterplan.

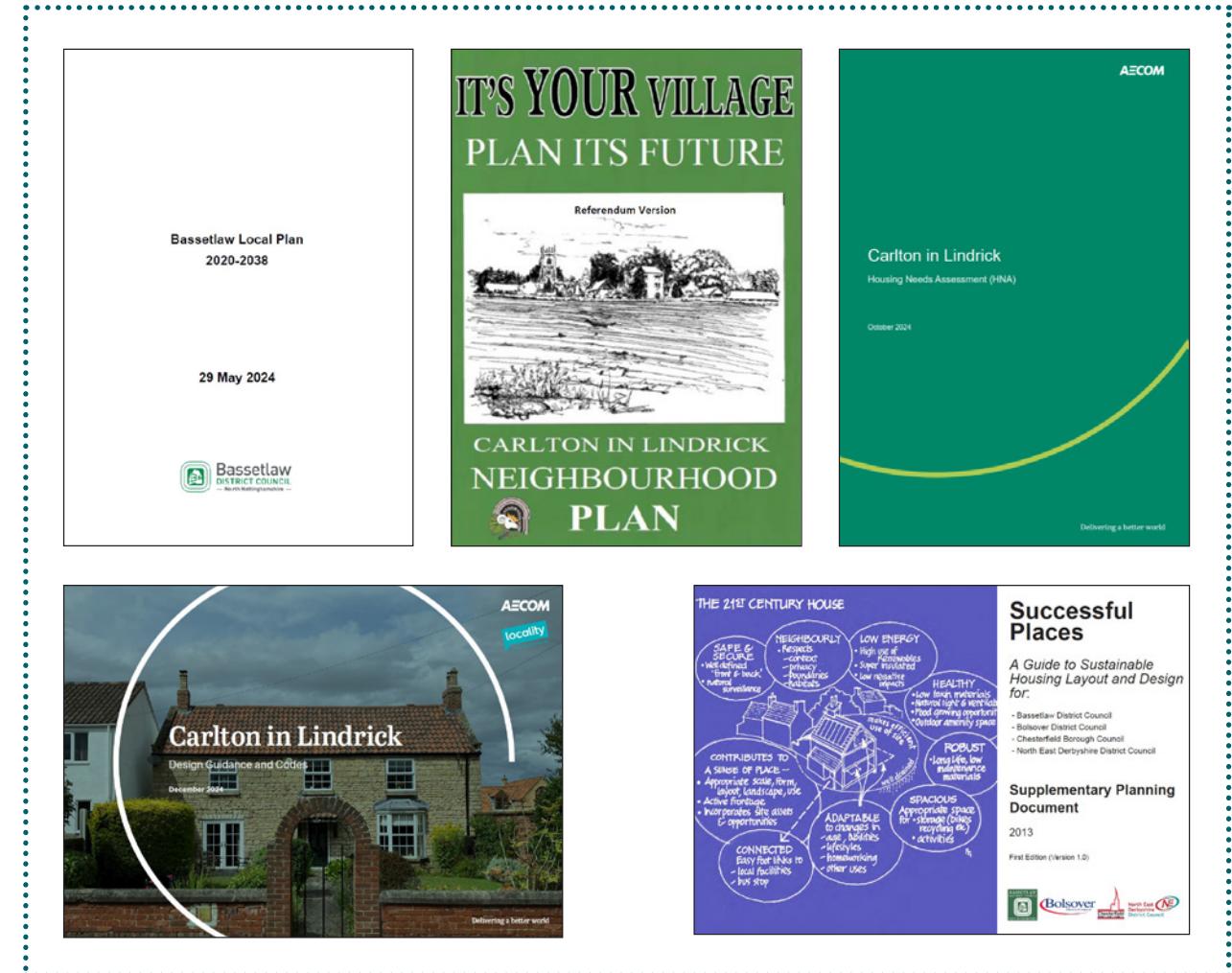


Figure 03: A selection of documents which support the masterplanning process.

1.2.2 Key local planning policy considerations

The Bassetlaw Local Plan (2020-2038) is part of the statutory development plan for Carlton in Lindrick. The following policies within the Bassetlaw Local Plan (2020-2038) are of particular relevance to the sites:

Policy ST2: Housing Growth in Rural Bassetlaw

The Local Plan defines Carlton in Lindrick as a 'Large Rural Settlement' and sets a target of 20% housing growth (as a minimum) for the Neighbourhood Area (NA). This is roughly equivalent to 520 dwellings. This target has already been met through recent completions and commitments number 529 homes. However, the two infill sites could potentially help to deliver housing in excess of this target.

The policy suggests that residential development within Large Rural Settlements will be supported where:

- a)** its location, size, scale and form does not cause significant harm to the existing built character in that part of the settlement;
- b)** it does not cause significant harm to the openness and distinctiveness of the surrounding countryside, where appropriate;
- c)** it maintains the physical separation between settlements, where appropriate;
- d)** it prioritises the re-use of previously developed land or underused land where possible;
- e)** it positively responds to the design principles as identified in Policy ST33, and any relevant characterisation studies and/or design codes informing a made neighbourhood plan;
- f)** it provides well-designed, safe and convenient access for all, including where appropriate, connections and improvements to existing infrastructure to promote walking, cycling, and the use of public transport.

Policy ST28: Housing Mix

A Housing Needs Assessment (HNA) for Carlton in Lindrick was undertaken in October 2024. This shows a need for specialist accommodation for elderly people in the range of 100 to 170 units during the Neighbourhood Plan period.

Policy ST38 suggests that new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure. In the case of Carlton in Lindrick - this would include provision for specialist accommodation for the elderly.

Policy ST29: Specialist Housing

Policy ST29 states that proposals for specialist housing will be supported where:

- a)** the location is able to meet the social and housing needs of the intended residents;
- b)** the proposal will not lead to an over concentration of similar uses that would be detrimental to the character and function of an area and/or amenity;

- c)** it can be demonstrated that the development, where applicable, can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care;
- d)** the site is in close proximity to everyday services, with safe and suitable walking/cycling routes or public transport connections appropriate for the intended occupier;
- e)** it can be demonstrated that the development will be designed and managed to provide the most appropriate type and level of support to its target resident; and
- f)** it can be evidenced that, where relevant, revenue funding can be secured to maintain the long term viability of the scheme.

Policy ST33: Design Quality

In accordance with national policy, Policy ST33 sets out the key design objectives that are critical in delivering high quality places and spaces. This policy suggests referring to Sport England's Active Design Principles and the Bassetlaw Quality Design SPD. Other objectives particularly relevant to the infill sites include:

- within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
- where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;
- maximises opportunities to create mixed-use developments which support the function and vitality of the area in which they are located;

- incorporates high quality landscape design and maximises opportunities for greening, particularly where a development site adjoins the countryside;

Policy ST38: Biodiversity and Geodiversity

In line with national legislation, all new development should make provision for at least 10% biodiversity net gain on site.

Policy ST39: Trees, woodland and hedgerows

Although there are no TPOs on either site within the Bassetlaw records, new development should still retain, protect, and improve existing trees and hedgerows wherever possible. Consideration should be given to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;

1.2.3 Bassetlaw 'Know Your Place' consultation (2023)

As part of the neighbourhood planning process, a community consultation event was held at the Carlton in Lindrick Civic Centre on 28th September 2023. Through the sharing of maps and place-based data - this event aimed to encourage discussion and assist the community in bringing together a list of local priorities for their area. Some of the key findings include:

1.2.3 Bassetlaw 'Know Your Place' consultation (2023)

As part of the neighbourhood planning process, a community consultation event was held at the Carlton in Lindrick Civic Centre on 28th September 2023. Through the sharing of maps and place-based data - this event aimed to encourage discussion and assist the community in bringing together a list of local priorities for their area. Some of the key findings include:

- A desire to maintain Carlton in Lindrick's village identity and atmosphere. It's a rural community but does not feel isolated.
- An acknowledgement of the Civic Centre as a key amenity for residents.
- A desire for more amenities for local residents, including healthcare, schools, and shops.
- Concerns around how new housing developments may impact on roads, traffic, junction visibility, and safety.
- Speeding raised as an issue, with a desire for traffic calming measures.
- The lack of care homes/homes suitable for the elderly was raised as a concern.
- A need for better connectivity between communities and surrounding amenities including shops and green spaces - specifically better public transport links.
- Reference to the James Hince Court site - showing a desire for this to be redeveloped. Suggested uses include public green space or bungalows.
- Residents would like to see more bungalow provision across the village.

The points recorded as part of the Know Your Place exercise have been used to inform the development of the indicative site design options within this report.

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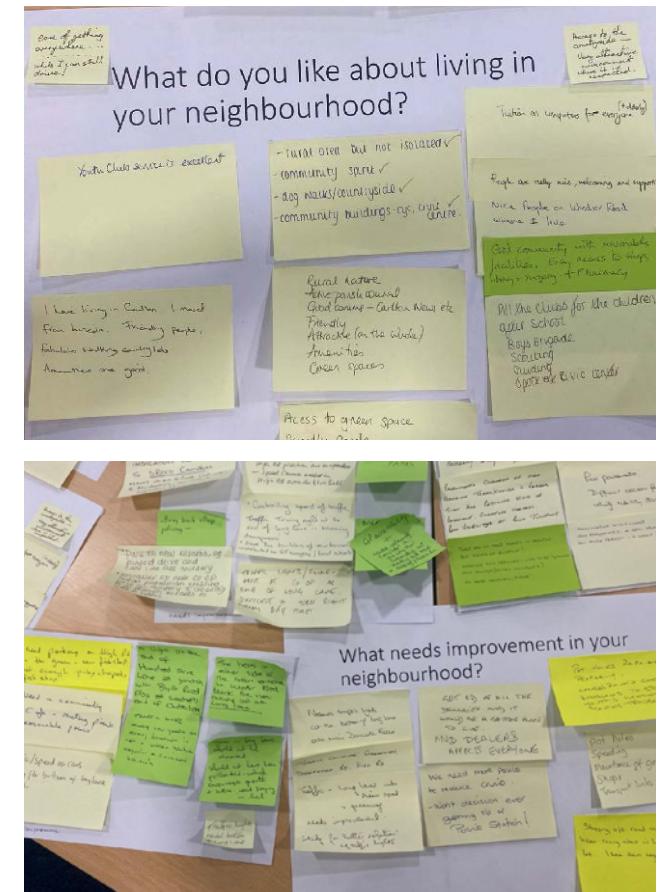


Figure 04: Photographs of responses collected from the community using post-it-notes during the Know Your Place consultation event.



Site and context
assessment

02

2. Context overview

In addition to the analysis undertaken as part of the Design Code, Section 2 provides an overview of the surrounding context. It concludes with a summary of key considerations across both sites.

2.1 Site locations

Both sites are located within Carlton in Lindrick village, north of the historic centres of North and South Carlton.

Site 1 (James Hince Court) is a brownfield infill site located to the west of the village, within an area of suburban residential development.

Site 2 (Land behind Doncaster Road) is located on the eastern edge of the settlement, adjacent to the A60/Doncaster Road and surrounding residential areas. This is a greenfield site which falls within the development boundary.

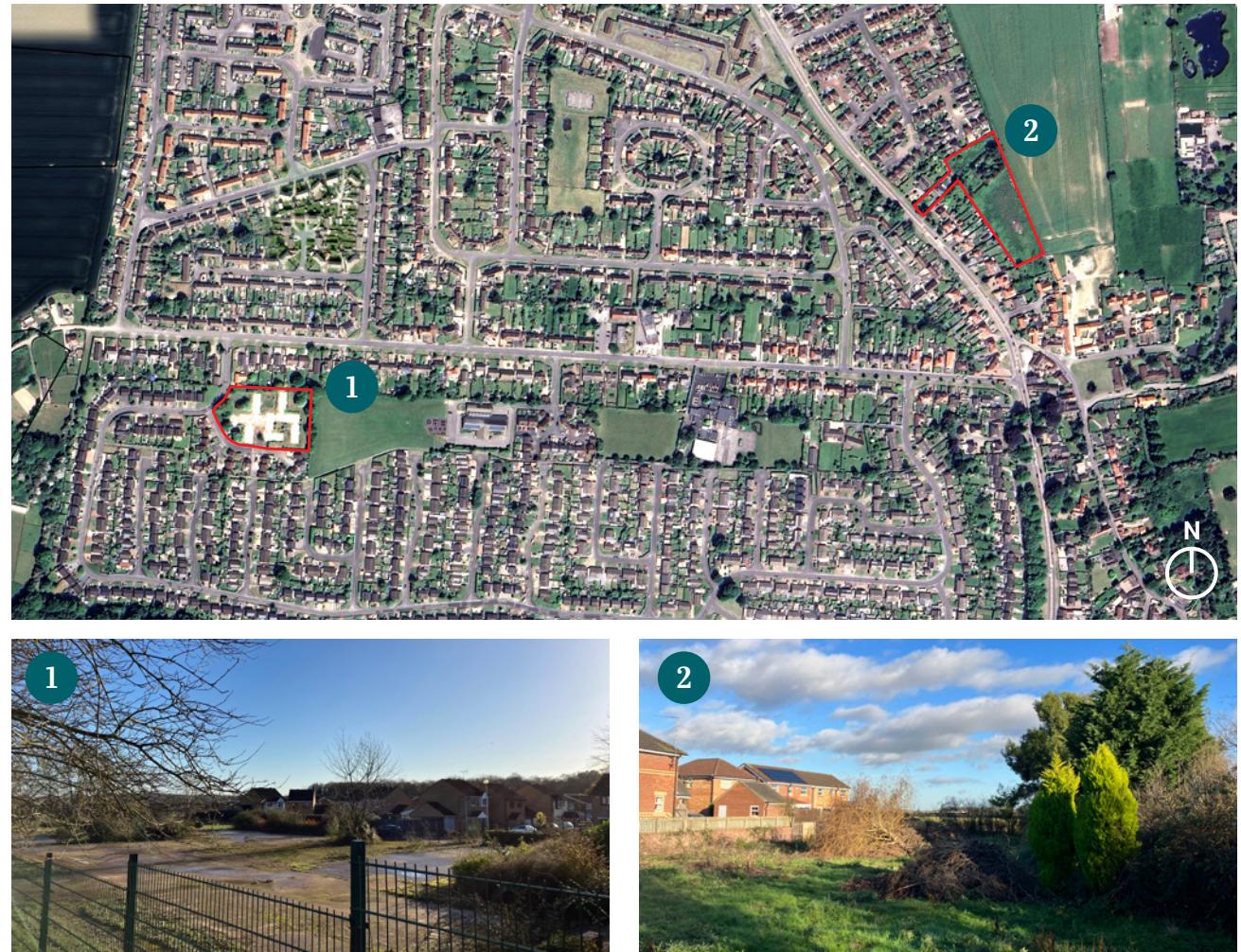


Figure 05: Aerial view and associated photos highlighting the location and character of the two masterplan sites.

2.2 Transport

Site one (James Hince Court) is accessible from tertiary/local routes, which connect back to Long Lane. These routes are likely to only be used by residents accessing dwellings, with minimal traffic. Long Lane is a secondary connector road which provides onward connection to the A60 Doncaster Road to the east and Wallingwells to the west. The 22 bus route (between Worksop and Doncaster) serves Long Lane, with bus stops within a 150m walk of the site.

Site 2 (Land behind Doncaster Road) is located alongside the busy A60/Doncaster Road. This is the primary route through the village which provides onward vehicular connections to Worksop and Doncaster. There is a speed limit of 30mph, although residents note that speeding can be a problem. Residents note that other new developments along this road have access difficulties due to visibility.

The site is again located along a bus route (21), with the closest bus stop within approximately 150m walk of the site.

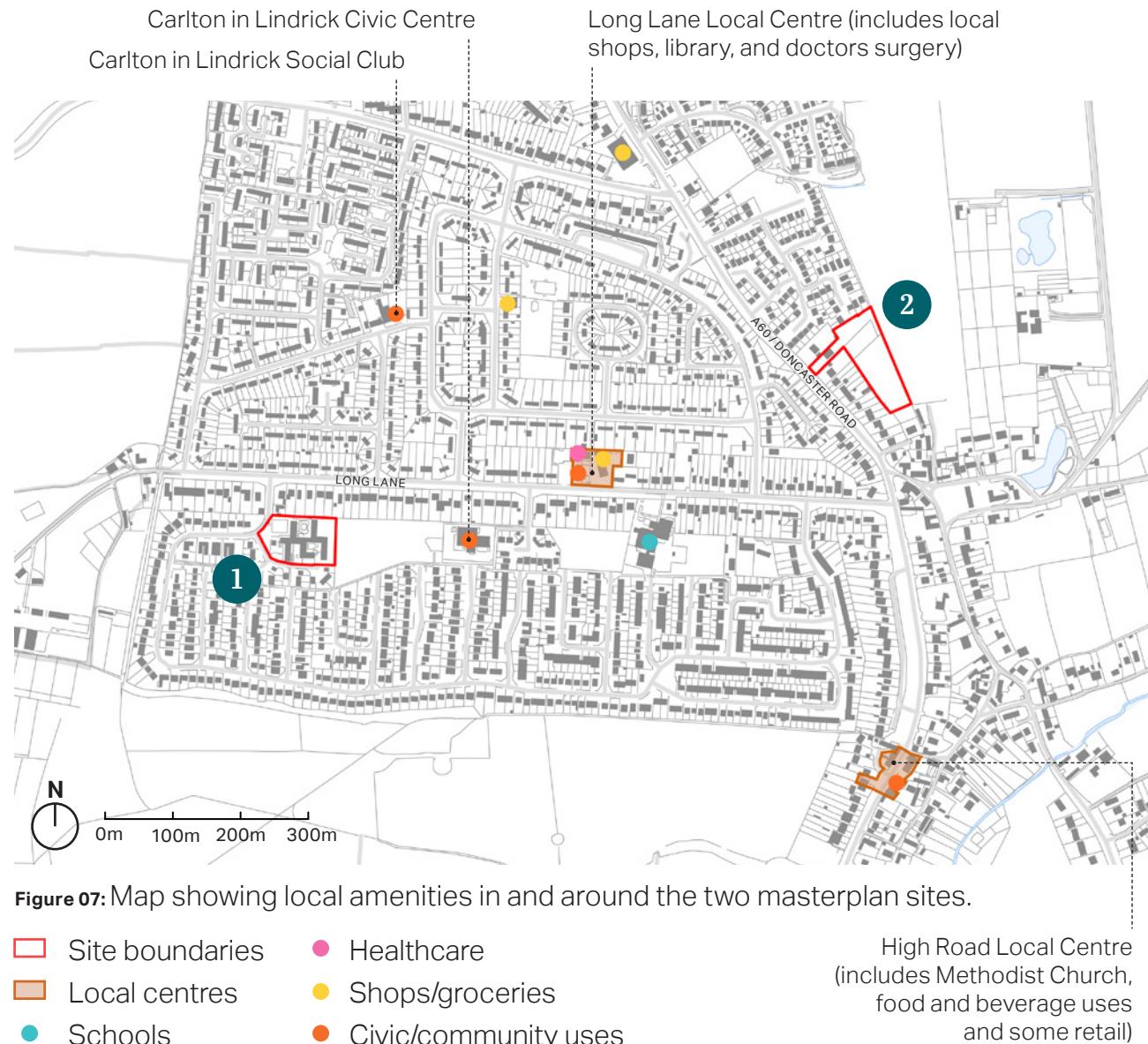


2.3 Local amenities

Carlton in Lindrick Civic Centre was noted within the 2023 'Know Your Place' event as a key amenity for residents. This is located within a 5 minute walk of site 1 (James Hince Court). The Long Lane Local Centre (containing shops, a library and a doctors surgery) is also located within a 10 minute walk of the site.

Site 2 (Land behind Doncaster Road) has less local amenities within the immediate vicinity. However its location adjacent to the A60/Doncaster Road means that the Co-op supermarket and the High Road Local Centre are within an approximate 10 minute walk of the site.

Overall however, local residents have noted a desire for more amenities within the village. Additional amenity provision could include community growing spaces, retail provision (including food and beverage), healthcare focused spaces, or parkland.



2.4 Green space network

There is a network of green spaces around the two masterplan sites that includes, woodland, recreation grounds, allotments, parkland, and amenity green spaces.

In particular, site 1 (James Hince Court) has an opportunity to interact with, and connect to the adjacent recreation ground to the east of the site.

There is a cluster of allotments on the eastern edge of the village, centred on Woodhouse Lane. There is however a lack of allotment provision to the west of the village. The James Hince Court Site could help to balance this by providing some kind of opportunity for community growing.

Despite it's edge of settlement location, there is no access to public footpaths from site 2 (Land behind Doncaster Road).



Figure 08: Map showing the green space network in and around the two masterplan sites. Green spaces are broken down by type.

■ Site boundaries	■ Woodland	■ Allotments	● Children's play areas
□ Development boundary	■ School grounds	■ Parkland	■ Noted by the Parish Council as having potential for community use.
	■ Recreation ground/sports fields	■ Amenity green space	

2.5 Wider demographics, housing mix and future need

The 2024 Housing Needs Assessment (HNA) undertaken by AECOM includes an analysis of the demographics of the Neighbourhood Area. The main findings have been summarised below:

Facts and figures

- 2021 Census data for the Neighbourhood Area shows a population of 5,640 and a total of 2,532 households.
- Bassetlaw District Council has provided data showing that 343 new homes have been built since 2011, with 289 of these (84.3%) delivered between 2021 and 2024, meaning that the household and population data from these households is generally not included in 2021 Census data.
- There are currently outstanding commitments (dwellings on sites with full planning permission) for 252 homes.
- There is an additional allocated site (Peaks Hill Farm) to the south of the Neighbourhood Area which is on the outskirts of Worksop. This is expected to deliver c.1200 dwellings in the longterm.

Current housing mix

- Completions data provided by Bassetlaw District Council shows that development between 2011 and 2024 was focused on detached and semi-detached dwellings, accounting for 88.3% of development. Despite a high proportion of bungalows in the NA, just 1.7% of dwellings delivered between 2011 and 2024 were bungalows.
- Under-occupancy is relatively common in the NA, with 83.5% of households living in a dwelling with at least one extra bedroom based on their household size. This is most common in family households aged 66+ and family households (under 66) with no children, suggesting that the larger housing in Carlton in Lindrick is occupied by households with the most wealth or older households that have been unable or unwilling to downsize, rather than larger family households.

Future population characteristics and resulting need

- There are currently no units of specialist housing for older people in Carlton in Lindrick. The national average supply for England is 136 units per 1,000 of the 75+ population.
- 2021 Census data shows that at this time there were 687 individuals aged 75+ in Carlton in Lindrick. It is projected that by the end of the plan period this will increase to 1,090, with the 75+ population accounting for 17.4% of the population by 2038, above the Bassetlaw proportion of 14.6%.
- Estimations suggest that a range of 100 to 170 specialist accommodation units might be required during the Neighbourhood Plan period.

2.6 Resulting key considerations

In summary, analysis of the wider context suggests that the adjacent considerations will be key across the two masterplan sites.

Well considered uses in line with community need

The 2024 Housing Needs Assessment (HNA) highlights Carlton in Lindrick's aging population and suggests that a range of 100 to 170 specialist accommodation units for the elderly might be required during the Neighbourhood Plan period.

Local residents also note a desire for enhanced bungalow provision in the village. Can either site help to deliver housing suitable for the elderly?

Are there any opportunities for additional community uses or amenities across the sites?



Safe and connected new communities

Residents note access to site 2 (Land behind Doncaster Road) as a concern. Access, junction visibility and safety must be considered as part of the site design.

How can the sites connect with their surroundings?



Contribution to the green infrastructure network

The sites should connect with existing areas of green space within the vicinity.

Additionally, is there any opportunity to balance green space provision across the village by providing community growing spaces on site 1 (James Hince Court)?





**Site 1: Formerly James
Hince Court**

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3. Site 1: Formerly James Hince Court

Approximately 0.72 hectares in area, the former James Hince Court site is located to the west of the settlement, close to Carlton in Lindrick Civic Centre.

3.1 Context overview

This brownfield site has stood vacant since the demolition of the former James Hince Court care home in 2022. Although not currently an allocated site, local residents have noted their support for its redevelopment as part of the Bassetlaw 'Know Your Place' consultation undertaken in September 2023.

Community suggestions for the site include a public green space (perhaps a continuation of the adjacent recreation field) or provision of bungalows or maisonettes for the elderly. The NPSG are also keen to explore whether allotment provision or commercial uses (shops/facilities) could be incorporated within the site.



Figure 09: Aerial view of site 1 - the site of the former James Hince Court care facility, close to Carlton in Lindrick Civic Centre.

- Site boundary
- ▼ Existing access points

3.1.1 Existing features

Located at the intersection of Windsor Road and Windsor Gardens, this brownfield site retains the foundations of the demolished James Hince Court care home. Key features include:

- Approximately 0.72 hectares in area.
- Predominantly flat with some increase in height (under 4 m) to the western edge of the site, where there is a landscaped area.
- Landscaped edges to the west have numerous mature trees. Screens development site from view from Windsor Road. These are not covered by TPOs but nonetheless should be protected. Western boundary also features mature trees.
- The site is currently surrounded by metal fences on all sides and is not publicly accessible.
- 3 existing access points remaining from when the site was previously in use.



Figure 10: Along the western edge, mature trees screen the site from Windsor Road.



Figure 12: Having previously been developed, the majority of the site is level. Foundations of previous buildings are visible.



Figure 11: The western edge of the site has elevated areas of landscaping, leading to some small changes in level.



Figure 13: The site has 3 existing access points, located on both Windsor Road and Windsor Gardens.

3.1.2 Surrounding context

This site sits within a large area of 20th-21st Century residential development. Key features include:

- Accessed from Windsor Road, connecting to Long Lane. Lone Lane is a well-used wide route with grass verges and street trees. Windsor Road connects to Long Lane at both ends, providing access to numerous cul-de-sac roads including Windsor Gardens.
- Surrounded by suburban residential development on the northern, western and southern edges.
- Bounds an area of Locally Important Open Space to the east. This field is a recreation ground with a children's play area. Connects through to the Civic Centre.
- An existing footpath lies to the south of the site - running from Craithie Road to Warwick Avenue. This is not noted as a Public Right of Way (PRoW) and provides a key connection through to Long Lane and its local centre.



Figure 14: Existing residential development along Windsor Gardens. The majority of frontages do not face the site.



Figure 16: Existing residential development along Windsor Road. Typically detached C20 homes with integral garages.



Figure 15: The existing footpath to the south of the site is poor quality, surrounding by close-board wooden fencing. The footpath could be made to feel safer if it was better overlooked.



Figure 17: Existing 21st Century residential development as seen along Windsor Gardens.

3.2 Constraints and opportunities

The map on the following page highlights the potential constraints and opportunities that will guide the indicative layout options for the site.

Key considerations include:

- A brownfield site requiring preparation for development. An assessment of ground condition needed.
- An opportunity for the housing mix on site to include bungalow provision.
- Consideration needed on how to respond to rear boundaries on the northern edge of the site.
- Maintaining privacy and amenity of existing residential properties. Back gardens for properties along Long Lane are at least 25m metres in length.
- Few surrounding frontages which face the site. How will suggested development respond to the character of these?
- Perhaps an opportunity to provide community growing space. Space for food production is also important for wellbeing, as it provides educational opportunities and reconnects residents to their surroundings, and each other.
- Consideration needed on how to respond to the recreation ground on the eastern edge of the site. Can the pedestrian connection between the site and the recreation ground be strengthened? As the site is owned by the parish council, this may be possible.
- Existing hedgerows and trees should be retained wherever possible, in line with Neighbourhood Plan Policy 8 and Design Code C3: Locally distinctive tree planting.
- No risk of flooding from rivers on the site. A small area of surface water flood risk noted by the Environment Agency to the west of the site.



Figure 18: Local residents are keen to see a greater provision of bungalows within Carlton in Lindrick. This site could perhaps help to provide this.



Figure 19: Areas of the site which have existing landscaping could be considered for the continued provision of green space.



Figure 20: Map showing the site constraints and opportunities.

3.3 Applicable design codes and guidance

The former James Hince Court site is located within the 20th-21st Century Neighbourhoods area type as set out in Section 2 of the Design Code document.

The overarching vision for this area type is as follows:

"20th-21st Century Neighbourhoods will deliver safe and connected communities with a suitable mix of well-designed, energy-efficient homes."

Design objectives from the vision which are particularly relevant to this site include:

- Maintain typical mix of 1-2 storey detached, semi-detached, or short-run terraces. Enhance mix with increased provisions of bungalows suitable for the elderly.*
- Allow most dwellings to have a main facade facing the street, enhancing natural surveillance.*

- Support the provision of small pockets of well-maintained, green, public space.*
- Create well-maintained footpaths of a suitable width to ensure they are accessible for all.*
- Create consistent building lines and setbacks along a street. Allow all homes to have front gardens with well-defined plot boundaries.*
- Allow for a variety of parking solutions included on-plot and on-street, all of which are generally 'hidden'.*

Any new development on this site must follow the area-type specific codes set out for 20th-21st Century Neighbourhoods, as well as the applicable area-wide codes set out in the adjacent table. Please see the Design Code report for further details.

Applicable area-wide design codes and guidance	
A: Connections	A1 - A safe and connected neighbourhood
	B1 - Design response
	B2 - Locally distinctive materials and features
	B3 - Blocks and marking corners
	B4 - On-plot car parking
	B5 - Passive design measures and orientation
B: Built form	B6 - On-plot energy generation opportunities
C: Nature	C3 - Locally distinctive tree planting
	C4 - Water sensitive urban design

Table 01: A list of design codes and guidance applicable to site 1: James Hince Court. Please see Design Code document for further details.

3.4 Resulting masterplan design principles

Based on consideration of the wider context, and analysis of the opportunities and constraints of the site itself - the adjacent masterplan design principles have been created. Aligned with community aspirations, these design principles have guided decision-making within the masterplanning process, subsequently informing the indicative design options for the site.



1. Well considered uses in line with community need

- Residential development should include affordable, flexible and adaptable homes for a range of ages including the elderly / starter homes.
- Housing provision should be balanced with uses that benefit residents including community growing spaces or local amenities.



2. Responsive to local character and identity

- Development should respond to local built-form and material character of the village.
- Development should be rich in quality and showcase appropriate detail as set out within the Carlton in Lindrick Design Code.



3. A connected neighbourhood which benefits health and wellbeing

- Connections to the adjacent recreation ground and existing footpaths should be enhanced where appropriate.
- Site design should promote inclusive places that consider a diverse range of users from young to old, with a range of abilities.



4. Championing sustainability for a resilient future

- Site design should encourage sustainable building practices - including consideration of orientation for passive solar gain and response to flood risk.
- Site design should promote the retention of existing trees and hedgerows.

3.5 Site option A: Housing and community growing space



Figure 21: Sketch showing an indicative layout for the James Hince Court site, including housing and community growing space.

3.5.1 Key features

- Provision for 10 semi-detached homes. These could be bungalows, two-storey, or a mix of typologies. Some garages provided.
- All back gardens in excess of minimum requirements. (70-100 sqm as set out in the Bassetlaw Successful Places SPD)
- Utilises existing access point to the site (south-west). Currently approximately 4m in width, would need to be widened to a minimum of 5.5m in line with the Nottinghamshire Highway Design Guide. New access point required to south-east.
- Two vehicular access points provides a through route and avoids a cul-de-sac, aligning with Design Code A1.
- Provides an enhanced pedestrian connection with adjacent recreation ground. This also opens up a view line through to the recreation ground.

- Potential to incorporate attenuation ponds within retained green space, aligning with a wider SuDS strategy and helping to manage surface water across the site.
- Retains landscaped area to west of site and provides opportunities for community growing. Due to the restricted size of the available area, raised beds are more suitable than traditional allotment provision. Existing access point would allow vehicular access.
- At least 50% of frontage is reserved for planting to avoid visually dominant parking. Aligns with Design Code B4.
- A range of parking solutions. Two on-plot spaces per dwelling (standard bays with dimensions of 2.4m x 4.2m as outlined in Manual for Streets) with some integrated garages. Integrated garages to be a minimum of 6m x 3m to count as additional car parking provision (Residential Parking Standards SPD).

- Additional on-street parking provided at 0.3 non-allocated spaces per home in line with the Bassetlaw Residential Parking Standards SPD (2012). This to be no more than 4 spaces in length aligning with Design Code B4. Visually offset by street trees at either end.



Figure 22: Raised beds offer an opportunity for growing on urban plots and brownfield sites, where the soil quality may not be suitable for allotment provision.

3.6 Site option B: Housing and retail provision



3.6.1 Key features

- Provision for 10-11 detached homes. These could be bungalows, two-storey, or a mix of typologies. Some garages provided.
- Generous plot sizes (up to 20m widths and up to 25m depths) although they remain within the ranges provided for the 20th-21st Century area type within the Design Code document.
- Utilises existing informal access point to the site (north-west). New access point required to south-east.
- Two vehicular access points provides a through route and avoids a cul-de-sac, aligning with Design Code A1.
- Provides an enhanced pedestrian connection with adjacent recreation ground. Route terminated by view of recreation ground to aid legibility.
- Space for a larger home or building to the north-west of the site. This could be used for retail provision.
- Two on-plot parking spaces per dwelling (standard bays with dimensions of 2.4m x 4.2m as outlined in Manual for Streets). Parking is located behind the building line to ensure front-of-plot parking does not dominate the street scene, aligning with Design Code B4.
- Layout allows for the majority of existing trees and hedgerows to be retained, although some lost.
- No space for growing or allotments.
- Edges do not interact particularly well with surrounding development, with rear property boundaries presented along Windsor Gardens.

3.7 Site option C: Maximised housing provision



3.7.1 Key features

- Provision for 17 detached or semi-detached homes. These could be bungalows, two-storey, or a mix of typologies.
- Utilises existing informal access point to the site (north-west).
- Layout allows frontages to address Windsor Gardens, as well as the new route through the site.
- Only one vehicular access point necessitates a cul-de-sac layout with a turning head. Turning head to align with Nottinghamshire County Council Highway Design Guide - large enough to accommodate refuse vehicles.
- Two on-plot parking spaces per dwelling (standard bays with dimensions of 2.4m x 4.2m as outlined in Manual for Streets). Parking is located behind the building line to ensure front-of-plot parking does not dominate the street scene, aligning with Design Code B4.
- 6 additional visitor parking spaces provided adjacent to turning head on the eastern edge of the site.
- Layout meets privacy distance benchmarks as set out in the Bassetlaw Successful Places SPD, although only just. Good practice is noted as 21m between the rear elevations of two dwellings directly facing one another, although this can be reduced if sight lines are angled. The angle of homes to the south-west of the site would need to be carefully considered.
- Privacy benchmarks also suggest 12m front to front distance as a minimum.
- It's also suggested that homes should not usually be sited closer than 10.5m to the rear property boundary. In this option, homes to the south-west do not meet this.
- To maintain privacy distance benchmarks, some properties front directly onto the street, with no setbacks. This does not align with Design Codes provided for the 20th-21st Century area type.
- All back gardens in excess of minimum requirements. (70-100 sqm is recommended in the Bassetlaw Successful Places SPD).
- Provides an enhanced pedestrian connection with adjacent recreation ground, also connecting with Windsor Gardens.
- Layout allows for some existing trees and hedgerows to be retained, although some lost. Space for additional tree planting along the eastern edge of the site, to allow any lost trees to be replaced on a basis of minimum 1:1, aligning with Design Code C3.
- No space for growing, retail, or other additional uses. Only housing provision.

3.8 Site option D: Allotments



3.8.1 Key features

- Provision of 14 allotment plots, helping to balance the provision across the village. Currently allotments are only provided to the east of the A60/ Doncaster Road.
- Additional provision for accessible toilets (as recommended in 21st Century Allotments in New Developments by the National Allotment Society).
- Potential for a multi-functional events space which could provide a space for local residents to gather.
- Potential for 8 car parking spaces to cater for visitors to the allotments, alongside a multi-purpose community space which could host picnic benches and events.
- Acts as an extension to the existing recreation ground, diversifying the uses on offer. Route through the site provides an additional pedestrian route between the recreation ground and Windsor Road (onto Long Lane).

- The National Society of Allotment and Leisure Gardeners (NSALG) suggests designing to 250 square meters as best practice for new allotments. The plots on this options have therefore been set out at 25m in length by 10m in width.
- It's important to note that allotments may not be suitable on the site in question, due to the fact this is a brownfield site with associated concerns around soil quality. This would need to be assessed by developers at a later date.
- It's also important to note that the viability of this option could be a concern. Nottinghamshire County Council having a duty to maximise land value which could affect viability.



Figure 26: Alongside traditional plots, raised beds and seating provision help allotments to become accessible to all users.



Figure 27: Option D suggests retaining a corner of the site as a multifunctional events space.



**Site 2: Land to the rear of
Doncaster Road**

04

4. Site 2: Land behind Doncaster Road

Approximately 0.88 hectares in area, Land behind Doncaster Road is located on the eastern edge of Carlton in Lindrick village.

4.1 Context overview

Land behind Doncaster Road has been allocated within the Carlton in Lindrick Neighbourhood Plan (NP) for residential use, supporting approximately 10 new homes. (Allocation ref LAA00162).

The NP Site Allocations Report identified this site a “suitable” for future development due to few planning constraints and the availability of nearby infrastructure such as the highway network. The site was the subject of public consultation, where the community raised concerns regarding access to the existing road network and impact on traffic congestion.



Figure 28: Aerial view of site 2 - Land behind Doncaster Road on the eastern edge of Carlton in Lindrick.

- Site boundary
- ▼ Potential access point

4.1.1 Policy background

Neighbourhood Plan Policy 5 specifies that proposals on site 2 (Land behind Doncaster Road) will be supported where they can satisfactorily demonstrate that any proposal will not have a detrimental impact on:

- residential privacy and amenity to existing properties along Doncaster Road;
- adversely impacting the existing highway network on to Doncaster Road.
- existing capacity of the local primary schools and health centres.

It also specifies that any proposal must incorporate the following:

- vehicular access shall only be provided off Doncaster Road;
- the height and scale of new properties adjacent to the existing properties along Doncaster Road;

- mitigate any loss of local biodiversity and wildlife that may be affected by the proposal by providing green spaces that will help the enhancement of local wildlife habitats;
- provide an appropriate level of off-street residents and visitors parking that is integrated into the wider scheme to avoid any unnecessary on-street parking;
- provide an appropriate mix of housing types and tenures, including affordable housing, that shall help meet the needs of the local community, as identified in policy 2; and
- where appropriate, incorporate suitable drainage and flood mitigation measures through Sustainable Urban Drainage Systems.

4.1.2 Existing features

Land behind Doncaster Road is an 'edge of settlement' site adjacent to open countryside. Key features include:

- Approximately 0.88 hectares in area.
- No existing access. Access would be difficult without the demolition of an existing home.
- Currently a redundant area of land bounded by hedging and residential properties to the north, west, and south.
- Views to open countryside from the eastern boundary.
- Group of mature trees to the rear of Doncaster Road, although no TPOs on site.
- No Public Rights of Way (PRoWs) recorded in or adjacent to the site.
- Area of surface water flood risk noted by the Environment Agency to the north of the site.



Figure 29: Looking east across the site, towards the open countryside. Taken from the rear of 32 Doncaster Road.



Figure 31: The existing property located within the site. This would need to be demolished for access to any future development.



Figure 30: Views out to the open countryside as can be seen from the eastern edge of the site.



Figure 32: The site is currently bounded by hedgerows and contains some mature trees. These should be retained wherever possible.

4.1.3 Surrounding context

This site sits within a large area of 20th-21st Century residential development. Key features include:

- Site is located to the rear of properties located along the A60/Doncaster Road. This is a primary route which forms the backbone of Carlton in Lindrick's movement network.
- No existing frontages look onto the site. Rear property boundaries along the western and part of the north site boundary.
- Land to the east is currently within a 'Green Gap' (Ref GG2) as specified in Local Plan Policy ST36: Green Gaps.
- The eastern boundary of the site aligns with the Carlton in Lindrick development boundary.
- Site is not within the Conservation Area, but this begins not far from the southern edge of the site.



Figure 33: The view along the A60/Doncaster Road, from which the site would be accessed.



Figure 35: Homes on Granary Court, to the south of the site. These homes lie within the Conservation Area boundary.



Figure 34: Homes on Greenfield Way, as seen from Plough Drive to the north of the site.



Figure 36: A mid-20th Century property on Doncaster Road, adjacent to the potential access point to the site.

4.2 Constraints and opportunities

The map on the following page highlights the potential constraints and opportunities that will guide the indicative layout options for the site.

Key considerations include:

- As an edge of settlement site, how development responds to surrounding countryside is key. Treatment of edge to be in line with Neighbourhood Plan Policy 8 and Design Code C1.
- Neighbourhood Plan Policy 5 suggests the site could support up to 10 homes. Is this possible? Are there any other suitable uses which could be considered for the site?
- Access could be a challenge as it would require the demolition of an existing home and exit straight onto the A60/Doncaster Road. Are there any way in which safety concerns could be mitigated?
- Few surrounding frontages which face the site. How will suggested development respond to the character of these?
- Maintaining privacy and amenity of existing residential properties. A particular concern for properties adjacent to the northern boundary.
- Existing hedgerows and trees should be retained wherever possible, in line with Neighbourhood Plan Policy 8 and Design Code C3: Locally distinctive tree planting.
- No risk of flooding from rivers on the site. An area of surface water flood risk noted by the Environment Agency to the north of the site. Consider the incorporation of flood mitigation measures in line with Neighbourhood Plan Policy 5 and Design Code C4.



Figure 37: Permeable paving solutions such as grasscrete can help to manage surface water, by creating permeable surfaces.



Figure 38: An example of how development meets the settlement edge to the north of the site. How to treat this edge is a key design consideration.

Key

- Site boundary
- Surrounding frontages
- Rear boundaries along site edges
- Views to countryside
- Potential site access
- Existing trees
- Green Gap (Bassetlaw LP Policy ST36)
- Development boundary
- Conservation Area
- Listed buildings/structures
- Positive buildings (see Neighbourhood Plan Map 3: Heritage Assets)
- Grass verges
- Area of surface water flood risk

Building would need to be demolished to allow access

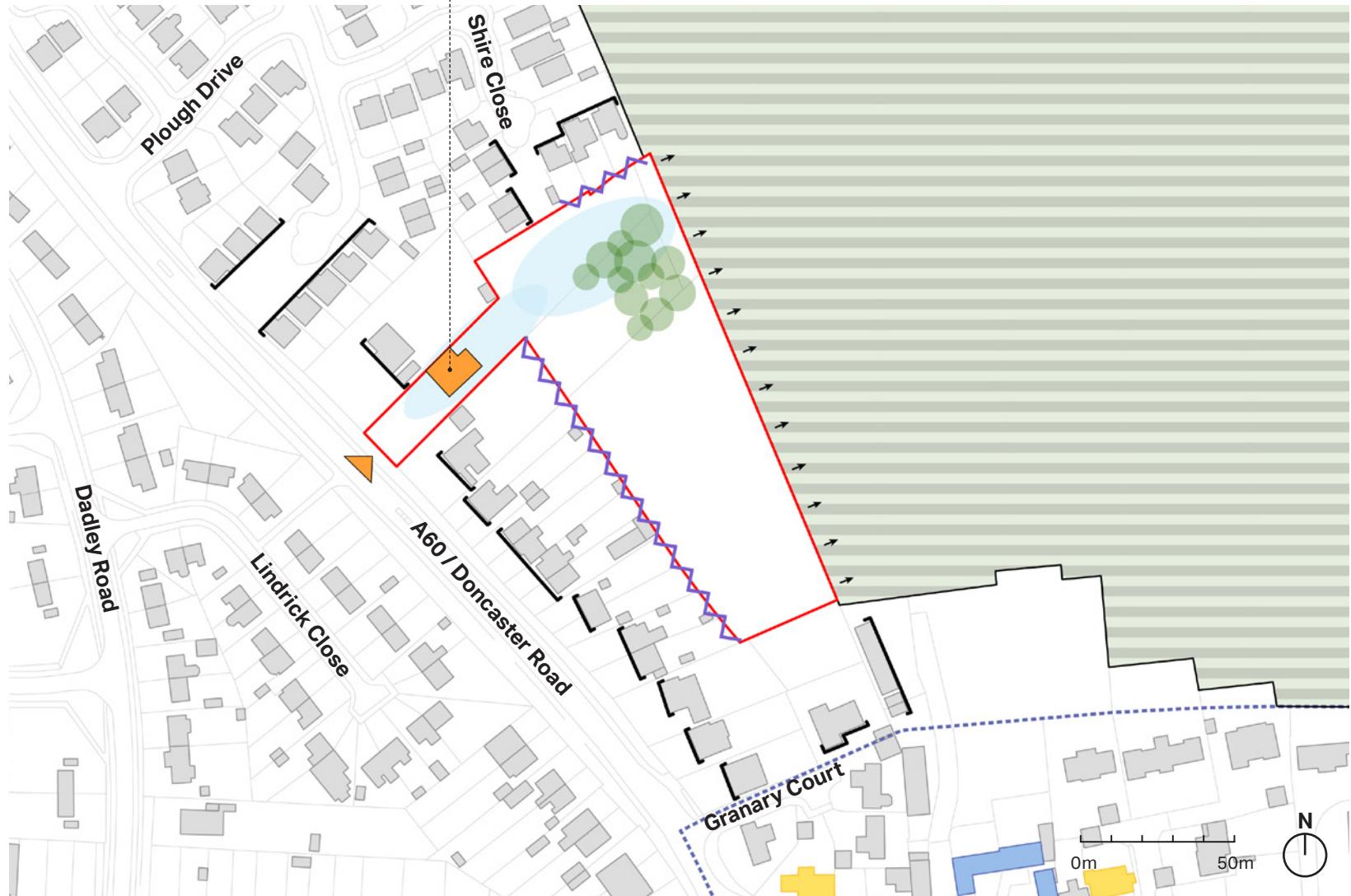


Figure 39: Map showing the site constraints and opportunities.

4.3 Applicable design codes and guidance

Lane behind Doncaster Road is located within the 20th-21st Century Neighbourhoods area type as set out in Section 2 of the Design Code document.

The overarching vision for this area type is as follows:

"20th-21st Century Neighbourhoods will deliver safe and connected communities with a suitable mix of well-designed, energy-efficient homes."

Design objectives from the vision which are particularly relevant to this site include:

- Maintain typical mix of 1-2 storey detached, semi-detached, or short-run terraces. Enhance mix with increased provisions of bungalows suitable for the elderly.*
- Allow most dwellings to have a main facade facing the street, enhancing natural surveillance.*

- Support the provision of small pockets of well-maintained, green, public space.*
- Create well-maintained footpaths of a suitable width to ensure they are accessible for all.*
- Create consistent building lines and setbacks along a street. Allow all homes to have front gardens with well-defined plot boundaries.*
- Allow for a variety of parking solutions included on-plot and on-street, all of which are generally 'hidden'.*

Any new development on this site must follow the area-type specific codes set out for 20th-21st Century Neighbourhoods, as well as the applicable area-wide codes set out in the adjacent table. Please see the Design Code report for further details.

Applicable area-wide design codes and guidance	
A: Connections	A1 - A safe and connected neighbourhood
	B1 - Design response
	B2 - Locally distinctive materials and features
B: Built form	B4 - On-plot car parking
	B5 - Passive design measures and orientation
	B6 - On-plot energy generation opportunities
C: Nature	C1 - Landscape setting and the settlement edge
	C2 - Countryside views
	C3 - Locally distinctive tree planting
	C4 - Water sensitive urban design

Table 02: A list of design codes and guidance applicable to site 2: Land behind Doncaster Road. Please see Design Code document for further details.

4.4 Resulting masterplan design principles

Based on consideration of the wider context, and analysis of the opportunities and constraints of the site itself - the adjacent masterplan design principles have been created. Aligned with community aspirations, these design principles have guided decision-making within the masterplanning process, subsequently informing the indicative design options for the site.



1. Well considered uses in line with community need

- Residential development should include affordable, flexible and adaptable homes for a range of ages including the elderly / starter homes.



2. Responsive to local character and identity

- Development should respond to local built-form and material character of the village.
- Development should be rich in quality and showcase appropriate detail as set out within the Carlton in Lindrick Design Code.



3. A sensitive response to surrounding environment

- Development should respond sensitively to the settlement edge and surrounding open countryside.
- Site design should promote the retention of existing trees and hedgerows.
- Site design should provide opportunities for habitat and biodiversity.
- Development should consider surface water management.



4. A safe and connected new community

- Development should consider safety and visibility at the access point to the site.
- Development should connect to surrounding neighbourhoods.

4.5 Site option A: Housing (overlooking open countryside)



4.5.1 Key features

- Provision for 10 homes. These could be bungalows, two-storey, or a mix of typologies.
- Homes overlook and positively address the settlement edge, aligning with Design Code C1.
- Creates a small area of green space to the northeast of the site in line with an area of surface water flood risk. Potential for green space to incorporates SuDS infrastructure. Also allows several existing trees to be retained on the site.
- Public green space provision to both the north and south of the proposed road enhances the number of existing trees which can be retained on site.
- Assuming dwellings are 2-beds, The Bassetlaw Residential Parking Standards SPD requires at least 2 allocated parking spaces. Majority of these provided on-plot and positioned behind the building line to ensure front-of-plot parking does not become dominant. Aligns with Design Code B4.

- The range of parking solutions includes some on-street parking where plot widths do not allow for two adjacent spaces. This is generally minimised however, in line with Design Code B4. On-street parking is provided in short runs of 2, and is visually screened by street trees.
- View along new street (looking south) is terminated with a view of a building, aiding legibility and aligning with Design Code A3.
- Additional tree planting along the eastern edge of the site helps to screen development from view, aligning with Design Code C1, as well as enhancing Biodiversity Net Gain.
- Generous plot sizes (15m widths and up to 40m depths) although they remain within the ranges provided for the 20th-21st Century area type within the Design Code document.



Figure 41: A precedent example of residential frontages which overlook the countryside edge in Great Bowden, Leicestershire.



Figure 42: A precedent example of on-street parking in amongst planted verges and street trees in Trumpington Meadows, Cambridge.

4.6 Site option B: Housing (providing future access to plot to the south)



4.6.1 Key features

- Provision for 9 homes. These could be bungalows, two-storey, or a mix of typologies.
- Single access point to site with existing house demolished to allow access. Would need to be assessed by highways for junction radii and visibility splay suitability. Existing driveway access for plot south of the entrance point may restrict this.
- Only one vehicular access point necessitates a cul-de-sac layout with turning heads. Turning heads to align with Nottinghamshire County Council Highway Design Guide - large enough to accommodate refuse vehicles.
- Locating a turning head to the south of the site may allow future access to the small isolated plot directly south of the red line boundary, if this were ever to come forward for development.
- Landscape buffer provided alongside edge abutting open countryside.

- The location of green space and retention of hedgerows protects the privacy and amenity of existing houses on Shire Close.
- Perhaps potential to create a pedestrian route or visual link through the northern site boundary which would connect up to Shire Close. Local residents would need to be consulted as to the feasibility of this link.
- Homes arranged perpendicular to settlement edge. This reduces the amount of frontages overlooking the open countryside, with inactive side boundaries instead presented to the east.
- A range of parking solutions. Two on-plot spaces per dwelling (standard bays with dimensions of 2.4m x 4.2m as outlined in Manual for Streets).
- All back gardens in excess of minimum requirements. (70-100 sqm as set out in the Bassetlaw Successful Places SPD).



Figure 44: There is perhaps potential to create a pedestrian link to the site from Shire Close.



Figure 45: Housing in Great Bowden, Leicestershire, where the retention of mature trees and hedgerows helps new development to feel settled within its landscape.

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