

**CARLTON IN
LINDRICK
NEIGHBOURHOOD
PLAN
Submission
Version**



2024 - 2038

Contents

Common Abbreviations.....	4
Foreword.....	5
1 The Carlton in Lindrick Review Neighbourhood Plan	6
2 Carlton in Lindrick in Context	8
3 Consultation	14
4 Community Vision	15
5 Community Objectives	15
6 Engaging with the Community: A Key Principle.....	16
Key Principle: Pre-Application Community Engagement	16
7 Sustainable Development and the Development Boundary	17
Policy 1 Sustainable Development and the Development Boundary.....	20
8 Protecting Landscape Character.....	21
Policy 2 Protecting the Landscape Character	28
9 Local Green Spaces	29
Policy 3 Designation of Local Green Spaces	34
10 Protecting and Enhancing Biodiversity	35
Policy 4 Protecting and Enhancing the Natural Environment	38
11 Flooding and the Presence of Water	40
Policy 5 Reducing the Risk of Flooding	43
12 Achieving Well Designed Places	44
Policy 6 Achieving Well Designed Places.....	52
13 Housing.....	55
Policy 7a Housing Mix and Type	58
Policy 7b Affordable Housing	60
14 Improving Community Facilities and Services	61
Policy 8a Protecting and Enhancing Community Facilities and Services	66
Policy 8b Local Centres.....	67
15 Supporting the Local Economy.....	68
Policy 9 Supporting the Local Economy.....	70
16 Heritage	71
Policy 10 Protecting and Enhancing Heritage Assets	75
17 Getting Around	76
Policy 11a Traffic, Speeding and Pedestrian Safety.....	82
Policy 11b Improving Walking and Cycling Routes.....	85
18 Site Development	86
Policy 12a Redevelopment of James Hince Court	90
Policy 12b Land east of Doncaster Road (site allocation ref LAA00162) identified on Map 15e ..	93

19	Developer Contributions	95
20	Implementation	96
21	Monitoring and Review	96
	Appendix A Know Your Place consultation feedback	97
	Appendix B Key Views (see map 6d)	98
	Appendix C In combination landscape policies BDC and CiLRNP	103
	Appendix D Community Actions.....	104
	Appendix E (1) Traffic Volumes	106
	Appendix E (2) Speeding Data from 2024 Survey.....	109
	Appendix F What does good design look like from Carlton in Lindrick Design Code	113
	Appendix G Active Travel Corridors (see Map 14e).....	116
	Appendix H Footpath extensions from Carlton in Lindrick to Langold County Park	118
	Appendix I Map of Special Protection Areas and Special Areas of Conservation in relation to the Carlton in Lindrick Neighbourhood Area	119
	Appendix J Community Masterplan Design Options James Hince Court page 25 - 31.....	120
	Appendix K Community Masterplan Design Options page 42-44	124
	Appendix L (1) Local Green Spaces.....	126
	Appendix L (2) Proposed Local Green Spaces	129

Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme
BDC	Bassetlaw District Council
CiLNP	Carlton in Lindrick Neighbourhood Plan – this is the ‘made’ Neighbourhood Plan
CiLRNP	Carlton in Lindrick <u>Review</u> Neighbourhood Plan
CiL Design Code	Carlton in Lindrick Design Codes and Guidance 2024 (this is the Parish wide Design Code document commissioned for this Review and done by AECOM)
DfT	Department of Transport
EA	Environment Agency
GGs	Green Gap Study
HEDNA	Housing and Economic Development Needs Assessment
HNA	Housing Needs Assessment (this is the Parish wide assessment commissioned for this Review and done by AECOM)
LAA	Land Availability Assessment (done by BDC as part of the evidence base for the Bassetlaw Plan)
LCA	Landscape Character Assessment (done by NCC in 2009)
NCC	Nottinghamshire County Council
NMDC	National Model Design Code 2021
NPPF	National Planning Policy Framework
NPG	(Carlton in Lindrick) Neighbourhood Planning Group
PC	Parish Council

Foreword

Our community has grown a lot since our last neighbourhood plan was made in 2018. Preparing a Review of the neighbourhood plan was an opportunity to assess what has worked and what could be done better. We all feel the pressure on local services from the expansion not just of Carlton in Lindrick but of surrounding settlements.

The Review enabled us to draw together evidence of the impact on services and facilities and the value of our local landscape. We had access to technical support from the government so the policies in this Plan are supported by a Design Code, a Housing Needs Assessment and a Community Masterplan.

This Review document has been produced by the community and sets out policies for developers and decision makers at Bassetlaw District Council to be used to the year 2038. These policies are both to protect the landscape around our village and ensure early local consultation on any proposals for future development.

The document highlights and emphasises the need to retain our village separate from Worksop, protecting the Parish from becoming urbanised. It also identifies the existing pressure on school, access to medical services and the importance of protecting our community assets.

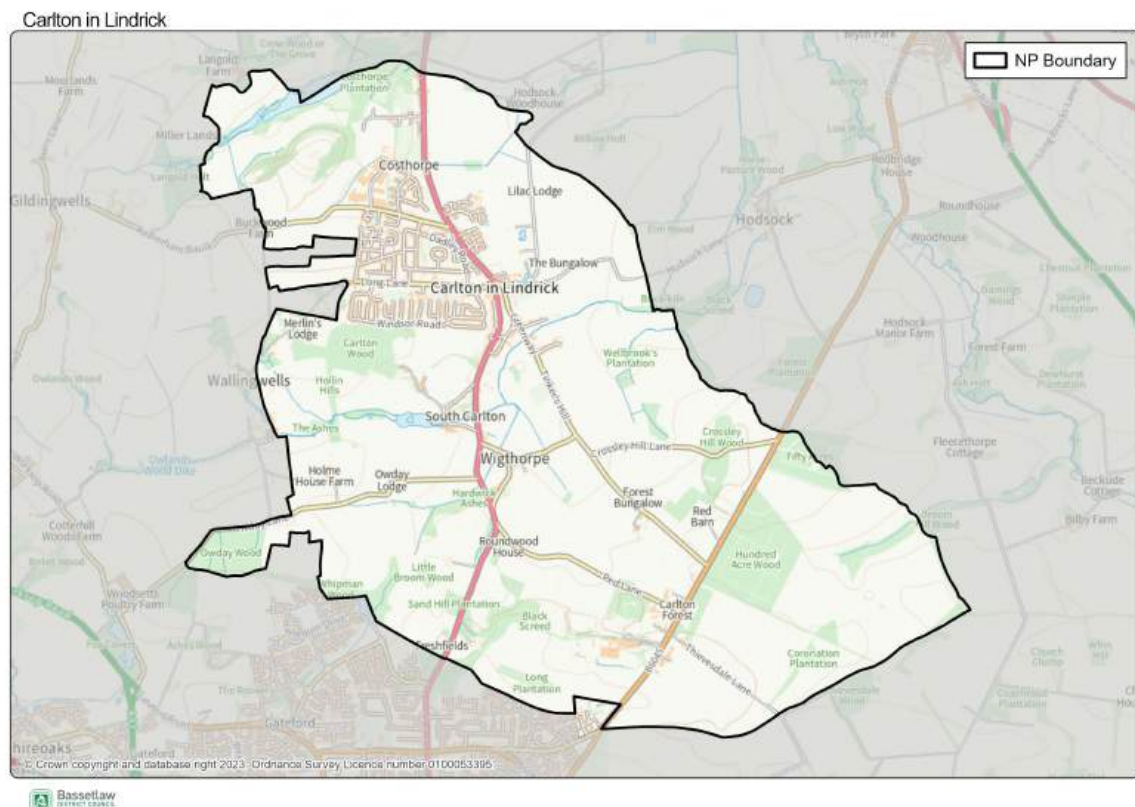
The content of the document provides a policy framework that requires public organisations, private developers and other agencies to ensure development maximises the opportunity for community benefit, including protecting positively our rural borders and views, along with our valued open spaces which typically reflect our rural environment. The Review document is presented by the community for the community, it clearly demonstrates local community wishes and its content should guide development to ensure that our cherished village status remains for all sectors of our community for many years to come.

Chair of Carlton in Lindrick Neighbourhood Plan Group

1 The Carlton in Lindrick Review Neighbourhood Plan

- 1 The Carlton in Lindrick Neighbourhood Plan (the CiLNP) is a document that was produced in accordance with the Localism Act 2011 by the Carlton in Lindrick Neighbourhood Planning Group (NPG), on behalf of Carlton in Lindrick Parish Council. The Carlton in Lindrick Neighbourhood Plan was 'made' in February 2019.
- 2 The CiLNP will continue to be part of the statutory development plan until the Review Neighbourhood Plan (CiLRNP) has gone through all the statutory processes, at which point it will supersede the existing Neighbourhood Plan. Once the CiLRNP is made by Bassetlaw District Council (BDC) it will form part of the Development Plan for Bassetlaw, which also includes the Bassetlaw Plan (adopted 2024), the Nottinghamshire and Nottingham Waste Local Plan (adopted 2025), the Nottinghamshire Minerals Local Plan (adopted 2021).
- 3 In 2023 a small modification was made to the parish boundary, removing the houses in the vicinity of Thievesdale Lane. An application to amend the Neighbourhood Plan Area boundary was made in January 2025 and agreed by BDC in June 2025.
- 4 The CiLRNP covers the Parish Council area as shown on Map 1.

Map 1 Designated Area



- 5 The Parish Council decided to review the CiLNP to:
 - a) ensure the neighbourhood plan remained aligned with the new strategic policies in the Bassetlaw Plan,
 - b) embrace the analysis done for BDC on the landscape in the Parish that supports BDC's positive approach to future growth,

- c) commission a Design Code and a Housing Needs Assessment (support that was not previously available under the neighbourhood plan program) to provide a robust evidence base to support the policies,
 - d) to update the CiLNP to reflect changes in the Plan area in the past 5 years, which have been significant. These include large scale major residential development on the former Firbeck Colliery Site and on land east of Doncaster Road which has increased the population of the Parish,
 - e) to provide a policy framework that can address the impact of the Peaks Hill development, an urban extension on the edge of Worksop that is within the Parish,
 - f) reflect the changes in the National Planning Policy Framework (NPPF).
- 6 The CiLRNP is in general conformity with the strategic policies in the Bassetlaw Plan. The evidence base that informs the Bassetlaw Plan has also been used to support this Neighbourhood Plan. The time frame for the Plan extends to 2038 to match the time frame of the Bassetlaw Plan.
- 7 The CiLRNP Plan will have the same role in the planning system as the CiLNP. It will carry significant weight in the determination of planning applications. The Plan will be used by:
- developers when preparing planning applications for submission to BDC,
 - BDC in assessing and determining planning applications,
 - inspectors in determining appeals.
- 8 The CiLRNP forms a framework of policies and supporting documents that will guide development over the Plan period.
- 9 A number of District – wide documents that supported the preparation of the Bassetlaw Plan 2020-2038 have been used to support the preparation of the CiLRNP. These are:
- Land Availability Assessment June 2021
 - Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - Landscape Character Assessment 2009
 - Site Allocations: Landscape Character Study 2019 and Addendums 2020 and 2021
 - Bassetlaw Green Gaps Report 2019 and Green Gaps Addendum 2020
 - Housing and Economic Development Needs Assessment HEDNA 2020
 - Bassetlaw Rural Settlement Study 2020
 - Bassetlaw Transport Study Update 2021
- 10 Parish Area based studies have also been commissioned by the NPG for the CiLRNP these are¹:
- Carlton in Lindrick Design Codes and Guidance AECOM 2024
 - Housing Needs Assessment AECOM 2024
 - Community Masterplan AECOM 2025

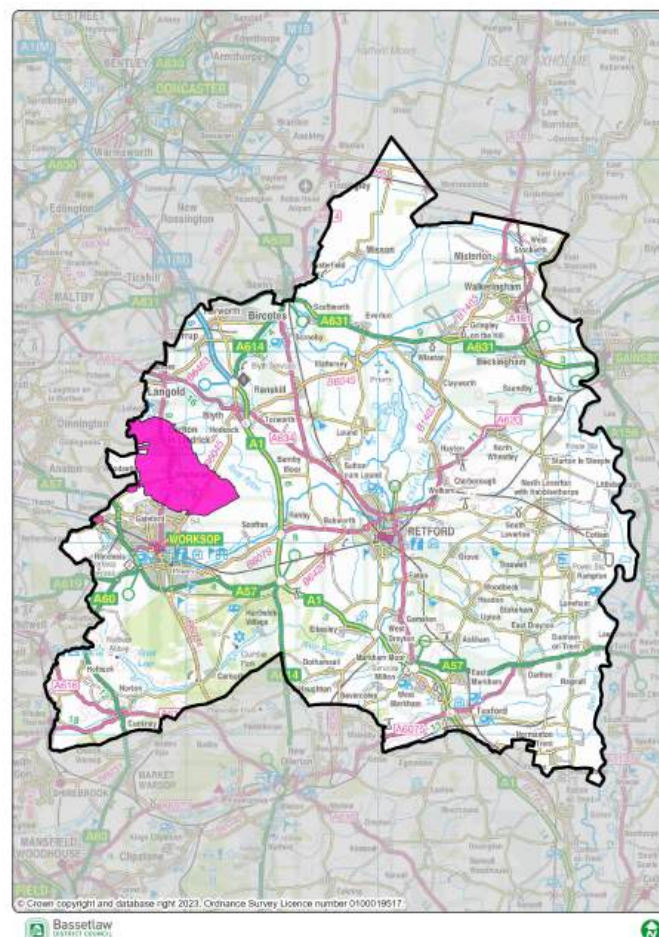
¹ The supporting documents are available on the neighbourhood plan tab at <https://www.carlton-in-lindrickparishcouncil.org>

2 Carlton in Lindrick in Context

Location

- 11 Carlton in Lindrick is one of the most northerly parishes in Bassetlaw District. It forms part of the wider Sheffield City Region. It has direct links along the A60 to nearby settlements such as Worksop, the District's main town which is 3 miles to the south and Langold, a large rural settlement² 1.2 miles to the north. It is also easily accessible to the A57 which provides connections to the west and the A1 which runs to the east.
- 12 The main settlement is Carlton in Lindrick village which lies primarily to the west of the A60. The historic core lies on the southern edge and along the A60. 20th and 21st Century development has seen the settlement expand significantly to the west. Other than the historic core, expansion on the east of the A60 has been limited and restricted until the development in 2021 of a site east of Doncaster Road that was an allocation in the CiLNP.

Map 2 Locational Context



² Langold and Hodsock combine and are classed as a Large Rural Settlement in the Bassetlaw Plan.

History

- 13 Within the settlement are two townships. South Carlton lies primarily to the west of the A60 (High Road) and is centred on Church Lane, and includes the Saxon Church of St John the Evangelist (foundations of 7th/8th Century date and Carlton Mill (18th Century) although it is probably on the site of earlier mills mentioned in the Domesday Book.
- 14 North Carlton lies to the east of the A60 and the majority of its older buildings are of local limestone with clay pantile roofs. The Conservation Area Appraisal notes that the stone was quarried on the edge of the village at Tinkers Hill (the rest probably coming from nearby quarries at Anston, Woodsetts and Steetley).
- 15 To the west of North Carlton is a large post-war housing estate (part of which was associated with Firbeck Colliery at Costhorpe to the north). The settlement expanded further in the 1960s with housing development along and to the south of Windsor Road.
- 16 Between Carlton in Lindrick village and the edge of Worksop is the hamlet of Wigthorpe. There are remains of a medieval settlement recorded on the Historic Environment Record. Today it comprises Wigthorpe Hall (grade 2 listed) and associated farm buildings.
- 17 Whilst the Parish has been a rural community for most of its history, this presence of coal accelerated growth of Carlton in Lindrick village. Firbeck Colliery was sunk in 1925 and closed in 1968. This industry attracted other manufacturing processes and Lawn Wood Industrial Estate is located adjacent to the former site. The pit site itself was derelict for 20 years but is now a large housing site (see below).

Regeneration and Planning

- 18 The Bassetlaw Plan identifies Carlton in Lindrick as a Large Rural Settlement³ where growth can be sustainable as there is already a mix of housing, a range of employment opportunities, shops, services and public transport services to nearby larger towns like Worksop.
- 19 The work on the CiLNP in 2016-2019 was a positive response to the planned growth of the Parish. The redevelopment of the former Firbeck Colliery was in the pipeline as the CiLNP was being prepared, outline permission was granted initially in 2017 and again in August 2019. It was allocated as site 1 in the CiLNP reflecting the over lapping timescales of the planning application and the emerging CiLNP. Having been derelict for 40 years, the site is currently (2025) being redeveloped for housing. Planning permission was secured for 407 dwellings in 2019 (see 19/01137/RES). Construction is in progress and at time of writing the CiLNP half were completed.
- 20 The CiLNP embraced BDCs need to identify additional sites in Carlton in Lindrick and allocated two sites for a total of 159 dwellings. Site 2 land off Doncaster Road LAA0076 was built out. 151 dwellings were completed with 23 being affordable. The development is well regarded for its sensitive landscaping that provides a soft transition to the open countryside but it only provided 3 bungalows. Site 3 in the CiLNP was for 10 dwellings and only this site has yet to be developed. The Community Masterplan identifies options for design and layout and calls it site 2, see below and in detail at section 18.
- 21 The rapid expansion in population due to recent development has been since 2021. The Housing Needs Assessment 2024 produced by AECOM for this Review notes that 343 homes have been built since 2011, 289 of these (84.3%) were delivered between 2021 and 2024⁴.
- 22 BDCs Rural Monitoring Table (March 2025) notes that Carlton in Lindrick has a planned growth of 520 dwellings and an additional 563 dwellings have been committed and/or built out since April

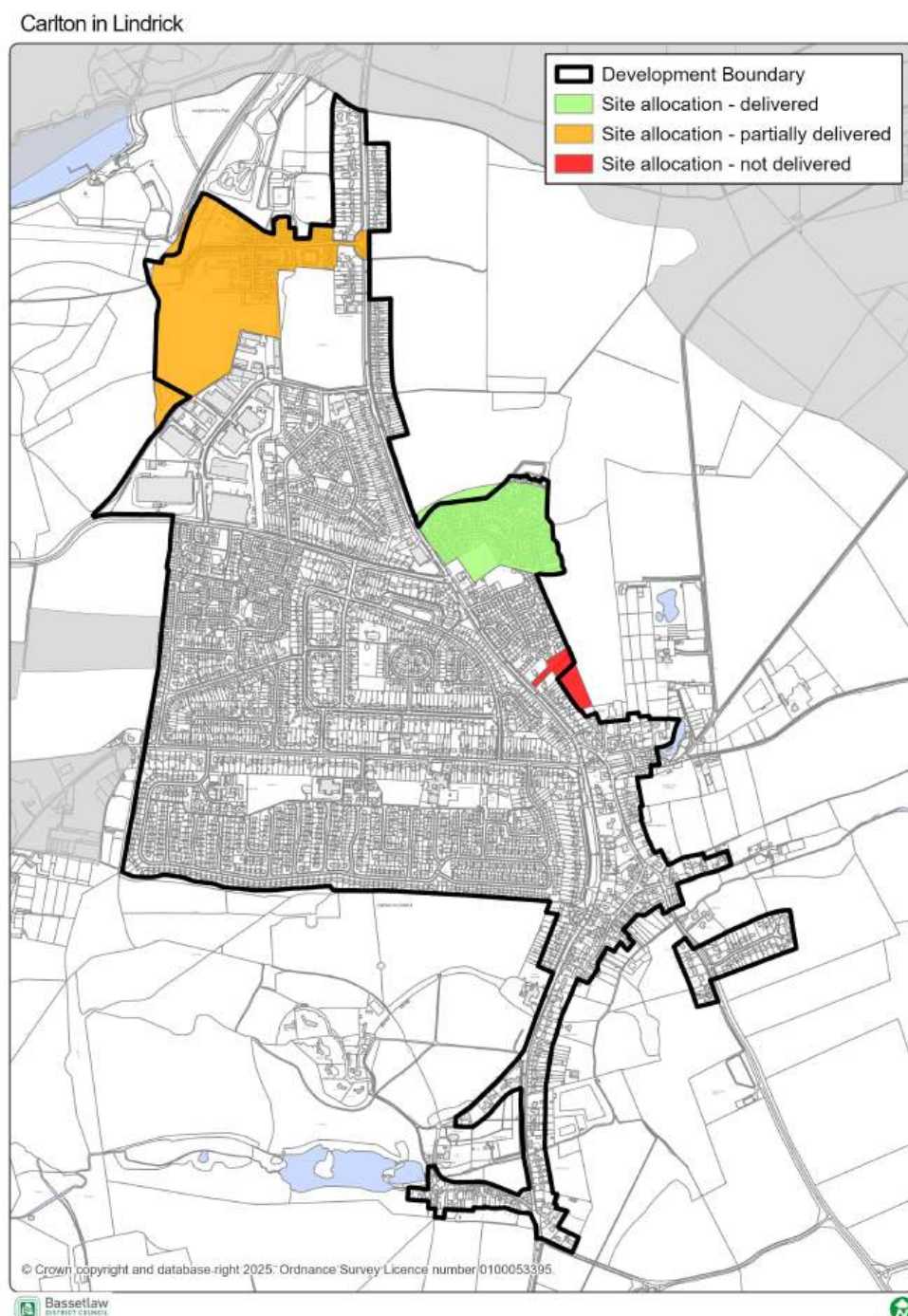
³ See Rural Settlement Study Update 2022

⁴ See para 1.6 of the AECOM HNA

2020. (3053 dwellings were recorded in the Parish in August 2023). The HNA noted that in 2024 there were 252 outstanding commitments (dwellings on site allocations with full planning permission).

- 23 Map 3 shows the sites allocated in the CiLNP. The larger site east of the A60 has been built out and site 1 (the former Firbeck Colliery site) is 60% completed. The smallest site, site 3 on Map 3 below, has yet to come forward for planning permission and is one of the sites identified in the Community Masterplan— see below⁵.

Map 3a Sites allocated in the made Carlton in Lindrick Neighbourhood Plan



⁵ The Doncaster Road site is reallocated in this neighbourhood plan— see policy 12

Community Masterplan

- 24 The NPG commissioned AECOM to produce a Community Masterplan for two sites for the neighbourhood plan review. One is an undelivered neighbourhood plan allocation for 10 homes shown on map 3 above, and the other is the vacant former James Hince care home site (the buildings were demolished in 2022). The Community Masterplan outlines a vision for the possible transformation of the two sites - providing high-level design guidance and indicative layout options.
- 25 The resulting options should not be seen as proposals - the document is intended to provide a framework for investment and action; attracting appropriate forms of development which will promote community cohesion. The design options make the most of the sites and their connections to the wider area and provide options for their viable development.

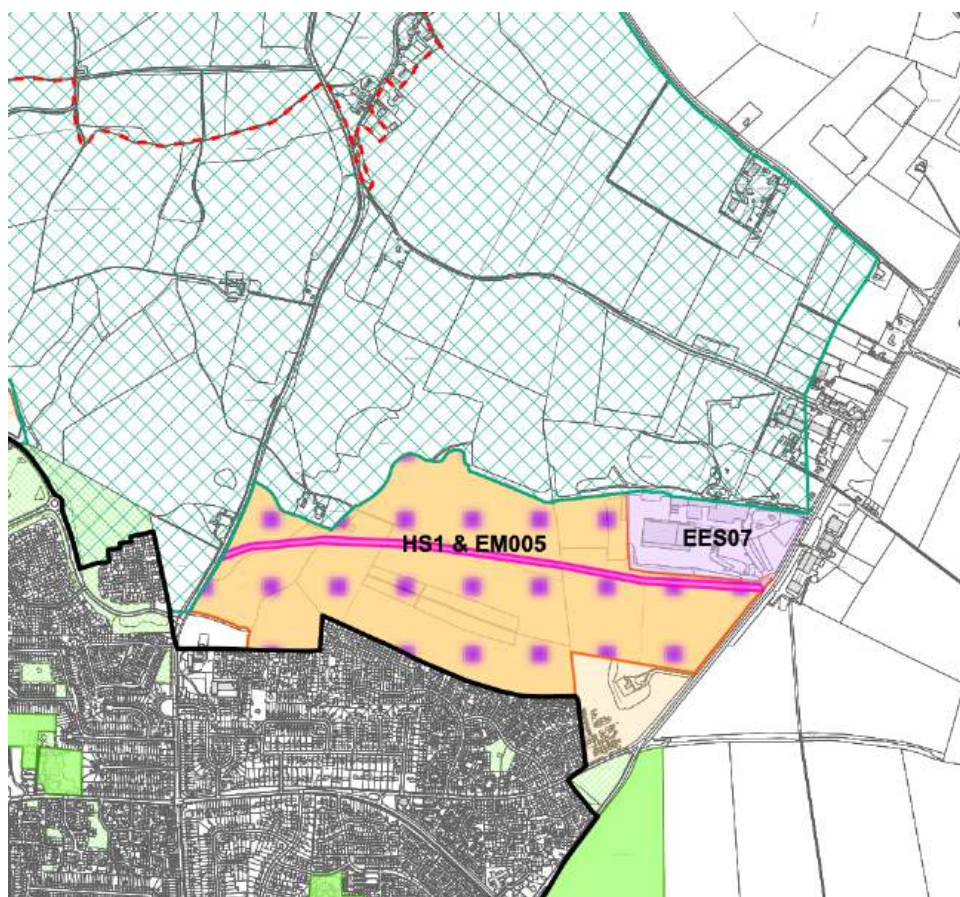
Map 3b Aerial View of Site 1 James Hince Court**Map 3c Aerial View of Site 2 Land behind Doncaster Road (allocated in the CiLNP)**

- 26 For clarity the land east of Doncaster Road is reallocated in this neighbourhood plan (see policy 12 below). The ideas for both these sites are explored in section 18 below.

Peaks Hill Farm

- 27 The Bassetlaw Plan allocates 53 hectares of land in Carlton in Lindrick Parish which will serve as an urban extension for Worksop. The site has an approximate capacity of 1120 dwellings, 650 are expected to be delivered up to 2038. The overall scheme will also include a distributor road, the retention of 8.1 hectares of woodland, 2.5 hectares for a secondary school satellite facility, a Local Centre and 5 hectares of employment land. As the site is adjoining Worksop it is expected that residents will associate and use Worksop's facilities. The housing numbers for Peaks Hill will contribute to Worksop's housing growth and infrastructure requirement figures.
- 28 The site has a distinctive woodland setting and BDCs Green Gap Policy 3 provides landscape protection from incremental expansion of the Worksop boundary towards Carlton in Lindrick recognising that *'landscape characterises the village character as a distinct and separate settlement from nearby suburban areas of Worksop'*⁶.

Map 4 Extract from BDCs Policies Map Peaks Hill Farm Allocation



- 29 The map above shows the Peaks Hill Farm site allocation and how it is contiguous with the Worksop Development Boundary. The map also shows the indicative layout for the access road

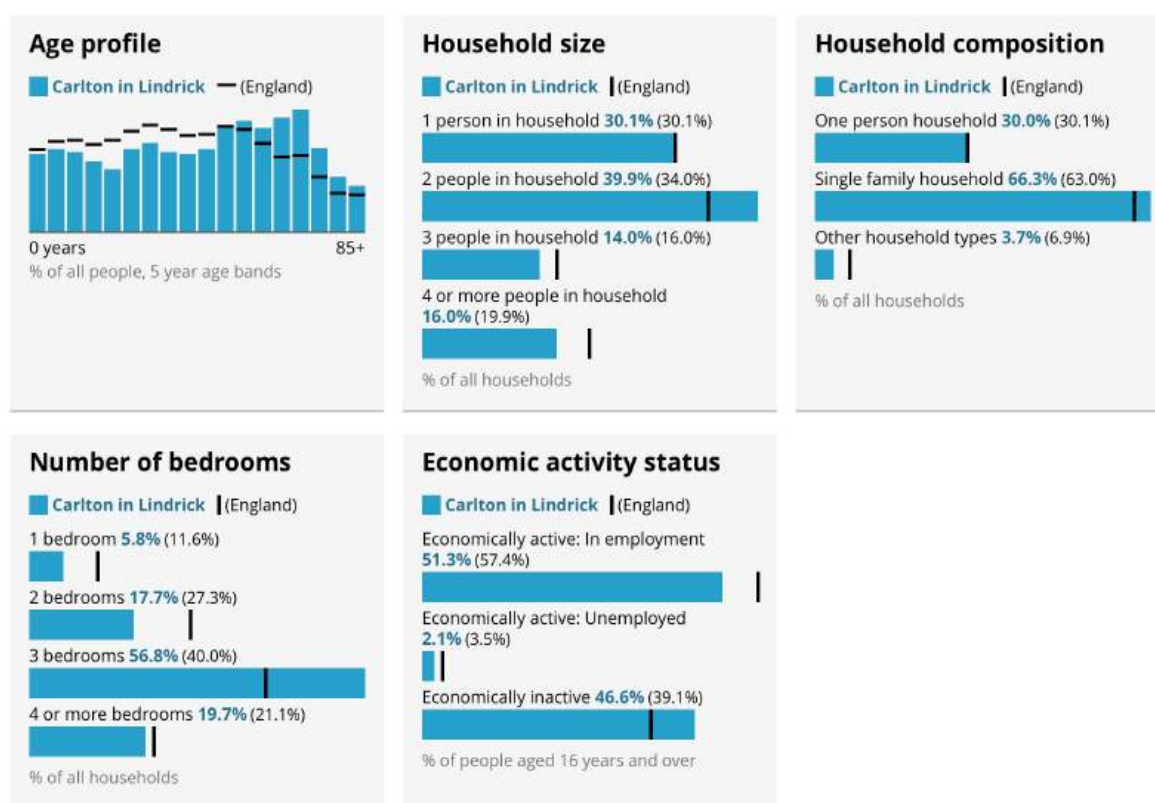
⁶ See Bassetlaw Local Plan para 8.4.3

through the site, the Green Gap policy and further north, the Conservation Area boundary (red dotted line) for Carlton in Lindrick.

Key Statistics

- 30 Census 2021 data helps to understand how people live in the Parish. It shows an increase in population, but it does not capture the recent boost in housing numbers from the sites allocated in the CiLNP in 2019. In 2011 there were 5623 residents in 2474 households, this had increased in 2021 to 5700 residents in 2500 households.
- 31 Based on BDCs calculation from its August 2023 Rural Monitoring Report it is estimated that there are now 3053 dwellings in the Parish⁷. This is a 23% increase in the number of dwellings in the Parish since 2011.
- 32 What the 2021 Census data does show is that more than half of residents live in 3-bedroom houses and just over half are in employment. This is not surprising given the age profile of the Parish with Carlton in Lindrick having an older population and more retired people than the national average. This age profile is in line with the villages in BDC. In 2011 nearly 40% of households contained 2 people. 30% of residents lived alone. The continued construction of housing on the former colliery site may alter this trend somewhat, bringing in more younger families and people of working age.

Figure 1



Source: Office for National Statistics - Census 2021

⁷ Calculated from Census 2021 and the number of completions since 2020

3 Consultation

- 33 The Parish Council recognised that since the CiLNP was ‘made’ in February 2019 the village has seen a lot of change. Community Consultation, supported by BDC as part of their ‘Know Your Place’ pilot project, was undertaken with the Parish Council and members of the community in 2023.
- 34 A wide range of issues were identified but they clustered around the following themes. A snapshot of the responses is at Appendix A with the full write up on the parish council web site⁸. This consultation feedback formed the starting point for the review of the Neighbourhood Plan.

Table 1 Key Themes from the Community Consultation in 2023

- A lack of adequate infrastructure (surgeries, schools, shops, dentists, buses) to meet needs of expanding village
- Strong desire to maintain Carlton in Lindrick as a village and not a Worksop overspill
- Need to retain the community cohesion and friendly feel of a rural village community, the existing community facilities are highly valued
- Need to retain the long views across the landscape and direct access to the countryside for walking, these are qualities that make Carlton in Lindrick a nice place to live
- Impact of development both in the village and in the wider area on traffic volumes, speeding, access on and off the A60 (especially The Cross and Chapelgate) and crossing the A60

⁸ See <https://www.carlton-in-lindrickparishcouncil.org/?pagename=Planning&id=12>

4 Community Vision

- 35 This Vision has been prepared by the NPG and has been endorsed by the community based on the consultation events.

By 2038 Carlton in Lindrick will still feel a rural village community. Sensitive and limited further expansion will have been complimented by the expansion of local village services and facilities.

Green gaps will have been retained around the edge of the village so there is still a sense of space and separation between Carlton in Lindrick village and Worksop. Within the village green spaces will ensure the rural character is maintained.

Important views across open countryside will have been preserved to reinforce the sense of the village as a separate rural community.

Limited housing growth on infill sites and on one allocated site at Peaks Hill, will have provided a range of dwellings including smaller ones and bungalows to meet a local need for downsizing.

Reflecting the increase in traffic from new dwellings within and outside the Parish and to increase safety for all road users, measures will have been implemented to provide:

- **additional pedestrian crossing points on the A60**
- **an improved junction onto the A60 from Long Lane**
- **safer vehicular movement to The Green, The Cross and Chapelgate reflecting their historic street layout.**

5 Community Objectives

- 36 Based on the Vision, the NPG members have identified community objectives which have also been widely consulted on.

Community Objective 1: To diversify the type and tenure of new homes to meet the needs of local people with an emphasis on affordable properties and smaller market dwellings suitable for downsizing.

Community Objective 2: To ensure new development is designed to a high standard, with materials in keeping with the area and is of a low carbon construction.

Community Objective 3: To protect and enhance the green spaces within the village and Langold Country Park as they provide direct access to leisure and recreation.

Community Objective 4: To protect the landscape character around the Development Boundary ensuring long views over open countryside are retained.

Community Objective 5: To protect and, where possible, enhance the retail offer in the defined Local Centres and the range of local services and community facilities across the whole Parish.

Community Objective 6: To support and, where appropriate, expand the existing industrial development and employment opportunities in the Parish.

Community Objective 7: To protect and enhance the natural environment including woodlands, clumps of trees and hedgerows as well as those areas already benefitting from environmental protection. To increase the biodiversity of the Parish.

Community Objective 8: To implement traffic management schemes to address the impact of increasing speeds and volume of through traffic on the A60. To have a street hierarchy that restricts use within the Conservation Areas.

6 Engaging with the Community: A Key Principle

- 37 The Plan reflects the community's need to have greater involvement and influence in development proposals up to 2038. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 38 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
- 39 Encouraging consultation between developers and the Parish Council before the costs are incurred in submitting a planning application will be of benefit to the applicant as issues can be discussed and resolved at an early stage.
- 40 The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for major development to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by Bassetlaw District Council.

Key Principle: Pre-Application Community Engagement

1. Applicants submitting proposals for major development⁹ are encouraged to actively engage with the Parish Council, as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the Parish Council; and
 - b) how issues of concern raised by local people and the Parish Council have been taken into account; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character as detailed in the Carlton in Lindrick Design Codes and Guidance or equivalent; and
 - d) where the proposals are for housing development, how this meets local housing need as identified in the most up to date Housing Needs Assessment.

⁹ Major development is defined as 10 or more dwellings or sites of more than 0.4 hectares

7 Sustainable Development and the Development Boundary

- 41 The local community recognised the need for the former Firbeck Colliery to be redeveloped and worked alongside BDC in allocating additional sites through the neighbourhood plan process to meet the housing requirement figure for the Parish, allocating the colliery site and 2 sites on land east of the A60 in the CiLNP.
- 42 However, protecting the rural environment is as important to the local community and balancing the impact of recent and anticipated development with protecting our green open fields, woodlands and hedgerows, is also vitally important for the health and well-being of the local community.
- 43 The Bassetlaw Plan identifies Peaks Hill Farm as an urban extension of Worksop to meet the Town's housing need with the land being in Carlton in Lindrick Parish. The Bassetlaw Plan does not allocate further sites in Carlton in Lindrick village, but it is likely that the impact of the increased growth of housing at Peaks Hill (and across the wider area) will have an impact on traffic volumes on the A60.
- 44 The purpose of the planning system is to contribute to the achievement of Sustainable Development including the provision of homes, commercial development and supporting infrastructure in a sustainable manner¹⁰. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹¹
- 45 The rapid expansion of Carlton in Lindrick since 2019 and the quick occupation of the houses built demonstrates the demand for housing in this part of Bassetlaw. However, there is a strain on the local health and education services, and road infrastructure. These issues were raised in the local public consultation in 2023 (see Appendix A). It is important that over the Plan period (up to 2038) local infrastructure is put in place to ensure that this dramatic transformation from a former Colliery community to a 21st Century large village is successful.
- 46 Sustainable development requires the adequate provision of roads, schools and health services. The Youth Club in the village also remains very popular but operates from a building in need of constant maintenance. The issues concerning school and medical provision are set out in section 14 and section 16.
- 47 It is reasonable therefore that a Development Boundary is drawn around the existing built form and site allocations to provide a clear signal on the limits of future development. Any additional development should be concentrated within the Development Boundary. Map 5 shows the Development Boundary. The following criteria have been used by the NPG to define the extent of the Development Boundary:
 - a) current commitments by virtue of an existing planning permission; and
 - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams; and
 - c) open areas including informal recreation space or extensive gardens which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and

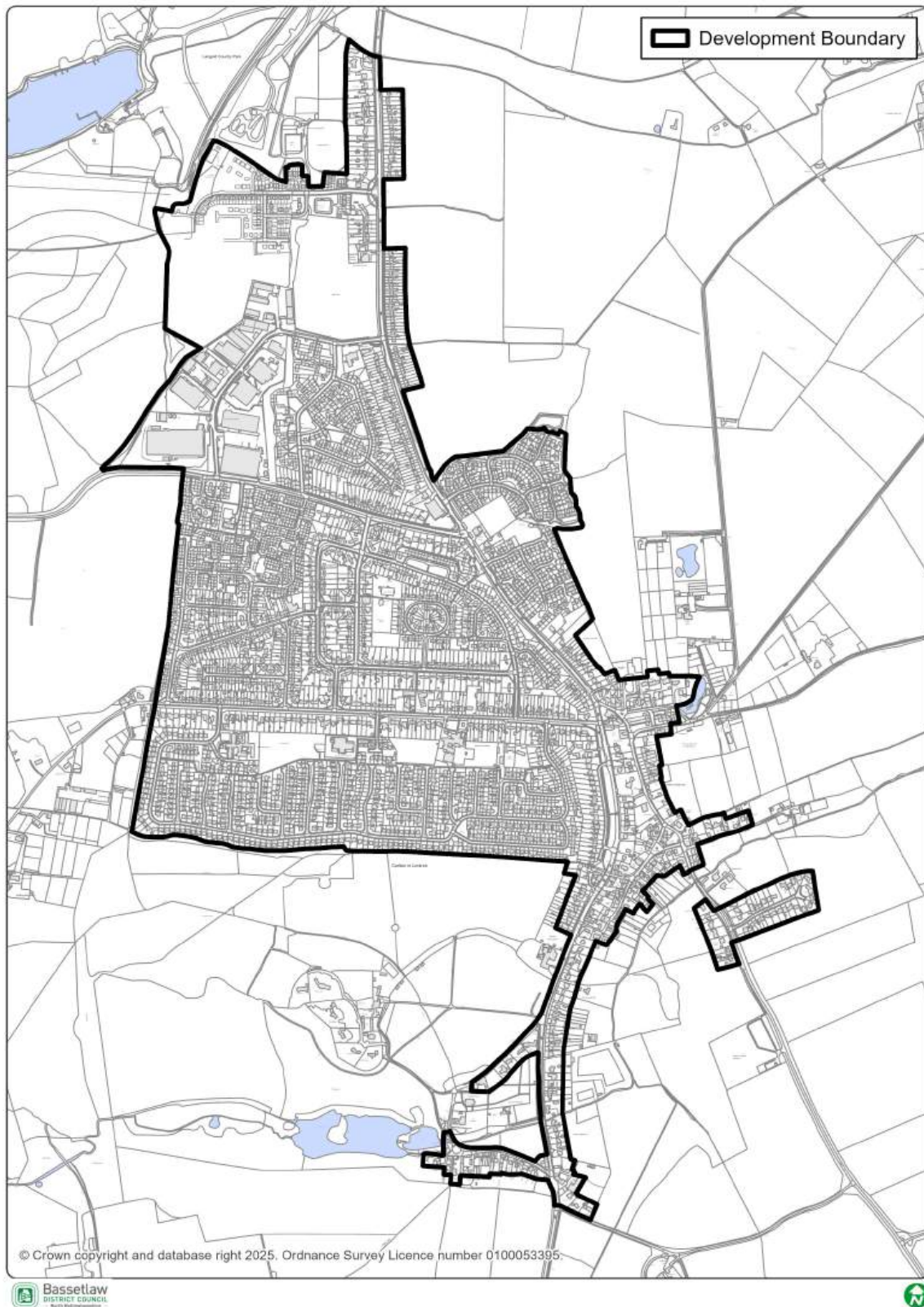
¹⁰ NPPF paragraph 7

¹¹NPPF paragraph 9

- e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2038 in accordance with National Policy.
- 48 The community have identified areas of high landscape sensitivity to the west of the settlement (see Map 7b). This is discussed in more detail in the section on Protecting Landscape Character. Areas that should be protected from development are identified as Local Green Spaces (see Section 9).
- 49 Sustainable development as defined in the NPPF will need to show that in Carlton in Lindrick the following factors have been taken into account:
- a) high quality design,
 - b) health and education provision meet local needs,
 - c) roads and junctions are adequate to accommodate the increasing volume of traffic,
 - d) community facilities (indoor and outdoor) meet the needs of a growing population,
 - e) development delivers a biodiversity net gain,
 - f) the Local Centres provide retail and other services to meet local need,
 - g) landscaping schemes (trees, hedgerows, grass verges, front gardens) are implemented to improve biodiversity, provide shade and enhance the built-up area,
 - h) existing parks and public open spaces are protected and schemes that enhance their flora and fauna are encouraged,
 - i) housing meets local needs,
 - j) climate change and the necessity of encouraging low carbon development (use of materials, design, orientation, site layout)
- 50 Policy 1 is an overarching policy that establishes a framework for development. Evidence to support this approach is provided in the following sections of the CiLRNP along with more detailed policies on each criterion.

Map 5 Development Boundary

Carlton in Lindrick



Policy 1 Sustainable Development and the Development Boundary

- 1. Away from identified housing allocations, proposals for new residential development will only be supported if it is filling a gap within the existing Development Boundary as defined on Map 5.**
- 2. All development (on allocated and infill sites) should demonstrate how it makes a positive contribution towards the achievement of sustainable development.**
- 3. As appropriate to its scale and location, proposals should;**
 - a) provide housing of a size and tenure to meet the objectively assessed local housing needs of the Parish (including affordable housing) based on the most up to date evidence available,**
 - b) be of a scale, density, layout and design that is compatible with the local character, appearance and amenity of that part of the Plan area in which it is located,**
 - c) not result in the loss of designated areas of heritage and nature conservation as shown on Map 8a, 8b and 13a and 13b,**
 - d) incorporate measures which promote walking and cycling,**
 - e) protect and provide at least 10% biodiversity net gain*,**
 - f) where applicable, include Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk, in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56),**
 - g) use low carbon design and construction methods.**
- 4. Development that improves the two Local Centres and enhances the retail offer to reinforce Carlton in Lindrick's role as a Large Rural Settlement is supported.****
- 5. Development proposals are required to demonstrate how they will address any identified shortfall in the local provision of education and medical services identified by NCC or the Health Authority as a consequence of the scheme.**
- 6. Outside the Development Boundary, proposals will be limited to development which is necessary to support the rural economy, (including housing in limited circumstances), or the provision of utilities infrastructure in accordance with National, District (Policy ST1) and other policies in this Neighbourhood Plan reflecting the open, rural character of the land surrounding the Parish.**

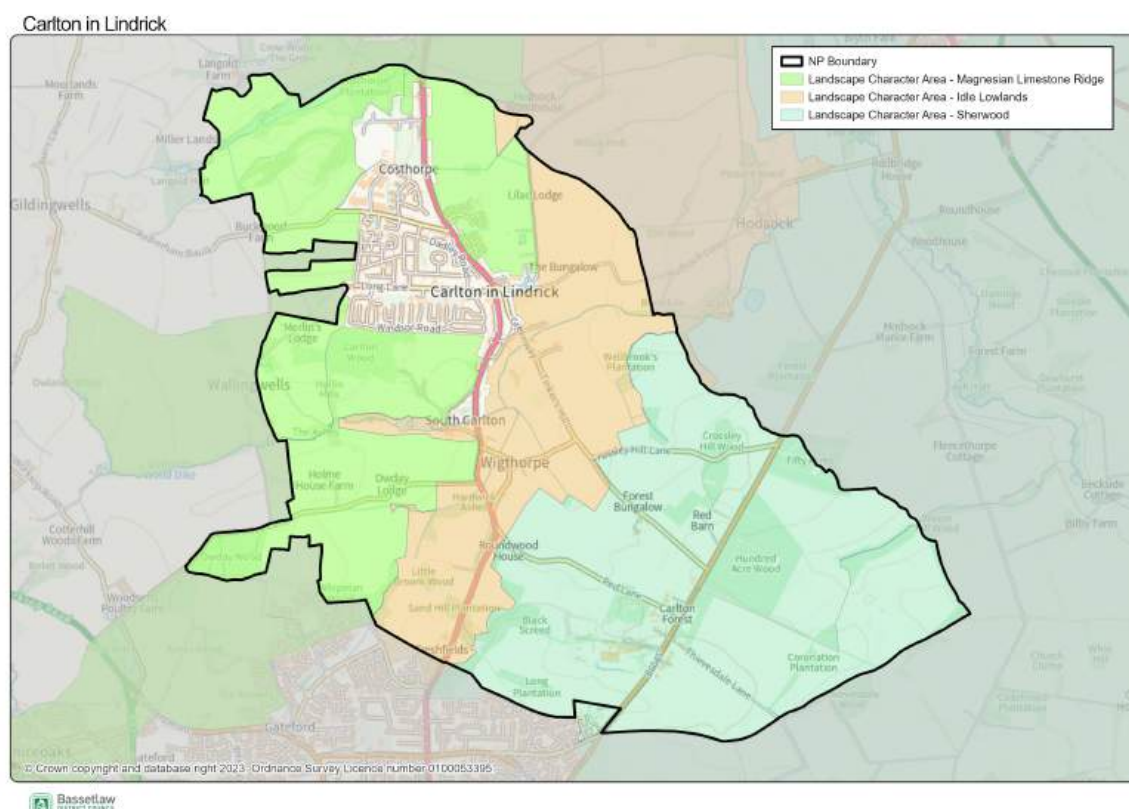
***in accordance with biodiversity net gain requirements as set out in national legislation**

****see policy 8b for more detail**

8 Protecting Landscape Character

- 52 The plentiful provision of open, green space makes a great contribution to residents' quality of life. Woodland patches set within rolling countryside provide a distinctive backdrop for the village, and the surrounding countryside offers opportunities for leisure and recreation.
- 53 Carlton in Lindrick Parish sits across three landscape character areas. The **Idle Lowlands Policy Zone** runs through the middle of the Parish and on to the north. The LCA describes the landscape as gently undulating comprised mostly of arable farmland with small areas of permanent pasture and rough grazing evident. Hawthorn hedgerows are the dominant field boundaries though drainage ditches are common. Scattered mature trees and small woodland blocks are evident. The policy zone action here is to conserve and reinforce.
- 54 The **Sherwood Policy Zone** runs across the southern third of the parish. The visual characteristics are medium to large geometric field patterns, open views to wooded ridgelines, coniferous plantation woodlands and shelter belts, gently undulating topography, low cut hawthorn hedgerows, straight roads with grass verges. Here the policy zone action is to create and conserve.
- 55 The **Magnesian Limestone Ridge** character area wraps around the settlement itself. Carlton in Lindrick sits on higher ground 'towards which open views from the west are afforded... the dominant element being flat open medium scale arable farmland bounded by hawthorn hedgerows which are mostly intact, some also with trees'.¹² The policy zone action is to conserve.

Map 6a Landscape Character Areas

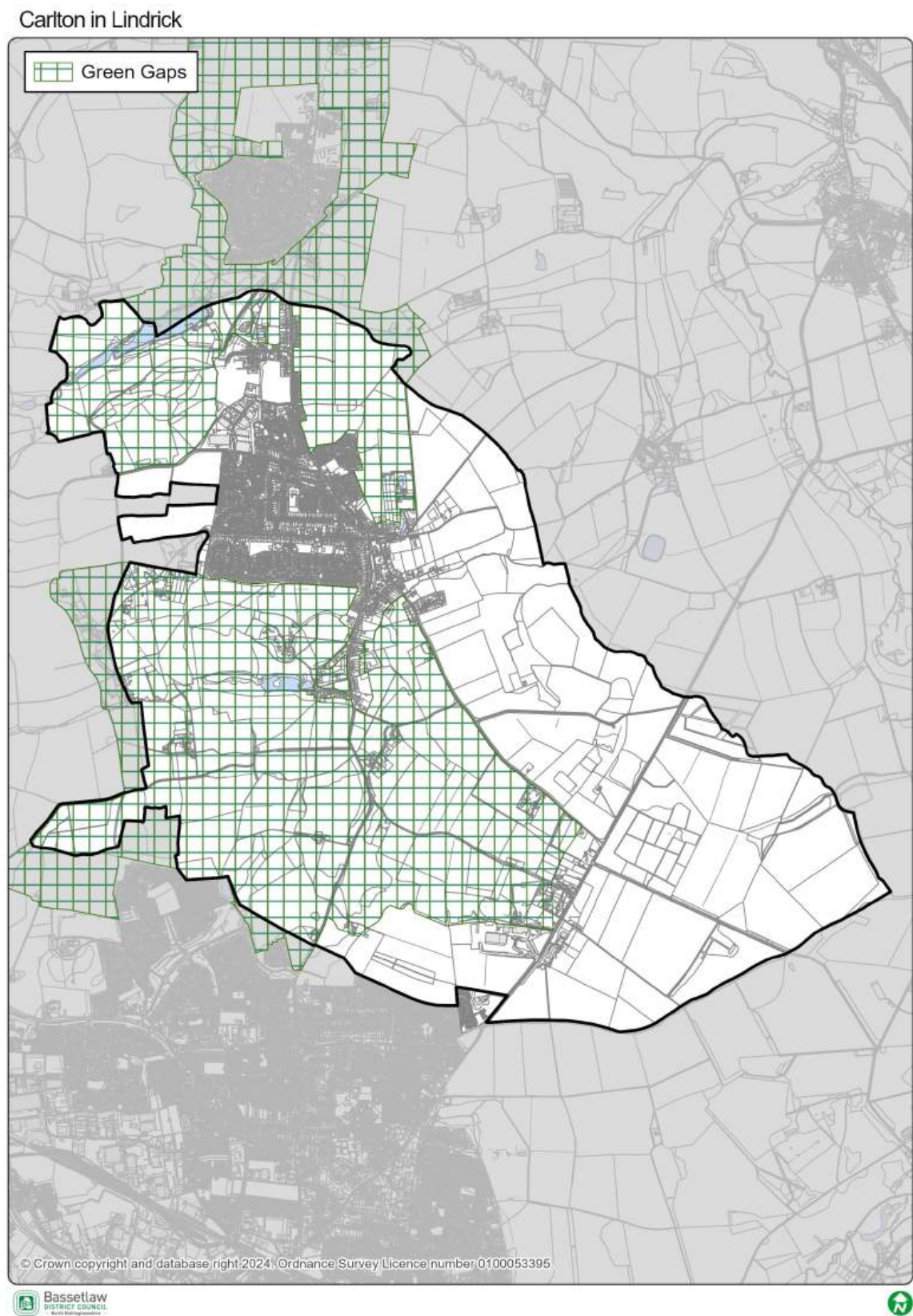


¹² Policy Zone 04

- 56 BDCs 2019 Green Gaps report provides an assessment of the land north and south of the village¹³. The findings supported the identification of Green Gaps 2 to the north and Green Gaps 3 to the south (see Policy ST38 of the Bassetlaw Plan).
- 57 The conclusion of the Green Gaps Study for Green Gap 2 was *'the Green Gap supports the approach taken in the Carlton in Lindrick Neighbourhood Plan, recognises the importance of Langold Country Park and fulfils the Landscape Policy Zone intentions (Conserve & Reinforce) for the rural land between and around. And for Green Gap 3 'The protection of the open character of the area between Carlton in Lindrick and Worksop is in accordance with the Policy Zone intentions (Conserve, Conserve and Reinforce) for the Idle Lowlands and Magnesian Limestone.'*
- 58 Map 6b shows the extent of the Green Gaps as defined in the Bassetlaw Plan.

¹³ See Green Gaps Study page 20 <https://www.bassetlaw.gov.uk/media/5362/gg-report-final-19112019-pages-low-res.pdf>

Map 6b Areas of the Parish covered by BDCs Green Gaps Policy ST38

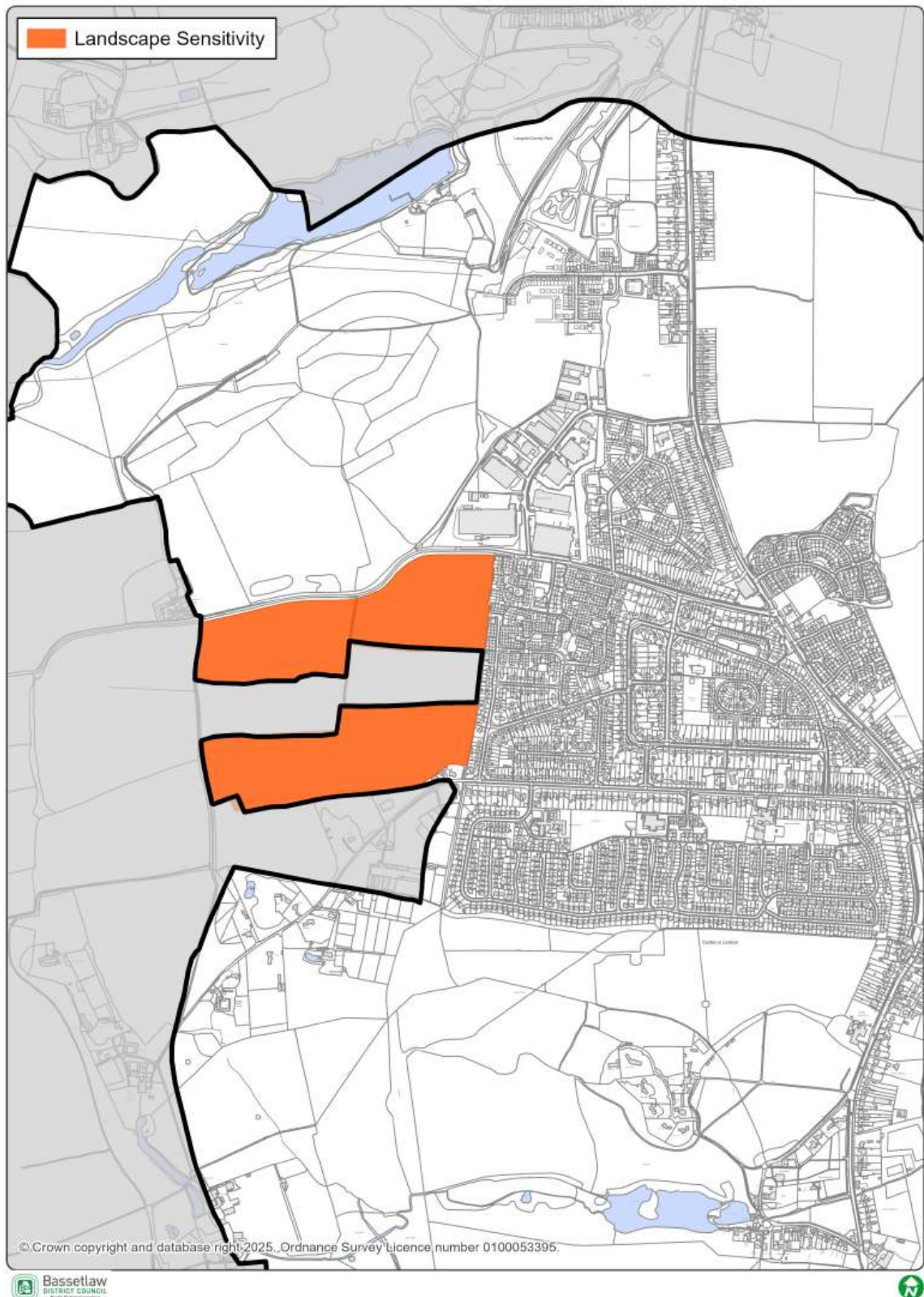


Areas of Landscape Sensitivity

- 59 As part of the review of the neighbourhood plan it was clear that, given the rapid expansion of Carlton in Lindrick in the last 5 years, there was a need to consider the value and significance of the landscape elsewhere in the Parish.
- 60 Taking as a starting point the analysis undertaken by BDC for the Green Gap Policy ST38, the NPG used their local knowledge of the Parish to identify areas of landscape sensitivity. Much of the area that would have been identified as areas of landscape sensitivity (for example the land east of Doncaster Road) already benefits from protection by BDCs Green Gap policy. However, there was land to the west of the development boundary near Hawthorne Way that was not afforded protection via the BDC Green Gap policy. Here there are glimpsed views from buildings on Hawthorne Way and long views from the various cul de sac end points out over the surrounding countryside (see Key View 9). This sense of openness is considered an important element that makes a fundamental contribution to the Parish's character on the western edge of the settlement. Visual closure of this area would take away the breadth of long and near views that exist and would affect this sense of rurality and openness on the west side of Carlton in Lindrick
- 61 The extent of the Parish boundary means that only parts of the open fields on the west can actually be identified for consideration.
- 62 Map 6c shows this area of landscape sensitivity that is outside the Development Boundary. The fields in this location are open and undulating with hedgerows, hedge trees and public rights of way that provide easy direct access across this landscape.

Map 6c Area of Landscape Sensitivity

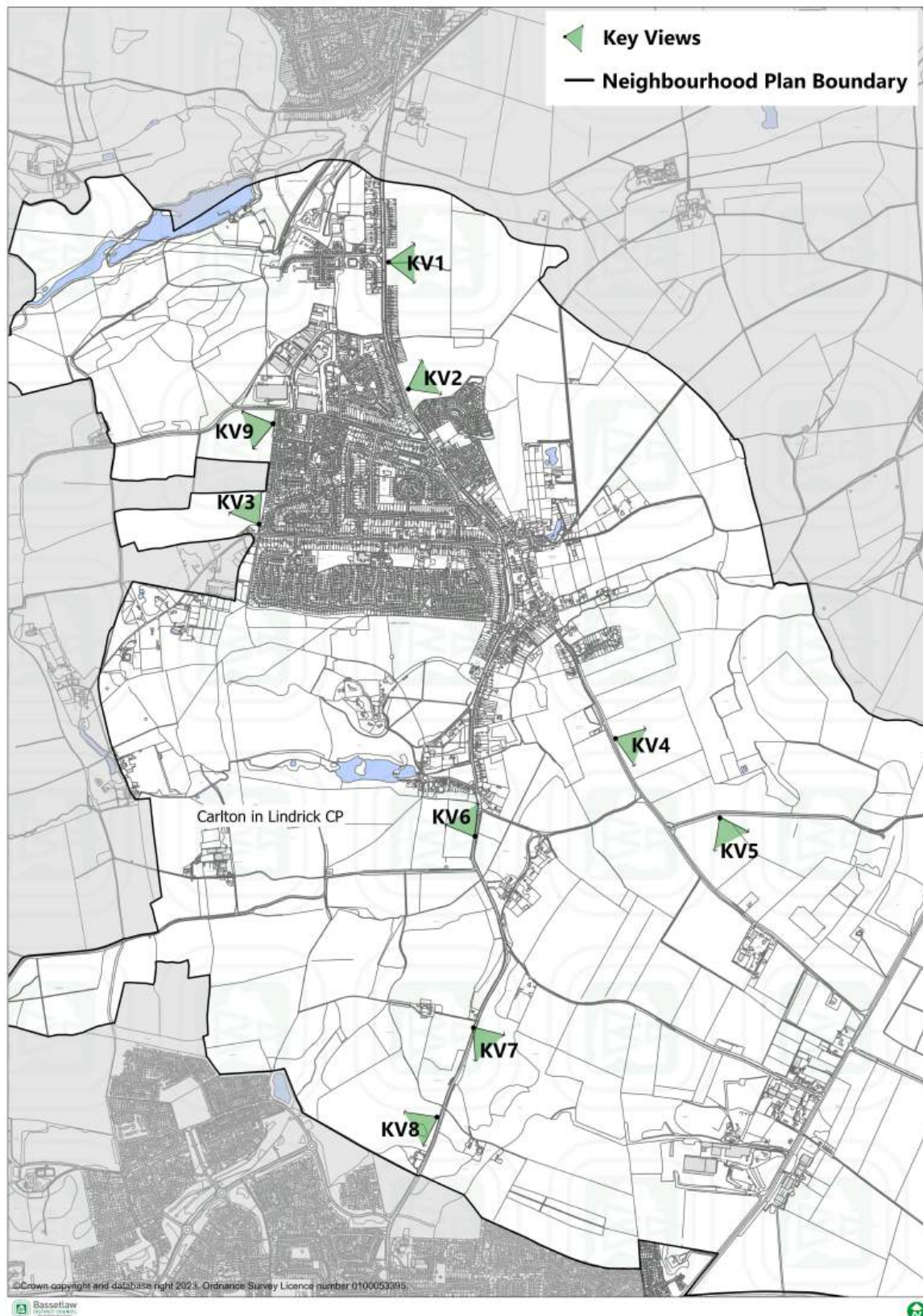
Carlton in Lindrick



Key Views

- 63 One of the key features of Carlton in Lindrick is its relationship with its wider landscape setting and the long views over the Ryton Valley that can be found when moving through the village. The green gaps in the area are integral to the character of the village, serving to both bring the countryside into the more built up areas and as important wildlife corridors that connect habitats and spaces in the wider landscape. They also help to keep Carlton in Lindrick as a distinct settlement, allowing it to have its own sense of place and providing easily accessible amenity space for residents and visitors.
- 64 The gaps along Doncaster Road allow for long views onto the relatively undeveloped flood plains to the east, and these form an important part of the character of this area of the village. Where development to the east has occurred in the past, it has harmed the relationship between the settlement pattern and the underlying topography. The most recent development on the site allocated in the CiLNP on land east of Doncaster Road provided a more thoughtful landscape scheme and layout where the boundary meets the open countryside and is seen as an example of good design by residents.
- 65 The local topography shows that development occupies something of a plateau, with the land falling away more sharply from Doncaster Road the further north you go. Indeed, development along the eastern side of Doncaster Road only occurs in places that are within 5m AOD of the level of the main street, which helps explain the gaps in development. This gives a strong rationale for retaining these gaps, they are integral to the character of the settlement as they express how the settlement relates to the local topography. People moving along Doncaster Road can see an open setting, long views over the lowland towards the river (which cannot be seen from the road), and with only sporadic structures visible in the landscape such as Blyth church tower.
- 66 Field boundary hedgerows obscure some of the near-ground view from the street, but the backdrop of green fields and hedgerow trees is visible, as are views onto copses and other patches of woodland trees. Very far views of the Trent Valley are also available from Doncaster Road.
- 67 As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. The analysis was undertaken by NPG members based on local research. The Key Views are all from publicly accessible locations and are views that contribute to the character of the Parish. The gently undulating topography provides wide open vistas up to the Development Boundary.
- 68 Map 6d identifies these Key Views. The Key Views are not intended to be a bar to all development but to provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community. Appendix B provides a list of photos and description from these viewpoints.
- 69 Development that would affect the Key Views identified on Map 6d including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have. Vegetation screening can sometimes mitigate and an objective assessment of the effect the vegetation will have on the Key Views when it reaches maturity would assist in understanding the impact.
- 70 Policy ST1 of BDCs Local Plan does provide protection from development for those significant green areas that are outside the Development Boundary.
- 71 Appendix C provides a map that shows how the BDC Green Gap policy combines with the landscape policies in the CiLRNP.

Map 6d Key Views



- 72 Much of Carlton in Lindrick is made up of open countryside making the treatment of the edges of the village an important consideration. Development that interacts poorly with a landscape has a negative impact. The development of Peaks Hill must be designed to the highest quality with an understanding of the significance of boundary treatment to the impact on the wider Parish landscape. Design Code C1 will assist developers and decision makers in ensuring new development is not jarring in the context of the wider landscape.

<p>C1 – Landscape setting and the settlement edge</p> <p>New development should integrate sensitively with the surrounding landscape, particularly on the periphery of the village. Designed principles for sensitive peripheral development include:</p> <ul style="list-style-type: none"> • Soft boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including rose, wild flowers and trees characteristic of the wider landscape. • Lower density development should be prioritised, with buildings not exceeding two stories in peripheral locations (adjacent to the countryside edge). 	<ul style="list-style-type: none"> • Dwelling frontages should be orientated towards the open countryside, i.e. outward facing and avoid rear boundaries facing the landscape. • Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside. • Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connecting to the existing public right of way network. • Street layouts that arrange primary roads and over engineered turning heads to book the wider landscape should be avoided.
--	---

Policy 2 Protecting the Landscape Character

1. Areas of landscape sensitivity (Map 6c) and Key Views (Map 6d) are identified. Development in these locations should be designed to safeguard the Key Views and respect the landscape sensitivity. In this way their contribution to the wider character and sense of openness that they provides is maintained.
2. Development should take into account the Key Views on Map 6d in their location and layout. This should be demonstrated through an objective assessment, proportionate to the scale and type of development proposed, of the effects the proposal will have on the landscape character so this can be assessed.
3. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals should protect and where possible enhance, Public Rights of Way.
4. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by BDC.
5. Development that runs to the Development Boundary edge should include a soft green boundary to the open countryside (potentially including native hedges, low brick walls and native trees) to minimise the impact on the wider landscape in accordance with Design Code C1.

9 Local Green Spaces

73 The National Planning Policy Framework para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:

- a) *In reasonably close proximity to the community it serves;*
- b) *Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
- c) *Local in character and is not an extensive tract of land.*

74 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to 'complement investment in sufficient homes, jobs and other essential services.'

75 NPPF para 108 states that '*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*'.

76 The following areas have already been identified as Local Green Spaces in the CiLNP because they met the NPPF criteria a-c above.¹⁴

- LGS 1 Allotments
- LGS 3 Lambert Garden
- LGS 5 Pinfold Drive
- 1. LGS 6 Grange Close
- 2. LGS 7 Land behind the Civic Centre
- 3. LGS 8 Beckett Avenue

77 These are shown on Map 7a below and for clarity they are listed separately at Appendix L.

¹⁴ Numbering aligns with how they are recorded at BDC

Map 7a Existing Local Green Spaces



- 78 The following are proposed as additional Local Green Spaces (they are mapped separately for clarity at Appendix L).

Map 7b Proposed Local Green Spaces

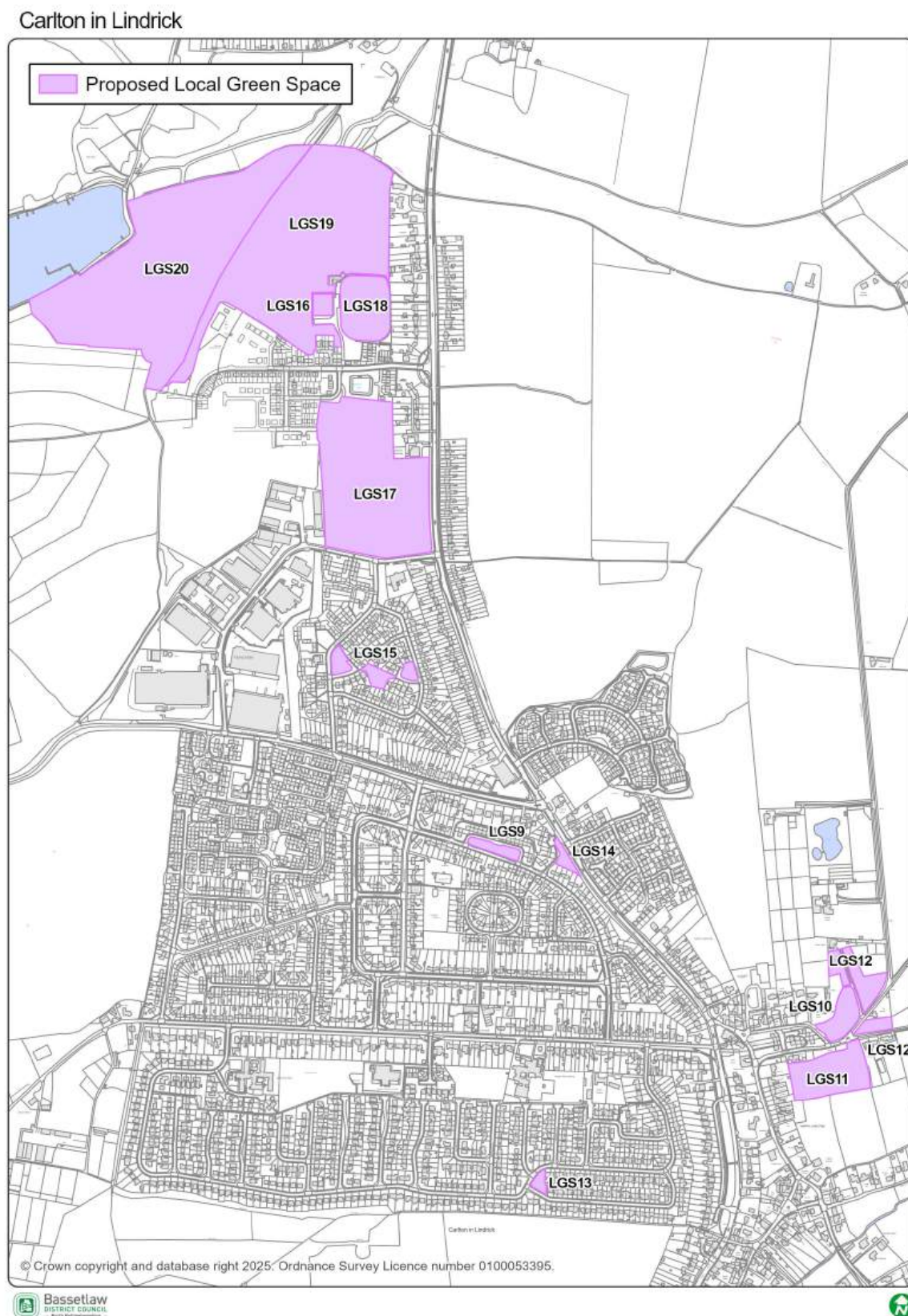


Table 1

Proposed Local Green Space	Description	Test against NPPF criteria
LGS 9 Grassed area in front of Dadley Road	An important landscape feature that softens the urban feel of the housing estate. Owned and managed by BDC.	Green space in the heart of the community with potential for enhancements (trees and benches). In close proximity to the community and provides existing and additional space for outdoor social interaction.
LGS 10 The Pond	Pond with mature planting, wildlife and footpath and picnic benches around. Owned by Christopher Johnson and The Green Charity, maintained by BDC.	Valued destination for local people provides shade and is a pleasant place to walk and meet. In close proximity to the community and valued for its tranquility, wildlife and place for recreation.
LGS 11 King George's Playing Fields	Popular Children's play area with playing fields, well used and highly valued by local people of all ages. Owned by Christopher Johnson and The Green Charity, maintained by the Parish Council.	In close proximity to the community and demonstrably special, well used and valued play space.
LGS 12 Allotment Gardens	32 allotments serving the local community. Owned by Christopher Johnson and The Green Charity.	Rich in wildlife (flora and fauna) and a place for growing fruit and vegetable Highly valued for their tranquility.
LGS 13 Arundel Drive	Mature trees and grassed area.	An important landscape feature that softens the urban feel of the housing estate, in close proximity to the community. Green space in the heart of the community with potential for enhancements (benches).

LGS 14 North Way grassed area	Grassed area, owned and managed by BDC.	An important landscape feature that softens the urban feel of this part of the village and provides setback for the bungalows from the A60. Green space in the heart of the community with potential for enhancements (trees and benches).
LGS 15 Northumberland Avenue recreation area	Grassed area with trees and an important footpath west to east providing connectivity across the housing estate. Owned and managed by BDC.	Large pockets of maintained grass spaces with some trees and a well-used public footpath. These three areas combine to provide important landscape features that soften the urban feel of this part of the village and provide open space for play.
LGS 16	Bowls club	Owned by Coal Industry Social Welfare Organisation, well maintained by BDC and well used by local people.
LGS 17	Playing fields	Owned by Coal Industry Social Welfare Organisation, well maintained by BDC and well used by local people.
LGS 18	Cricket pitch	Owned by Coal Industry Social Welfare Organisation, well maintained by BDC and well used by local people.
LGS 19	Woodland	Mature woodland rich in flora and fauna with well used footpaths leading from the northern edge of the village (where the village is expanding) through to Langold Country Park. Important woodland buffer and recreational asset. Demonstrably special providing pedestrian/cycle access to Langold County Park (see routes at Appendix H). Owned and maintained by BDC.
LGS 20	Woodland	Mature woodland rich in flora and fauna with well used footpaths leading from the northern edge of the village (where the village is expanding) through to Langold Lake and Country Park. Important woodland buffer and recreational asset. Demonstrably special providing pedestrian/cycle access to Langold County Park (see routes at Appendix H). Owned and maintained by BDC.

- 79 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent and continuing expansion of development in the Parish, this policy protects these important sites from development, demonstrating the significance of

these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

- 80 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

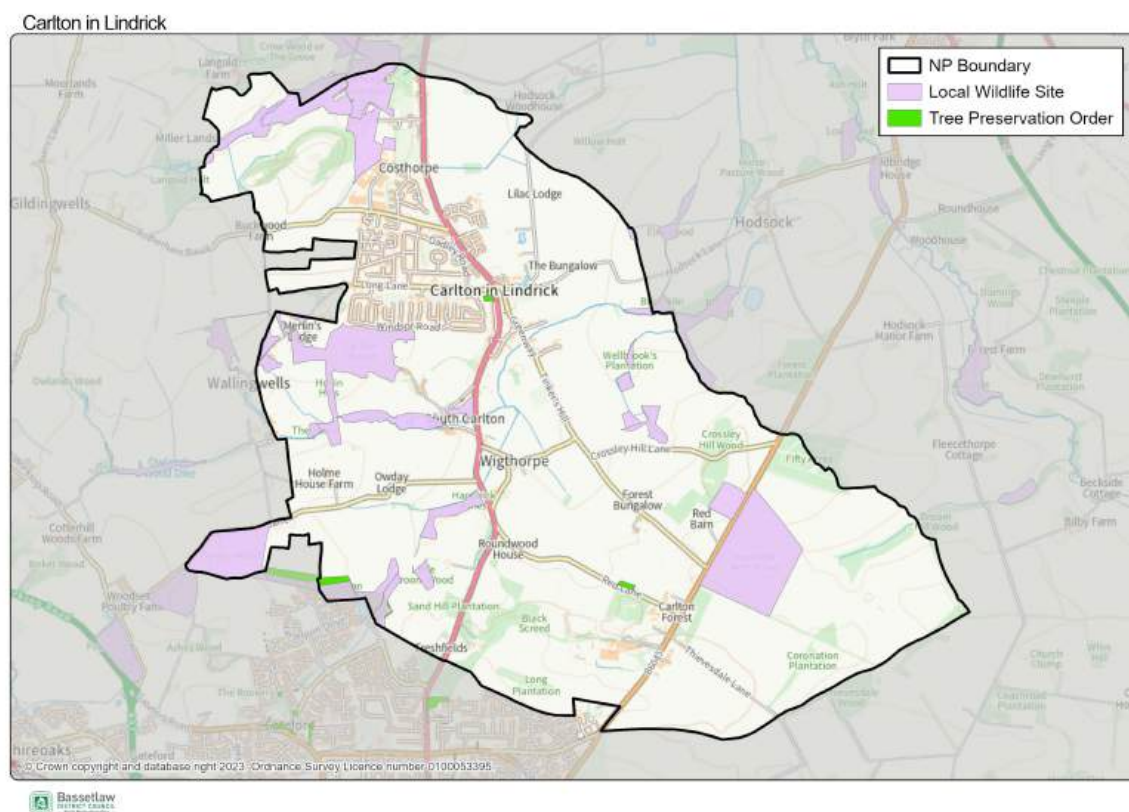
Policy 3 Designation of Local Green Spaces

- 1. The Plan designates the areas identified on Map 7b as Local Green Spaces. This is in addition to the Local Green Spaces already designated and shown on Map 7a.**
- 2. Development that would have an adverse impact on the openness and special character of the local green spaces will not be supported except in very special circumstances in accordance with national policy.**

10 Protecting and Enhancing Biodiversity

- 81 The Parish has a close connection to nature because of the natural succession and regrowth of habitats on land formally associated with the mining industry and the presence of undeveloped land within the Parish. These include the Local Wildlife Sites identified on Map 8.
- 82 Langold Country Park (purple area adjoining Costhorpe and extending into the neighbouring Parish) is also a Local Nature Reserve and Local Wildlife Site. Where it extends outside the Parish boundary it is also a site of special scientific interest recognised as one of the best examples of a limestone ash-wych elm wood in Nottinghamshire. The Park is owned by BDC and was formally the leisure grounds with ponds, bandstand, and lido for the Firbeck Colliery miners. It remains a highly valued and well used open space, much of which is within the Parish. It is highly valued for walking, fishing and cycling with additional facilities for children including a skate park, junior football pitches and a café.
- 83 Map 8a shows the Local Wildlife Sites and the areas across the Parish where trees have tree preservation orders on them.

Map 8a Local Wildlife Sites and Tree Preservation Order



Trees and Hedgerows

- 84 Map 8b shows that there are priority habitats, ancient woodland, veteran and notable trees in the Parish. It also shows the impact of intensive farming where there is limited biodiversity in the large open fields around Carlton in Lindrick village. Trees enrich the quality of the Plan area and mature trees have significant biodiversity value. Notable trees are significant locally and stand out in their local environment. Veteran trees are classed as irreplaceable habitat in the NPPF. Both these kinds of trees have exceptional biodiversity and are irreplaceable.

Map 8b Biodiversity Assets

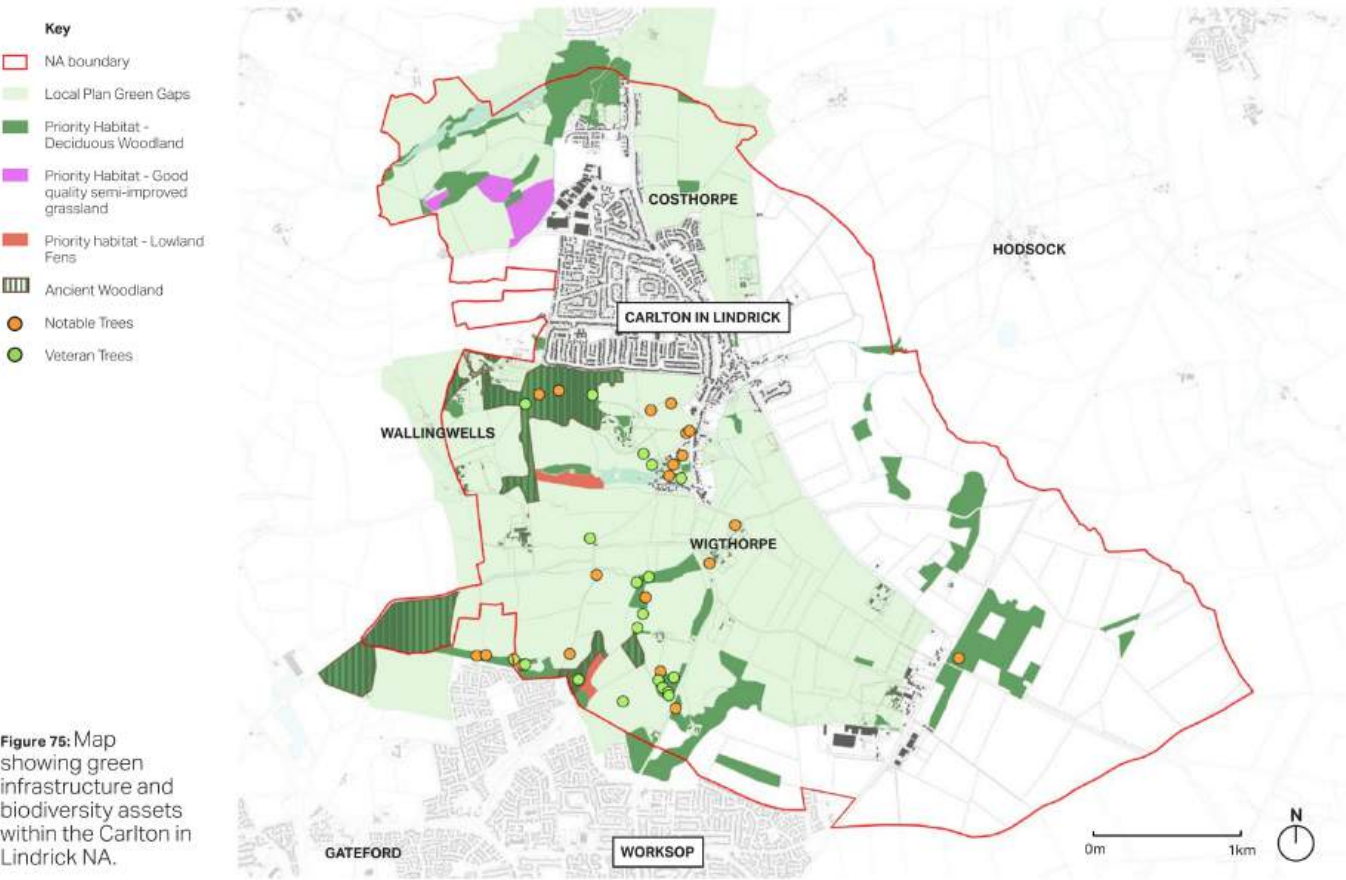
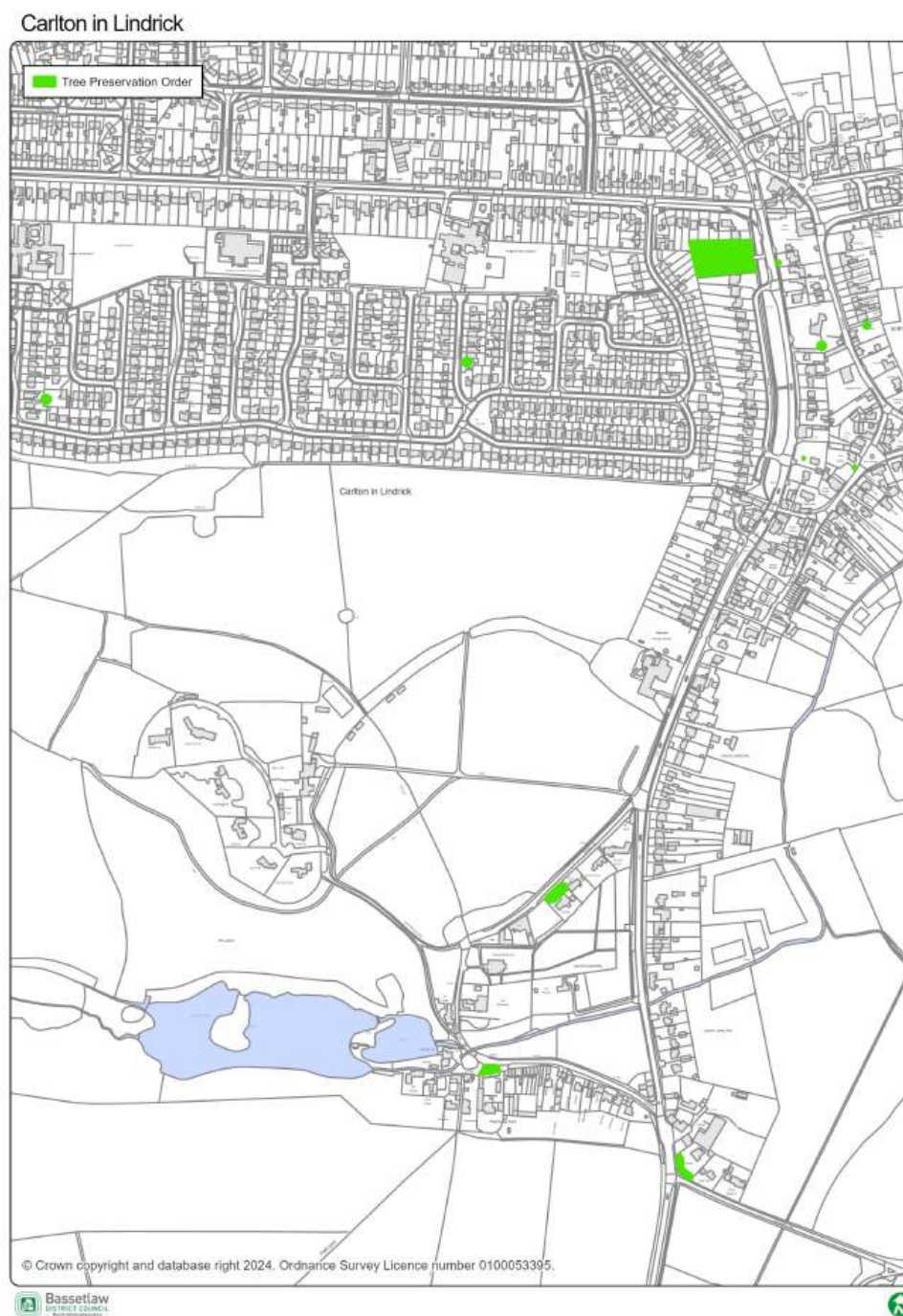


Figure 75: Map showing green infrastructure and biodiversity assets within the Carlton in Lindrick NA.

- 85 Map 8c shows the location of the TPOs within the village. Street trees make an important positive contribution to the urban areas of Carlton in Lindrick, they provide shade, some biodiversity and soften the appearance of some of the residential areas. The NPPF highlights the important contribution trees can make to the character and quality of the environment.
- 86 LGS6 in the made plan covers the wide grassed verge and mature trees along the A60 (see Map 7a above). It is a community action (see Appendix D) to get tree protection orders on these trees given their contribution to the street scene.

Map 8c Trees with Protection Orders



- 87 It is important to use the right tree for the right place. For example, smaller canopied species should be used where a tree is desirable but spatial constraints forbid a forest-sized species.

Native species are desirable, but this is not prescriptive, and not all suit this locality – species diversity is important and is a way of building climate change resilience and disease resistance.

- 88 The provision of street trees is encouraged across the Parish. Priority should be given to providing green spaces and planting trees in areas identified as having high levels of hard surfacing.
- 89 The protection of the existing trees, hedgerows and the drainage ditches that run alongside hedgerows is important to ensure that there is no further loss of these vital features that provide shelter and food for wildlife.
- 90 The woodland belts in the south of the Parish provide both a role in providing biodiversity and a landscape feature that marks the movement from the urban area of Worksop to the rural open countryside of the Parish.
- 91 The development at Peaks Farm will extend up to these tree belts on the land east of the A60. These tree belts must be protected to provide amenity for the future residents of Peaks Hill and to minimise the impact of Peaks Farm on the wider rural area.
- 92 The Parish Council purchased land to provide a new cemetery off Tinkers Hill. It extends to approximately 0.3 hectares and was previously farmland. It provides an ideal location for biodiversity enhancements already being bounded by mature hedgerows but currently having limited biodiversity value due to years of intensive farming. It is presently a large expanse of mown grass. The site was proposed as a location to benefit from biodiversity net gain credits given the secure ownership of the site by the Parish Council. Whilst BDC did not consider it a suitable site for this use the Parish Council remain committed to biodiversity enhancements (this is a Community Action see Appendix D).
- 93 The southern part of the Parish is in the Sherwood Forest Important Bird Area 5km buffer (see map at Appendix I). Proposals are required to have no adverse effect on its integrity. Any scheme within the 5km buffer of the Sherwood Forest SPA will require a ‘shadow level’ Habitats Regulations Assessment to accompany all proposals so as to identify any significant adverse effects and relevant mitigation in accordance with Policy ST38 of the Bassetlaw Plan.

Policy 4 Protecting and Enhancing the Natural Environment

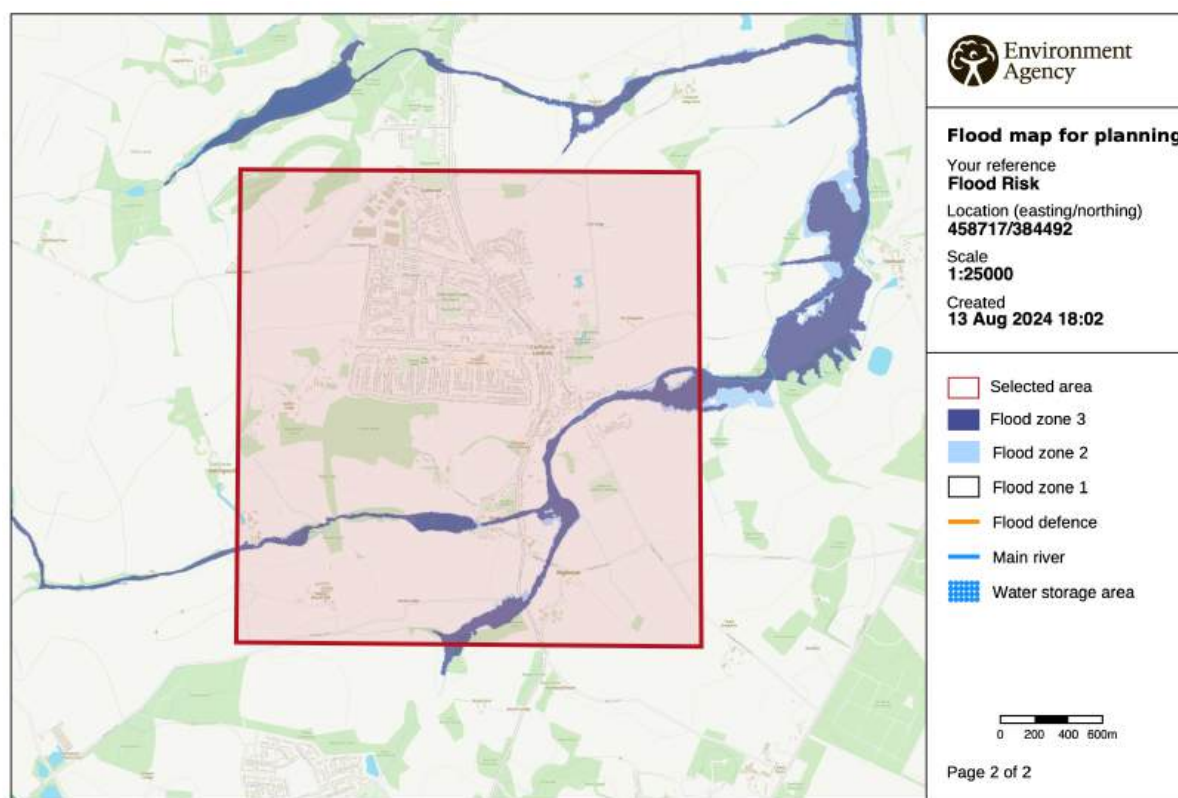
- 1. Development proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.**
- 2. Development proposals should demonstrate they;**
 - a) retain existing trees, woodlands and hedgerows or, where this is not possible, replace them using native species (unless a non-native species is considered more suitable in that location)**
 - b) incorporate a landscaping scheme that reflects the significance of the existing trees and woodland, uses the design to enhance these features and at the development boundary provides soft boundaries to the countryside.**
- 3. Any new highway infrastructure proposals should, where feasible;**
 - a) retain existing trees and landscaping,**
 - b) achieve a net gain of tree canopy, as part of the landscaping scheme of a species to be advised by BDC).**
- 4. Planting and management scheme should be in accordance with the guidelines set out in BDCs Landscape Character Assessment for the Idle Lowlands Policy Zone.**

5. Enhancement measures may include:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wildflower meadows and strips,
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) through sustainable urban drainage schemes (SUDS) in new schemes encouraging the use of natural features (e.g. rain gardens, pond and wetland creation) and 'retrofitting' where appropriate,
 - e) the installation of habitat features (i.e., nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow, and
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water.
6. Proposals which see the enhancement measures as outlined in criteria 3 (3) above at the cemetery at Tinkers Hill will be supported.
7. Veteran trees are an irreplaceable habitat and will be protected in accordance with national policy.

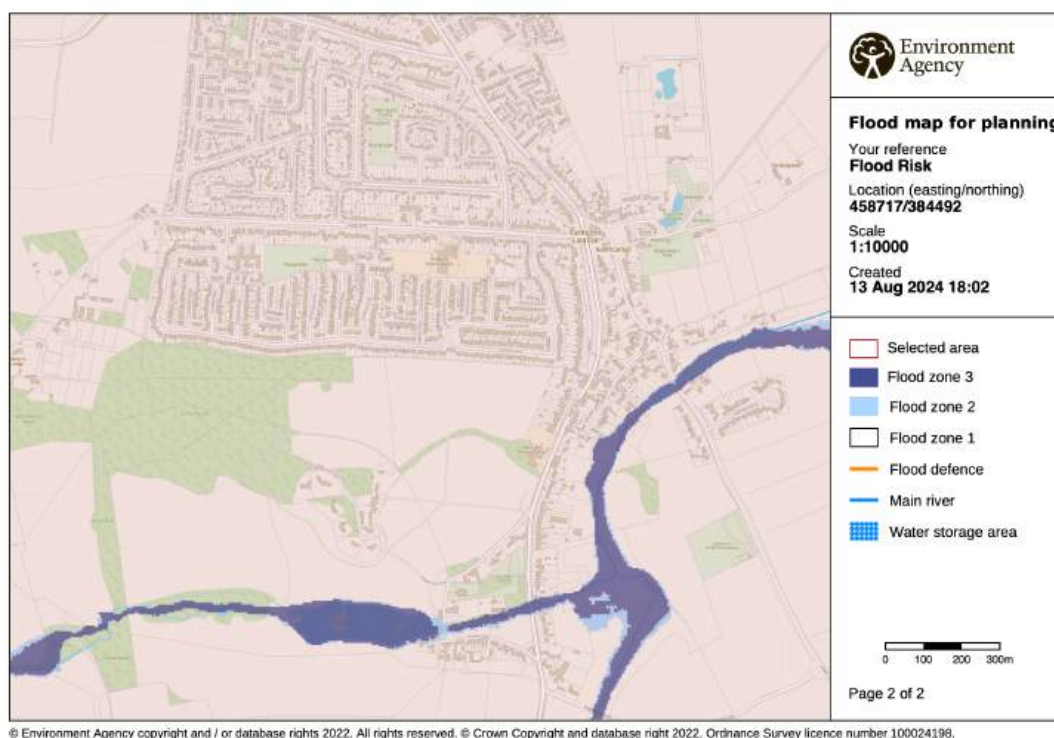
11 Flooding and the Presence of Water

- 94 Some of the Parish is low lying, especially land to the south and east of the settlement. Ditches run along field and street edges. The middle third of the Parish is in the Idle Lowlands Character Area, see Map 6a. The Idle Lowlands are closely associated with the basin of the River Idle and its tributary, the Ryton. Major landscape change came with the draining of these low lying fields (levels), undertaken from the 17th Century to the 19th Century (see LCA page 48-50). Some of the fields and Doncaster Road have ditches running alongside them. Maintenance of these ditches is vital to prevent flooding. Resident's actions to fill in the ditches on land on the east of Doncaster Road to create more gardens has resulted in flooding elsewhere in the past.
- 95 A beck runs west to east along the back of Low Street, Water Lane, the bottom of Tinkers Hill and the rear of the properties on High Road. At times of heavy rainfall, the beck over tops along its route. There is also flooding at Lacey's corner and at the Mill Race.
- 96 Map 9a and 9b shows the areas in flood zone 2 and 3 at various scales. Flood zone 2 is classed as being medium risk and flood zone 3 of high risk. Climate change means the incidence of excessive rains is increasing and there are places in the Parish where surface water flooding is also experienced (see Map 9c).

Map 9a Flood Zones across the Parish



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Map 9b areas identified by EA as at risk of flooding

97 There are other parts of the Parish identified by local people where flooding from surface water run-off is experienced. The junction of Owday Lane and Carlton Road flooded in 2024, this was unprecedented, although the neighbouring field on the junction often has standing water on it.

98 It is important to understand how and where flooding occurs because

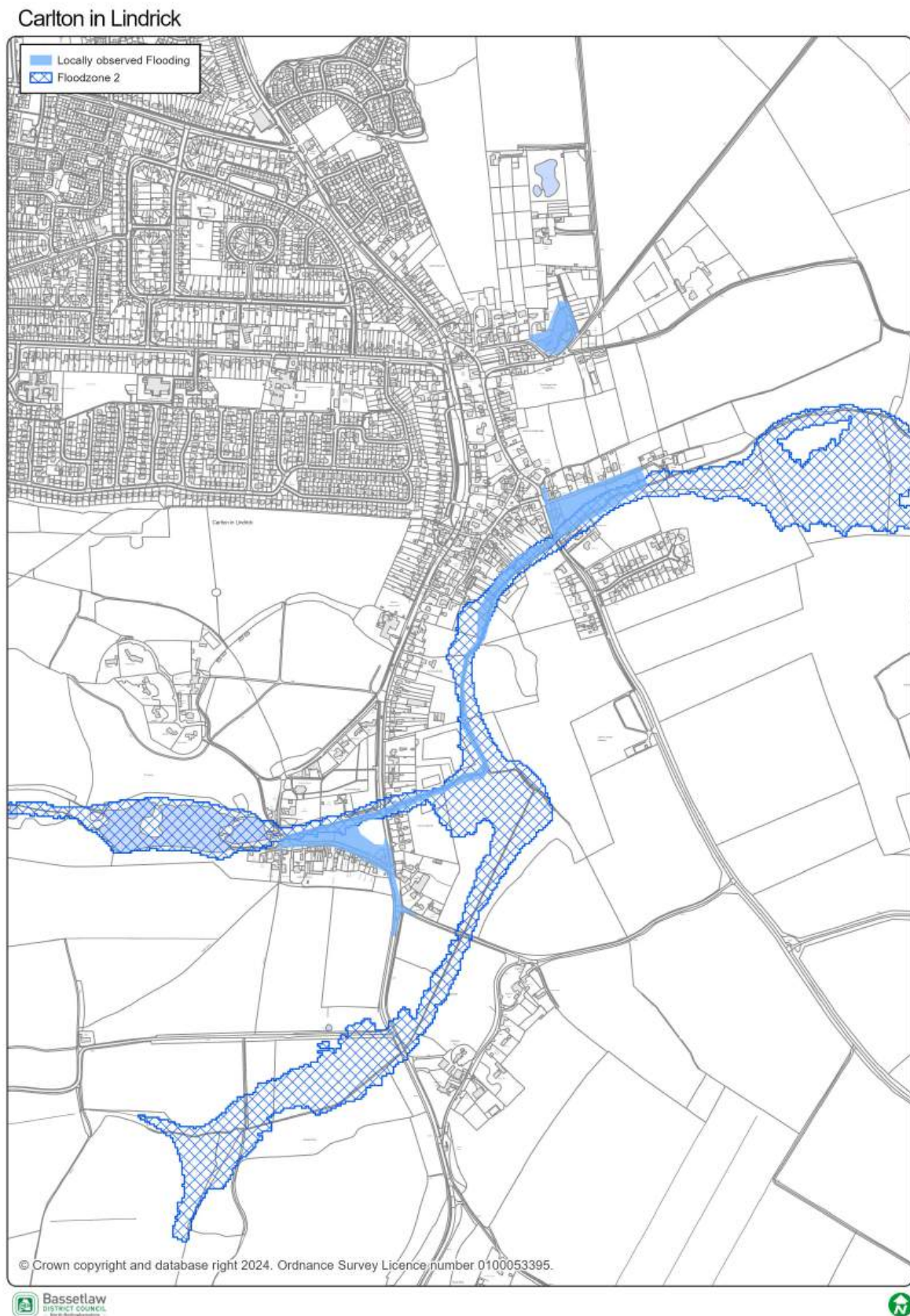
- Planning Practice Guidance notes that flood risk '*from all sources*' needs to be taken into account when considering the suitability of sites for development;
- The increase in frequency and intensity of rainfall means that areas of the Parish 'downstream' may be more affected than was previously anticipated.

99 In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56) surface water should be directed towards infiltration or watercourse. There are many dry ditches located adjacent to roads, fields and site boundaries in the Parish. These features are essential for the sustainable management of surface water and should be protected. The retention of dry ditches is therefore essential for the viability of new housing development both the short and longer term.

100 SuDs have wider environmental and community gains. Dry ditches require wider grassed verges which provides a significant contribution to the local setting, character and biodiversity of the local area. SuDS should be designed to best practice contained in the CIRIA industry best practice guidance document, The SuDS Manual.

101 Past practice was to culvert water courses to allow roads and development to be located over the top of them (hence High Road has a spring under the road.) These systems are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up.

Map 9c Locally observed flooding



102 Most of the remaining development will be on allocated sites where sequential testing will have been a necessary part of the planning process in securing permission. The one remaining site allocated for up to 10 dwellings and the redevelopment of the former James Hince site must also require a rigorous assessment of the proposals to ensure flood risk is not increased and where possible reduced to the surrounding areas.

103 Retrofitting SuDS is also actively encouraged where it can be promoted as a means of mitigating flood risk in the existing village.

Policy 5 Reducing the Risk of Flooding

- 1. Development must follow a sequential approach to flood risk management. For development in flood zones 2 and 3 the exception test will be applied in accordance with table 3 of National Planning Practice Guidance.**
- 2. In addition, development of sites in flood zone 2 will be permitted where development;**
 - a) is resilient to flooding through design and layout which follows the sequential approach and includes hazard free access to sites for pedestrians and vehicles in the event of flooding,**
 - b) has floor levels which are above the one in 100 year flood level,**
 - c) incorporate appropriate mitigation measures such as on-site defence works and a contribution towards a commitment to undertake offsite measures as may be necessary.**
- 3. Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.**
- 4. Surface water management should be undertaken through the utilisation of appropriate techniques which mimic natural drainage patterns and where appropriate achieve gains for nature including through green infrastructure provision such as the planting of trees and bushes.**

12 Achieving Well Designed Places

- 104 There are in excess of 262 dwellings to be completed¹⁵ and some of these are on sites that have outline permission only. There will also be infill development over the Plan period. A locally produced design code framework has been produced to influence this development. This will ensure that the design and appearance of development is responsive to the surrounding landscape and built character of Carlton in Lindrick.
- 105 The NPPF identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area and that design policies should be developed with local communities, so they are grounded in an understanding and evaluation of the area's defining characteristics.
- 106 The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.
- 107 An understanding of the existing built character and examples of local good design help in providing a design framework for Carlton in Lindrick. The Carlton in Lindrick Design Codes and Guidance 2024 (the CiL Design Code) was commissioned as part of this review and provides a character analysis of the built up area of Carlton in Lindrick to support locally derived design guidance and codes.
- 108 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.¹⁶
- 109 The CiL Design Code has been prepared by AECOM and the local community and forms the basis for the specific local criteria and a set of design principles. It is important that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features. Responding to the context means recognising existing positive design solutions (which is identified in the Design Code section 2 and 3) or uses existing cues as inspiration.
- 110 The CiL Design Code is integral to the formation of the policies in the CiLRNP, especially Policy 6. Analysis is provided for each character area to show the density, typical plot size and typical plot layout. Photos evidence what good design looks like for each area followed by a detailed description of each area under the headings, 'connections', 'built form', 'movement', 'nature', 'activity'. These are useful in establishing the context for development on the site allocations and small infill sites.
- 111 A series of design guidance and codes specific to each character area (see page 20- page 39) are provided as well as area wide codes (see page 41-71). Proposals within the character areas will be required to address the design codes relevant to the character area in which it resides, as well as the area wide codes. Based on the analysis of the characteristics of the area a design vision is provided along with a design code.
- 112 The Design Code includes images of the materials and detailing in each character area. Reference should be made to this in relation to the material and brick design specified in Policy 6. Developers and decisions makers should familiarise themselves with the CiL Design Code document and use the design codes as a starting point for developing or assessing proposals.
- 113 The six character areas are shown on Map 10a. Usefully, examples of what good design looks like is provided for each character area (these are included at Appendix F).

¹⁵This being the balance of dwellings with planning permission but not built out plus the site allocation for a further 10 dwellings that has not yet come forward

¹⁶ See NPPF para 139

Map 10a Character Areas

2.2.1 The area types identified across the Carlton in Lindrick NA:

- 1

Historic village
- 2a

1920-1960 (Postwar)
- 2b

1960-2000 (Late C20)
- 2c

2000s -present (C21)
- 3

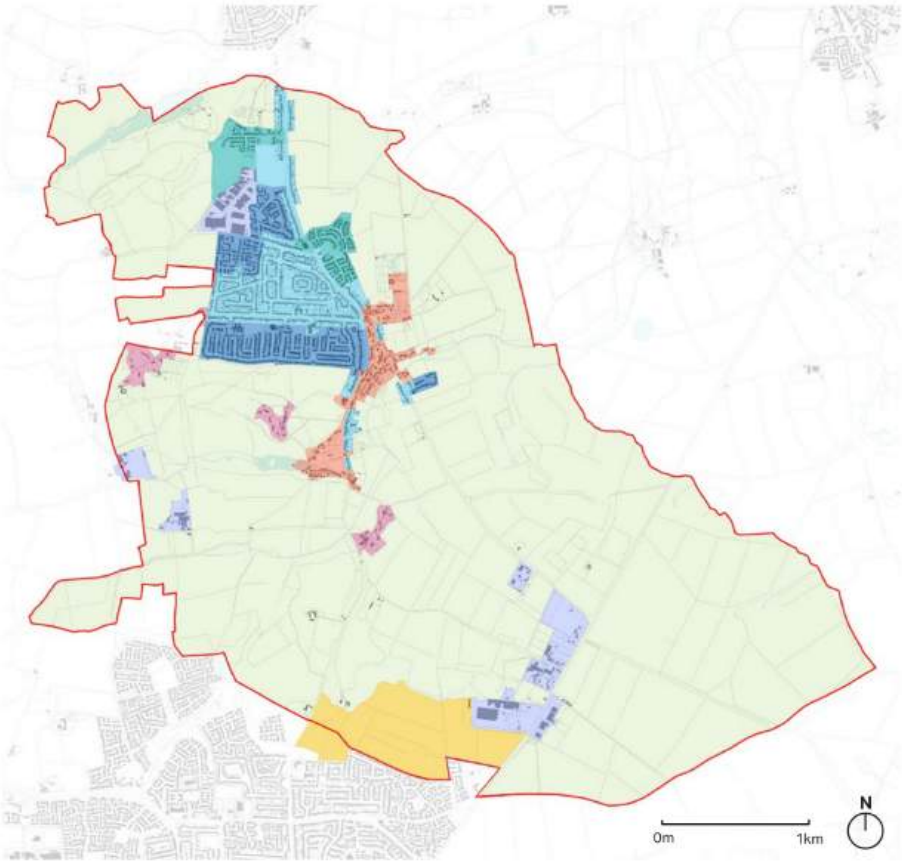
Rural hamlets
- 4

Urban extensions
- 5

Business/industrial
- 6

Open countryside
- Settlement Focus Areas (SFAs)

Figure 10: Diagram showing Carlton in Lindrick's area types, including the 4 Settlement Focus Areas (SFAs)



Historic Village

114 The historic village contains the traditional ‘heart’ of Carlton in Lindrick village. Historically, it has evolved around the settlements of North and South Carlton. However, it can now be best described as linear in form, primarily focused around the A60/High Road.

Map 10b

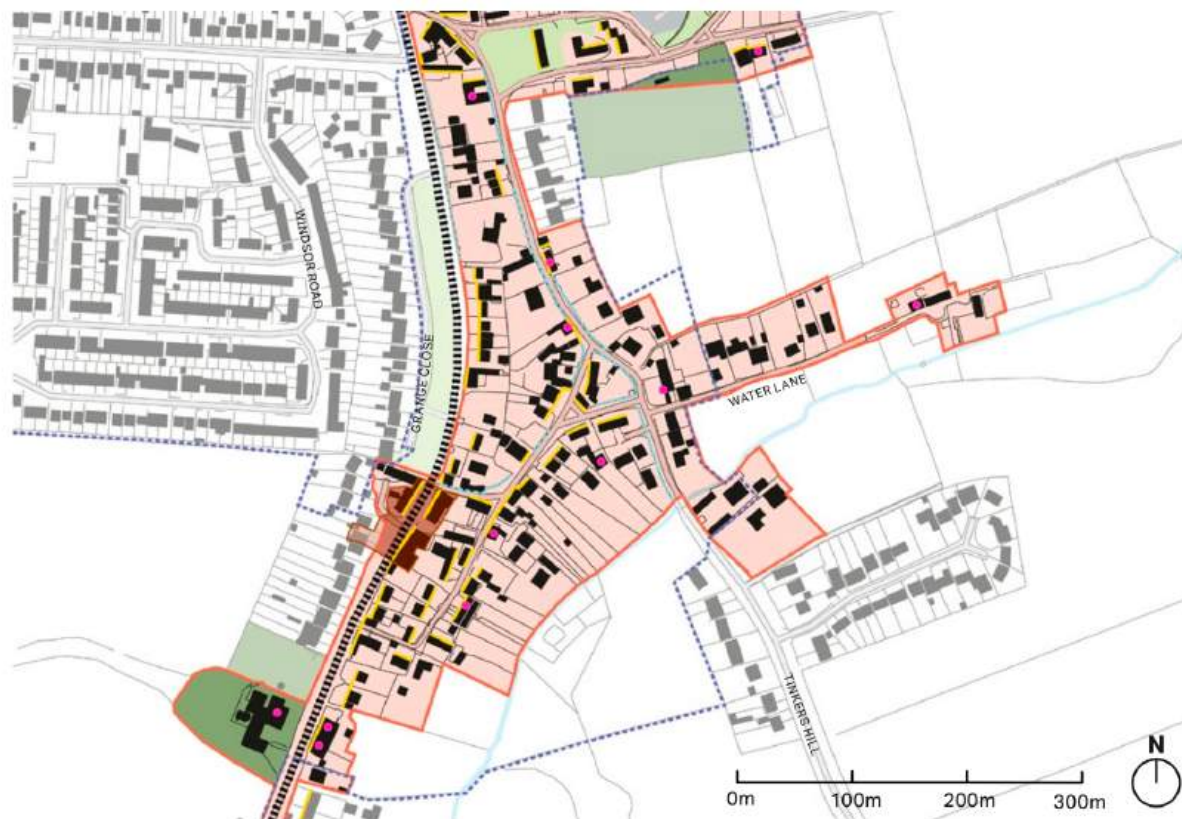


Figure 11: Figure ground illustrating some of the key characteristics of part of the historic village area type.

- | | | |
|--|---|---|
| Area-type 1: historic village | Grade II Listed structures | Primary frontage/building line |
| High Road Local Centre | Playing field/outdoor sports facility | Inactive frontage |
| A60/High Road | Locally Important Green Spaces | Conservation Area |

Design Vision

The historic village will continue to reflect Carlton in Lindrick’s unique identity, with characterful development that has a strong relationship with the street.

2.3.3 Codes: Historic Village

In conjunction with the area wide codes set out in section 3, all development within the historic village area type must:

- **Layout:** respect and respond to positive elements of the existing

- Provide front gardens for >70% of dwellings. These should generally be between 1.5m – 10m In depth from the back of pavement to the dwelling and respond to the surrounding character.

<p>layout and built form as set out on page 23.</p> <ul style="list-style-type: none"> • Density: Be of a density that responds to the immediate setting and reflects the wider character of 10 to 30 DpH. • Building Types: generally be no more than 2 storeys in scale and reflect characteristic building types, including terraced rural cottages, individual cottages, Field houses and clusters of farm buildings. • Boundaries and setbacks: have well defined boundaries using characteristic boundary treatment such as limestone walls, hedgerows and planting. 	<ul style="list-style-type: none"> • Roofline: respect and respond to roofscape character including steeply pitched roofs (over 35%) features such as red pan tiles, red brick chimney stacks (often tied to gable ends) and occasional stone coped gables. Considered variable eave and rich lines between adjacent buildings to create visual interest along the street scene and Ridgeline variation must be a maximum of 1 storey. • Where there is a clear building line within the historic core >70% of buildings must abut the building line. • Of the % not abutting the prevailing building line, variation of the building line is permitted, and this must be no more than +/- 3m in difference to the prevailing line.
--	--



Historic Buildings in the Conservation Area (South Carlton)

20th and 21st century Neighbourhoods

115 This area contains much of the most recent 20th and 21st century development. Including the sites allocated in the made NP and the former Firbeck Colliery site. Homes are typically arranged around curvi linear/cul-de-sac street layouts diverging from traditionally distinctive layouts and built form.

116 Additional analysis is provided to highlight the unique character of each sub type, see CiL Design Code page 28 – 30.

Map 10c



Figure 23: Figure ground illustrating key characteristics of parts of the 20th-21st Century Neighbourhoods area type.

- | | | |
|---|-------------------------|---|
| 20th-21st Century Neighbourhoods | Long Lane Local Centre | Development has its back to the settlement edge |
| Locally Important Open Spaces | Informal block example | A60/Doncaster Road |
| Potential Local Green Spaces (LGS), identified as part of the NP review | Perimeter block example | Potential key views, as identified as part of the NP review |
| Cul-de-sacs | Terraced block example | |

- 2a** 1920-1960 (Postwar)
- 2b** 1960-2000 (Late C20)
- 2c** 2000s -present (C21)

Design Vision

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

117 It is notable that the design of recent development at Hawfinch Place is identified for its lack of front gardens with car parking dominant (see CiL Design Code page 30) and that examples of 'what good looks like' (see Appendix F) does not include any of the most recent development.

<p>2.4.6 Codes: 20th-21st Century Neighbourhoods</p> <p>In conjunction with the area wide codes set out in Section 3, pages 41-60, development within the plant development area type must:</p> <ul style="list-style-type: none"> • Layout: respect and respond to positive elements of existing layout unbuilt form as set out in the illustration on page 31. • Building Types: have <30% of development as terraces to respect the wider low density rural character of a village. • Density: be of identity that responds to the immediate setting and reflects the wider character of 15 to 35 DpH. • Scale: Generally, be no more than 2.5 storeys In scale to respect the existing historic scale of the village. Architectural features such as dormer windows could be employed to help increase density whilst keeping scale reduced. 	<ul style="list-style-type: none"> • Setbacks: provide front gardens of between 1.5m and 12m in depth from back of pavement to dwelling. Where buildings are set back from the pavement, boundary features must define the plot. • Include planting within at least 50% of all front garden areas to ensure frontages do not become dominated by front of plot parking. • Boundaries: employ natural boundary treatments such as hedgerows or informal planting to define the front edge of plots wherever possible. • Within 20th-21st Century Neighbourhood area type a block must have >60% and <90% of buildings are abutting the building line. • Of the % not abutting the prevailing building line, variation of the building line is permitted, and this must be no more than +/- 3m in difference to the prevailing line. • Where garages are permitted, the maximum back of pavement to dwelling distance is increased to 6m.
--	---



Typical red brick dwellings with hipped roof and well-defined plot boundaries

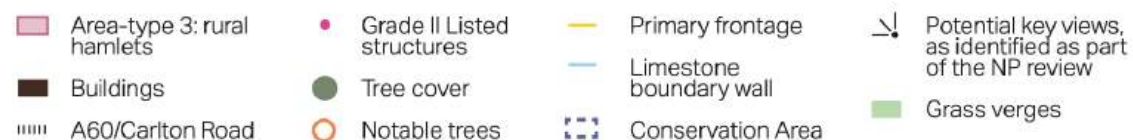
Rural Hamlets

This includes the hamlet of Wigthorpe, development surrounding Wigthorpe hall, and the northern approach to Wallingwells. It contains only rural residential development.

Map 10d



Figure 43: Figure ground illustrating key characteristics of parts of the rural hamlets area type.



Historic buildings typically constructed of limestone and red pantiles, setbacks vary

2.5.3 Codes: Rural hamlets

In conjunction with the area wide codes set out in Section 3, pages 41-60, all development within the rural hamlets area type must:

- **Layout:** respect and respond to positive elements of the existing layout and built form as detailed in the illustration on page 38.
- **Density:** of a density that reflects the wider character of 5-10 DpH. Allow for suitable gaps between buildings to retain the informal and fragmented character of development.
- **Boundaries:** Favour natural boundary treatments, including hedgerows, trees and planting. Solid boundaries are generally not suitable, with the exception of limestone walls surrounding notable buildings.
- **Roofscape:** have special consideration of roofscape including pitch and chimneys as these are prominent within the wider view of the landscape.

Peaks Hill Farm HS1

118 This relates to the large site allocation in the Bassetlaw Plan in the south of the Parish but functionally connected to Worksop. The proposed mix use urban extension has the potential to deliver 1120 homes (of which 650 will be up to 2038). The site will be guided by a masterplan in accordance with Policy HS1. Policy ST36 (Green gaps) will also help to ensure continued separation of this settlement from the village of Carlton in Lindrick.

119 Design Code 'Urban Extensions' is in conformity with the requirements of District policy. Design Code C1 'Landscape settings and response to the settlement edge' also particularly applies.

Map 10e**2.6.1 Codes: Urban Extensions**

In conjunction with The area wide codes set out in Section 3 of the Design Code (page 41-60), or development within the Village extensions area must:

- Undertake a study of local character of workshop which identifies the prevailing styles and mix in the adjacent area. New development should have a distinct identity which is separate from Carlton in Lindrick.
- Adhere to clearly defined boundaries and ensure sensitively design development – to maintain open land and separation between workshop and Carlton in Lindrick.

Policy 6 Achieving Well Designed Places

1. **Proposals should demonstrate a high design quality that will contribute to the character of the Parish. In order to achieve this, development proposals should reinforce the character of the area demonstrating it has taken into account the most up-to-date, design guidance and codes (the Carlton in Lindrick Design Codes and Guidance 2024 or its equivalent).**
2. **Particular attention should be given to the landscaping schemes and boundary treatment reinforcing existing styles or, where this is on a new scheme, ensuring that it includes trees, hedgerows, low masonry walls (red brick or limestone depending on the prevailing material) complimented by hedgerow planting. Native trees should be used (or a species considered more suitable, based on the advice of Bassetlaw District Council) in accordance with Design Code C3.**
3. **As appropriate to their scale, nature and location, and in accordance with Design Codes A1 to C4 in the Carlton in Lindrick Design Code 2024, development proposals should:**
 - a) **respond to the local character of the area and immediately adjoining neighbouring properties,**
 - b) **demonstrate sensitive positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,**
 - c) **ensure densities allow for spaces between buildings to preserve views to the countryside beyond and maintain the perceived openness within the settlement,**
 - d) **demonstrate a well-defined street hierarchy and consider the location of street and on plot trees, lighting and other infrastructure in combination,**
 - e) **to slow traffic speeds, include shorter streets, staggered junctions, reduced junction radii, street parking bays and landscaping to visually narrow the carriageway to slow traffic speeds,**
 - f) **where possible, roads and footpaths should run to the edge of sites so that they connect and integrate with adjoining areas,**
 - g) **use materials that reflect those dominant in the character area as identified in the most up-to-date design guidance,**
 - h) **overall, the colour palette should reflect the hues in local materials,**
 - i) **orientate buildings to front the street and overlook key routes (like footpaths and bridleways) to provide a degree of overlooking and natural surveillance,**
 - j) **reinforce a consistent building line with adjacent properties,**
 - k) **implement the principles of the drainage hierarchy (PPG 56) and where applicable incorporate sustainable drainage systems that provide environment and community benefits from the outset.**
4. **Development proposals that are located on the settlement edge should:**

- a) ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape, unless suitably screened by planting,
 - b) retain the visual quality of the landscape by reducing the scale of development, (dwellings should not exceed two stories in these locations),
 - c) soften the boundary between built form and the wider landscape by providing soft landscape planting such as hedgerow, wildflower and tree planting,
 - d) designing a street hierarchy that arranges primary roads and turning heads to a wider landscape,
 - e) where development faces the countryside, 50-60% of buildings should abut the building line to allow breaks in buildings to the open countryside.
5. In the Historic Village (in addition to criteria 1-3 above) development proposals should:
- a) promote active and attractive frontages along the A60,
 - b) shop frontages should be in accordance with the Bassetlaw Design Code SPD,
 - c) be 10-30 dph¹⁷,
 - d) have well defined boundaries using characteristic boundary treatments such as limestone walls, hedgerows and planting,
 - e) provide front gardens for > 70% of new dwellings
 - f) properties should be setback between 1.5-10m to accommodate front gardens and be no more than 2 storeys,
 - g) have an eave and ridgeline variation of no more than 1 storey
 - h) use materials such as red pantiles, red brick chimney stacks and occasional stone coped gables,
 - i) reflect the building line where this is clear unless there is some variation in which case there must be no more than 3m difference in the prevailing line.
6. In the 20th and 21st century neighbourhoods (in addition to criteria 1-4 above) development proposals should:
- a) include less than 30% terraces,
 - b) be 15-35 dbh¹⁸,
 - c) not exceed 2.5 storeys (unless it is for housing for older people when it can be for 3 storeys in accordance with Policy 7a)
 - d) provide front gardens of between 1.5 and 12m
 - e) where there is set back, boundary features must define the plot,
 - f) include planting within at least 50% of all front gardens,
 - g) use natural boundary treatments (hedgerows or informal planting) to define the front edge of plots,
 - h) provide on plot parking.
7. In the Rural Hamlets area (in addition to criteria 1-4 above) development proposals will be very limited and should:
- a) be 5-10 dph¹⁹,
 - b) use predominantly natural boundary treatments and occasionally limestone walls,
 - c) be 1 or 2 storey,

¹⁷ Dph means dwellings per hectare and density based on CiL Design Code assessment they are based on sample tested areas and developers are recommended to undertake their own testing.

¹⁸ Dph means dwellings per hectare and density based on CiL Design Code assessment they are based on sample tested areas and developers are recommended to undertake their own testing.

¹⁹ As above

- d) roofscape should be red pantiles and be sensitive to their prominence within the wider landscape.**
- 8. In the Peaks Hill Farm area (in addition to criteria 1-4 above) development proposals should:**
 - a) adhere to clearly designed boundaries following existing hedgerows where possible,**
 - b) ensure sensitively designed development scale and massing to maintain the sense of openness between Worksop and Carlton in Lindrick.**

13 Housing

120 Carlton in Lindrick Parish is not a self-contained housing market area, it is part of the North Derbyshire and Bassetlaw Housing Market Area²⁰. The recent expansion of the village, particularly the scale of housing growth on the former Firbeck Colliery site, is meeting a District housing need. The Peaks Hill Farm site allocation shows the Parish's continued role given its proximity to Worksop, in meeting this wider housing need. The Peaks Hill Farm allocation is not calculated as going towards the Parish's Housing Requirement Figure.

121 The NPG commissioned AECOM to undertake a Housing Needs Assessment (HNA) for the Parish to get a better understanding of the existing housing stock and to understand the likely housing needs of the local population up to 2038. Having this analysis for the Parish provides evidence to ensure that where new housing is provided it meets local as well as wider district need. Excluding the Peaks Hill Farm scheme, there remain at 262 dwellings that will be built out in Carlton in Lindrick.

122 Understanding the type and tenure of the existing housing stock and setting this against the demographic changes in the Parish provides information on the sort of houses required (as the life stages of households is strongly correlated with the size of the home they tend to occupy). Future development should ensure that the projected need is met.

Housing Type and Size

123 In 2024 AECOM calculated there were 3053 dwellings in the Parish.

- 19% of dwellings are bungalows (compared to 14% of the District and 9% in England)
- 88% of new houses built between 2011 and 2024 were detached and semi-detached dwellings
- 1.7% of new dwellings were bungalows
- The Parish has 54% semi-detached compared to 41% in Bassetlaw and 32% in the Country
- The Parish has fewer 1-2 bed dwellings than the District or Country average and more 3 beds
- Development since 2021 has not addressed this imbalance, 11.1% of the 343 homes built were 2 bed and there were no 1 bed

124 The analysis shows that most houses in the Parish are 3 bed. The surge in development since 2021 (not picked up by the census data) delivered mostly 3 and 4 bed, few 2 bed and very few bungalows.

125 The HNA suggests a housing mix which delivers more 2 bed homes to address the imbalance in housing stock. See table 2 below. This would also provide houses that will be more affordable and if they were bungalows or level access accommodation (low rise flats) this would address the need identified in community consultation for more bungalows.

²⁰ See Bassetlaw Plan page 9

Table 2 extracted from the AECOM HNA**Table 5-9: Suggested dwelling size mix to 2038, Carlton in Lindrick**

Number of bedrooms	Current mix (2021)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1	5.8%	7.4%	15.0%
2	17.7%	25.2%	61.4%
3	56.8%	48.7%	9.8%
4+	19.7%	18.7%	13.8%

Source: AECOM Calculations

126 It is important to remember that other factors should be considered in determining the dwelling mix that is desirable. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the Parish within the wider housing market area (linked to wider BDC strategies or plans) and site-specific factors.

127 The mix above is a suggestion and the suggestion to provide 15% as 1 bed is not necessarily considered suitable given the rural location (where one bed housing is not characteristic.) One bed homes tend to be required for single younger people who usually prefer to live in closer proximity to a wide range of services and facilities. However, the emphasis on 2 bed dwellings is supported.

128 Table 3 shows the ownership profile in 2021

Table 3 extracted from the AECOM HNA**Table 4-1: Tenure (households) in Carlton in Lindrick, 2021**

Tenure	Carlton in Lindrick	Bassetlaw	England
Owned	72.8%	68.2%	61.3%
Shared ownership	0.6%	0.4%	1.0%
Social rented	16.6%	15.0%	17.1%
Private rented	10.0%	16.4%	20.6%

Sources: Census 2021, AECOM Calculations

129 The tenure mix has changed since 2011 with the proportion of households living in shared ownership dwellings and private renting increasing by 88% and 46% respectively. The proportion of households living in social rented dwellings decreased by 8.8% over the decade, a decrease of 41 households. This could be due to a number of reasons, including Right to Buy. 74% of new development was market housing with 17% being affordable (all of which was social rent).

Housing for Older People

130 In line with the District and Country, the Parish population is ageing. The proportion of the population aged 45-64 has declined whilst the proportion of over 65's has increased significantly. There will be 1450 residents over 65 by 2038, a 67% increase.

Table 4 extracted from the AECOM HNA

Table 5-5: Age structure of Carlton in Lindrick, 2011 and 2021

Age	2011	2021	% Change
0-14	15.0%	15.7%	+5.8%
15-24	10.4%	8.7%	-16.4%
25-44	21.1%	21.4%	+2.3%
45-64	30.5%	26.5%	-12.6%
65-84	20.3%	24.7%	+22.5%
85 and over	2.7%	3.0%	+11.3%

Source: ONS 2011, ONS 2021, AECOM Calculations

131 Other data from the HNA worth highlighting

- 30% of households live alone, (this is comparable to the District and Country), 17% of whom are over 65
- 22% households have dependent children, less than Bassetlaw (24%) and England (17%)
- 84% of households are living in a dwelling with at least one extra bedroom suggesting larger housing occupied by at least some older households unable (or unwilling) to downsize rather than larger family households
- 3.4% of households live in a dwelling with too few bedrooms
- There is no specialist housing for older people (James Hince Court was a care home run by NCC that closed in 2019 and the building was demolished in 2022).
- 403 residents will be over the age of 75 by 2038

132 HAPPI3 identifies that 85% of all older people would like to 'age in place'²¹. The Bassetlaw Plan Policy ST29 requires all housing development to be accessible and adaptable, the standard is called M4(2). This addresses issues such as getting in and out of dwellings and getting around within them, including, for example, the ability to access a toilet and sink without having to go up any stairs. *'These straightforward measures enable residents to remain independent and age well in place'*.²² This will reduce somewhat the need for specialist provision if there are market dwellings that can be adaptable to meet the needs of older people or those with mobility issues.

133 The provision of houses built to the higher M4(3) standard (homes that can be easily adapted to meet the needs of wheelchair users) is supported but cannot be insisted upon. The NPG support ensuring housing is built to be flexible and adaptable to meet the needs of residents as they age.

134 The HNA identified approx. 170 households who may need specialist housing by 2038. It is considered that Carlton in Lindrick is a suitable location for specialist accommodation on the basis of the accessibility criteria and range of services. As such there is potential for such accommodation to be provided within the Parish (while noting that there is no specific

²¹ Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016 document at

<https://www.housinglin.org.uk/Topics/type/Housing-our-Ageing-Population-Positive-Ideas-HAPPI-3-Making-retirement-living-a-positive-choice/>

²² See Bassetlaw Plan para 7.15.5

requirement or obligation to do so.) It will be at the planning application stage that an assessment would be made of the capacity of the public services to accommodate any additional needs arising.

135 The need to provide suitable housing for an ageing population is a national issue and a government commissioned taskforce has urged the introduction of a national development management policy for older people's housing (December 2024).

136 The 2023 Know Your Place community consultation identified a need for market bungalows even though the Parish has a higher proportion of bungalows than the District. Development since 2021 had provided very few 2 bed homes and only 14 bungalows as part of the delivery of 553 new dwellings (this is 2.5% of the new housing stock)²³. Local evidence is that demand remains very high for bungalow accommodation. However, low rise flatted accommodation (where it is no more than 3 storeys) would also meet this need and would be suitable outside the Historic village and Rural Hamlets character area.

Policy 7a Housing Mix and Type

- 1. To be supported, planning applications for housing schemes are required to deliver a housing mix that reflects the need identified in the most up to date housing need assessment.**
- 2. Development proposals will be supported which provide a mix of housing types and sizes with a particular focus on:**
 - a) two bed dwellings; and**
 - b) properties suitable for older people (bungalows or level access low rise flats)**
- 3. Dwellings built to M4(3) standard or equivalent will be supported.**
- 4. The redevelopment of the former James Hince Court site on Windsor Gardens for housing for older people would meet a local need and is supported.**

Affordability

137 The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Terraced houses increased in price by 131% between 2013 and 2022, the average house price increase was 92%.

Table 5 extracted from the AECOM HNA

Table 4-3: Median house prices by type in Carlton in Lindrick, 2014-2023

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£161,500	£173,500	£191,250	£245,000	£230,000	£182,500	£242,995	£279,950	£289,998	£267,500	+65.6%
Semi-detached	£117,500	£107,500	£128,000	£129,975	£124,475	£129,000	£149,950	£163,000	£189,995	£179,196	+52.5%
Terraced	£62,650	£115,000	£134,000	£91,000	£128,500	£100,000	£150,000	£116,000	£125,500	£119,500	+90.7%
Flats	-	-	-	-	-	-	£65,000	-	£68,000	-	-
All Types	£129,950	£130,750	£146,000	£140,000	£135,000	£135,000	£182,500	£199,995	£219,995	£200,000	+53.9%

Source: Land Registry PPD

²³ Data provided by BDC April 2025 Firbeck Colliery/Osprey View 2 constructed 5 awaiting construction, Stewart Road, 2 awaiting construction, Northumberland Avenue 1 awaiting construction, Queens Road, 1 awaiting construction, Hawfinch/Poppy Field Way 3 construction

- 138 Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. The average total household income locally was £35,800 in 2020. The average income of the lowest 25% of earners was £15,379. A household with two incomes in the lower quartile is £30,758.²⁴
- 139 Affordable housing is defined in the NPPF as *'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'*.
- 140 Certain assumptions have been made in assessing affordability. These are that a maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale. The income required in Table 6 assumes the household already has access to a deposit (which AECOM have assumed to be 10% of the value to be purchased).
- 141 Table 6 below shows that households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach for most. The median house price would require an annual income 44% higher than the current average. Private renting is generally only affordable to higher earners. Households on mean incomes and with two lower quartile earners can only afford entry-level market rental thresholds.
- 142 Affordable rent is not accessible to a single income household on a lower quartile income, but social rent is.²⁵

²⁴ HNA page 12

²⁵ Social rent is calculated based on property values and average earnings in each area resulting in substantial discount to market rents social rent values are calculated C page 21 of the HNA. Affordable rent is controlled at no more than 80% of the local market rent.

Table 6

Table 4-4: Affordability thresholds in Carlton in Lindrick (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £35,800	Affordable on LQ earnings (single earner)? £15,379	Affordable on LQ earnings (2 earners)? £30,758
Market Housing						
Median House Price	£180,000	-	£51,429	No	No	No
NA New Build Entry-Level House Price	£161,276	-	£46,079	No	No	No
LQ/Entry-level House Price	£141,746	-	£40,499	No	No	No
LA New Build Median House Price	£189,000	-	£54,000	No	No	No
Average Market Rent	-	£12,840	£42,800	No	No	No
Entry-level Market Rent	-	£9,048	£30,160	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£112,893	-	£32,255	Yes	No	No
First Homes (-40%)	£96,766	-	£27,647	Yes	No	Yes
First Homes (-50%)	£80,638	-	£23,039	Yes	No	Yes
Shared Ownership (50%)	£80,638	£2,240	£30,506	Yes	No	Yes
Shared Ownership (25%)	£40,319	£3,360	£22,719	Yes	No	Yes
Shared Ownership (10%)	£16,128	£4,032	£18,048	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,050	£16,832	Yes	No	Yes
Social Rent	-	£3,923	£13,078	Yes	Yes	Yes

Source: AECOM Calculations

143 Policy ST27 of the Bassetlaw Plan requires 25% of all houses on green field sites to be affordable.

The site allocation at Peaks Hill Farm and the as yet undeveloped site allocation on Doncaster Road are on green field sites. There will be a considerable number of affordable houses delivered on these sites (although it is accepted that Peaks Hill is meeting a wider housing need).

144 The AECOM HNA has identified that the affordable rented sector performs a vital function in Carlton in Lindrick as the only option for a large segment of those in the greatest need.

Policy 7b Affordable Housing

1. On sites of 10 or more dwellings, development will be supported which provides affordable housing in accordance with District and national policy.
2. Affordable housing may be in the form of affordable rented, social rented, shared ownership or affordable homes for sale, Discounted Market Sale, or a combination and the mix should reflect the most up to date evidence of need.
3. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces, to create mixed and sustainable communities.

14 Improving Community Facilities and Services

145 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development. With a growing community, it is vital that there are sufficient services and infrastructure to support local needs. Although Carlton in Lindrick has a reasonable amount of services and facilities, reflecting its population and function as a Large Rural Settlement, it also benefits from its proximity to nearby settlements.. The village is close to both Worksop and Langold who have additional services and facilities which are accessible to residents by car or public transport.

146 The consultation identified that the community facilities within the village were of a good quality and provided useful spaces to provide social activities.

147 Not all community facilities are classified as ‘critical’ to support growth, but there are some services and facilities that do support new developments and an increased population. These are used on a regular basis and therefore should be identified as key services and facilities. These should be retained. New development should be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.

148 In the ‘Know Your Place’ consultation in September 2023 (see Appendix A) it was clear that the range and quality of the community services was a major factor in why people liked living in Carlton in Lindrick. The 2019 consultation showed that people wanted these facilities protecting and to enhance these services.

Local Centres

149 Local Centres are defined in the Bassetlaw Plan as providing *‘a focus for essential community services and small-scale retail facilities to meet day-to-day needs, thereby supporting the wellbeing of local people’*²⁶

150 There are two Local centres in the Parish one on Long Lane, which includes the GP surgery and library (number 5 on map 11a) and one on the High Road (area 8 on Map 11a). The shops in the Local Centres provide valuable local amenities for residents and in the 2019 consultation residents wanted to encourage a broader range of retail provision. It was also highlighted that there are issues with accessibility due to a lack of reliable public transport to access services and retail provision in Worksop or Doncaster.

151 Within the Local Centres, development proposals will be supported where the schemes are shown to make a positive contribution to the retail experience.



Shops - Long Lane Neighbourhood Centre

²⁶ See Bassetlaw Plan policy ST11



Library and doctor's surgery part of Long Lane Local Centre



Shops – High Road Local Centre



Shops – High Road Local Centre

152 Residents raised concern about the lack of choice in shops and the increase in hot food takeaways which are often shut during the daytime and cause the area to be unsightly with metal shutters. This particularly impacts the appearance of the Local Centre at Long Lane where improved shop fronts, signage, improved lighting, a better mix of shops open in the day and less use of metal shuttering along with landscape improvements, (for example tree planting and seating) would be supported. This would enhance the Local Centre considerably. Planning permission is not required

for many of these improvements listed, but where it is it is supported. An action at Appendix D is to seek funding to enhance the public space and shop fronts at Long Lane Local centre.

153 The High Road Local Centre lies within the Carlton Conservation Area (see Map 12). The buildings providing the community services and facilities are all identified as buildings that have a positive value – this means their appearance makes a positive contribution to the heritage value of the Conservation Area. The appearance of the shop fronts, signage and lighting should demonstrate a consideration of their heritage value. However, some of them have not been well maintained by landowners and need repair. An action at Appendix D is to work with landowners to encourage the improvement of some of these retail premises.

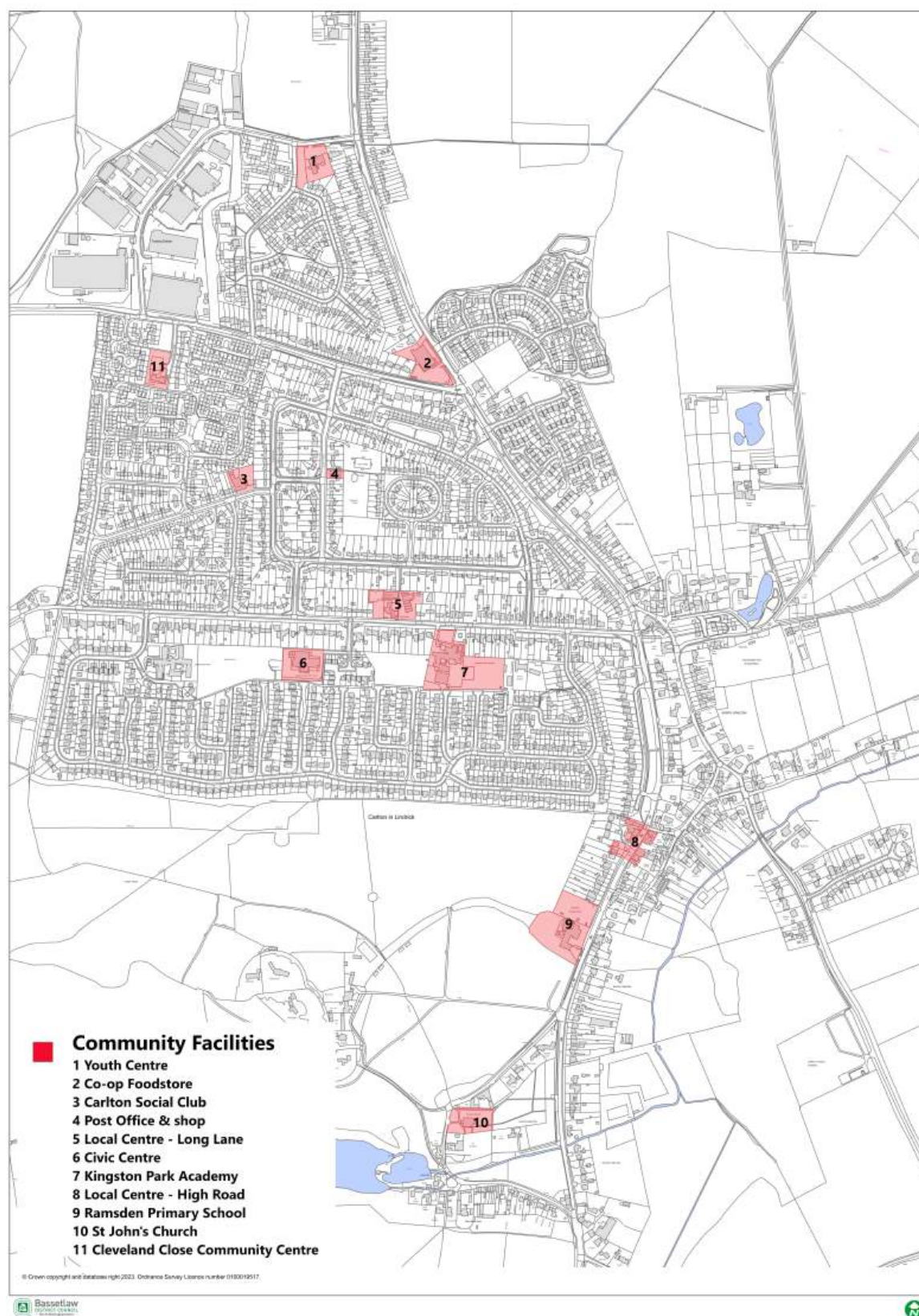
154 The scale and location of the Peaks Hill farm proposal will require the provision of additional community facilities. It is a policy requirement (ST11) in the Bassetlaw Plan, that a Local centre is provided and also a secondary school satellite hub. Whilst the expectation is that residents of Peaks Hill will look to Workson to access facilities it is important that provision of adequate education, retail and community facilities are provided as part of the development to meet the needs of this additionally expanded population in the Parish.

155 The key services and facilities within the Parish are identified in Table 7 and shown on Map 11.

Table 7 Key Services and Facilities

1. Youth Centre	2. The Coop Food store
3. Carlton Social Club	4. Shop and Post Office on Beckett Avenue
5. Local Centre - Long Lane which includes a library, doctors' surgery, pharmacy, hairdressers, convenience food store and take away	6. Civic Centre
7. Kingston Park Academy	8. Local Centre - High Road which includes a take away, beauty salon, hairdressers, a pub, Methodist church and centre, beauty shop and cafe
9. Ramsden Primary School	10. St John's Church
11. Cleveland Close Community Centre	

Map 11 Community Facilities and Local Services amend to show local centres in different colour and with 5LC and 8LC



Education Provision

156 Within the Parish there are two primary schools (number 7 and 9 on Map 11). The rapid expansion of Carlton in Lindrick and neighbouring Langold in the past 5 years has put pressure on these existing schools. In the Langold area (which includes one primary school outside the Parish) there is a projected requirement for 881 places in 2026-27 with an expected deficit of 12 places, this deficit is expected to drop to a shortfall of 8 places in 2027-28.

157 Where there is an impact NCC will require developer funding as part of the planning application process to fund expansions to the existing schools, or where the deficit justifies it, a new build school. This can be S106 funding and/or the Community Infrastructure Levy.

158 The current deficit is relatively low but does demonstrate an imbalance in the provision of primary places for local children if the developer funding is not forthcoming and highlights the importance of securing this as part of the planning application process. The negotiation of developer funding is the responsibility of BDC based on evidence provided by NCC.

159 The situation regarding the shortfall in secondary school provision is more significant reflecting the growth of Worksop as well as Carlton in Lindrick in recent years. Data from NCC's Children and Families select Committee December 2022 provided projections for Worksop (the secondary school planned area for Carlton in Lindrick pupils.)²⁷ Worksop is identified as an area of Nottinghamshire that is experiencing pupil place pressure for secondary school places. The projected deficit is shown below.

Secondary School places and deficit

Planning area summary	Bassetlaw	Worksop	600	3429	2022-23	3473	-44
Planning area summary	Bassetlaw	Worksop	600	3429	2023-24	3660	-231
Planning area summary	Bassetlaw	Worksop	600	3429	2024-25	3762	-333
Planning area summary	Bassetlaw	Worksop	600	3429	2025-26	3797	-368
Planning area summary	Bassetlaw	Worksop	600	3429	2026-27	3839	-410
Planning area summary	Bassetlaw	Worksop	600	3429	2027-28	3883	-454
Planning area summary	Bassetlaw	Worksop	600	3429	2028-29	3934	-505
Planning area summary	Bassetlaw	Worksop	600	3429	2029-30	3910	-481
Planning area summary	Bassetlaw	Worksop	600	3429	2030-31	3874	-445
Planning area summary	Bassetlaw	Worksop	600	3429	2031-32	3875	-446

160 Peaks Hill (BLP Policy 14 HS1) requires the development of this site to include a two form entry satellite facility on site to address pupil growth associated with the development. This may meet a portion of the wider need but only when the Peaks Hill development is constructed (and those new residents will increase demand for secondary school provision.)

161 A 2 form entry expansion of Portland School was completed in September 2024 and in the short term with seeking additional provision of up to 60 additional places at Outwood Grange.

²⁷ See Appendix 1 at

<https://www.nottinghamshire.gov.uk/DMS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=7DkC5zXDrrwT3ewRHd4kKbiGMdd1Ekg+PWNECBZoxezVZ%2fo2pKT8KA==&rUzwrPp+Z3zd4E7lkn8Lyw===pwRE6AGJFLDNIh225F5QMaQWcTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ==&mCTIbCubSffXsDGW9IXnlg===hFflUdN3100=&kCx1AnS9%2fpWZQ40DXFvdEw===hFflUdN3100=&uJovDxwdjMPoYv+AJvYtyA===ctNJff55vVA=&FgPIIEJYlotS+YGoBi5oIA===NHdURQburHA=&d9Qjji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA=&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA=&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA=>

162 Although it is not the remit of a neighbourhood plan to dictate S106 agreements, the community are witness to the social and personal concerns local families have about securing a local secondary school place. It is incumbent upon NCC and BDC (in its role in negotiating section 106 agreements), to ensure that Carlton in Lindrick residents can access secondary school provision in the area.

Medical Facilities

163 Carlton in Lindrick still benefits from the presence of a doctor's surgery in the centre of the community (see Map 11 number 5, it is part of the Long Lane Local Centre). It is operated as part of the Larwood Health Partnership that has two sites in Worksop and one in Langold in addition to the site in the village. It used to also have a site in Harworth and Carlton in Lindrick residents were able to access appointments at this surgery as well. In June 2023 this was closed reducing access to appointments and medical care.

164 Whilst the situation faced by Carlton in Lindrick residents is part of a national shortage of GPs, the continued build out of the allocated sites (particularly the former Firbeck Colliery site) but also the expansion of Langold, along with the anticipated development at Peaks Hill in combination with expansion elsewhere in Worksop, indicates that unless there is a step change in the increase in GP provision, accessing GP services will only become more difficult.

165 Development proposals will need to demonstrate consideration of the existing strain on medical (and educational) provision.

Additional Allotment Facilities

166 There is growing demand (along with a growing population) for additional allotments. The Parish Council support the provision of an additional site and will work with landowners and community groups to find a suitable site. This is a community project at Appendix D.

Policy 8a Protecting and Enhancing Community Facilities and Services

Existing Facilities

1. The following community facilities shown on Map 11 will be safe guarded for community use for the duration of the Plan period. Proposals for their redevelopment or change of use to other purposes will only be supported where alternative commutative facilities of equivalent or improved value are proposed as part of the development concerned and are convenient for the local community it serves, or where it can be demonstrated to BDC's satisfaction that the existing use is not viable or is no longer required in its current use.

1. Youth Centre
2. Coop Foodstore
3. Carlton Social Club
4. Post Office on Beckett Avenue
5. Library, Pharmacy, Convenience Store, doctors' surgery, Long Lane
6. Civic Centre
7. Kingston Park Academy
8. Methodist Church and Centre High Road
9. Ramsden Primary School
10. St Johns Church
11. Cleveland Close Community Centre

New Facilities as part of wider development proposals

2. When community facilities are considered necessary as part of wider development proposals (such as the development of Peaks Hill Farm) developers will be expected to ensure that adverse impacts on infrastructure are appropriately mitigated, secured either on site and/or off site including through a financial contribution, either alone or cumulatively with other developers to meet the identified need.
3. Opportunities to incorporate community facilities within or directly adjacent to the development sites should be sought in the first instance. Off site provision will be acceptable as an alternative if;
 - a) there is insufficient space available on site/directly adjacent to the site: or
 - b) incorporation of the facility on site/directly adjacent to the site would not be financially viable; or
 - c) it would be more appropriate to contribute to the establishment or expansion of a facility elsewhere within the locality to meet identified needs or to enhance existing facilities.
4. Major development proposals are required to demonstrate that an adverse impact upon infrastructure, including upon medical and educational provision will be mitigated appropriately. The provision of additional medical and educational facilities (especially to meet the need for secondary school provision) within the locality of the new development is supported.
5. The provision of a new site for additional allotments to meet community need is supported.

Policy 8b Local Centres

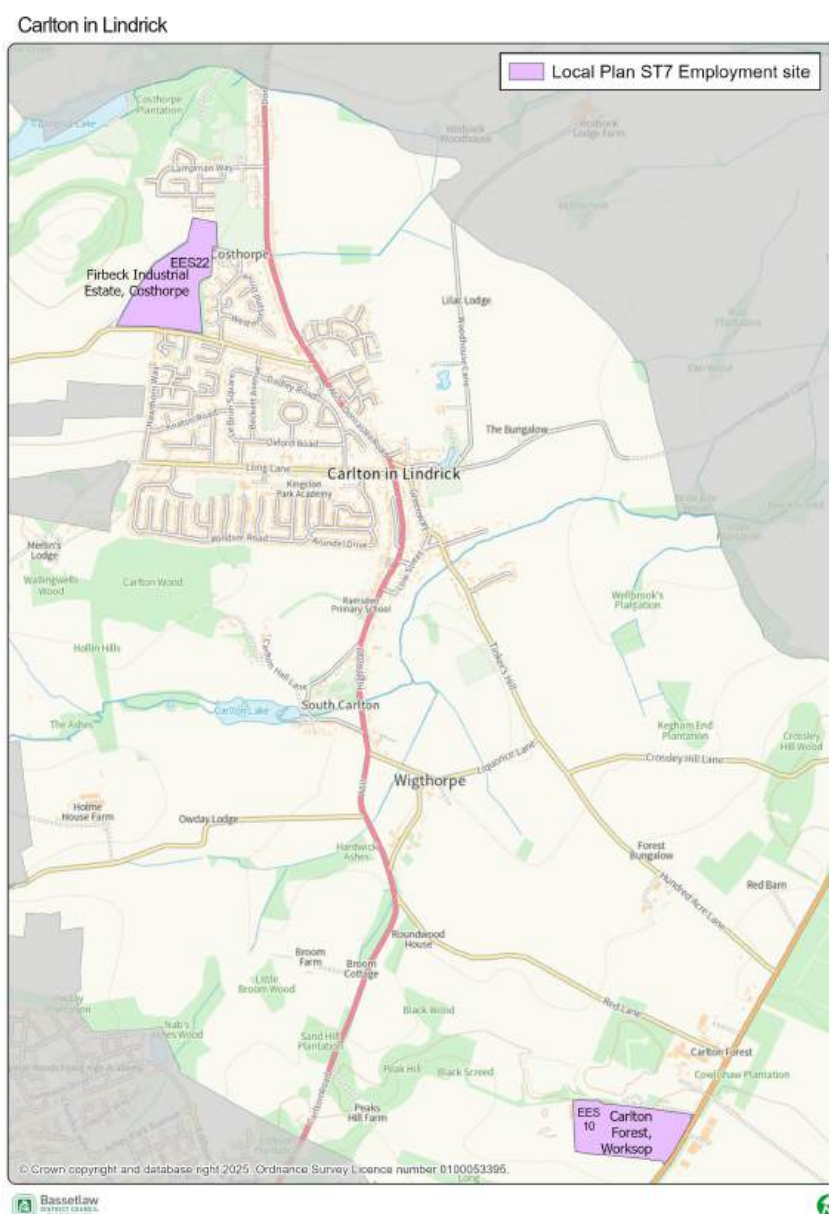
1. Within the areas defined as Local Centres on Map 11 proposals are required to demonstrate that they will protect and enhance the role of the Local Centres as a valuable resource to meet the communities' daily needs.
2. Within the areas defined as Local Centres on Map 11, new retail facilities will be supported where they are providing a mix of retail provision which contributes to the vitality of the local centre.
3. The provision, alteration or replacement of shopfronts and signs in the High Road Local Centre will be supported where they are in accordance with the Carlton in Lindrick Design Guidance and Codes and;
 - a) they do not result in the loss of an existing shopfront with a historic value;
 - b) the design, colour, materials and details of the proposals enhance the character of the building and surrounding shop frontages and are in keeping with the Carlton in Lindrick Conservation Area.
4. Proposals that seek to improve the public realm of the Local Centres will be supported where the materials enhance the character of the area.

15 Supporting the Local Economy

167 The CiLRNP seeks to secure the long-term economic sustainability of the Parish. In recent years several major businesses have closed and the community is now looking to the future recognising that the national and local economies are changing. Whilst Carlton in Lindrick benefits from its location near major towns and cities it is also important that employment opportunities within the Parish are encouraged.

168 The Parish has two protected employment sites. These are Lawn Road Industrial Estate (EES22) and Carlton Forest Industrial Estate (EES10) see Map 12. They are identified as *'important drivers for the District's economy and will be protected for new or additional development in the E(g), B2, B8 use classes to continue to provide for the employment needs of the District'*

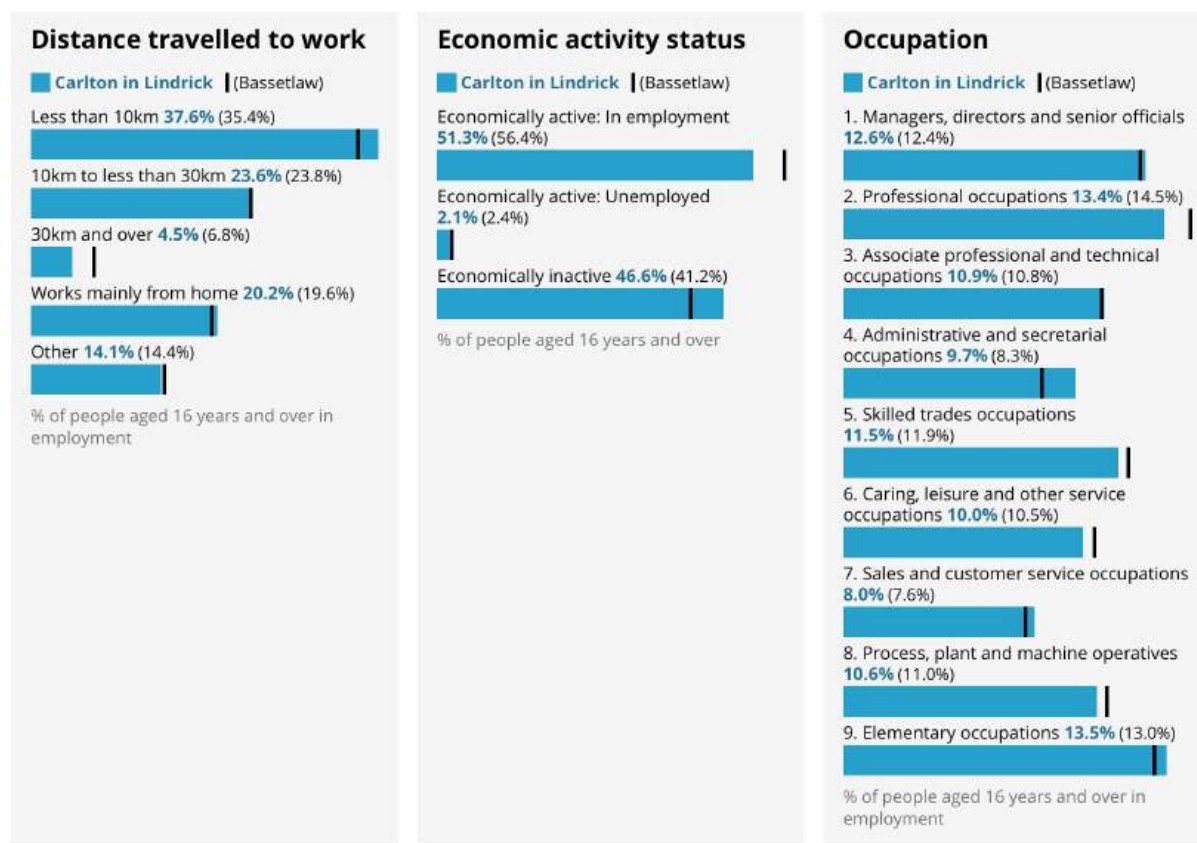
Map 12 Employment Sites



169 Both locations offer a wide range of employment including industry, storage and distribution. The two small local centres also provide local retail employment, and the remaining farms provide some agricultural work.

170 Figure 2 below shows data from the 2021 Census compared to Bassetlaw. The data shows the wide range of work people do, the distance travelled to work and how economically active residents are. The slightly higher than average economic inactivity is due to the Parish having an older population than the District. Distance travelled to work provides some information on how far people travel although the % of people working from home is likely skewed by the covid pandemic.

Figure 2



Source: Office for National Statistics - Census 2021

171 There is a wide range of employment within the Parish. There will be other people working from home either full or part time across a range of sectors. Technological advances make this increasingly possible.

172 The Parish used to be the home to Firbeck Pit and businesses that supported this industry. Wilkinsons started in Carlton in Lindrick and was a large national brand until 2023. An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy. The CiLRNP supports the expansion of employment uses in existing locations for small scale employment, retail and/or tourism uses in accordance with the National Planning Policy Framework.

173 The CiLRNP supports existing and new businesses where they

- involve the sensitive conversion of existing buildings and the development of well-designed new buildings,
- promote the development and diversification of agriculture and other land based rural businesses,
- support sustainable rural tourism and leisure developments

174 Policy 9 encourages small scale employment opportunities within the Development Boundary or an intensification of uses on existing land that is in the open countryside but that has an employment use. The role of tourism in diversifying the rural economy is supported in national policies.²⁸

Policy 9 Supporting the Local Economy

- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with District policies.**
- 2. New sites for business development within the development boundary will be supported;**
 - a) on brownfield sites; and**
 - b) where small scale concerns already exist in a suitable location; and**
 - c) where the scale, design and form, is in keeping with built environment and landscape character.**
- 3. Employment sites EES22 (Lawn Road Industrial Estate) and EES10 (Carlton Forest Industrial Estate) are protected for employment uses in accordance with District policies.**
- 4. Proposals that support the employment of local people within Carlton in Lindrick and supports improving and diversifying local skills, through further education, apprenticeships and training, will be supported.**
- 5. Proposals that show a proven need for rural enterprise, including farm diversification, will be supported subject to the following criteria;**
 - a) the rural location maintains or enhances the rural economy,**
 - b) the location is suitable in terms of accessibility**
 - c) it would not result in conflict with neighbouring land uses,**
 - d) the development is of a size and scale commensurate with the proposed use and with the rural character and location.**

²⁸ NPPF para 88c)

16 Heritage

175 The village of Carlton is mentioned in the Domesday book. The Conservation Area was designated in 2010, covers approximately 200 buildings and is an amalgamation and extension of two previous conservation areas (South Carlton designated in 1973 and North Carlton in 1979). Within the settlement are two townships (historically part of the same parish of Carlton in Lindrick)²⁹. South Carlton lies primarily to the west of the A60 (High Road) and is centred on Church Lane, which runs in a loop off High Road. Within the loop is the stone-built Saxon Church of St John the Evangelist (foundations of 7th/8th century date). West of the church, Carlton Mill is 18th century although it is probably on the site of earlier mills. West of Church Lane is the site of Carlton Hall, demolished in the 1950s although its outbuildings remain.

176 North Carlton lies to the east of the A60, and the majority of its older buildings are similarly constructed of local limestone with pantile roofs. Unlike South Carlton, the settlement pattern of North Carlton appears more tightly packed and of a more regular/planned form.

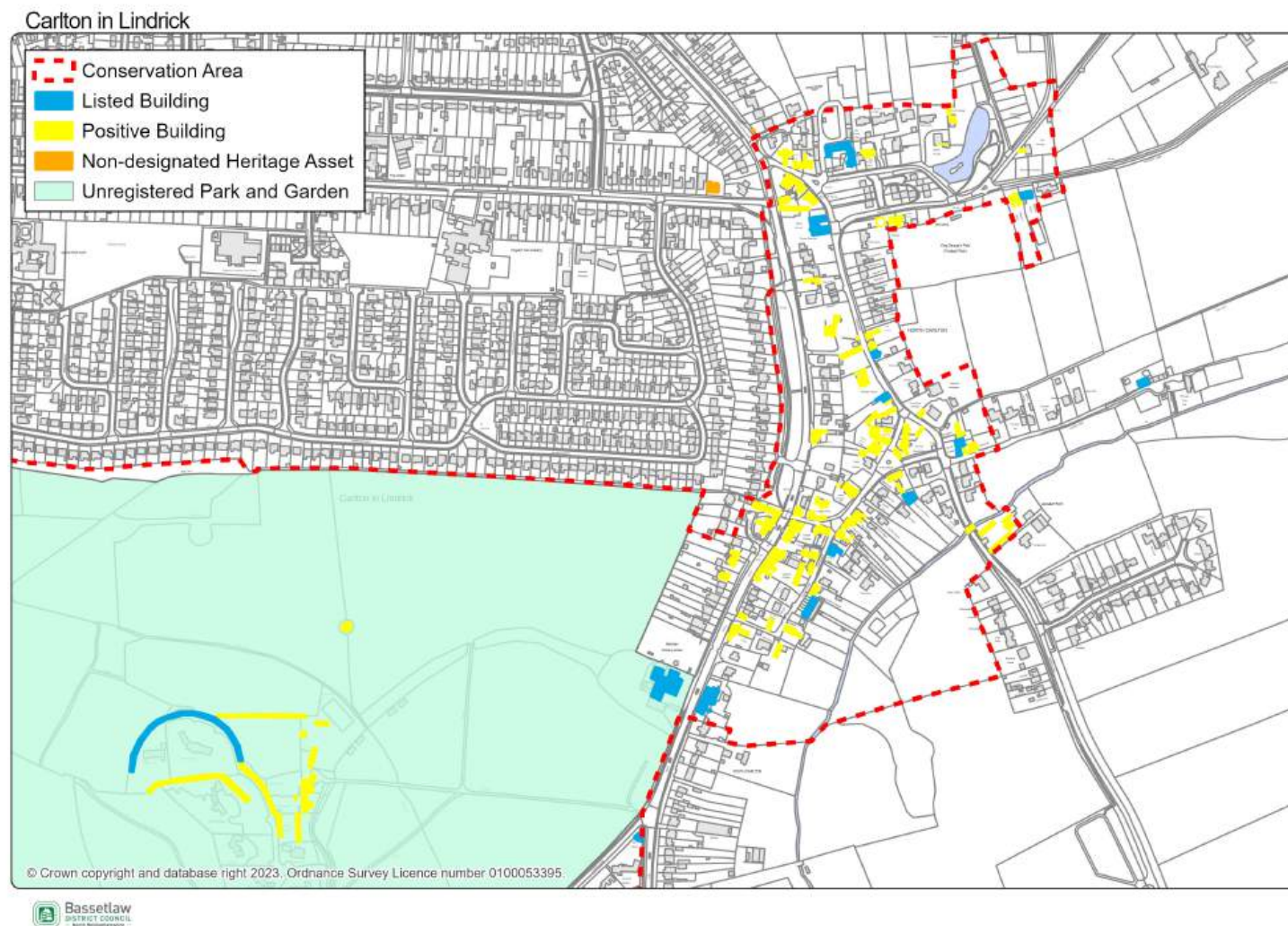
Map 13a Carlton in Lindrick Conservation Area boundary



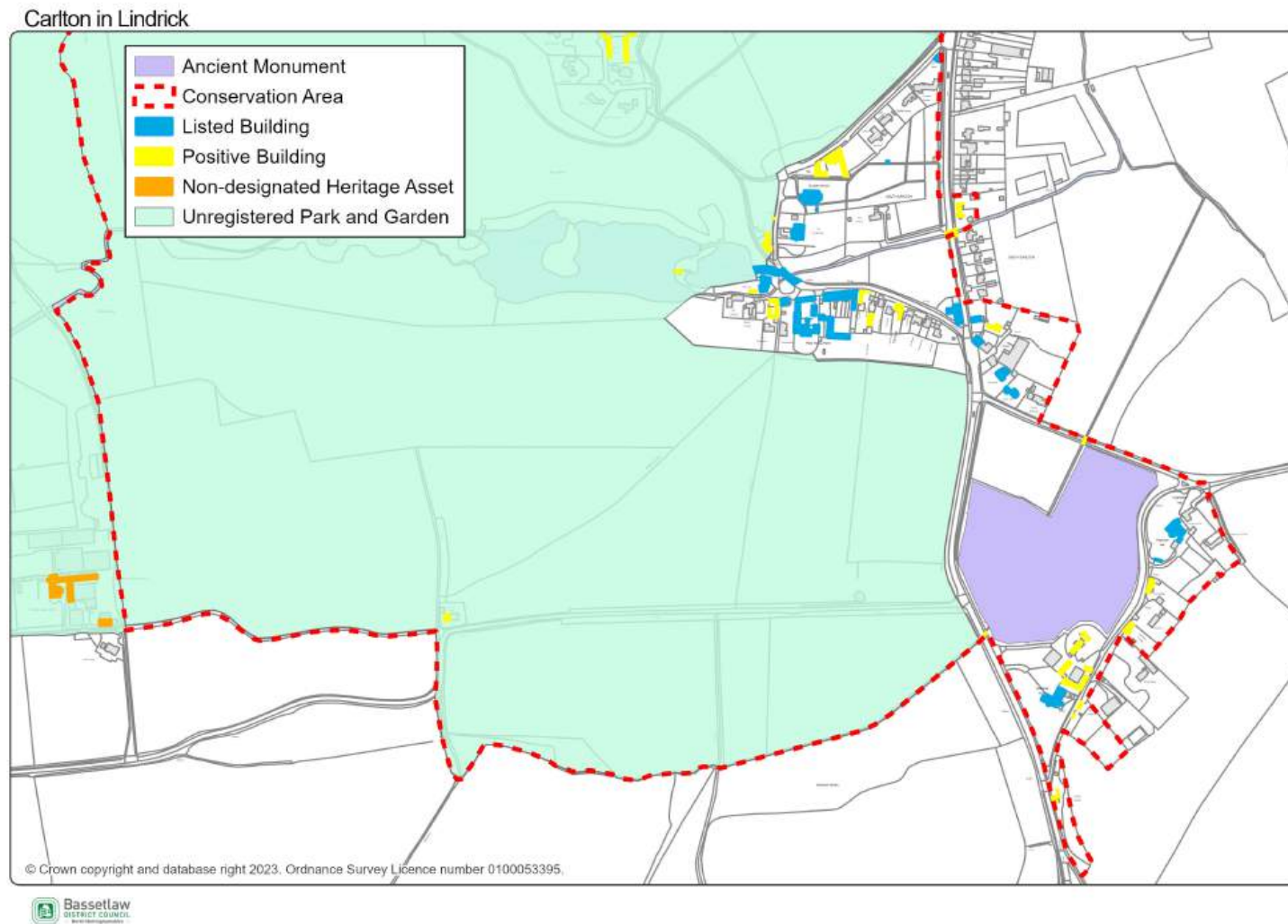
²⁹ See Conservation Area Appraisal at <https://data.bassetlaw.gov.uk/media/7652/cacarltonappraisal.pdf>

- 177 A large part of the Conservation Area comprises the former parkland of Carlton Hall. Remnants of this 17th Century Park still exist including Carlton Lake, Carlton Wood and part of The Lawns. In the late 18th century, much of the park was remodelled. Much of this design still remains including Lawns Field and its wooded boundary, the woodland/trees around Carlton Lake/Mill Pond and the Hall's kitchen gardens.
- 178 The Conservation Area boundary extends to include the hamlet of Wigthorpe which is adjacent to a deserted medieval village. Map 13b and Map 13c show the listed buildings and structures, the ancient monument and those buildings that were identified as making a positive contribution to the Conservation Area.
- 179 The Conservation Area Appraisal explains the changes to Carlton in Lindrick in the 18th and 19th Century with successful companies like the 'Drabbles' based in the Parish and the benefice of the Ramsden family in the construction of public buildings and infrastructure.
- 180 Carlton in Lindrick rapidly expanded again in the 20th Century with workers houses built for Firbeck Colliery. The Colliery operated from 1926 – 1968 employing 1814 workers. The Colliery Site is now a housing site (see map 3) with completion of the 400 plus dwellings expected in the next 2 years.
- 181 The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. The NPPF requires local planning authorities to take account of the desirability of securing the optimum viable use for heritage assets consistent with their conservation.
- 182 The heritage assets found locally shall be appreciated and valued for their significant contribution to the distinctive character of Carlton in Lindrick. Great weight shall be afforded to the preservation and enhancement of such assets, especially in respect to the decision-making process in planning functions.
- 183 Policy 10 below provides a local framework for considering the implications of development on the impact of heritage assets in the Parish.

Map 13b Heritage Assets within the Conservation Area



Map 13c Heritage Assets within the Conservation Area



Policy 10 Protecting and Enhancing Heritage Assets

- 1. New development should either preserve or enhance the special architectural and historic interest and setting of any Listed Buildings and the character and appearance of the Conservation Area. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances as outlined in the National Planning Policy Framework within any planning balance.**
- 2. New development affecting a non-designated host asset should seek to preserve or enhance the asset significance. Any harm should be weighed against the public benefits of the proposal as required by the NPPF.**

17 Getting Around

Connected Neighbourhoods

184 Successful development depends upon a movement network that makes connections to destinations, places, and communities, both within the site and beyond its boundaries. Streets and roads also make up three-quarters of all public space (NMDC, 2021), and their design can therefore have a significant impact on the experience and wellbeing of local residents.

185 The CiL Design Code notes that the evolution of the village means that *'individual areas [of the village] have their own sense of community. This is development led with communities segregated by age. No obvious heart or centre point to the village'*.³⁰ Analysis of map 14a shows that although most routes are connected the more disconnected routes are in more recent development areas.

186 The map below is a snapshot of typical road layouts within Carlton in Lindrick village. Although the majority of routes are connected in layout, there is a high prevalence of disconnected cul-de-sacs in more recent development.

Map 14a



- ||||| A60/Doncaster Road - primary route
- Connected routes
- Disconnected cul-de-sacs

187 BDCs Successful Places SPD notes that the provision of cul de sacs should normally be avoided³¹.

188 The CiL Design Code A1 provides a framework for future development.

³⁰ CiL Design Code page 13

³¹ See Successful Places SPD page 59 at <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/supplementary-planning-documents/residential-design/>

<p>A1 – A safe and connected neighbourhood</p> <p>It is important that the design of streets and spaces encourage those of all physical abilities to use them. New development should help to create safe, connected, and attractive environments that promote healthy lifestyles and reduce reliance on cars.</p> <p>Connected layouts</p> <ul style="list-style-type: none"> • New development should avoid using cul-de-sac solutions in order to promote a permeable movement network that doesn't impede pedestrians and cyclists. • New development should provide clear, accessible and safe links to adjacent neighbourhoods and amenities such as shops, parks and schools. 	<ul style="list-style-type: none"> • Development should integrate with the Public right away network when schemes are located within proximity of a footpath. • Pavement must provide a defined pedestrian zone of 2 m minimum width to allow for comfortable use by all. This must be clearly defined with a tactile edge or curb up stand. Where the footway is narrower, it must not be continued for more than 6 m in length. <p>Safety and surveillance</p> <ul style="list-style-type: none"> • 90% of buildings should have a primary frontage which faces the street to encourage passive, natural surveillance. • New development must avoid having rear boundaries or blank side Gables facing directly onto new and existing footpath and cycleways.
--	--

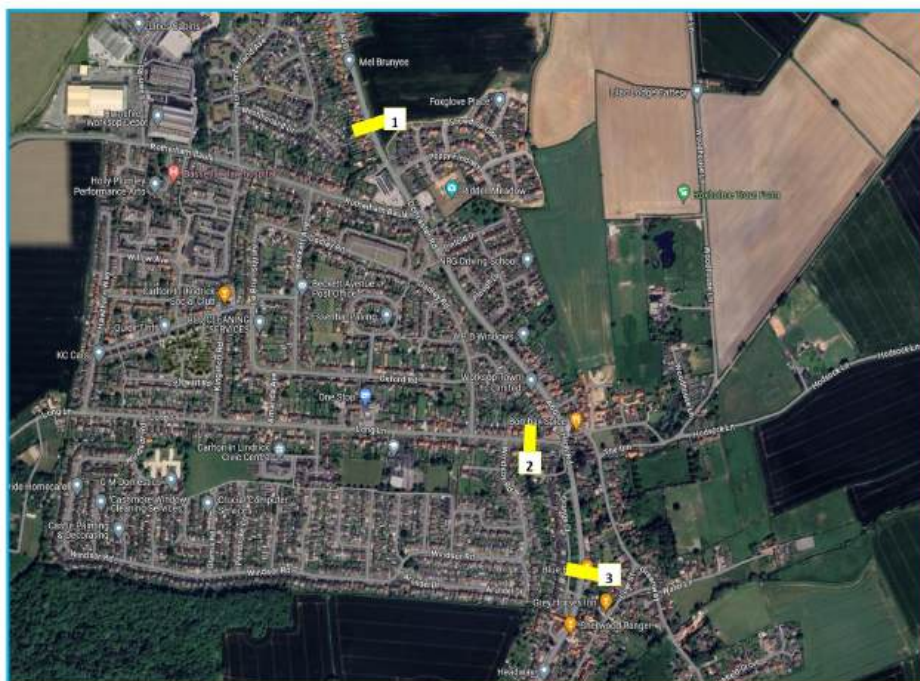
Traffic Volume

189 The A60 has long been a well-established route for moving people and animals from the rural hinterland to Worksop. The oldest parts of the village lie either side of it. When Firbeck Colliery was in operation the A60 was upgraded to provide direct access for heavy good vehicles to the colliery. The colliery ceased operation in 1968 but in the last 5 years housing development both on the former Firbeck Colliery site and in the wider area has resulted in traffic volumes increasing.

190 The NPG have noticed that increasing traffic is causing congestion on Long Lane and creates a hazard on Greenway junctions. At school start and finish times there is congestion along Long Lane, as vehicles try to exit onto the A60. There is also a pinch point on Greenway where the road becomes single width. The Parish Council have endeavoured to make the case to NCC that Greenway should be a one way route as it creates a dangerous pinch point when a vehicle is trying to turn right onto Greenway when vehicles are queuing to exit Greenway.

191 Greenway is the most direct route to facilities on the east of Worksop and it is accepted that a solution is not easy. Making Greenway one way would reduce the danger of queuing on the A60 when cars are trying to go both ways along the narrowest point.

192 To better understand the current issue regarding traffic volume and speeding, the Parish Council commissioned a traffic count in July 2024. The maps below show the location of the counting points.

Map 14b count points for 2024 traffic survey**Map 14c count point on Hundred Acre Lane**

193 Data from the Department for Transport is available to show the result of traffic counts for a point on the A60. The data shows that there were 8516 vehicle movements on the A60 in Carlton in Lindrick in 2018 (the last time there was a manual count)³². In 2024 this had increased to 9152 at count point 1 and 10979 at count point 3 an average of 10,000 vehicles per day compared to the DfT statistics for 2018. **This is a 17.6% increase in traffic volumes in 6 years on the A60.**

³² See <https://roadtraffic.dft.gov.uk/#14/53.3525/-1.1397/basemap-countpoints>

194 The graphs and analysis of the traffic flows based on the locally commissioned traffic study is at Appendix E (1). The key findings are

- ATC1 was located just north of the Coop, there is a sharper increase in traffic flows going southbound at school drop off time than north bound at school pick up time. Also, more traffic flows south to Worksop in the morning than it goes north although the difference is not significant indicating a dispersed commuting pattern.
- ATC2 was located on Long Lane (east bound indicates vehicles arriving off the A60 and moving in to Long lane, westbound is vehicles leaving Long Lane.) There were 5777 daily vehicle movements, and the same pattern is present of a sharper rise in traffic in the morning commute than the evening commute.
- ATC3 was located at the Bluebell Pub. The pattern of traffic movements is the same as for ATC1 but it is interesting to note that there were more car movements 10979 at ATC3 compared to 9152 at ATC1. This gives an indication of the number of people commuting out and back from Long Lane.
- ATC4 was located on Hundred Acre Lane. The same pattern is present with a sharper rise in commuting in the morning, there were 3550 vehicle movements, compared to 3127 in the 2019 DfT data. In 2024 more vehicles travelled south on the road (by 50) than north. This is significant as it also shows the number of vehicles moving through the narrow historic part of the village.

195 The community notice that Tinkers Hill/Hundred Acre Lane is used as a short cut for some vehicles travelling north and south. Drivers avoid traffic lights and speed restrictions. These roads are not suitable or intended for such journeys not least because they connect narrow rural lanes with access and egress onto the A60 (either from Greenway or Chapel Gate/Low Street onto Greenway). These are historic streets running through the oldest part of the village. The traffic volumes create a hazardous environment for residents. In 2019 3127 vehicles were recorded by the DfT travelling along Tinkers Hill. In 2024 this had increased to 3550.

Traffic Speed

196 The graphs and data for speeding are shown in Appendix E(2).

197 The 2024 survey recorded the speed of traffic. **Where the A60 runs through the village the speed limit is 30 mph and 44% of vehicles speed.** This represents a significant pedestrian safety issue given the need for people to cross the road for school and to get to the local shops etc. The A60 is a trunk road but it is also the village High Road. The County Council have installed traffic warning cameras to encourage people to slow down to 30 mph but the data collected for the CiLRNP shows that this is not effective in keeping people to the speed limit. The design of the road, being wide and straight is also not conducive to slower speeds. It may be that additional signage is also needed to make people more aware that they are coming into area where the speed limit is 30 mph. The data collected will be used by the Parish Council to lobby for average speed cameras along this stretch of the A60.

198 Speeding was not an issue on Long Lane (where on street parking and congestion does naturally slow down the traffic.) On Hundred Acre Lane the speed limit is 60mph yet almost 12% of vehicles speed. This is an ideal road for cycling (commuting or leisure) but excessive speeds will cause significant safety issues for cyclists.

199 Solutions are required to reduce traffic speeds and ideally to make Tinkers Hill (which becomes Hundred Acre Lane), a less attractive short cut to Worksop. In the long term it is expected that the road provided as part of Peaks Hill Farm development will make the use of these country roads less attractive. In the short-term signage on the A60 at the Greenway junction advising drivers

that this is not suitable for direct access to B6045 Blyth Road may provide some mitigation by reducing traffic along the narrow Greenway and reducing the volume of traffic that use this as a short cut to accessing the eastern side of Worksop.

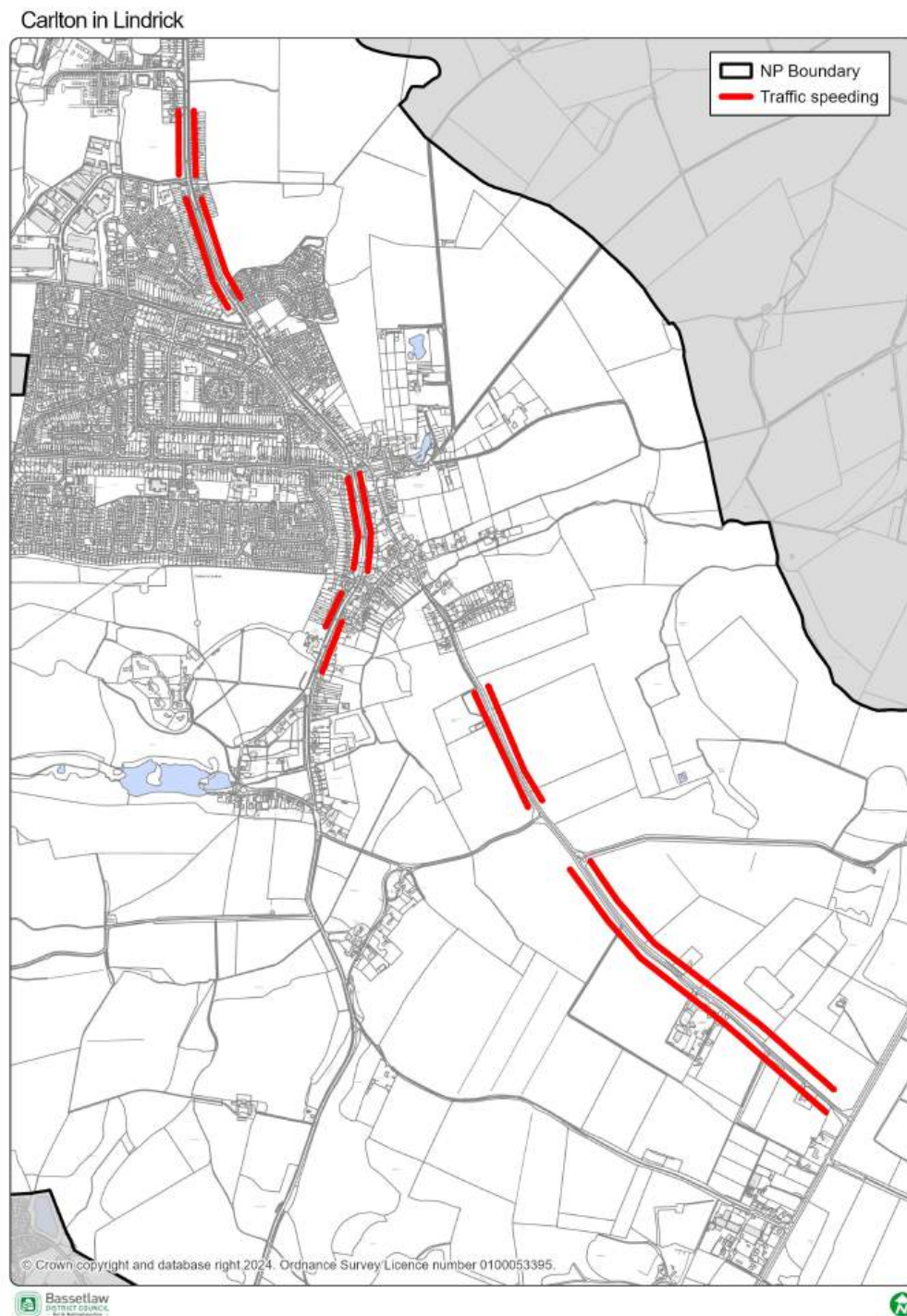
200 The country roads including Tinkers Hill and Hundred Acre Lane are ideal for cycling and horse riding. Reducing the speed and volume of traffic on them will help to encourage cyclists to use them. This is part of a wider strategy to promote cycling and walking in the Parish for leisure and utility purposes.

201 Whilst mitigation measures are needed to address the existing issues (wide, straight roads like the A60 are conducive to speeding) future streets should be designed for low traffic speeds. Design Code A2 addresses the design requirement to ensure streets are safe for non-vehicular users. It is acknowledged that reducing carriage way widths on the lanes used by large agricultural vehicles would not be appropriate.

<p>A2 – Designing for low traffic speeds</p> <p>To help achieve a design speed of 20 mph or lower, designing for lowest speeds must be integral to the design of the road space. Proponents must prioritise the incorporation of appropriate horizontal design measures including:</p> <ul style="list-style-type: none"> • road alignment, • Staggered junctions, • Reducing carriageway widths, • Incorporating nontypical highway uses, e.g. planting. <p>Vertical design measures, including speed bumps must be a last resort.</p>	<p>Junction radii also have a big impact on both pedestrian and traffic flow. Smaller or tight corner radii help to maintain pedestrian desire lines and slow vehicle turning speeds.</p> <ul style="list-style-type: none"> • Junction radii should be reduced in line with design speeds (i.e. reduced to 2 m when the design speed is 20mph on residential roads). This will help enhance pedestrian experiences by creating streets that are easy to cross.
--	--

202 Map 14d was produced by the NPG to identify the issues of concern. Given the continued build out of the Firbeck site and the expansion of Worksop, the community are concerned that these highway matters need addressing as the pressure on the local road network will get worse.

203 Consultation identified support for community speed watch initiatives and speed cameras to address speeding on the A60.

Map 14d Areas where speeding is an issue

204 A local road safety issue remains with vehicles turning right off Poppy Field Way onto the A60. The visibility splay is not sufficient taking into account the curve of the A60 and the speed of some of the vehicles along the A60. The Parish Council is working with residents to resolve this matter with NCC and BDC. This is an action listed at Appendix D.

Policy 11a Traffic, Speeding and Pedestrian Safety

- 1. The layout of new streets should demonstrate how Design Code A1 A safe and connected neighbourhood and A2 Designing low traffic speeds have been taken into account.**
- 2. Proposals that slow traffic speeds and increase pedestrian and cycling safety along the A60 are supported.**
- 3. Proposals that reduce the traffic flow along Greenway to reflect the narrow road, will improve pedestrian and vehicle safety and are supported.**
- 4. Proposals that reduce the speed and volume of traffic along Greenway, The Cross, Chapel Gate, Low Street, Tinkers Hill and Hundred Acre Lane are supported.**

Active Travel Corridors

205 Whilst there is concern about traffic and its impact on the Neighbourhood Area, both now and in the future, there is significant potential to encourage active travel (walking and cycling), both within and beyond the Parish Boundary.

206 A strong network of routes already exists, including street pavements, quieter roads and lanes, and a significant network of off-road Public Rights of Way, helping to connect different parts of the Neighbourhood Area together.

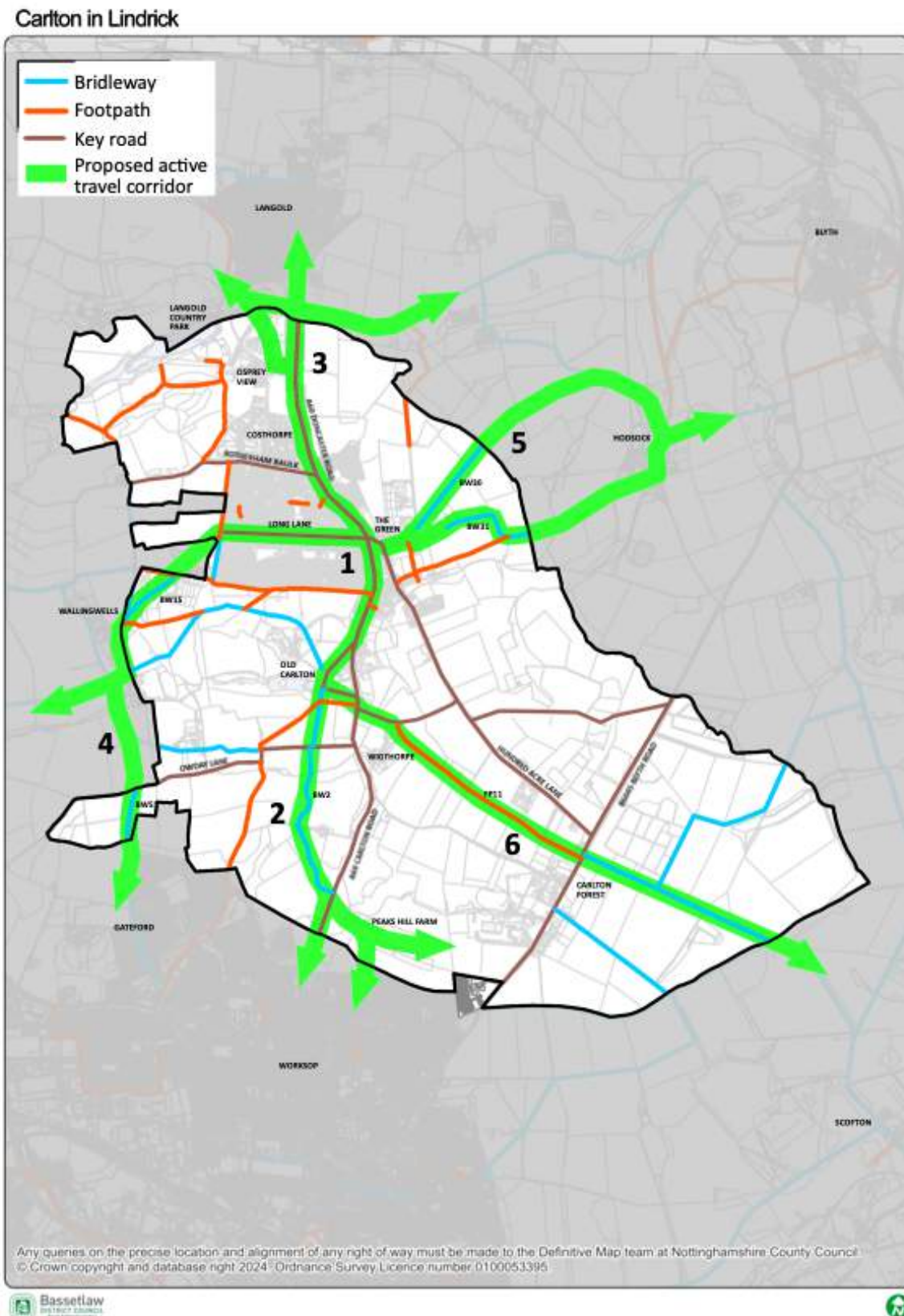
207 The proposal for identifying Active Travel Corridors reflects the value of these existing routes, but also the potential to improve them, for instance through better signage, surface improvements, providing safe crossing points, or through exploring 'missing links'. There is also a clear opportunity to provide signage to show how the routes connect. On this basis, six corridors have been identified, as detailed at Appendix G, and on Map 14e.

208 Despite the potential, a balance is likely to be needed between maintaining the character of these often historic routes, and upgrading them to provide surfaces and infrastructure that will support and encourage active travel as a viable and appealing means to get around.

209 Another key consideration is that the corridors, extend beyond the Parish, and also, along the western edge, into the adjoining county. The Neighbourhood Plan can only have influence within the Parish but could provide support for cooperation with neighbouring parishes and other authorities and bodies to progress these wider cross-boundary connections.

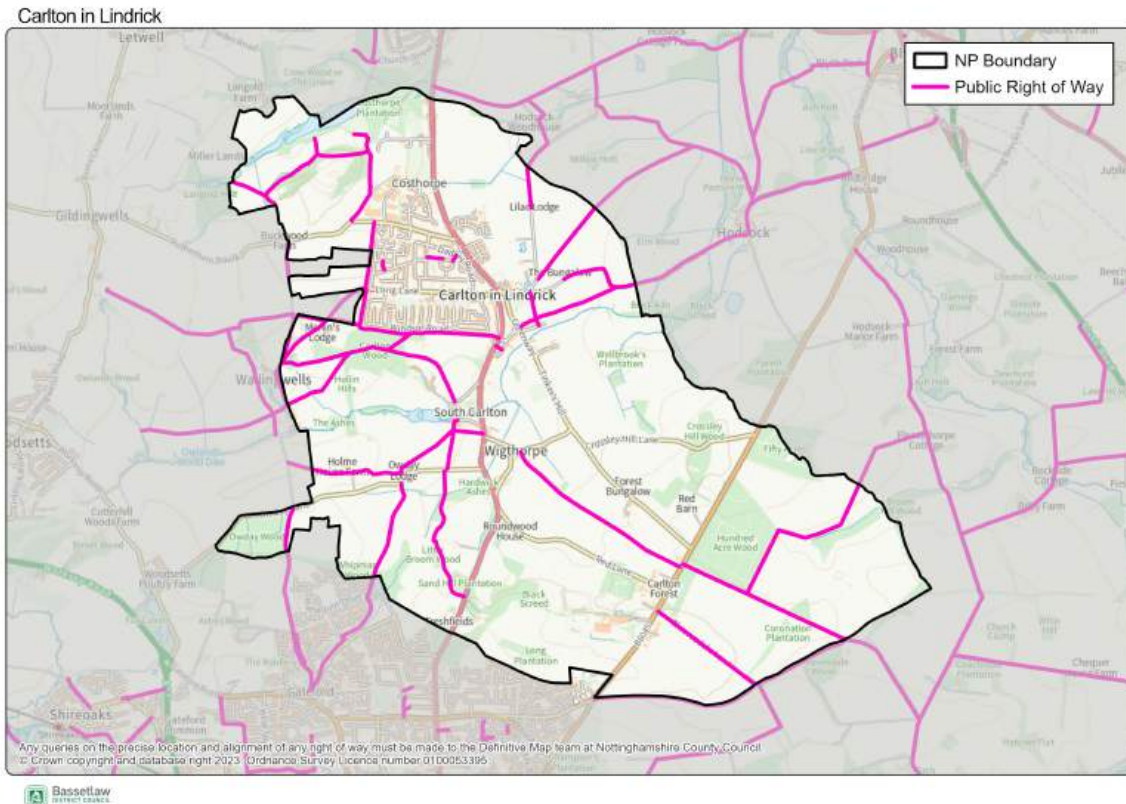
210 Local analysis has identified these active travel corridors and details about the work required to make these accessible and safe for users is at Appendix G. A community action is to work with partners to seek opportunities to develop these active corridors.

Map 14e Active ravel Corridors update to existing footpath etc



212 An important reason why people like living in Carlton in Lindrick is the direct and safe access they have to the countryside. The Parish benefits from a network of Public Rights of Way shown on Map 14f.

Map 14f Public Rights of Way



213 Langold Country Park is a wonderful asset and there has been investment in it in recent years due in part to contributions from planning obligations. Future development should continue to be used as an opportunity to fund improvements to the Park.

214 Appendix H shows the footpath links from the houses on what was the former Firbeck Colliery site to Langold Country Park. These are required as part of the planning permission and this connectivity will enhance life in the village. As the site continues to be built out the Parish Council monitors the scheme to ensure this important walking infrastructure is implemented as agreed (see Community Action at Appendix D).

215 The topography of the area is ideal for cycling but there are no dedicated cycle lanes. The Transport Study Update 2021 produced for the Bassetlaw Plan did an analysis of existing cycling infrastructure and showed that there was no provision beyond the north edge of Worksop. There are no on or off road cycle tracks connecting Carlton in Lindrick at all.

Policy 11b Improving Walking and Cycling Routes

- 1. Improving or extending walking and cycling across the Parish will be supported where the proposals;**
 - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Carlton in Lindrick Design Code; and**
 - b) will not harm locally protected habitats.**
- 2. Relevant development proposals will be expected to demonstrate how they protect and where possible enhance existing Public Rights of Way and permissive routes.**
- 3. Opportunities to improve non-vehicular linkages between existing routes from the edge of Carlton in Lindrick village to the centre and out into the countryside are supported, especially to improve pedestrian links to Langold Country Park in accordance with the routes shown at Appendix H.**
- 4. Development proposals that contribute to the delivery of the active corridors identified at Map 14e and Appendix G are supported.**

Public Transport

216 An important way to reduce car usage is to promote the use of the buses. The stagecoach bus runs along the A60 between Doncaster and Worksop and diverts onto Rotherham Baulk coming out on Long Lane. The service runs three times an hour from 0600 until 0024 providing a valuable service to access employment and services in Worksop or Doncaster. It is important that this service is retained and with a growing population increased where demand requires it.

217 Resident's note however that whilst the bus service north – south is good, access east-west is limited making it difficult for people without cars to access jobs in Manton Wood, Retford and Dinnington.

218 When NCC comments on planning applications consideration is given to the justification to request S106 funding to support bus services. The Parish Council will remain committed to working with partners to ensure local bus services are retained and where necessary enhanced to meet local need.

18 Site Development

219 The NPG commissioned AECOM to undertake master planning on two sites within the village that were suitable for housing and other uses but that had remained undeveloped.

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

221 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 and was a site allocation in the CiLNP for 10 dwellings.

Map 15a

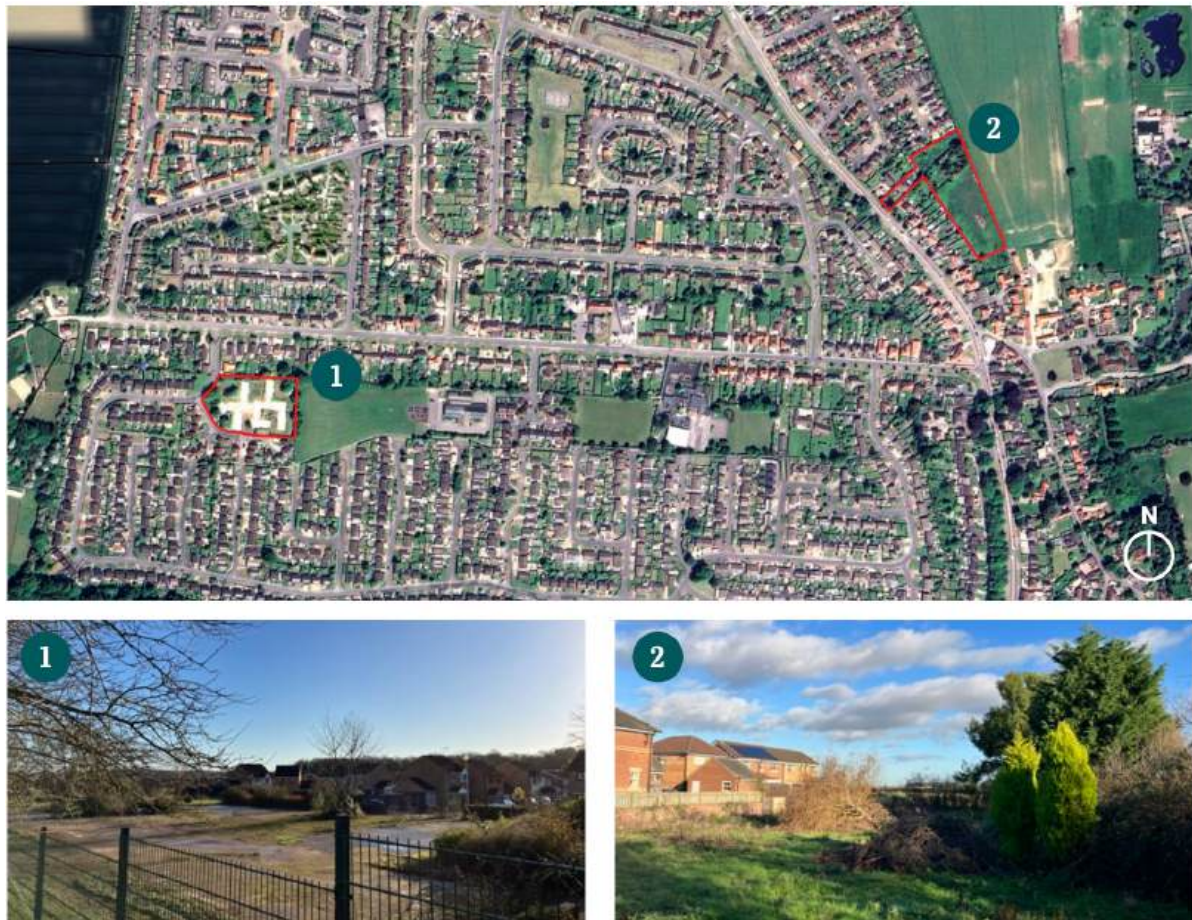


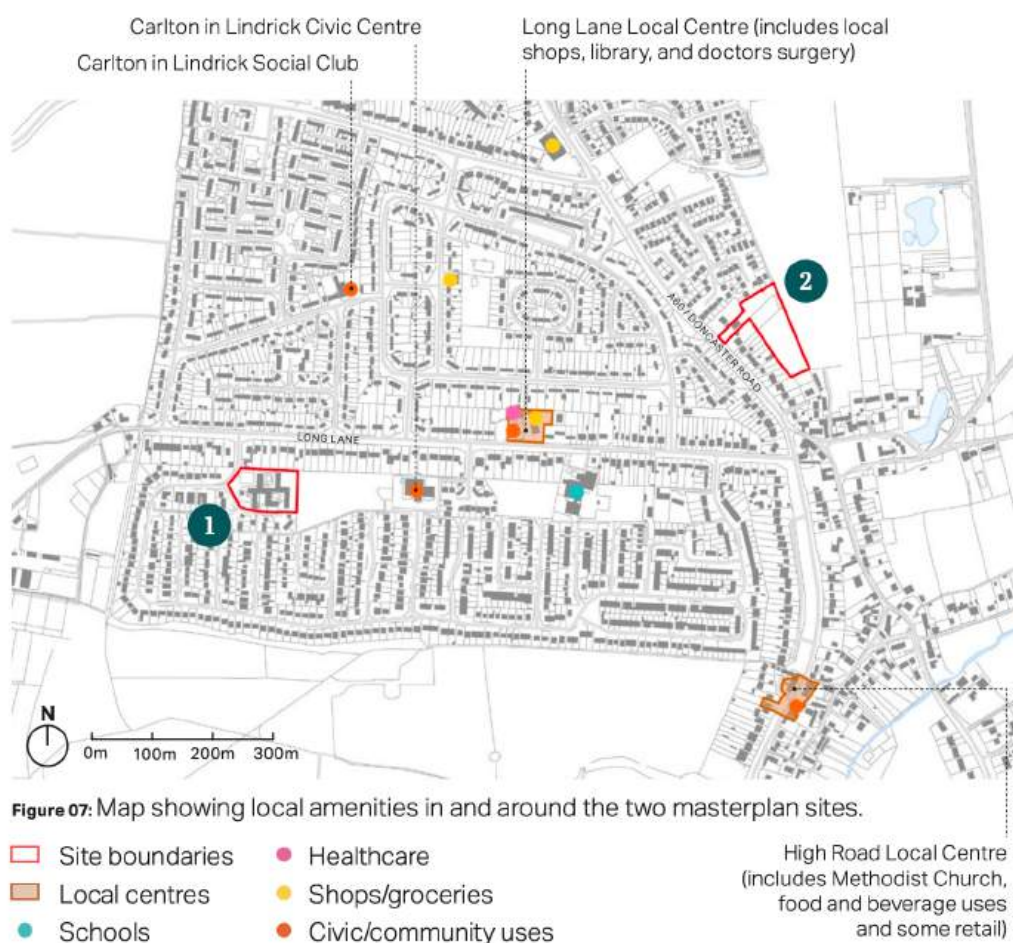
Figure 05: Aerial view and associated photos highlighting the location and character of the two masterplan sites.

222 The following considerations from the issues raised in the Know Your Place Consultation in 2023 and in the work undertaken for this review are key in seeking the best design framework for these sites.

<p>Well considered uses in line with community need</p> <p>The 2024 House, Housing Needs Assessment 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,</p> <p>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?</p>	<p>Safe and connected new communities</p> <p>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?</p> <p>Contribution to the Green infrastructure network</p> <p>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)?</p>
--	--

223 The maps below from the Masterplan document show both sites in relation to existing facilities and green spaces.

Map 15b



Map 15c



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	

Site 1 James Hince Court

224 This brownfield site is accessible from local routes, which connect to Long Lane. The 22 bus route between Worksop and Doncaster serves Long Lane with bus stops within 150 m walk of the site. Carlton In Lindrick Civic Centre is located within a 5 minute walk of the site, Long Lane Local Centre containing shops, a library and a doctors' surgery are a 10 minute walk from the site.

225 This site has an opportunity to interact with and connect to the adjacent recreation ground which is part of the Civic Centre.

226 Constraints and opportunities for the site were mapped and AECOM provided optional layouts to maximise the site's assets.

Map 15d Site 1 Former James Hince Court Constraints and Opportunities

227 For site 1 proximity to local shops and the public open space that is part of the Civic Centre were seen as very important features and all the layout options maximised walking connections from the surrounding residential streets to the park.

228 The 4 layout options are shown in the Community Masterplan. The masterplan design principles set out below underpin all 4 proposals.

Table 8 Community masterplan design principles

<p>1. Well considered uses in line with community need</p> <ul style="list-style-type: none"> 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 	<p>3. A connected neighbourhood which benefits health and well-being</p> <ul style="list-style-type: none"> 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 uses from young to old, with a range of abilities.
<p>2. Responsive to local character and identity</p> <ul style="list-style-type: none"> 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 in the Carlton in Lindrick Design Code. 	<p>4. Championing sustainability for a resilient future</p> <ul style="list-style-type: none"> 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.

229 The Parish Council will work to secure the best development possible for this site. Schemes will be tested against the community masterplan design principles set out above. A Community Action at Appendix D is to work with the landowners to secure the high-quality redevelopment of this site in accordance with the community masterplan design principles.

230 The options presented in the community masterplan are at Appendix J. Option A was preferred by residents living in proximity to the site but with a green space rather than an area for community growing due to the site constraints and limited on street parking.

Policy 12a Redevelopment of James Hince Court

- 1. Well-designed development as defined in Policy 6 for residential or mixed (community) use, will be supported where;**
 - a) the scheme provides a pedestrian link to the Civic Centre recreation grounds,**
 - b) connections to existing footpaths are enhanced,**
 - c) housing meets local needs and is especially suitable for older people (e.g. bungalows) in accordance with Policy 7a,**
 - d) the site design encourages sustainable building practices e.g. consideration of orientation for passive solar gain and water efficient design to meet higher water efficiency standards,**
 - e) existing trees and hedgerows should be retained wherever possible,**
 - f) the use of materials and a narrow colour pallet reflects the character of that part of Carlton in Lindrick village in accordance with character area 2b, design codes 2.4.6 and the area wide design codes in the Carlton in Lindrick Design Guidance and Codes.**

2. **Proposals for the redevelopment of the site should be underpinned by a masterplan which sets out how the scheme has taken into account the community masterplan design principles in table 8 above.**
3. **Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it. Gardens and other soft landscaping should be included to provide enhance amenity and to ensure surface water is managed within the site.**
4. **Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.**

Site 2 Land behind Doncaster Road

231 Site 2 is 0.88 hectares and was allocated in the previous neighbourhood plan and is being reallocated here. The site is a redundant area of land bounded by hedging and residential properties to the west and south.

232 The neighbourhood plan site allocations report for the previous neighbourhood plan identified this site as suitable for future development. During the public consultation it was clear that the community had concerns regarding the site being entirely developed due to the access to the existing road network and impact on traffic congestion. As part of the site allocation process, it was agreed that there should be a limit on the number of dwellings to reduce the detrimental impact on these issues raised by the community.

Map 15e Allocation of Land behind existing properties along Doncaster Road



233 The site is located next to the A6, which is the primary route through the village on the main route for the bus 21. There is a speed limit of 30mph although speeding can be an issue. Residents note that other new development along this road have access difficulties due to visibility.

234 The site has fewer local amenities within the immediate vicinity. However, it's location adjacent to the A6 means that the co-op and the high road local Centre are within 10 minute's walk from the site.

235 There are a cluster of allotments on the eastern edge of the village, but despite its edge of settlement location, there are no access to public footpaths from site 2.

Map 15f Site 2 land East of Doncaster Road Constraints and Opportunities



236 For site 2 the location of the site in the village and on the settlement edge with the long views over open countryside were seen as very important features and all the layout options focused on the impact of the landscaping on the eastern boundary.

237 The 2 layout options in the Community Masterplan are at Appendix K. The community masterplan design principles underpin all the proposals.

238 Pedestrian access from Shire Close will not be suitable due to the configuration of the neighbouring houses. The layout of development must take into account the existing issues with surface water flooding on the site that has been reported by residents on Doncaster Road.

Table 9 Community Masterplan Design Principles

<p>1. Well considered uses in line with community need</p> <ul style="list-style-type: none"> Residential development should include affordable, flexible and adaptable homes for a range of ages including the elderly and for starter homes. 	<p>3. A sensitive response to surrounding environment</p> <ul style="list-style-type: none"> 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.
<p>2. Responsive to local character and identity</p> <ul style="list-style-type: none"> Development should respond to local built form and the material character of the village. Development should be reaching quality and showcase appropriate detail are set out in the Carlton in Lindrick Design Code. 	<p>4. A safe and connected new community</p> <ul style="list-style-type: none"> Development should consider safety and visibility of the access point to the site. Development should connect visually but not physically to surrounding neighbourhoods.

Policy 12b Land east of Doncaster Road (site allocation ref LAA00162) identified on Map 15e

- 1. Well-designed residential development as defined in Policy 6 for in the region of 10 dwellings that reinforce the positive aspects of the character of the eastern edge of Carlton in Lindrick village is supported where;**
 - a) the buildings' design, layout and boundary treatment reflect the site's location behind existing dwellings and on the settlement edge, the Community Masterplan options A (page 42) and B (page 44) provide indicative layouts,**
 - b) the landscaping scheme includes a boundary treatment (native hedgerows and mature trees) that provides a soft transition to the open countryside to the east, retaining existing hedgerows where possible,**
 - c) the layout accommodates any wayleaves required,**
 - d) the use of materials and a narrow colour pallet reflects the historic rural nature of that part of Carlton in Lindrick village in accordance with character area 2a and design codes 2.4.6 and the area wide design codes in the Carlton in Lindrick Design Guidance and Codes,**
 - e) safe access and egress for vehicles and pedestrians is provided in accordance with NCC Highway standards,**
 - f) housing mix meets local need for 2-3 bed dwellings in accordance with Policy 7a**
 - g) the site design encourages sustainable building practices e.g. consideration of orientation for passive solar gain and water efficient design should be included to meet higher water efficiency standards,**

- h) proposals must demonstrate how the existing surface water flooding has been taken into account and ensure that flood risk is not increased to the site or to the land and buildings around it**
 - i) no pedestrian access is permitted from Shire Close.**
- 2. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it.**
- 3. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.**

19 Developer Contributions

239 Developer contributions seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards place-making and meet Bassetlaw Plan policy requirements.

240 The community are witnessing a strain on local infrastructure, especially the local roads, and access to medical and education services. The rapid expansion of Carlton in Lindrick village since 2019 (which is not yet complete) and the future expansion at Peaks Hill will put more strain on this infrastructure that is so important to quality of life for local people.

241 Developer applications are required to comply with planning obligations set out in paragraphs 58 of the NPPF; Section 106 of the Town and Country Planning Act 1990; and current Community Infrastructure Levy (CIL) Regulations. In addition, however, they are also expected to comply with the community aspiration “developer contributions” which is detailed below.

242 The requirements for developer contributions should be discussed as part of the planning application process with the Parish Council, BDC and – where applicable – Nottinghamshire County Council.

Community Aspiration Developer Contributions

1. **In accordance with CIL Regulations, major residential development proposals and major development proposals for businesses and industrial premises will be required to mitigate adverse impacts upon local infrastructure. The local requirement is for:**
 - a) **primary and secondary school places for local children,**
 - b) **medical services to meet the needs of the growing local population,**
 - c) **local bus services,**
 - d) **improve walking/cycling infrastructure,**
 - e) **highway improvements to reduce the volume and speed of traffic along the Greenway, The Cross and Chapelgate, to increase safety at Long Lane Junction and to increase pedestrian safety along the A60.**
2. **Eligible development proposals should ensure that the impacts of the scheme on local infrastructure are appropriately mitigated including through the use of developer contributions towards local infrastructure.**

20 Implementation

243 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable the Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle (above see section 6 page 16). Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

244 There are several areas of activity which will affect delivery and each is important in shaping the Plan area in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Parish.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) 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 can be shown to be delivering District and County objectives.

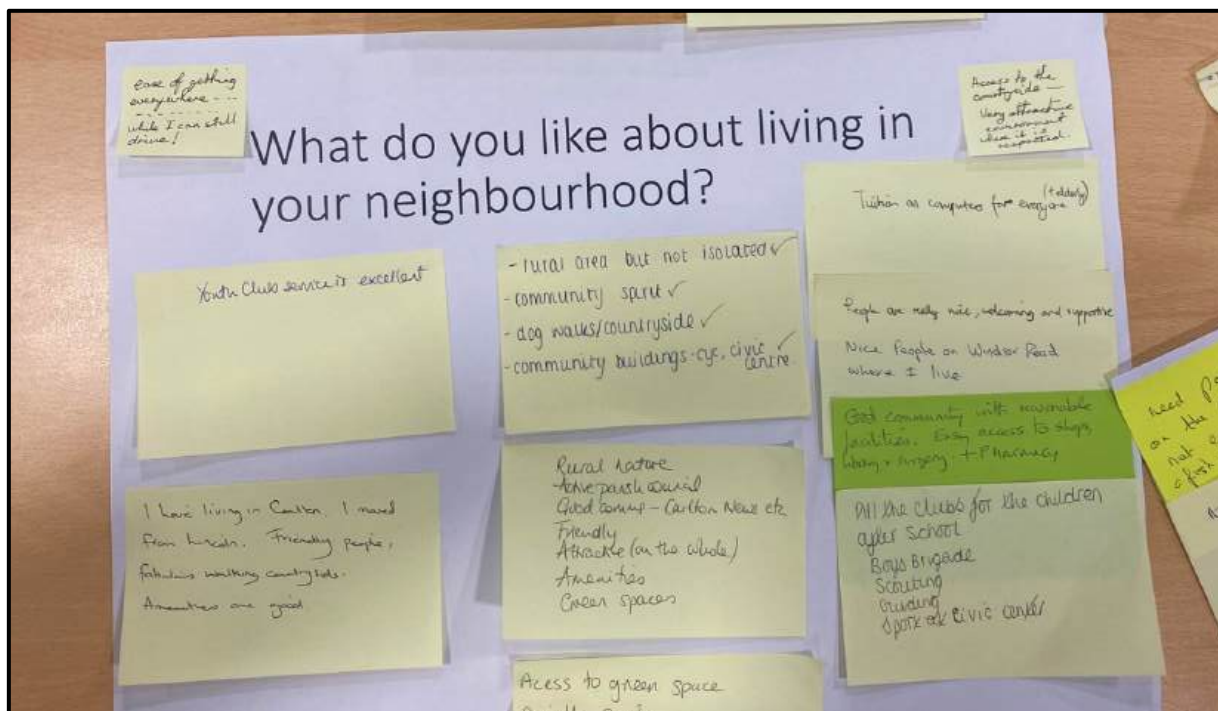
21 Monitoring and Review

245 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by the Parish Council annually.

246 If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Parish Council that there will be a review of the Plan 5 years after it has been made.

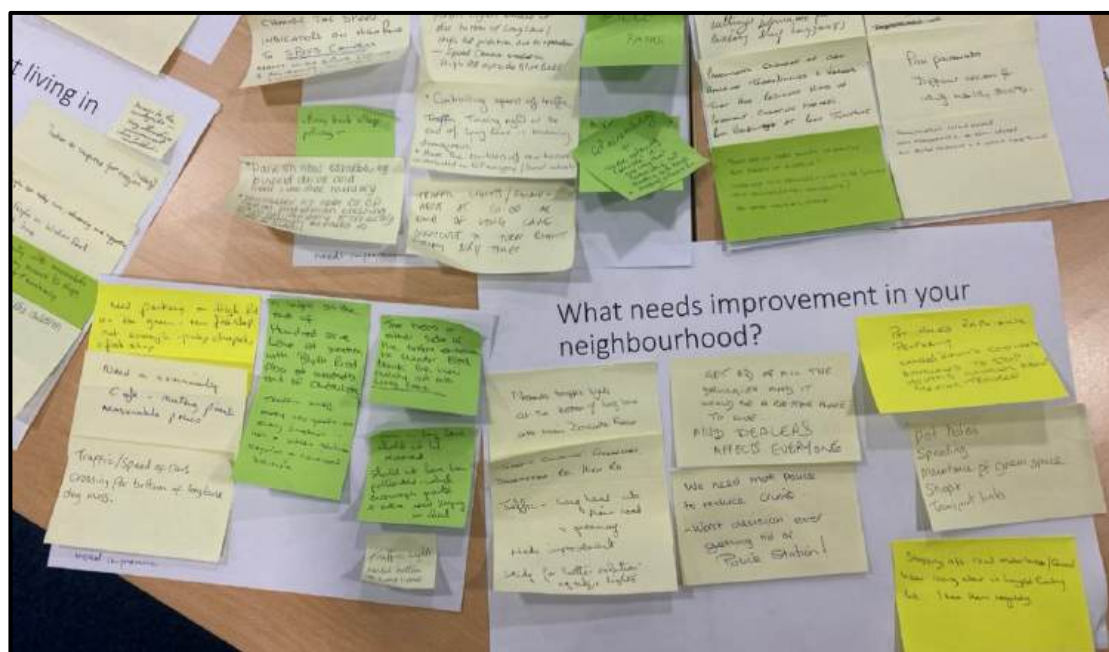
247 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A Know Your Place consultation feedback



Know your Place: Carlton in Lindrick

Response data from community event, held at Civic Centre, Carlton in Lindrick, 28 September 2023



The document details all of the comments / submission made during the community event, including post-it notes grouped under the original themes. All the comments are available at <https://www.carlton-in-lindrickparishcouncil.org> under the Neighbourhood Plan tab.

Appendix B Key Views (see map 6d)



KV1 looking east from Doncaster Road land falls away towards the east with long open views across the countryside (Green Gap 2 policy ST38 Bassetlaw Plan) that establish a rural open setting on approach from the north to the village.



KV2 looking east from Doncaster Road (Green Gap 2) these long views look onto the relatively undeveloped flood plains to the east (beyond the parish boundary), and these form an important part of the character of this area of the village. The landscape intrusion of the recent development off Poppy Field Way is minimized by the sensitive boundary treatment and layout and design of new housing which allows a soft transition to the countryside and ensures the village is still seen in the rural context.



KV3 long view looking north west from the western edge of Carlton in Lindrick across the proposed significant green area the woodland in the distance is outside the Plan Area.



KV4 from Tinkers Hill looking southeast long views to open countryside from key southern route, Wellbrook's Plantation and Kegham End Plantation in the Plan area can be seen.



KV5 looking southeast from Crossley Hill Lane long views of open countryside towards the wooded ridgeline.



KV6 from the A60 looking northwest across Green Gap 3. The fields shown are an unregistered park and garden and within the Conservation Area. The boundary treatment, design and layout ensures a soft transition from the open countryside on the main approach to Carlton in Lindrick from the south.



KV 7 from the A60 looking southeast across open fields and towards the woodland on the ridgeline, provides important landscape buffer from the proposed urban extension to Worksop on the other side of the ridge.



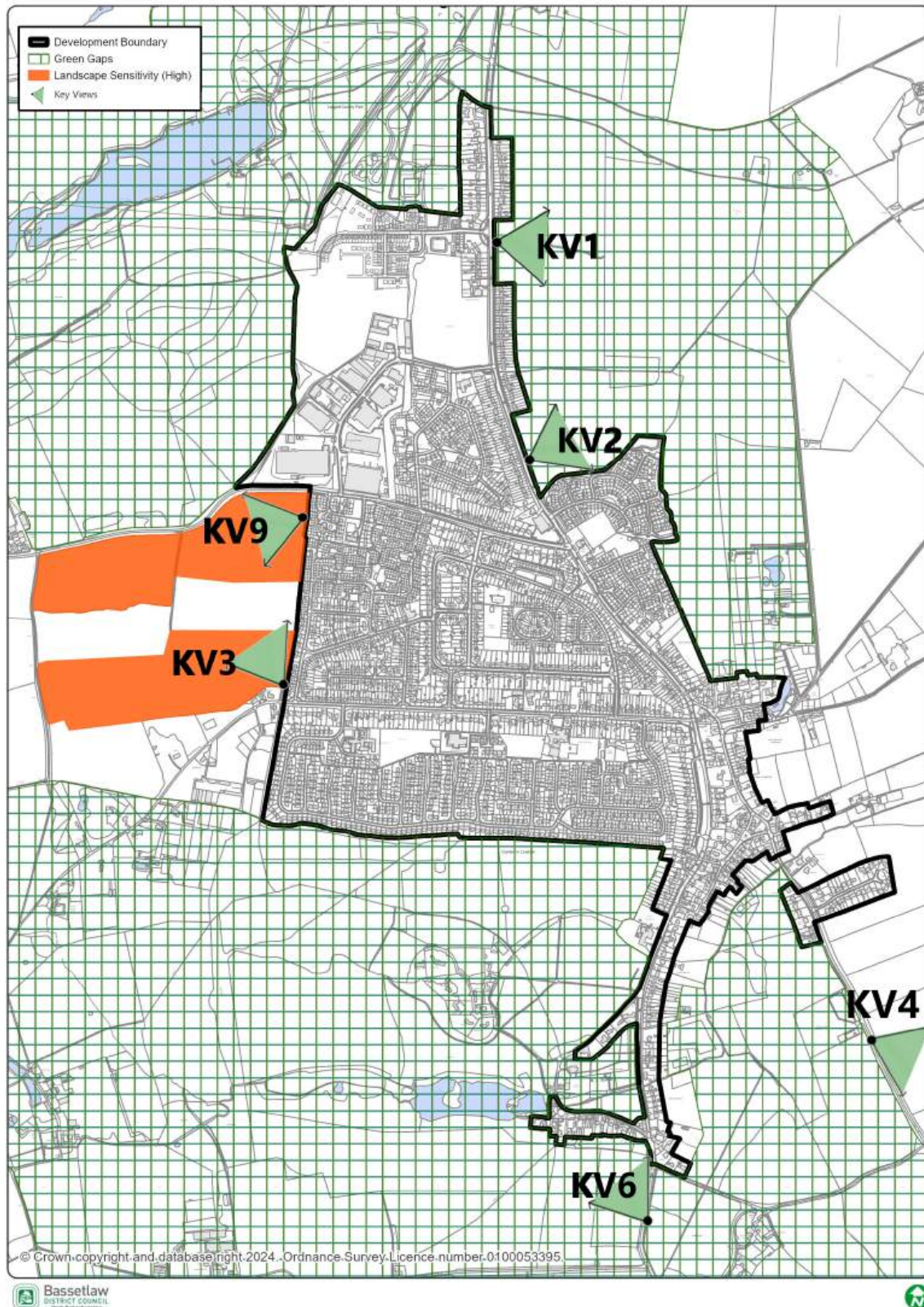
KV 8 from the A60 looking southwest woodland, hedgerows and open fields retain the sense rural character of the parish in the approach to the built up edge of Worksop.



KV9 looking west from the cul de sac end of Hawthorne Way long views across open fields identified as having a high landscape sensitivity.

Appendix C In combination landscape policies BDC and CiLRNP

Carlton in Lindrick



Appendix D Community Actions

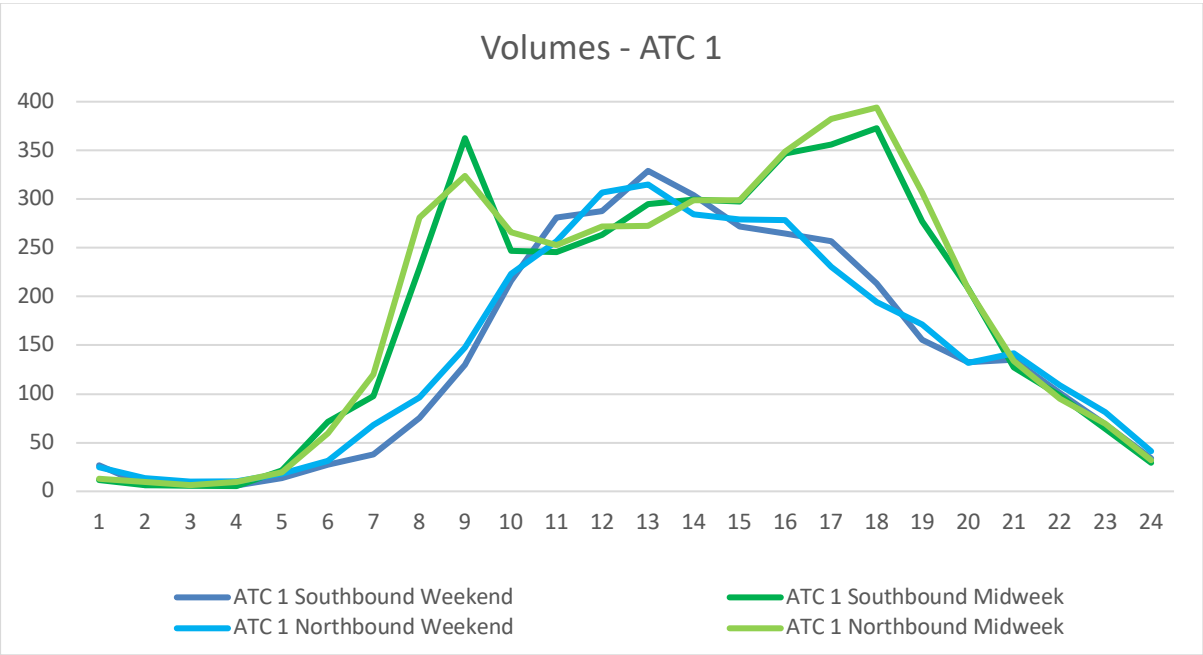
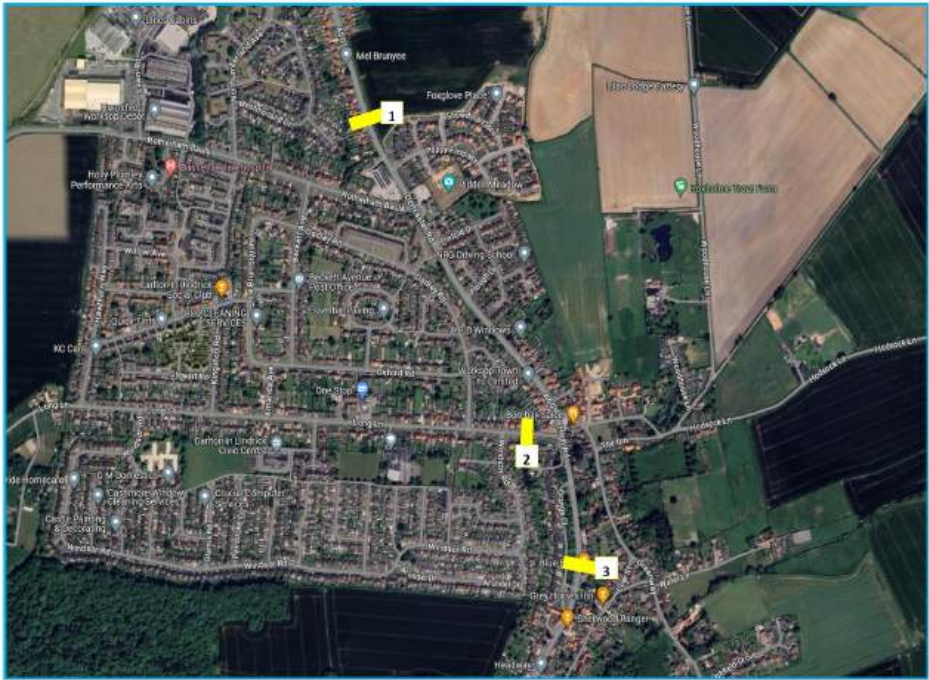
248 This separate annex contains a number of community actions. Some take the form of projects which will be pursued by the Parish Council, others are actions that the Parish Council will seek to deliver but where it needs to work alongside other organisations and landowners.

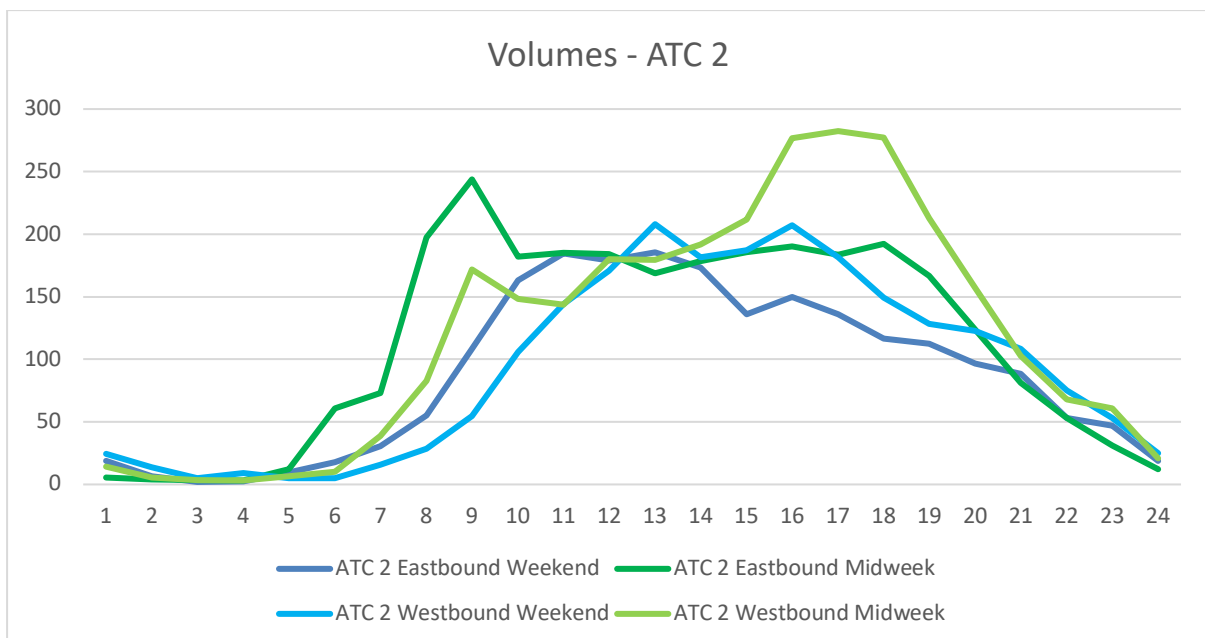
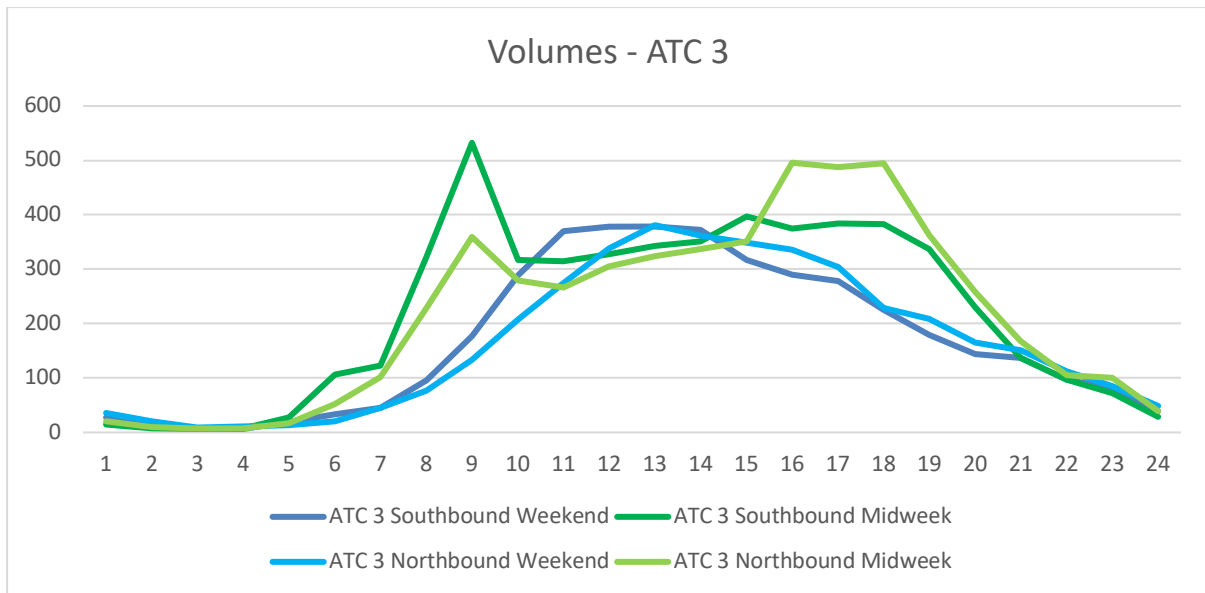
249 All of the community actions have resulted from work carried out during the production of the Plan but are not subject to planning policies. This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the Vision set out in the CiLRNP.

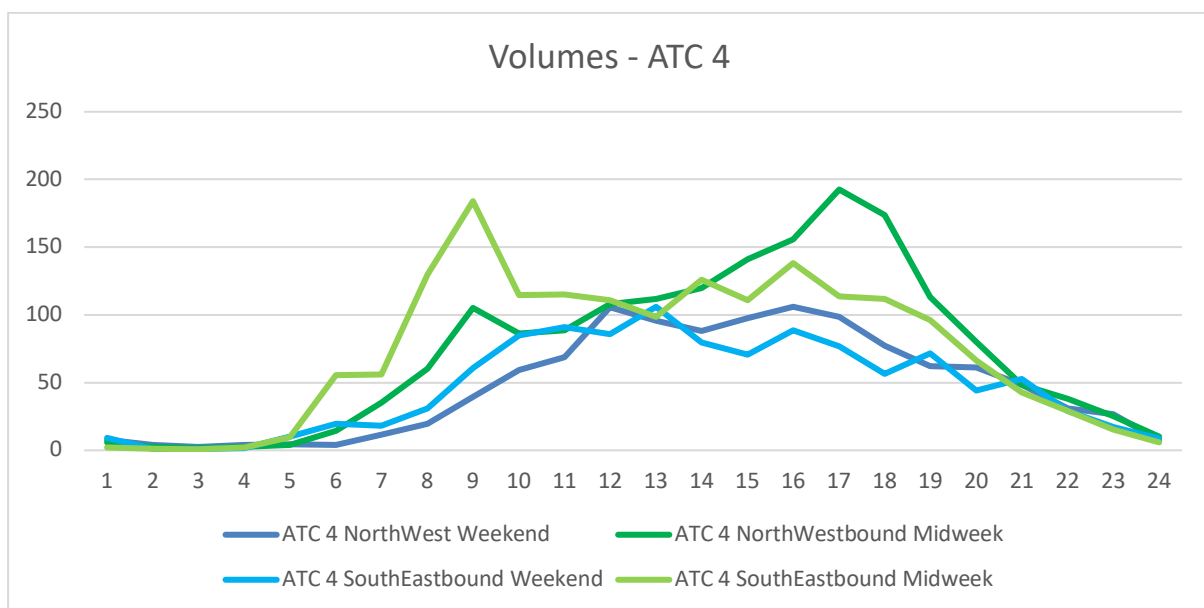
Action 1 To seek funding to enhance the public realm and appearance of shop fronts at Long Lane Local Centre and the High Street Local Centre	<p>Proposed Actions</p> <p>To work with BDC, the landowner, local businesses and the community to agree a programme and to seek funding for environmental enhancements to make the Local Centre at Long Lane more attractive providing seating and planting as well as enhancing the appearance of the shop front.</p> <p>To work with landowners of the shops on the High Street which are falling into disrepair. To encourage investment in them reflecting their location in the conservation area.</p>
Action 2 To protect the mature trees on the A60 on LGS 6	<p>Proposed Actions</p> <p>To work with BDC and highways to seek TPO for trees on the A60.</p>
Action 3 To improve the biodiversity value of the new cemetery on Hundred Acre Lane	<p>Proposed Actions</p> <p>To work with BDC to design a programme of environmental enhancements at the cemetery site and to seek opportunities as part of the BNG initiative or outside of it, to significantly enhance the flora and fauna at the site.</p>
Action 4 To improve pedestrian safety	<p>Proposed Actions</p> <p>To work with BDC and NCC to get average speed cameras along the A60 where it runs through the village and to make Greenway one way reflecting the volume of traffic using it as a short cut to Worksop.</p>
Aspiration 5 To improve and extend the activity corridors for cycling and walking	<p>Proposed Actions</p> <p>To map, promote and extend the existing cycling and walking routes to create activity corridors for commuting and leisure. To work with partners to make these better connected where gaps exist.</p> <p>To make the footpath along the A60 a shared pedestrian/cyclist space where it is safe to do so.</p> <p>To use developer contributions to improve surfaces of the active travel corridors to make cycling/walking</p>

	easier. To work with NCC to seek ways to limit HGVs on Owday Lane – the road is too narrow and unsuitable.
Aspiration 6: To improve the access off Poppy Way Fields	Proposed Actions To improve the visibility splay for vehicles exiting Poppy Fields Way turning right onto the A60. Lobbying NCC and BDC to find a solution that will likely include the removal of part of the hedge.
Aspiration 7: Increase the provision of allotments	Proposed Actions To increase the number of allotments by identifying a new site suitable to meet local need.
Aspiration 8: Develop James Hince Court site and land east of Doncaster Road in accordance with the Community Masterplan options.	Proposed Actions To work with the landowners to see the development of James Hince Court site and the site east of Doncaster Road in accordance with the community masterplan design principles and in accordance with Policy 12a and 12b.

Appendix E (1) Traffic Volumes







Appendix E (2) Speeding Data from 2024 Survey

ATC 1
Southbound

30

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	2628	1949	1880	2750	2689	2709	2447	17052
30-40	1842	1503	1314	1530	1464	1576	1735	10964
40-50	56	61	44	57	51	73	69	411
50+	7	3	9	3	2	4	3	31
	0							0
TOTAL	4533	3516	3247	4340	4206	4362	4254	28458
% Speeding	42.0%	44.6%	42.1%	36.6%	36.1%	37.9%	42.5%	40.1%

ATC 1
Northbound

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	2240	1746	1664	2414	2437	2318	2538	15357
30-40	2273	1786	1604	1871	1822	2018	2044	13418
40-50	98	69	54	59	65	83	42	470
50+	8	6	4	8	10	7	8	51
	0							0
TOTAL	4619	3607	3326	4352	4334	4426	4632	29296
% Speeding	51.5%	51.6%	50.0%	44.5%	43.8%	47.6%	45.2%	47.6%

ATC 1
Total

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	4868	3695	3544	5164	5126	5027	4985	32409
30-40	4115	3289	2918	3401	3286	3594	3779	24382
40-50	154	130	98	116	116	156	111	881
50+	15	9	13	11	12	11	11	82
	0							0
TOTAL	9152	7123	6573	8692	8540	8788	8886	57754
% Speeding	46.8%	48.1%	46.1%	40.6%	40.0%	42.8%	43.9%	43.9%

ATC 2		05/07/2024	06/07/2024	07/07/2024	08/07/2024	09/07/2024	10/07/2024	11/07/2024	Total
Eastbound	Speed (MPH)	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	
	0-30	2783	2224	1868	2684	2586	2678	2704	17527
	30-40	35	54	37	41	32	36	27	262
	40-50	0	1	0	0	0	0	0	1
	50+	0	0	0	0	0	0	4	4
TOTAL		2818	2279	1905	2725	2618	2714	2735	17794
% Speeding		1.2%	2.4%	1.9%	1.5%	1.2%	1.3%	1.1%	1.5%
ATC 2 Westbound	Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
	0-30	2891	2341	1975	2764	2736	2804	2786	18297
	30-40	66	58	40	44	51	41	59	359
	40-50	2	3	0	0	0	3	0	8
	50+	0	0	0	0	0	0	0	0
TOTAL		2959	2402	2015	2808	2787	2848	2845	18664
% Speeding		2.3%	2.5%	2.0%	1.6%	1.8%	1.5%	2.1%	2.0%
ATC 2 Total	Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
	0-30	5674	4565	3843	5448	5322	5482	5490	35824
	30-40	101	112	77	85	83	77	86	621
	40-50	2	4	0	0	0	3	0	9
	50+	0	0	0	0	0	0	4	4
TOTAL		5777	4681	3920	5533	5405	5562	5580	36458
% Speeding		1.8%	2.5%	2.0%	1.5%	1.5%	1.4%	1.6%	1.7%

ATC 3
Eastbound

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	3740	2685	2274	3402	3569	3540	3605	22815
30-40	1729	1596	1351	1695	1460	1660	1584	11075
40-50	44	39	45	51	41	39	31	290
50+	7	1	5	4	1	4	2	24
								0
TOTAL	5520	4321	3675	5152	5071	5243	5222	34204
% Speeding	32.2%	37.9%	38.1%	34.0%	29.6%	32.5%	31.0%	33.3%

30

ATC 3
Westbound

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	2850	1890	1582	2495	2519	2799	2852	16987
30-40	2535	2274	1959	2536	2409	2321	2254	16288
40-50	68	60	63	51	39	56	64	401
50+	6	3	6	6	6	8	2	37
								0
TOTAL	5459	4227	3610	5088	4973	5184	5172	33713
% Speeding	47.8%	55.3%	56.2%	51.0%	49.3%	46.0%	44.9%	49.6%

ATC 3
Total

Speed (MPH)	05/07/2024 Friday	06/07/2024 Saturday	07/07/2024 Sunday	08/07/2024 Monday	09/07/2024 Tuesday	10/07/2024 Wednesday	11/07/2024 Thursday	Total
0-30	6590	4575	3856	5897	6088	6339	6457	39802
30-40	4264	3870	3310	4231	3869	3981	3838	27363
40-50	112	99	108	102	80	95	95	691
50+	13	4	11	10	7	12	4	61
								0
TOTAL	10979	8548	7285	10240	10044	10427	10394	67917
% Speeding	40.0%	46.5%	47.1%	42.4%	39.4%	39.2%	37.9%	41.4%

ATC 4 Northwestbound		05/07/2024	06/07/2024	07/07/2024	08/07/2024	09/07/2024	10/07/2024	11/07/2024	Total
	Speed (MPH)	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	
	0-40	89	51	39	75	126	62	69	511
	40-50	649	422	351	690	745	670	747	4274

60

	50-60	766	511	506	769	639	861	695	4747
	60+	236	213	169	211	130	213	186	1358
	TOTAL	1740	1197	1065	1745	1640	1806	1697	10890
% Speeding		13.6%	17.8%	15.9%	12.1%	7.9%	11.8%	11.0%	12.5%

ATC 4 Southeastbound		05/07/2024	06/07/2024	07/07/2024	08/07/2024	09/07/2024	10/07/2024	11/07/2024	Total
	Speed (MPH)	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	
	0-40	131	60	67	120	281	118	120	897
	40-50	774	414	438	743	829	771	766	4735
	50-60	702	497	415	692	435	688	667	4096
	60+	203	193	144	203	84	191	169	1187
	TOTAL	1810	1164	1064	1758	1629	1768	1722	10915
% Speeding		11.2%	16.6%	13.5%	11.5%	5.2%	10.8%	9.8%	10.9%

ATC 4 Total		05/07/2024	06/07/2024	07/07/2024	08/07/2024	09/07/2024	10/07/2024	11/07/2024	Total
	Speed (MPH)	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	
	0-40	220	111	106	195	407	180	189	1408
	40-50	1423	836	789	1433	1574	1441	1513	9009
	50-60	1468	1008	921	1461	1074	1549	1362	8843
	60+	439	406	313	414	214	404	355	2545
	TOTAL	3550	2361	2129	3503	3269	3574	3419	21805
% Speeding		12.4%	17.2%	14.7%	11.8%	6.5%	11.3%	10.4%	11.7%

Appendix F What does good design look like from Carlton in Lindrick Design Code Historic Village page 22

2.3.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the historic village area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.



Figure 13: Rows of terraced cottages are a typical building type. A variety of setbacks are seen along streets, from buildings which meet the pavement edge (seen above), to large setbacks where homes are shielded from the street.



Figure 15: Large grass verges, in combination with mature trees help to create a buffer between the A60 and newer development to the west. Mature trees help to provide screening and enhance the rural character of the village.



Figure 12: Most homes have on-plot parking, and this is often located to the side or rear of the dwellings ensuring it is not visually dominant. Small setbacks and well defined plot boundaries create small but welcoming front gardens.



Figure 14: Traditional rural cottages feature architectural details such as Magnesian Limestone facades, red clay pantile roofs, arched entranceways, chimney stacks tied to gable ends, stone coped gables, and white timber windows.



Figure 16: Buildings are 'nestled' within the surrounding landscape. Some notable buildings (Carlton Mill seen here) increase to 3 storeys in height.

20th and 21st Century Neighbourhoods page 31**2.4.4 What good looks like**

The illustration on the following page brings together various elements of 'good design' from across the 20th-21st Century Neighbourhoods area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Despite the difference in character across sub-types a,b, and c - what good looks like remains relatively consistent across the wider area type.

It is also important to note that within this area type, materials used and built form diverges from the historic core. Whilst elements of architectural character (e.g. buff brick or concrete pantiles) should not necessarily be seen as good practice examples, there are still lessons to be learned from the arrangement of buildings, and how plots meet the street.



Figure 33: On-plot parking is provided to the side of the property, with well-kept front gardens making up the majority of the frontage. Threshold is well defined. Although different in style to historic buildings, characteristic architectural details such as arched entrances have been referenced.



Figure 34: There is a clear route hierarchy, with main routes being wider and often lined with grass verges and trees - visually differentiating them. Local roads are more compact, with reduced enclosure and shorter sight-lines.



Figure 35: Many of the village's key green spaces are located within this area type. Here, homes front onto an area of green space, providing overlooking and enhancing feelings of safety.



Figure 36: Dwellings are arranged to turn corners, ensuring the street is lined with 'active frontages'. This also allows for the creation of pockets of green public space, with a bench providing a place to rest.

Rural Hamlets page 37

2.5.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the rural hamlets area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.



Figure 45: Historic buildings are typically constructed from magnesian limestone and red pantiles. Roof pitches tend to be steep. Setbacks vary, with some dwellings meeting the street, and some instead well screened from view.



Figure 47: Dwellings are accessed along rural lanes, mostly bounded by mature planting and hawthorn hedgerows. The plots of some notable buildings (e.g., Wigthorpe Hall) are bounded by magnesian limestone walls.



Figure 44: There is a strong sense of tree cover around dwellings, helping to screen development from view.



Figure 46: Modest scale 1-2 storey development is well nestled within the countryside setting. Roofscapes are partially visible, with red pantiles standing out amongst trees and hedgerows.



Figure 48: Rural timber gates (often 5-bar) are characteristic of this area, as seen here at an old entrance to Wigthorpe Hall.

Appendix G Active Travel Corridors (see Map 14e)

1: High Road and Doncaster Road Corridor

Creation of an enhanced 'spine' to connect the various pre-existing routes that run to/from this key corridor, encouraging active travel within the built-up area.

- Likely to focus on the possibility of reconfiguring existing carriageway and footpaths, due to space constraints on the A60, particularly in the centre of the village.
- Potential to incorporate off-line route where space permits, such as at Grange Close.

2: Old Carlton to Worksop via Peaks Hill Farm

Provision of a dedicated non-vehicular route between Carlton and Worksop, ideally avoiding use of the A60 Carlton Road.

- Potential improvement / signing of existing Carlton in Lindrick BW2 to provide off-road alternative to the A60 between Old Carlton and Peaks Hill Farm, to include a safe crossing point across Owday Lane.
- Routes from Peaks Hill Farm to Worksop, either through the proposed new development or along / parallel to the A60 corridor, to be the subject of further investigation.

3: Costhorpe to Langold and beyond

Improvement of routes between Costhorpe and Langold and to the recreational assets at Langold Country Park.

- Clarification of the present and future connectivity between the Osprey View development and Langold Country Park.
- Potential for parallel improvements to cycling and walking infrastructure on the A60 Doncaster Road.
- Potential to improve connection to Hodsock BW1 (Hodsock Park Lane), providing onward route to Hodsock, Blyth, and beyond.

4: Long Lane to Worksop via Wallingwells and Gateford

Use of existing bridleway network to provide a continuous off-road route between Long Lane and Gateford, and onward connections to Worksop (including NCN 6), and Woodsetts and destinations west (via NCN 674).

- Potential improvement / signing of the various connected bridleways that run along and intersect the border of the Neighbourhood Area, including Carlton in Lindrick BW15 and BW5.
- Investigation of a safe crossing point over Owday Lane.
- Potential to explore options for improvements along Long Lane, including at the junction with Doncaster Road, to connect with corridor 1.

5: The Green to Hodsock and beyond

Use of the existing bridleway network to provide a continuous off-road recreational loop via Hodsock, and an onward route towards Blyth.

- Potential improvement / signing of Carlton in Lindrick BW30 and BW31, both as a circular route via Hodsock, or onward towards Blyth.
- Exploring the potential for improvements between Doncaster Road and The Green to connect to corridor 1.

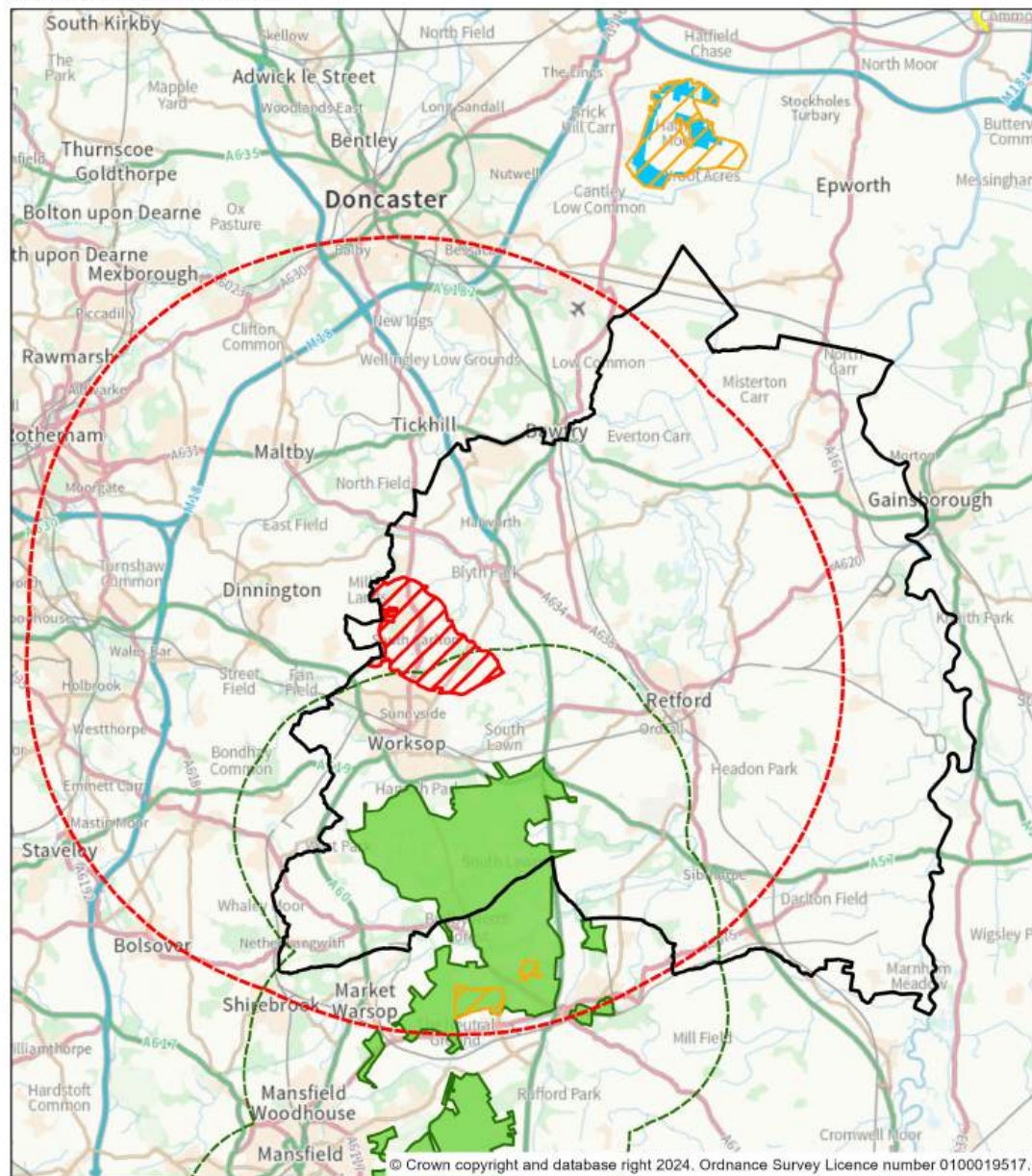
6: Old Carlton to Carlton Forest and beyond

Combining existing roads, footpaths and bridleways to create a safer route across the Parish, avoiding Hundred Acre Lane, and improving access to open countryside beyond.

- Exploration of options between Old Carlton and Wigthorpe via Church Lane and Wigthorpe Lane, to include a safe crossing point over the A60 High Road.
- Potential upgrade of existing Carlton in Lindrick FP11, between Wigthorpe and Carlton Forest, to a bridleway.
- Provision of a safe crossing point over the B6045 Blyth Road.
- Continuation via Carlton in Lindrick BW16 towards Scofton and beyond.

Appendix I Map of Special Protection Areas and Special Areas of Conservation in relation to the Carlton in Lindrick Neighbourhood Area

Bassetlaw District Council



- Bassetlaw Boundary
- Carlton in Lindrick NP Boundary
- 15km from Carlton in Lindrick NP Boundary
- Special Area of Conservation
- Special Protection Area
- Sherwood Forest Important Bird Area*
- Sherwood Forest Important Bird Area 5km buffer
- Indicative prospective potential Special Protection Area (ppSPA)
- Ramsar

Source: Natural England, NWT

* IBA boundary from 2010 is shown. IBAs outside of Sherwood Forest are not shown on this map as they have not been considered in the Habitats Regulation Assessment (HRA) Screening.

Appendix J Community Masterplan Design Options James Hince Court page 25 - 31

3.5 Site option A: Housing and community growing space



3.6 Site option B: Housing and retail provision



Figure 23: Sketch showing an indicative layout for the James Hince Court site, including housing and retail provision.

3.7 Site option C: Maximised housing provision



3.8 Site option D: Allotments



Appendix K Community Masterplan Design Options page 42-44

4.5 Site option A: Housing (overlooking open countryside)

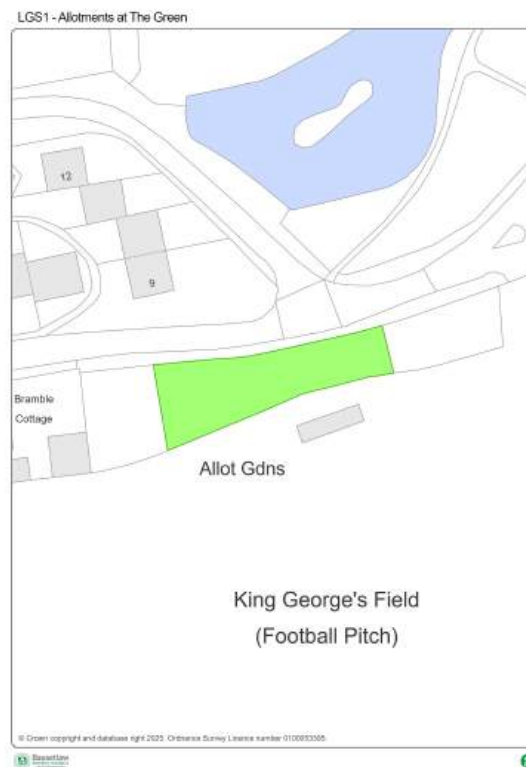
Figure 40: Sketch showing an indicative housing layout for the Doncaster Road site.

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



Appendix L (1) Local Green Spaces

Map 7a shows those designated in the made neighbourhood plan. They are set out here for clarity.







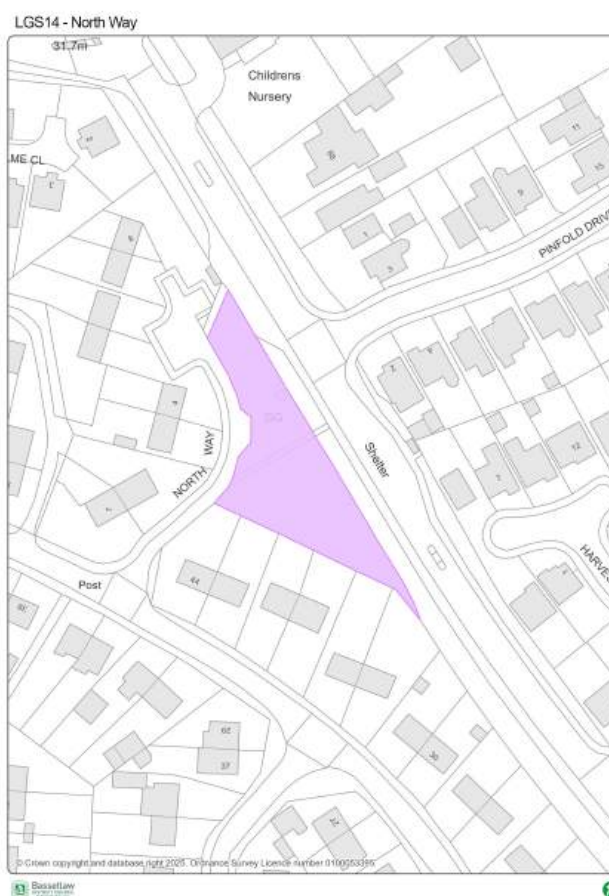
There is no LGS 2 or 4.

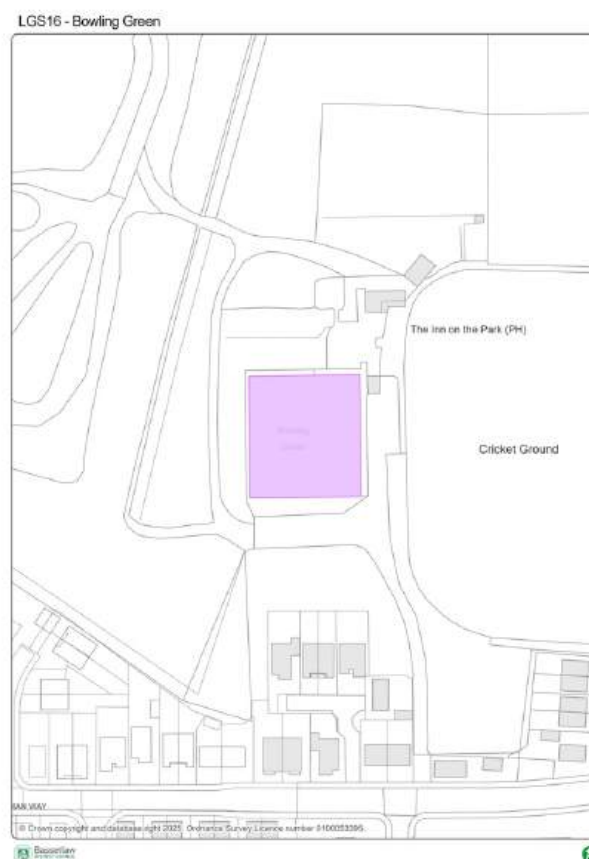
Appendix L (2) Proposed Local Green Spaces

Map 7b shows those proposed local green spaces, they are set out here for clarity.

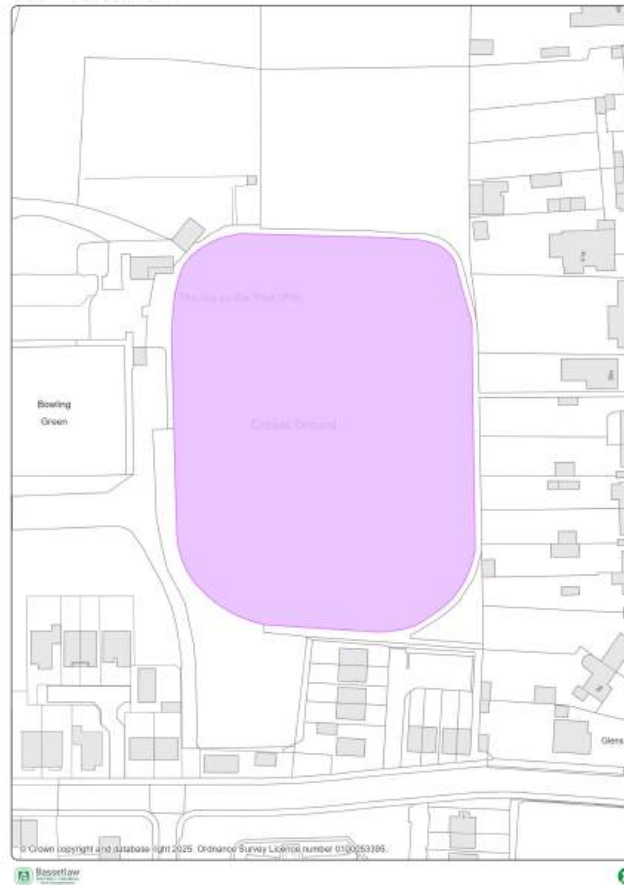




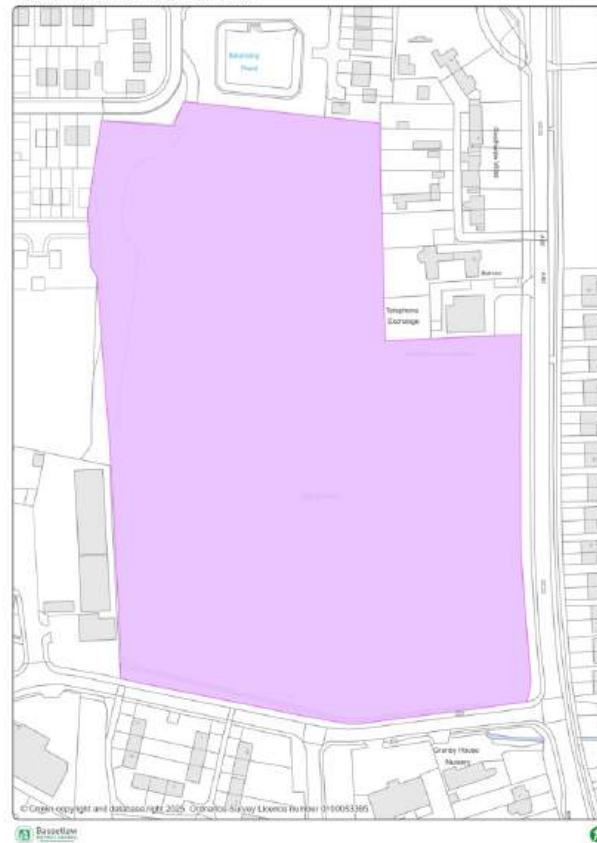




LGS17 - Cricket Ground



LGS18 - Doncaster Road / Lawn Road



LGS19 - Lampman Way



LGS20 - Langold County Park South

