# CONTENTS

Foreword

1. Introduction
2. How the Plan fits into the planning system
3. How this Neighbourhood Plan supports sustainable development
4. Vision and objectives
5. How this Neighbourhood Plan was prepared
6. About Nether Langwith
7. Neighbourhood plan Policies:
   A. Housing and the Built Environment
   B. The Natural, Historical and Social Environment
   C. Community Sustainability:
      1. Community Facilities
      2. Employment
      3. Traffic
8. Monitoring and Review

Community Actions?

Appendices

1. Housing Census data
2. AECOM Housing Needs Assessment
3. Affordable Housing for Sale Assessment
4. AECOM Site Assessment
5. AECOM Design Codes
6. Environmental inventory
7. Evidence base: Local Green Space
8. Local Heritage Assets
9. Important views

# Foreword

The Localism Act 2011 details the Government's approach to giving local people a greater say in planning by devolving decision-making powers from central government control to local communities.

The production of this Neighbourhood Plan follows the national guidelines set; it having been initiated by a desire among local residents that their views and wishes be considered when planning applications are submitted to the District Council. The Parish Council created the Nether Langwith Neighbourhood Plan Advisory Committee ("the Advisory Committee"), comprising Councillors and residents, to take the lead on the production of the Nether Langwith Neighbourhood Plan and to involve as many members of the community as possible.

It has been important for the Advisory Committee to uncover the wishes and needs of the whole community and then understand how they can be set out as development Policies which conform to local, national and EU policies within the context of the strategic National Planning Policy Framework.

The Policies, which now appear in this Neighbourhood Plan, include those which detail where the Parish will support development activity, and others, such as Local Green Spaces, where the community wish to protect land from development. These policies have been drafted following engagement with the residents, landowners and other stakeholders within the Parish.

Not all the opportunities to improve the Parish, identified during the creation of this Neighbourhood Plan, can be subject to a development Policy, and these have been included as Community Actions instead. The Advisory Committee would hope to continue to engage with the wider community to deliver on these Community Actions.

The Advisory Committee would like to thank Gary Kirk and John Martin of YourLocale for their guidance and professional support throughout this process. The Committee is also grateful to Will Wilson and Tom Gill, Officers from Bassetlaw District Council, who have shared their local knowledge and provided many resources to aid our progress. The support of Mary Welch and Jade Wilson, Parish Clerks is also very much appreciated by the Committee.

The Parish Council also adds its own thanks to the Councillors and residents on the Advisory Committee who have volunteered many hours of time to make this Plan a reality. Thanks go to Debbie Ball, Matthew Evans, Phil Ray, Martha Rees, Hazel Renshaw and Kath Sharpe.

Janet Smith
Chair of Nether Langwith Neighbourhood Plan Advisory Group
October 2022

# 1. Introduction

The Nether Langwith Neighbourhood Plan has been prepared by the Advisory Committee, which brings together members of the local community and some Parish Councillors.

A key part of the Government's Localism agenda, a neighbourhood plan is a planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and shops should be built, what new buildings and extensions should look like, and which areas of land should be protected from development.

As the Plain English Guide to the Localism Act 2011 states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

This Neighbourhood Plan covers the whole of the Parish of Nether Langwith (Figure 1). It sits alongside the Bassetlaw Core Strategy and Development Management Policies DPD (2011) to provide more detailed development 'planning' related policies to help achieve locally identified aims and objectives. This Neighbourhood Plan has been prepared with an eye to the draft Local Plan, which is expected to be adopted in 2023, to ensure that the policies will endure beyond the lifetime of the Core Strategy.

This Neighbourhood Plan sets out a long-term approach for the development of Nether Langwith, and clear development related policies to help realise this.

In preparing a neighbourhood plan, a community is not working from 'a blank piece of paper'. Legislation requires that a neighbourhood plan, and the policies it contains, must be prepared in a certain manner; in particular, the policies must be in general conformity with relevant national and local (i.e., Bassetlaw) planning policies.

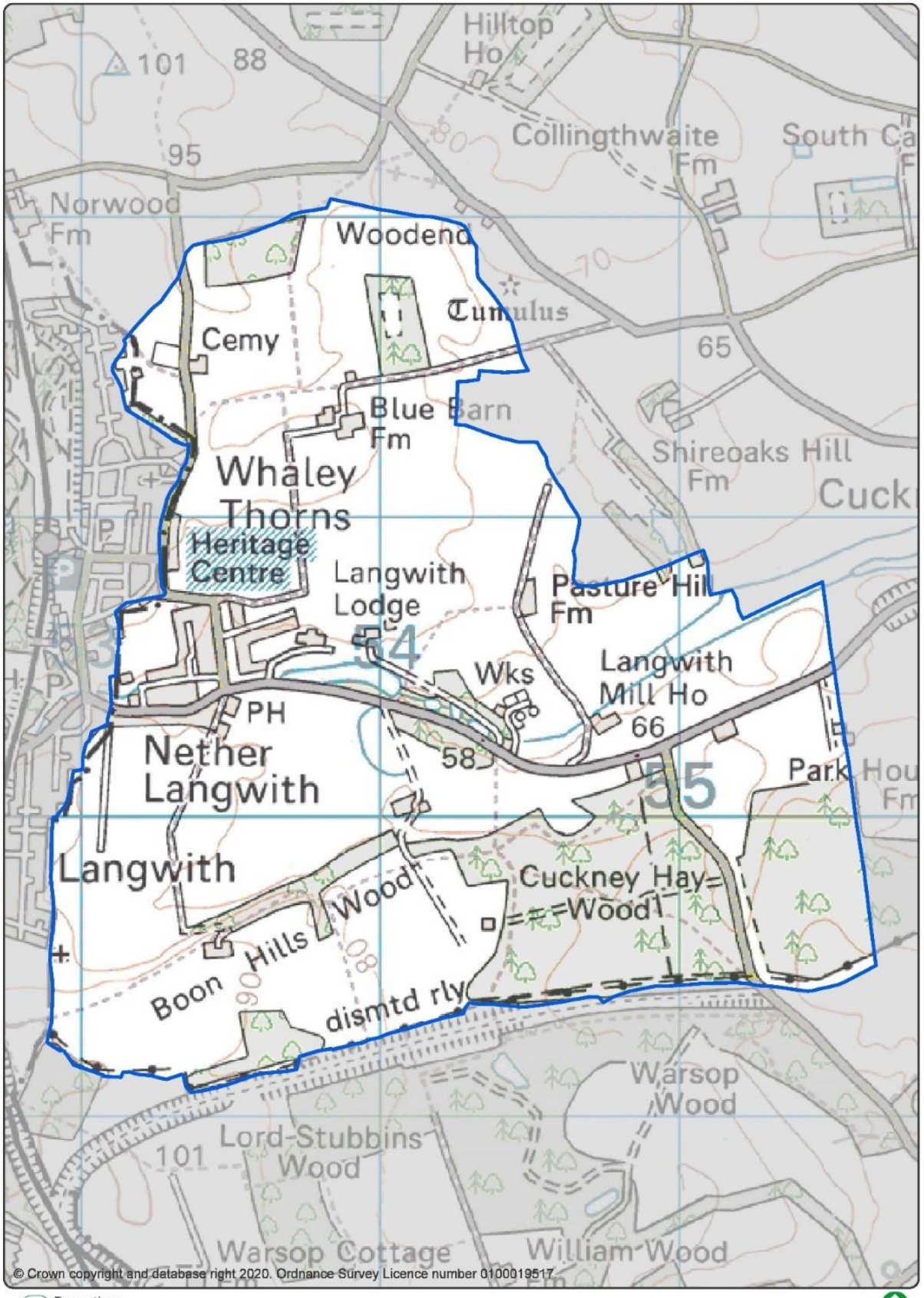
This Neighbourhood Plan is now at the formal pre-submission stage. All comments received from a wide range of stakeholders will be recorded and responded to, indicating where this Neighbourhood Plan has changed, as appropriate.

It will then be submitted to Bassetlaw District Council who will undertake further statutory consultation before this Neighbourhood Plan is subject to an Independent Examination. Once all recommendations have been incorporated into this Neighbourhood Plan, it will be brought back to Nether Langwith where a referendum will be held. It will pass if it achieves over 50% of the votes cast.

Once made, this Neighbourhood Plan will form part of the Statutory Development Plan for Bassetlaw. This means that it must be considered when considering planning applications affecting Nether Langwith.

Fig. 1 Neighbourhood area – Designated on 24 09 2020

Nether Langwith




Bassetlaw DISTRICT COUNCIL

# 2. How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which sets out the general rules governing their preparation.

A neighbourhood plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be considered as a part of the Development Plan when considering planning decisions affecting that area.

One of the main rules governing the preparation of a neighbourhood plan is that it must be in line with European regulations on strategic environmental assessment and habitat regulations which are retained under EU law. It must have regard for national planning policy and also be in general conformity with Bassetlaw district-wide planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district-wide and national policies, unless there are good reasons for not doing so. This Neighbourhood Plan, once made, sits alongside the Bassetlaw Core Strategy and Development Management Policies DPD (2011), which will be replaced by the emerging Local Plan once it is adopted.

Also important is the National Planning Policy Framework (NNPF) which was updated in 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – policies should contribute to economic development;
- A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

# 3. How this Neighbourhood Plan supports sustainable development

This Neighbourhood Plan seeks to meet its commitment to promoting sustainable development in the following ways:

a) **Economic**

- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development;
- To encourage appropriate start-up businesses and home working; and
- To protect existing employment uses.

b) Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To ensure that any new housing meets the needs of present and future generations.

c) Environmental

- To ensure that housing development does not harm, but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development;
- To ensure that the design of development enhances the Neighbourhood Area's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities.

# 4. Vision and objectives

The Neighbourhood Area encompasses the whole of the Parish of Nether Langwith and covers the period up to 2038, a timescale which deliberately mirrors that for the emerging Local Plan whose evidence base has been used to provide the justification for this Neighbourhood Plan's policies.

The main purpose of this Neighbourhood Plan is not to duplicate national or Bassetlaw strategic planning policies, but to sit alongside these, to add additional or more detailed policies specific to Nether Langwith Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Neighbourhood Area they are not repeated here.

A vision statement has been prepared by the Advisory Committee.

- *Protect what we've got and make it better.*
  Our aim is to conserve and enhance the inherent character, heritage and history of the Neighbourhood Area.

- *Improve the visual appeal and accessibility of our environment.*
  We will maximise the attractiveness of our natural assets; the river, rural character, flora and

fauna, pathways and landscape.

- *Champion the sentiment that it's a great place to live.*
  Whilst maintaining the integrity of the conservation area, we will encourage development that will create a greater sense of community and cohesion with outlying streets and farms.

- *We aren't against all new housing development.*
  Smaller, incremental housing schemes, designed to be sympathetic to the visual amenity of our village, will be considered.

- *The village inherently lacks resilience to some forms of development. The safety of residents and buildings must be prioritised in decision making.*
  Development within the existing village boundary should be located on sites which make a positive contribution to the village, but minimise negative impacts such as traffic, parking and flood risk.

- *Renovation of brown field sites and existing property to protect open spaces.*
  Development beyond the existing village boundary must utilise existing infrastructure and protect the appeal of the rural landscape to the full extent of the Neighbourhood Area.

The objectives of our Neighbourhood Plan are:

a) To provide a balanced range of housing choices which meet the diverse needs of all generations, particularly by increasing the supply of smaller homes for 'down-sizers';

b) To encourage high-quality design reflecting the rural character of the Neighbourhood Area;

c) To protect and improve the provision of current facilities and assets which contribute to a vibrant community spirit;

d) To promote the development of new community facilities which enhance and enrich community life;

e) To safeguard the most valued and 'special' open spaces in the Neighbourhood Area from inappropriate development;

f) To protect and enhance the biodiversity characteristics of the Neighbourhood Area;

g) To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place';

h) To ensure that the Neighbourhood Area is at the forefront of technological advancements that will support village employment opportunities;

i) To ensure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved;

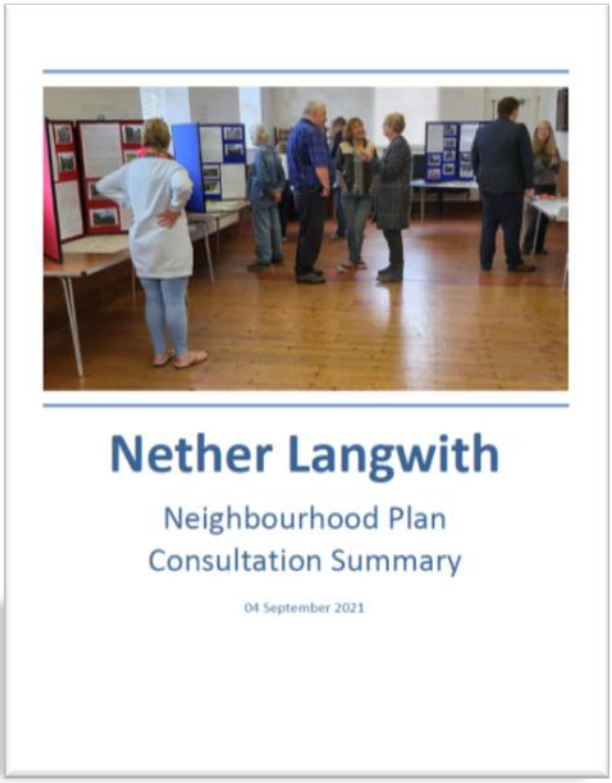
j) To ensure development is compliant within the NPPF and the Core Strategy/strategic policies in the emerging Local Plan and the growth identified by Bassetlaw District Council.

When using our Neighbourhood Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Neighbourhood Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

This Neighbourhood Plan will be kept under review and may change over time in response to new and changing needs and requirements.

# 5. How this Neighbourhood Plan was prepared.




The Parish Council held a meeting of the Parish in 2019 in order to ask the residents of Nether Langwith whether or not the Parish Council should begin the process of creating a neighbourhood plan, the residents in attendance voted in favour and the Parish Council formally agreed to create a Neighbourhood Plan for Nether Langwith and appointed an Advisory Committee to take the process forward. The Parish Council appointed neighbourhood plan consultants 'Yourlocale' to advise and assist the Advisory Committee.

The mandate of the Advisory Committee was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver our Neighbourhood Plan.

The whole of the Parish was designated as a Neighbourhood Area by Bassetlaw District Council on 24 September 2020.

In September 2021 there was a drop-in event at the Village Hall which was attended by 30 people.

The aim of this event was to help engage the community in neighbourhood planning and to seek comments on the emerging topics – including important open spaces and environment; community facilities and amenities; housing and design; transport and employment.

The first displays introduced neighbourhood planning and described the process being followed. Copies of explanatory booklets were available for reference and copies of made Neighbourhood Plans from other Parishes were available to read.

Posters supplied by Bassetlaw District Council were on display around the room and showed a range of features of interest including Listed Buildings, wildlife sites, landscape character areas, identified open spaces, play areas and tree preservation orders.

'Theme Groups' were established in the Autumn of 2021 which considered in greater detail issues to do with housing and the built environment; the natural and historic environment and sustainability (employment, community facilities and transport).

Subsequently, a residents' survey was delivered to every home in the Neighbourhood Area inside the autumn 2021 Parish newsletter.

There was a total of nine responses to the survey, representing 2.5% of the adult population, therefore the conclusions cannot be considered statistically significant. Nevertheless, the results help to build a picture of what is considered important locally.

Summaries of the Open Event and Resident Survey are available on the Parish Council website.

The Parish newsletter was used to share information about the progress of this Neighbourhood Plan.

# 6. About Nether Langwith

There is evidence of settlements in the area dating back to Palaeolithic, Mesolithic, Neolithic, Roman and Medieval times. When man moved from caves to houses, and from hunters to farmers was when the village of Nether Langwith came into being.

Nether Langwith is in the county of Nottinghamshire, on the border with Derbyshire and located within the non-metropolitan district of Bassetlaw. Across the border are the villages of Langwith, Whaley Thorns and Upper Langwith. Nether Langwith is the oldest of the villages. 'Langa Vath' is Viking for long ford; probably the origins of the word Langwith.

The village owes its existence to the River Poulter which flows through it. The word 'poulter' is Anglo-Saxon for pools; a river of pools running from Scarcliffe in the West through Nether Langwith and on to Clumber lakes to the East.

Nether Langwith became an outpost for the monks of the Order of Premonstratensian (White) Canons, based at Welbeck Abbey, where they raised a large flock of Nottinghamshire Forest sheep. In 1512, Welbeck Abbey was declared, by the Pope and King Henry VIII, to be the chief of all seven Premonstratensian houses in England and Wales. This position was relatively short lived; in 1538 the Abbey surrendered to King Henry VIII as he dissolved all monasteries.

Whilst remaining a farming community, the village grew to include a corn mill, a blacksmith's shop and, due to its position on the road connecting the big hunting grounds of the Peak Forest and Sherwood Forest, an inn.

By 1680 the whole estate had many debts and was sold to Sir Peter Aspley, a wealthy politician from Sussex from where it passed by marriage into the Bathurst family and then in 1844, sold to the Duke of Portland.

The ancient woods around the village have always been of great importance: As part of Sherwood Forest hunting grounds; as a source of timber for building; and for charcoal production for iron furnaces.

Some of the fields around Nether Langwith may have been enclosed during Tudor times and are the first signs of farming in the area. The bricks and stone for farm buildings was supplied locally from a clay pit at Boon Hills Farm and a quarry near Blue Barn Farm.

Nether Langwith Green is in the Register of Town and Village Greens maintained by Nottinghamshire County Council under the Commons Registrations Act 1965 (Register Unit number VG7). In 1985 the Parish Council were confirmed as owners of the Village Green.

The Sheep Dip was used from around 1810 to 1950, as washed wool commanded a higher price so, sheep were walked up to six miles to use the Dip.

Langwith Lodge, set in 54 acres, was built as a residence for the Bathurst family, although little used, and later sold to the Duke of Portland. Samuel Welfitt took up residency in the 1840s. He was a decorated soldier and rose through the ranks rising to Lieutenant Colonel of the Sherwood Rangers. He was a prominent figure in Nottinghamshire and a friend to the Dukes of Portland.

In 1902 the lodge was rebuilt following a fire. The Lodge passed through a number of hands until being sold to a developer in 1951. They built houses in the grounds (Welfitt Grove and Limes Avenue) and turned the Lodge into a maternity unit. In 1954 it became a diabetic hospital; as the need for this declined, the Lodge was sold again in 1990 to become a private nursing home.

George Burden, a hosier from Mansfield, brought cotton spinning to Nether Langwith in 1784 when he leased the newly erected mill, house and cottages.

To provide power, the river Poulter was dammed at Langwith Lodge and a one-mile canal built under the road, to Boon Hills Farm, along the edge of Cuckney Hay Wood and onto the mill.

This area became known as Cotton Mill and developed to include 22 weaver's cottages, a pub, a shop, a smithy, a joinery, a counting house and stables.

At its height Cotton Mill was home to 68 adults and 128 young people (under 21), totalling 196 people, in comparison to the 251 who lived in Nether Langwith at the time. The Mill ceased cotton spinning operations in 1844 and reverted back to the Duke of Portland in 1849.

In the 1870s the Mill was converted to flour, but by 1914 the use of stone grinding wheels for flour was outlawed, so the mill became used for animal feeds.

In the 1920s, mining works caused the canal to dry up and the mill became a store for cattle feed and farming poultry. The community of Cotton Mill lived on, but the housing was in poor condition. In 1964 the homes at Cotton Mill were demolished and the tenants rehoused in a new development in Nether Langwith; Fairfield Close. The Mill has been unoccupied since 1972 and a restaurant on the site finally closed its doors in 2005.

Cotton Mill was designated as a grade II listed building in 1985. The Mill has been purchased and work has begun on renovating part of the Mill House for residential use.

An inn on the site of the current public house has origins in the 15th Century, possibly called the Langwith Inn at this time. It became the Jug & Glass sometime after 1809. In the early days of the pit, the inn was used as the pay office, but this was outlawed in 1883. The Duke of Portland sold the inns on his estate to Kimberley Brewery in 1921, which itself was acquired by Greene King in 2006.

Post-World War I, Nether Langwith and Cotton Mill villages jointly funded a stone memorial on the Village Green. The design is a Celtic cross bearing the 11 names of the fallen, a dedication ceremony was held in 1920. The memorial was restored with a railing surround, and re-dedicated in 2013 with a new plaque commemorating the fallen of the Second World War. The War Memorial has had grade II listed building status since 2014.

A barn on Queens Walk was converted by Colonel Welfitt to hold Sunday services and Sunday school for the children. This became the Village Hall in 1958 and became the home of Nether Langwith Parish Council, paying a peppercorn rent to the Duke of Portland. The Council purchased the Hall, modernised it and officially opened it in 1966. Further works were done in 1992.

Over time there have been several trades operating in Nether Langwith; general store, post office, blacksmiths, shoemakers, beer house, butchers, slaughterhouse, cobblers, haberdashery, wallpaper and paint, sweet shop, art shop, hairdressers.

At the time of the 2011 Census, the Nether Langwith Parish was home to around 526 residents living in 203 households. Analysis of the Census suggests that between 2001 and 2011 population in the local area grew by around 7% (33 people). During this period, it is estimated the number of dwellings increased by 6% (12).

The Census identifies that there is an over representation of older people (aged 65+) accounting for 27% of total residents in 2011 compared with 19% for the borough, 17% for the region and 16% for England as a whole. More recent small area population estimates suggest the number of residents in the Neighbourhood Area has remained fairly stable since 2011. However, the number of older residents has continued to grow, increasing by 24% during this period, with older people representing more than 38% of the total population in 2019. Like most places, there is evidence of an ageing population and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

The Census and Indices of Multiple Deprivation indicate that deprivation and in particular ill health is a significant issue for some local residents.

There is little evidence of new build housing market in the local area with new build sales representing just 2% of residential sales recorded between 1995 and 2020.

There is evidence of some under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents and those wishing to down-size will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is an under representation of housing for single people with just 5% of dwellings having one bedroom.

There is a low representation of social housing and one-bedroom properties.

# 7. Policies

# A. Housing and the Built Environment

The 2021 National Planning Policy Framework (NPPF) makes clear that the preparation of Development Plans and policies should be underpinned by relevant and up-to-date evidence, and that this should be adequate and proportionate to support and justify the polices concerned, taking into account relevant market signals (para.31).

At paragraph 8, the NPPF also makes clear that Development Plans should contribute to the achievement of sustainable development having regard to economic, social and environmental objectives. In particular the social objective aims to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. NPPF para.13 states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans, and para. 29 requires that they: "should not promote less development than set out in the strategic policies for the area or undermine those strategic policies".

The Bassetlaw emerging Local Plan includes a spatial strategy which specifies a housing requirement of 10,013 dwellings for the Plan period up to 2038.

Within the emerging Local Plan, a hierarchy of settlements is established to help to determine the most appropriate locations for development. Within this hierarchy, Nether Langwith is defined as a 'small rural settlement' (alongside 33 other similarly sized Parishes) which collectively are required to deliver 1,502 dwellings. The housing requirement for Nether Langwith is 11, although this requirement will be met from previously approved planning permissions.

The emerging Local Plan is clear that once the housing requirement is met, 'additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan'.

## Settlement Boundaries

In historical terms, rural villages like Nether Langwith have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan. With a settlement boundary in place, development is only permitted inside of the envelope, or outside of it in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the rural community). The purpose of the newly drawn settlement boundaries is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

Settlement boundaries were originally established by Bassetlaw District Council in order to clarify where all new development activity is best located. They have been used to define the extent of a built-up part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

The emerging Local Plan does not include a settlement boundary for Nether Langwith, leaving this to this Neighbourhood Plan to address.

In statutory planning terms, land outside a defined settlement boundary, including any individual or small groups of buildings and/or small settlements, is defined as open countryside. It is national and local planning policy that development in the countryside should be carefully controlled. Recognising "the intrinsic character and beauty of the countryside" is identified as an important principle in the NPPF (para 170 b). This approach is also supported by our Neighbourhood Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Neighbourhood Area. Protecting the countryside and supporting biodiversity and conservation for its own sake as an attractive, accessible and non-renewable natural resource.

The updated settlement boundaries for Nether Langwith have been determined as follows:

Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated;

Clearly defined physical features such as walls, fences, hedgerows and roads have been followed;

The residential development site allocated within this Neighbourhood Plan has been included within the settlement boundary; [REVIEW THIS IF WE ALLOCATE ANY SITES]

Non-residential land which is countryside, agricultural land, paddock, meadow, woodland and/or other green-field land has been excluded.

Figure 2.1 – Settlement boundary for Nether Langwith – main area

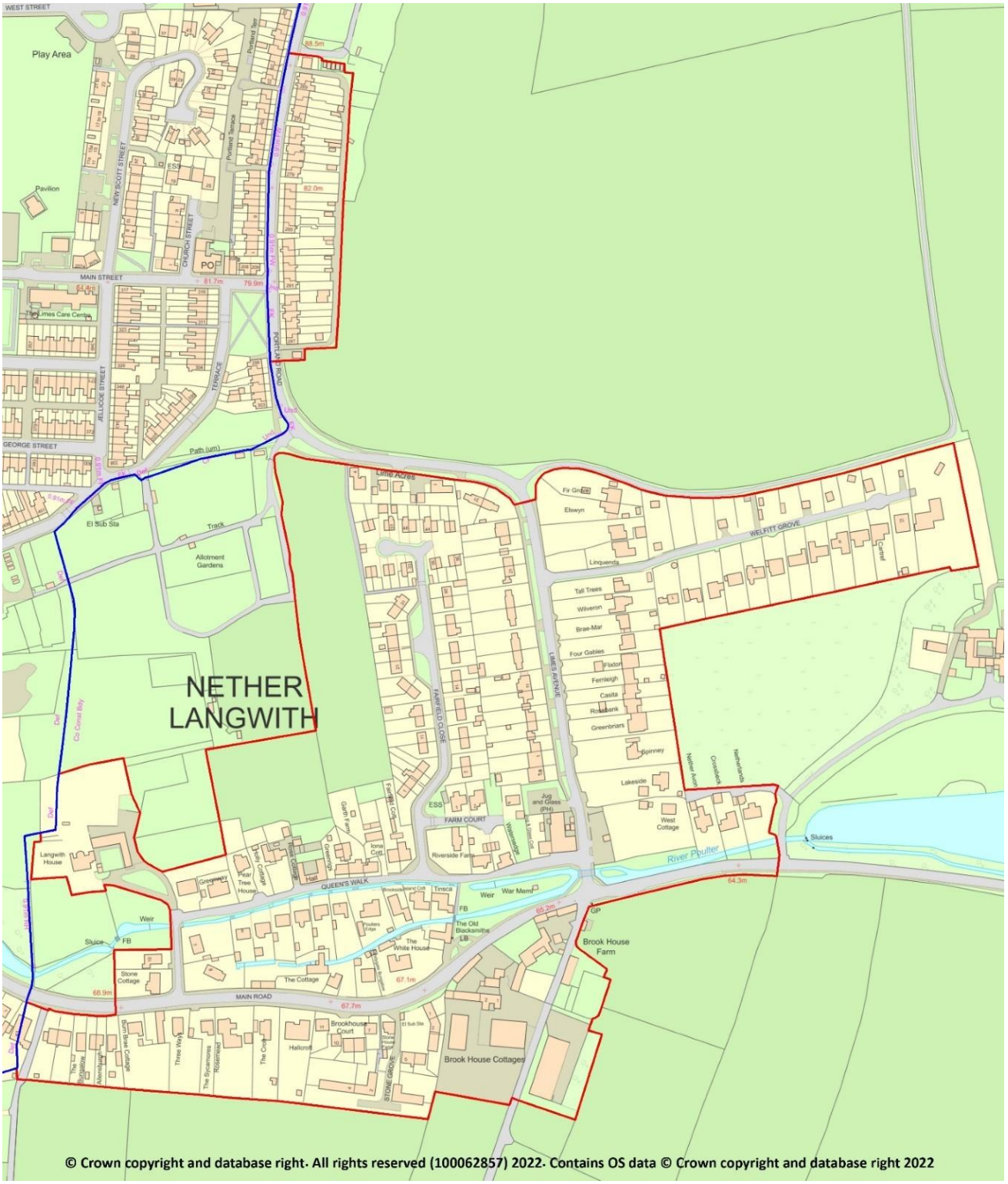
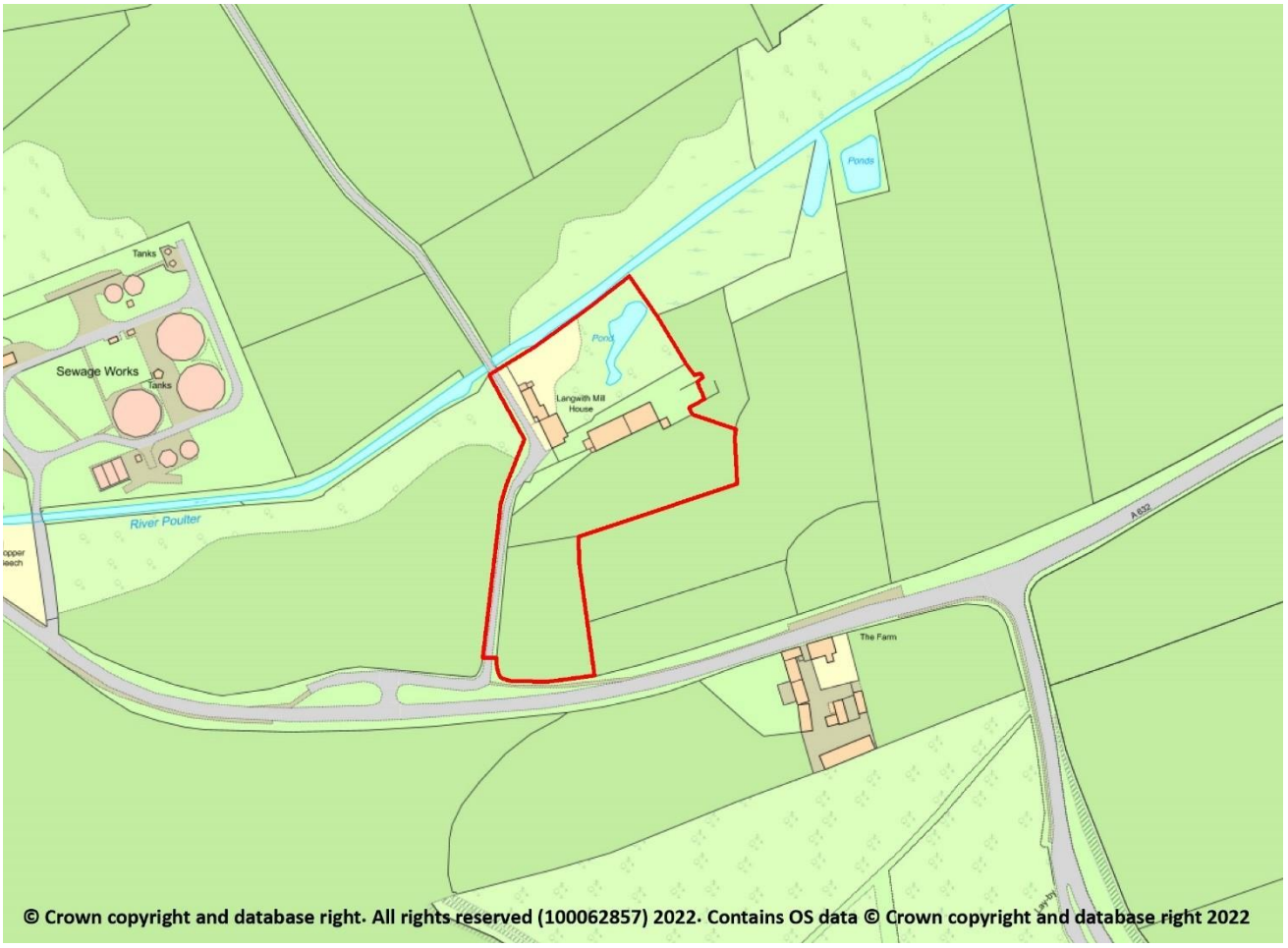



Figure 2.2 – Settlement boundary for Nether Langwith – Langwith Cotton Mill
[REVIEW THIS WHEN AECOM HAVE DONE SITE ASSESSMENT]




POLICY HBE1: SETTLEMENT BOUNDARY - development proposals within the Settlement Boundary in figures 2.1 and 2.2 above will be supported where they comply with all relevant policies contained in this Plan.

Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully managed in line with this Plan and other local and national strategic planning policies.

# Housing Allocations

Neighbourhood plans can allocate residential development sites to help meet a local need and to contribute to a housing requirement. Plans which choose to do this receive additional powers – the Plan will remain active if it allocates a site for residential development in circumstances where Bassetlaw falls below its required land supply over a 5-year period.

Although there is no specific housing target for the Neighbourhood Area, this Neighbourhood Plan has undertaken a comprehensive assessment of potential residential development sites and taken a positive approach to securing sustainable development and to help meet a local need. The process undertaken is detailed in Appendix 2.

The outcome of this exercise is that a single site is allocated for residential development as follows: Suggested policy: [REVIEW AFTER AECOM SITE ASSESSMENT WORK]

POLICY HBE2: RESIDENTIAL SITE ALLOCATIONS - The Plan makes provision for about xx new dwellings in Nether Langwith between 2021 and 2038. This is met by land being allocated for residential development at the following location as shown in figure 3.

Site description with conditions

Insert map of allocated site

# Housing Mix

At the time of the 2011 Census, home ownership levels in the Neighbourhood Area were high with around 67% of households owning their homes outright or with a mortgage or loan. This is higher than the national (63%) rates but similar to regional rates (67%) and lower than the district (72%) rate. Around 3% of households live in private rented accommodation which is higher than the district (1.3%), regional (1.3%) and England (1.4%) averages. At 13.3% a lower-than-average share of households live in social rented accommodation when compared with 16.3% district, 16.5% regional and 19.1% national rates.

Data from the 2011 Census shows the majority (38.8%) of residential dwellings were detached which is higher than the district (36%), regional (34%) and national (22%) shares. Semi-detached housing accounted for 42% of the housing stock which was in line with the district but above the regional (35%) and above England (31%) rates. Terraced housing, flats and apartments provide 18.2% of accommodation spaces which is lower than the district (23.7%), regional (32.3%) and national (46.6%) shares.

Only 14.2% of households live in houses with four or more bedrooms which is lower than the district (20.6%), regional (19.8%) and national (19%) averages. There is an under representation of housing for single people with just 2% of dwellings having one bedroom against 6% for the borough, 8% for the region and 12% for England as a whole.

There is evidence of under-occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 37% of all occupied households in Nether Langwith have two or more spare bedrooms and around 41% have one spare bedroom. Under-occupancy is higher than regional and national averages.

Under occupancy in the Neighbourhood Area is particularly evident in larger properties with around 41% of households with 4 or more bedrooms occupied by just one or two people. However, this is close to the England (41%) and regional (43%) shares but below that of the borough (47%).

Census data for the Neighbourhood Area suggests that older person households are more likely to under-occupy their dwellings. Using data from the 2011 Census, we were able to investigate this further using the bedroom standard. In total, around 45% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household), this is higher than the 34% non-pensioner household rate.

The 6 comments made on housing in the Neighbourhood Area at the open event in September 2021 reflected the need for a mix of housing to attract younger families and young people and also to meet the housing needs of older residents. For example, preference was shown for affordable housing; 1-2 bed properties; and bungalows. Conversely, the resident's survey from October/November 2021 put the need for 4/5 bed homes as being of highest importance, closely followed by smaller family houses and smaller houses for older people.

A Housing Needs Assessment undertaken by AECOM in February 2022 concluded 'In order to reach the target mix, new housing needs to be most heavily focussed on smaller (1- and 2-bedroom) dwellings, which the model implies should account for 46.9% of future housing developments, expecting to help decrease the under-occupancy in the Housing Needs Assessment. 33.4% is also suggested to be focussed on 4-bedroom dwellings, increasing the number of family homes and tackling some of the over-occupancy highlighted previously' (See Appendix 2). The Advisory Committee does not feel that there is evidence that 1-bedroomed dwellings are required locally and will focus attention on 2- and 3- bed homes in line with the views expressed of residents.

Existing Bassetlaw Core Strategy Policy DM5 requires the size, tenure and type of housing to be appropriate to the site and locality. This is supported by emerging Local Plan Policy 32 which promotes an appropriate mix of housing to help create sustainable and inclusive communities.

Appendix 1 includes the census and land registry data in support of these figures. Appendix 2 is a Housing Needs Assessment undertaken in 2022.

**POLICY HBE 3: HOUSING MIX - New housing development proposals should provide a mixture of housing types to meet the identified local needs of this Plan. Priority should be given to dwellings of 2- and 3-bedrooms for smaller families, and to accessible housing for those with mobility issues and the ageing population.**

**The inclusion of 4-bedroom or larger houses in housing developments will only be supported where they are subservient to the number of 2- and 3-bedroom homes being proposed.**

# Affordable Housing

The NPPF defines Affordable Housing as 'housing for sale or rent, for those whose needs are not met by the market'.

The latest housing affordability data for England and Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019. This is a significant improvement from the previous year when the ratio was 8.0.

The housing affordability gap continues to widen between the most and least affordable areas. The ratio of median house price to earnings in the Bassetlaw district is below the national average but the latest data show the gap has continued to widen rising from 5.38 to 5.64 in 2019 and is up from 4.77 in 2009.

Workplace-based earnings are not available at parish level but as the Bassetlaw affordability gap continues to widen, the same is presumed for the Parish. The following chart indicates the linear house price trajectory in Nether Langwith when compared with the district and England and Wales averages. It shows that overall, the average house price in Nether Langwith is below the national trajectory but continues to be close to the district rate. It should be noted, however, that comparisons against larger geographies should be treated with caution.

An ONS study undertaken in 2017 reveals the cost of an entry-level property on average across England and Wales increased by almost 20% in the ten-year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

Within Nether Langwith Parish in 2016, a low to mid-priced property cost on average £92,500 which was somewhat lower than the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £17,472 (£26,444 E&W average) and savings of £15,875 which is still a challenge for many households.

The open event in September 2021 revealed some support for more Affordable Housing, however the resident's survey from October/November 2021 put Affordable Housing options as least popular options (though on a very small sample).

The existing Bassetlaw Core Strategy notes that 'the relatively low wage levels of many residents means that a lack of affordable housing provision, particularly two- and three-bedroom houses, remains a serious issue'. The NPPF requires Affordable Housing to be provided on schemes of 10 or more dwellings. Emerging Local Plan Policy ST31 requires 10% Affordable Housing provision on brownfield sites (for affordable home ownership) and 20% on greenfield sites, of which 10% will be for affordable home ownership and the remainder for affordable housing for rent.

A Housing Needs Assessment undertaken by AECOM (February 2022, Appendix 2) has proposed a First Homes discount of 40% be introduced as discount levels below this would only make the housing available to households on mean incomes (paragraph 91).

The house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing as they only include those that have transacted.

Policy HBE4: AFFORDABLE HOUSING - Where affordable housing is to be provided as part of a development, it should be designed and delivered to be indistinguishable from market housing and be distributed evenly through the development as a whole.

The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection.

The provision of First Homes at a discount of 40% is supported.

# Windfall development

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. Sites often comprise previously developed land that has unexpectedly become available.

The resident's survey from October/November 2021 showed 78% support for infill development of a single house.

The existing Bassetlaw Core Strategy requires infill development to 'respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character'.

To help protect the character of the Neighbourhood Area, development beyond the housing allocation in Nether Langwith will be restricted to windfall sites as described in policy HBE5.

POLICY HBE 5: WINDFALL SITES - Development proposals for infill (individual dwellings or small groups of dwellings) will be supported where:

- The site is within the Settlement Boundary for Nether Langwith;
- It helps to meet an identified housing need;
- The site retains existing important natural boundaries such as gardens, trees, hedges and streams;
- The site provides for a safe vehicular and pedestrian access to the site and off-street parking that exceeds highways standards [DIDN'T WE WANT TO MAKE THIS MORE STRINGENT THAN HIGHWAYS STANDARD?];
- The proposal avoids negative impact on the Conservation Area and its setting and, where possible, enhances it; and
- The site does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours.

# Design

The Parish of Nether Langwith has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

The biggest challenge facing the future of Nether Langwith is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

Emerging Local Plan Policy ST37 promotes high quality design and sets broad development principles.

Policy HBE6 seeks to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations of all age groups, of community organisations and of the Housing Theme Sub-Group of the Advisory Committee which specifically focused on relevant issues. The overall aim is to protect Nether Langwith so that it retains its character. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Neighbourhood Area. These assets form

many of the key characteristics of the Neighbourhood Area, and future development should seek to enhance, reinforce and preserve this distinctive environment.

In this section, our Neighbourhood Plan sets out design guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of the Neighbourhood Area.

Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development; schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

It is not considered necessary to have uniform properties within any new development, rather to ensure that new developments respect the features of buildings which make Nether Langwith a desirable place to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.

**POLICY HBE 6: DESIGN – All development proposals should demonstrate a high quality of design, layout and use materials which make a positive contribution to the special character of the Neighbourhood Area. Proposals must have regard to the building design principles and requirements as stated in the Design Guide in Appendix 4 to a degree that is proportionate to the development.**

# B The Natural, Historical and Social Environment

## Introduction

This chapter of this Neighbourhood Plan deals with the *environmental* agenda of *sustainable development*, together with open spaces of community value in the *social* agenda, as described in the *National Planning Policy Framework* (2021), page 5. The chapter aims to balance the requirement for appropriate development in the Neighbourhood Area against the value of environmental and other features that are both *special* – appreciated as community assets by local people – and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, planning for resilience to flooding and climate change.

Care was taken during preparation of this Neighbourhood Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on

development during the Plan's lifetime. Including relevant Forestry Commission and Welbeck Estates land, approximately 27% by area of all the open and currently undeveloped land in the Neighbourhood Area is protected through this Plan's policies, and the planning system generally, from potential environmentally damaging development:

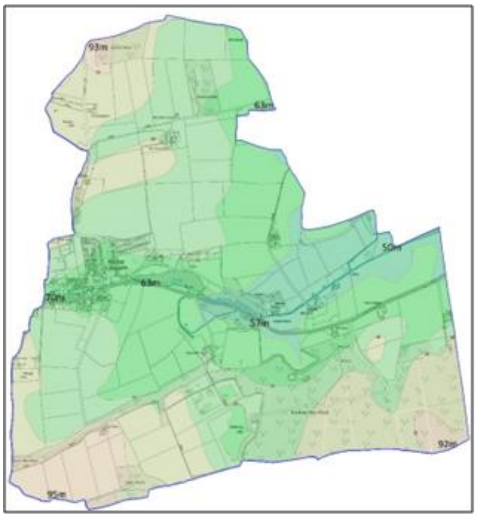
| | |
|---|---|
| 1. Total area of Neighbourhood Area | c.540 ha |
| 2. Open and undeveloped land | c.522 ha |
| 3. Area designated or recognised in this Neighbourhood Plan for *environmental* protection | c.140 ha |

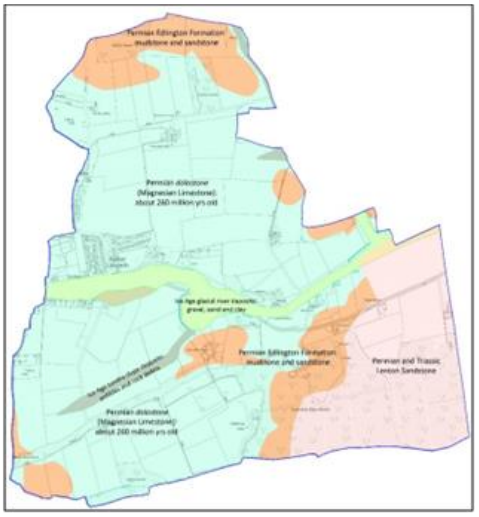
# Landscape, geology and setting

The Neighbourhood Area lies just off the east flank of the Pennines, between the better-known landscapes of the Peak District and the Dukeries. It occupies the wide valley of the River Poulter (a tributary of the Idle and Trent), which flows west to east through Nether Langwith village; the land rises from there quite gently north and south, with the highest points, on the parish boundaries, being about 45m higher than where the river flows away into Cuckney. Much of the Neighbourhood Area is part of Welbeck Estates, one of the grand houses of Sherwood Forest/the Dukeries (the extensive woodlands in the southeast are also part of the Estate), while the smaller estate of Langwith Lodge brings similar ornamental parkland right up to the village. Much of the open countryside is now arable farmland, with smaller areas of pasture closer to the village.

Geologically, the Neighbourhood Area is underlain at shallow depth by Permian limestone and Triassic sandstone (around 250-260 million years old). Both have been quarried locally and the limestone, in particular, provides the characteristic pale cream stone of which many Langwith houses have been built. Beneath these surface rocks, however, lie the Coal Measures strata on which the economy of the area depended for two centuries – with mines in this part of the Nottinghamshire/Derbyshire coalfield providing both the livelihoods of the working people and the wealth of the industrialists and colliery owners whose estates spread over the region. The collieries themselves encircled the Neighbourhood Area; Shirebrook, Warsop Vale, Creswell, Welbeck and Langwith (at Whaley Thorns), and while most of the 'mining villages' were located outside the Neighbourhood Area, they adjoin it to the west and north, and some cottages in the village and the terraced houses on Cockshut Lane (Portland Road) were built to house miners. Mining ceased around 40 years ago, and the Neighbourhood Area has now regained the largely rural aspect it must have had for centuries before. The topography gives spacious open views, the woodlands are good for recreation and wildlife, and the village, with its stone and brick houses laid out along the riverside, has become an attractive destination for visitors as well as being home for its residents.

Figures 4.1 and 4.2: Topography (left) and geology of the Neighbourhood Area





# Historical environment

Occasional archaeological finds of stone implements (and the location of Creswell Crags caves within walking distance) show that early humans lived in, or travelled through, what is now the Neighbourhood Area in the Palaeolithic and Mesolithic periods of prehistory. Similarly, other recorded findspots in the Nottinghamshire Historic Environment Record (NHER) suggest there were farms and perhaps villas here during the Roman occupation. The earliest tangible history, however, is the village itself, whose Old Norse ('Viking') place-name shows it to have been either established here, or an older settlement here re-named, by the mid-800s.

HISTORY FROM A PLACE-NAME

**Langwith** = 'long ford':

**Langr** (Old Norse) long, tall. **Vað** (Old Norse) a ford.

'**Nether**', here meaning 'lower downstream', is in relation to Upper Langwith, Derbyshire

SOURCE: *Key to English Place-names*, University of Nottingham kepn.nottingham.ac.uk

The general layout of the historic core of the village, with streets arranged on the village green along both sides of the river Poulter (whose water and fish were no doubt part of the reason the site was chosen), is still essentially the early medieval one. Later medieval developments included the establishment of Welbeck Abbey nearby in 1140; the Abbey became a rich establishment and a major landowner with its estate extending to encompass the village, which became an outlying sheep farm with its own monks, and the ancient managed woodlands of which Cuckney Hay is the largest surviving remnant. Other areas of the estate were farmed using the typical medieval system of three open fields – a few areas of ridge and furrow earthworks show where traces of the ploughlands have survived. Enclosure of the open fields began in Tudor times and was completed during the 18th century, leading to expansion of sheep farming across the area. The river and the village green were used as a sheep-wash and pound; the most recent version (1810-1950) has been restored as a landmark and village feature.

Welbeck Abbey passed into private hands after the dissolution of the monasteries (1538) but continued as the main landowner in the area. The original Langwith Lodge and its grounds were

created by Earl Bathurst, Welbeck's owner at the time, in the early 18th century but the present house dates from 1904; the house is Listed and the ornamental grounds are a non-designated heritage asset.

The village was still small in the 18th century, when the river was harnessed to power a cotton mill a mile downstream. The mill was a small four-storey 'factory', with a complex of weavers' cottages and outbuildings, and a large water wheel and mill pond fed by a mill leat and a series of sluices. Elements of the mill complex and its water supply network survive as heritage assets. It was not really until the 20th century that the village grew, thanks to, first, the large-scale exploitation of the Nottinghamshire/Derbyshire coalfield, during which the rows of miners' houses in Langwith and Whaley Thorns spilled over into Nether Langwith, and, second, the village's evolution into a pleasant place to live for ex-miners and commuters, and more recently for people working from home.

# Natural environment

The history of land use in the Neighbourhood Area; it having been cleared and more or less managed by its human inhabitants for at least 1200 years, means that the 'natural' environment is actually *semi-natural* (as classified by Natural England). This does not imply an absence of wildlife; animals and plants have adapted, evolved, and moved in, to occupy the landscape features created by human occupation and use. While the Neighbourhood Area has no recorded nationally important wildlife sites, it does have several local features and habitat areas whose ecological value makes a vital contribution to English biodiversity (Policy ENV 5). They include watercourses and wetlands, extensive woodland (some 'ancient') and plantations, hedgerows, historic parkland with specimen trees, gardens, quarries, arable field margins and other 'rewilded' places, all of which have remnants of the natural environment. Two quarries, one historic, the other recently re-activated, are of regional geological importance for the lithology and stratigraphy of the Permian limestone and sandstone exposed in them.

## Existing environmental designations

The Neighbourhood Area is located in National Character Area (NCA) *30 Southern Magnesian Limestone*. NCAs are landscape areas defined by Natural England for planning purposes. Bassetlaw Council has used the published *Profile* and the datasets for this NCA to assess Nether Langwith's landscape character in more detail and to establish relevant strategic policies; the BDC Landscape Character Areas *Magnesian Limestone Ridge* and *Sherwood* cover the Neighbourhood Area.

In the Neighbourhood Area there are three areas of ancient and semi-natural woodland and two of replanted ancient woodland, nine areas of *Priority Habitat* and national *Forest Inventory* (as defined by Natural England), together with eight *Local Wildlife Sites* (LWS; some coincide with priority habitat and other designations) and two *Local Geological Sites* in the Nottinghamshire Biological and Geological Records Centre databases.

Also, in the Neighbourhood Area there are 12 *Listed Buildings* and seven further *sites of historical environment significance*, along with 27 *findspot or feature records* (Historic England and/or Nottinghamshire Historic Environment Record). Of the non-statutory records 21 are of direct relevance

to this Neighbourhood Plan's environmental policies. A *Conservation Area* (figure 11) recognising the historical and architectural features of the village was designated in 2010.

This Neighbourhood Plan adds *local detail* to these national and regional designations by recording and mapping specific locations and details of all sites and features of environmental significance in the Neighbourhood Area.

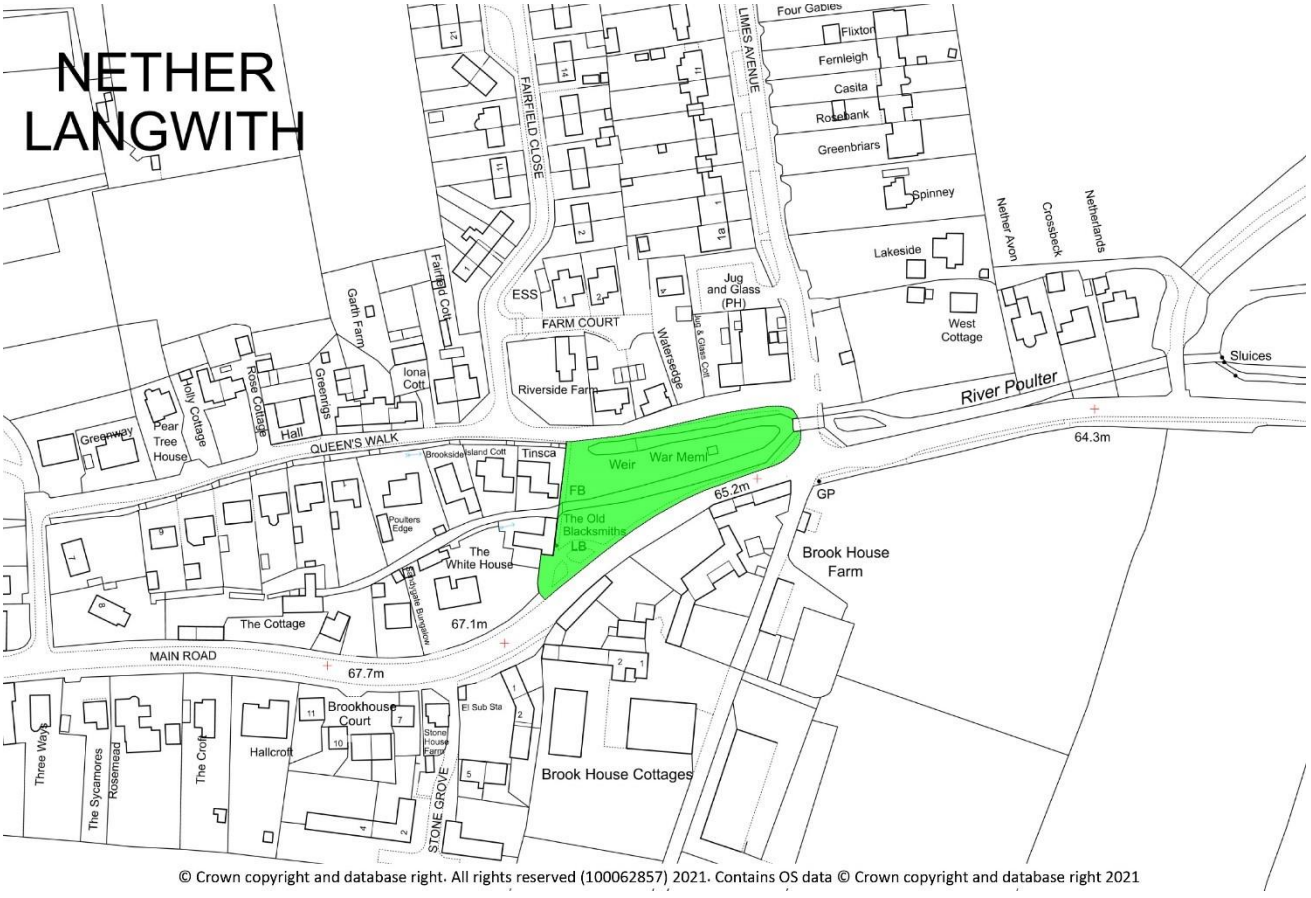
# Local Green Spaces

Of the approximately 160 parcels of open land in the Neighbourhood Area recorded in a field-by-field inventory undertaken to support this Neighbourhood Plan, about 50 were identified as having notable environmental (natural, historical and/or recreational) features. These sites were scored, using the seven criteria for Local Green Space designation outlined in National Planning Policy Framework 2021 paragraphs 101-103. One meets the essential requirements for designation as Local Green Space.

The statutory protection afforded by Policy ENV 1 will ensure this site's enjoyment by future generations.

**POLICY ENV 1: LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the Queen's Walk (River Poulter) village green Local Green Space (detailed at Appendix 5; location figure 5) will not be permitted other than in very special circumstances.**

Figure 5: Queen's Walk (River Poulter) village green Local Green Space




© Crown copyright and database right. All rights reserved (100062857) 2021. Contains OS data © Crown copyright and database right 2021

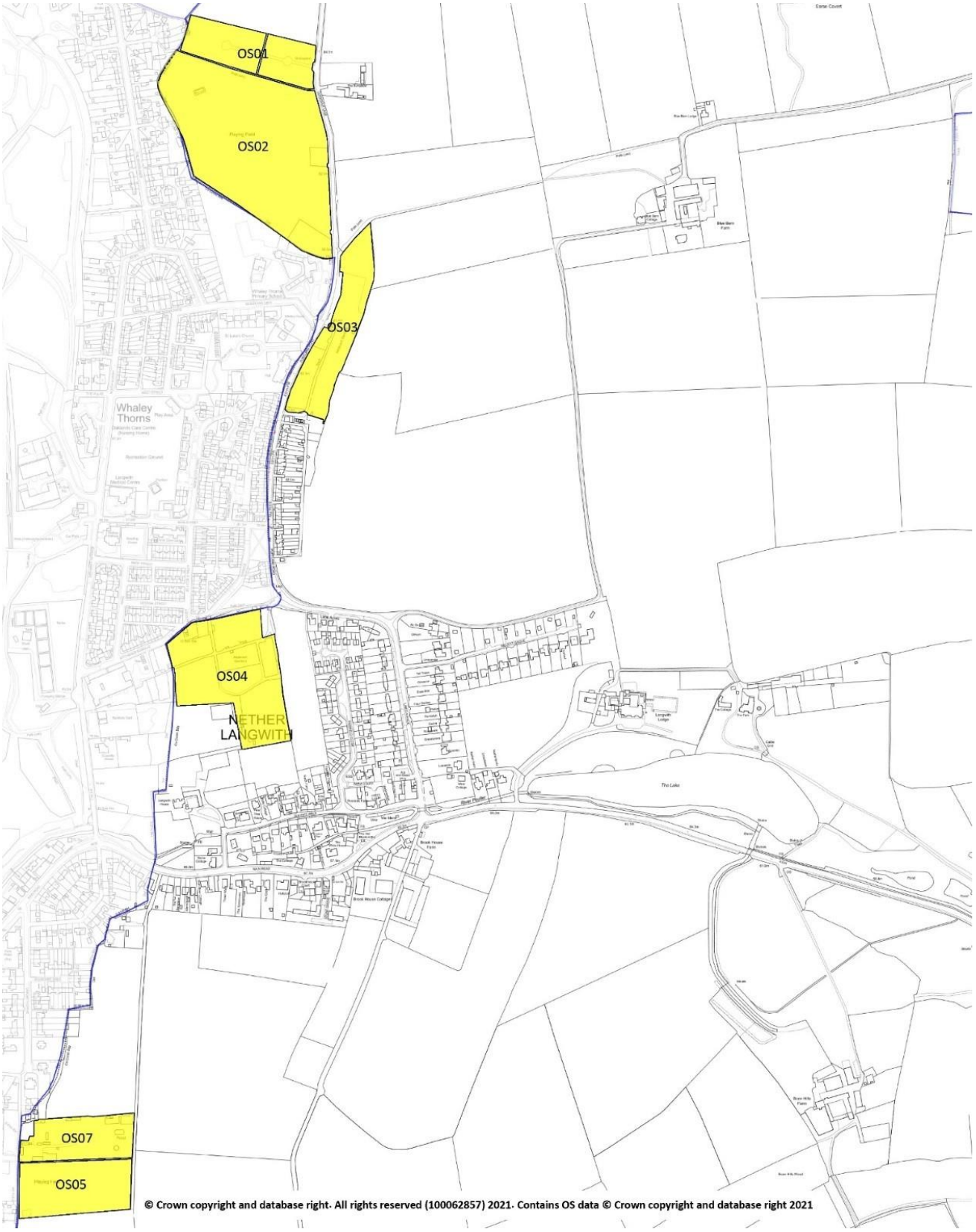
# Important Open Spaces

In the Inventory Assessment (Appendix 4), seven sites were shown to have outstanding community value as open space for amenity, sport & recreation, children's play, as allotments, or for their natural and/or historical environment value. They were identified in fieldwork, via community consultations and from Parish records.

Five sites are already recognised as Open Space, Sport & Recreation sites in the Bassetlaw District Council *Open Space Study update (2012),* and in the *Playing pitch strategy assessment report (2019)* and the *Open Space Assessment update (2020)* prepared for the emerging Local Plan; sites in the latter two are shown on the inset (settlements) map of Nether Langwith in the emerging Local Plan. Bassetlaw District Council typologies are (1) Parks and gardens, (2) Natural and semi-natural greenspaces, (3) Amenity greenspace, (4) Provision for children and young people, (5) Allotments, (6) Cemeteries, Disused churchyards and burial grounds, (7) Civic spaces, and (8) playing pitches. In the Neighbourhood Area there are no Bassetlaw District Council recognised open spaces in typologies 1, 2, 3, or 7. However, Bassetlaw District Council does recognise three *locally important open spaces* in the Neighbourhood Area (emerging plan policy maps); these appear to be (at least partly) coincident with sites in typologies 5 and 6 above.

All five sites' values as open space within and close to the built-up areas and/or their actual or potential value as community resources are recognised in Policy ENV 2. The policy is in conformity with, and adds local detail to, the Bassetlaw District Council *Core Strategy and Development Management* policy DM9 and *emerging (2021-37) Local Plan* policy ST48.

Figure 6.1: Important Open Spaces




POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces (locations, figure 6.1 and listed below) are of high local value for recreation, beauty, amenity, or tranquillity, within or close to the built-up Neighbourhood Area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent

provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

- OS01 Cockshut Lane Cemetery: BDC *Locally important open space* ref 44 (east part); *recognised in this Plan* (west part)
- OS02 Cockshut Lane playing field: BDC *Playing field and outdoor sports facility* ref 78
- OS03 Cockshut Lane allotments: BDC *Locally important open space* ref 43
- OS04 Kitchener Terrace allotments: BDC *Locally important open space* ref KKP169
- OS05 Hardwick Street/Devonshire Drive recreation ground/playing field: BDC *Playing field and outdoor sports facility* ref 23
- OS07 Rhubarb Farm: *recognised in this Plan*

## Future maintenance of important open spaces

Resource pressure on the bodies (local authorities and parish councils) owning or managing open spaces, together with the increasing practice of making their provision and management a developer responsibility (as a condition of planning consent) means communities can no longer rely on having access to safe, well-maintained spaces, and the facilities they provide, in perpetuity. This insecurity cannot be dealt with by current strategic planning policies, through which local authorities set out to deliver target numbers of open spaces of various types according to defined population and proximity metrics, but not to keep them in the public domain and maintain them.

COMMUNITY ACTION ENV 1: MAINTENANCE AND MANAGEMENT OF IMPORTANT OPEN SPACES – The Nether Langwith community expects all important open spaces mapped in figure 6.1 to be managed effectively to maintain or enhance their amenities, features or biodiversity, and to comply with public liability standards for safety, for as long as they continue to function as open spaces.

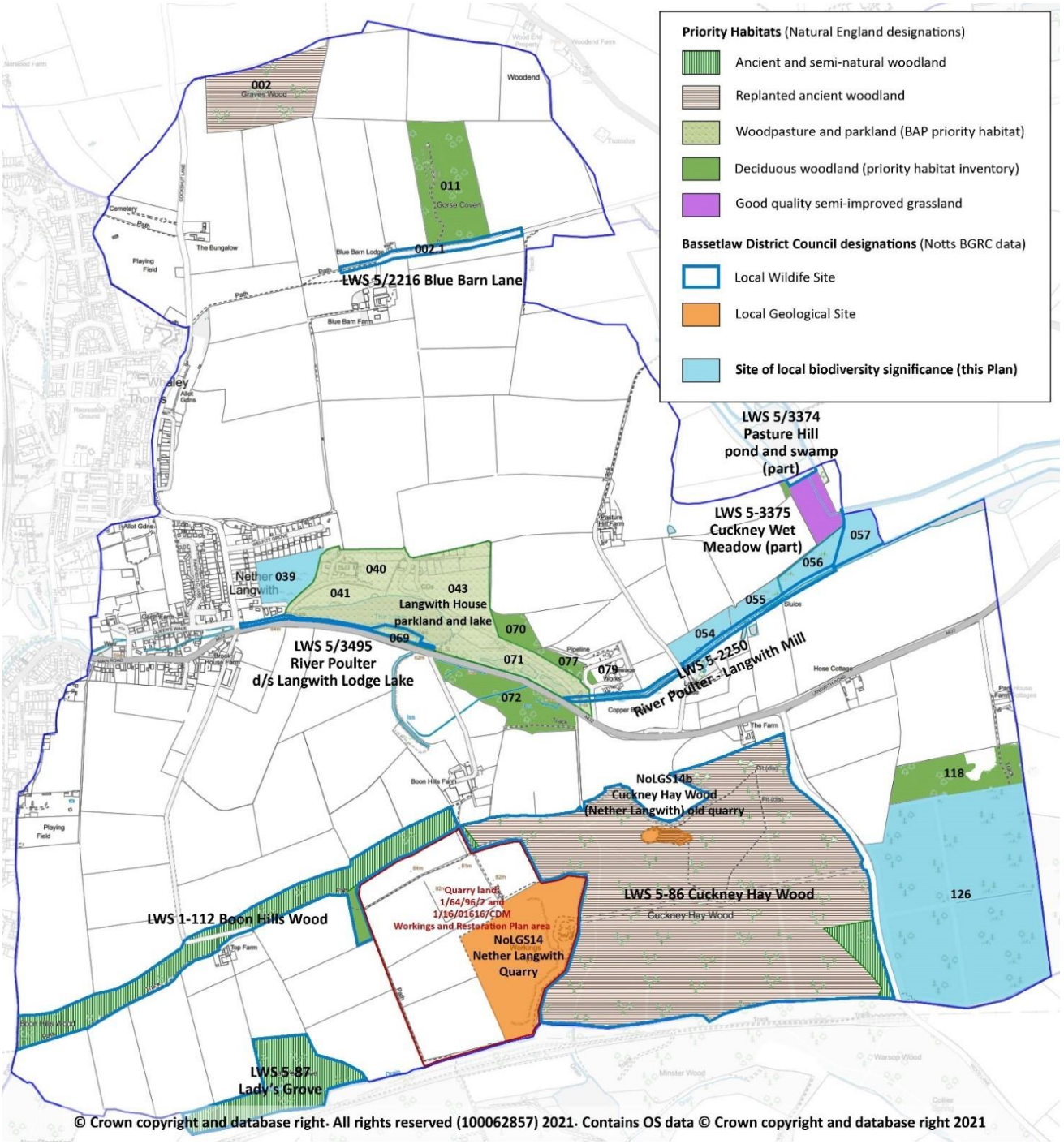
# Sites and features of Natural Environment significance

Many sites in the Neighbourhood Area are important for wildlife (biodiversity). The features and designations for which they have been identified comprise a) statutorily protected sites; b) those where *priority habitats* and National *Forest Inventory* sites occur (Natural England mapping) or where several *biodiversity action plan (BAP) species* have been recorded; c) sites identified as ecologically significant by Nottinghamshire County Council, including Local Wildlife Sites and Local Geological sites, in the Nottinghamshire Biological and Geological Records Centre data; and d) sites identified during the preparation of this Neighbourhood Plan as being of high biodiversity significance in the context of the Neighbourhood Area. The map (figure 7) shows their locations.

Policy ENV 3 delivers site-specific compliance in the Neighbourhood Area with the Bassetlaw District Council policy DM9, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It is in conformity with National Planning Policy Framework 2021 policies 174,

179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

Figure 7: Sites and features of Natural Environment significance




POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENTAL SIGNIFICANCE – The sites and features mapped here (figure 7) have been identified as being of at least local significance for their natural environmental significance. They are ecologically important, make a local contribution to biodiversity and carbon sequestration, and are locally valued.

The wildlife value of all sites identified here, following an assessment of the significance of the species, habitats or features present (as measured by use of biodiversity metric 3.0 or the small sites metric),

should be weighed against the local benefit of any development that would adversely affect it. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused, in conformity with paragraph 180a of the National Planning Policy Framework (or any subsequent iteration of this paragraph).

# Biodiversity and Habitat Connectivity

It might be said that the Neighbourhood Area is a 'typical' area of East Midlands countryside because it has no nationally important wildlife hotspots, and it might be claimed that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Nether Langwith is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England's threatened and diminishing biodiversity.

Habitat connectivity is delivered by wildlife corridors, which are designated in order to prevent obstacles to the movement or spread of animals and plants that would otherwise be imposed by new developments. They also help to re-connect populations and habitats within parishes and more widely. A wildlife corridor is mapped in this Neighbourhood Plan (figure 7) for attention when development proposals within it are under consideration.

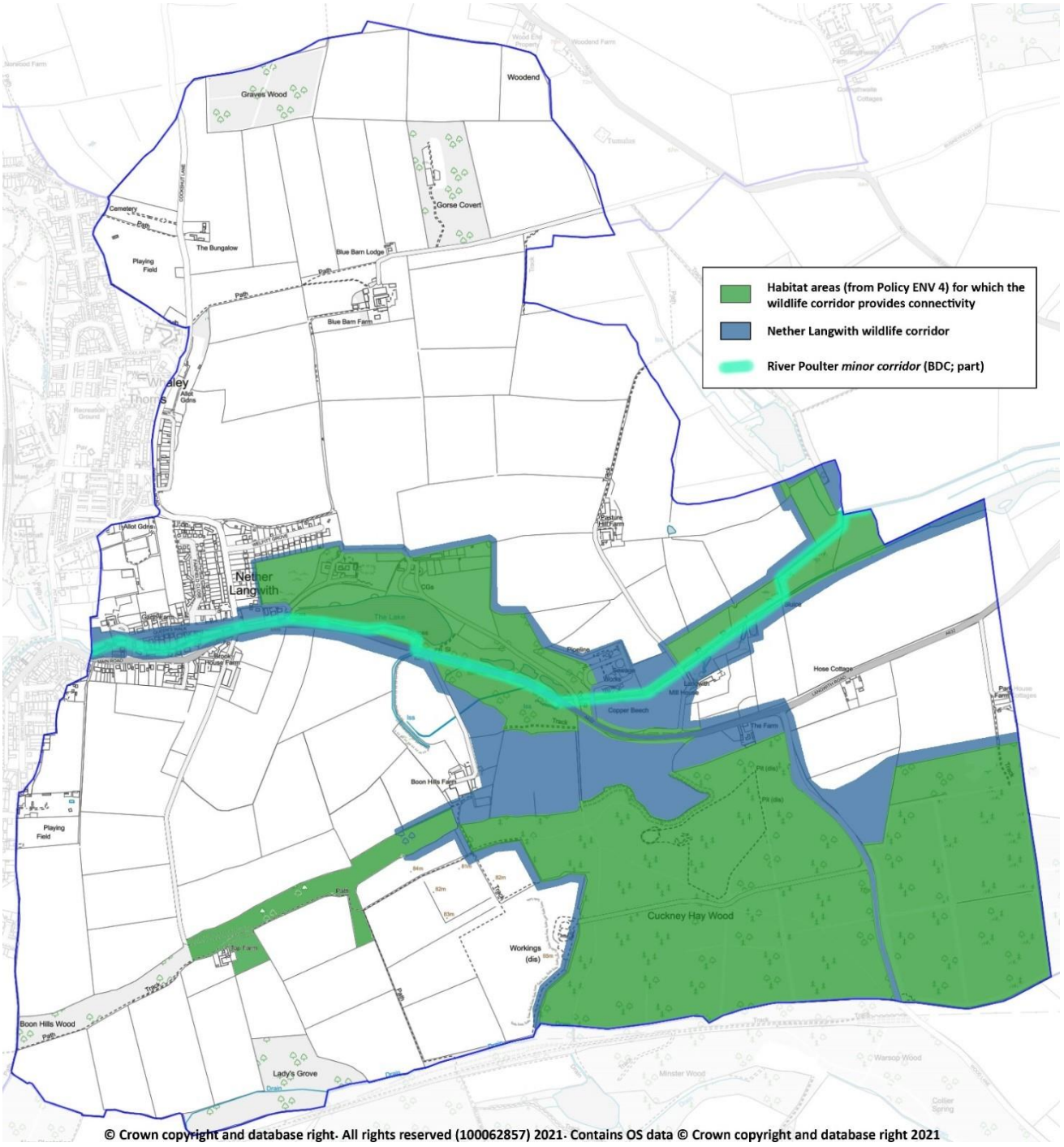
While policy ENV 3 delivers site-specific compliance criteria in the Neighbourhood Area with the relevant Bassetlaw District Council policies (both existing and emerging), the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 4) does the same for strategic planning and future development proposals across the Neighbourhood Area. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by National Planning Policy Framework (2021) paragraphs 174 (a) and (d); 175; 179 and 180(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting the Neighbourhood Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021.*

POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals should safeguard habitats and species, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through on-site or off-site enhancement (biodiversity net gain) or compensation, planning permission should be refused, in conformity with paragraph 180a of the National Planning Policy Framework (or a subsequent iteration of this paragraph).

Proposals to re-profile and re-wild suitable sections of the River Poulter and its tributaries will be supported. Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor identified in figure 7.

Figure 7: Nether Langwith wildlife corridor

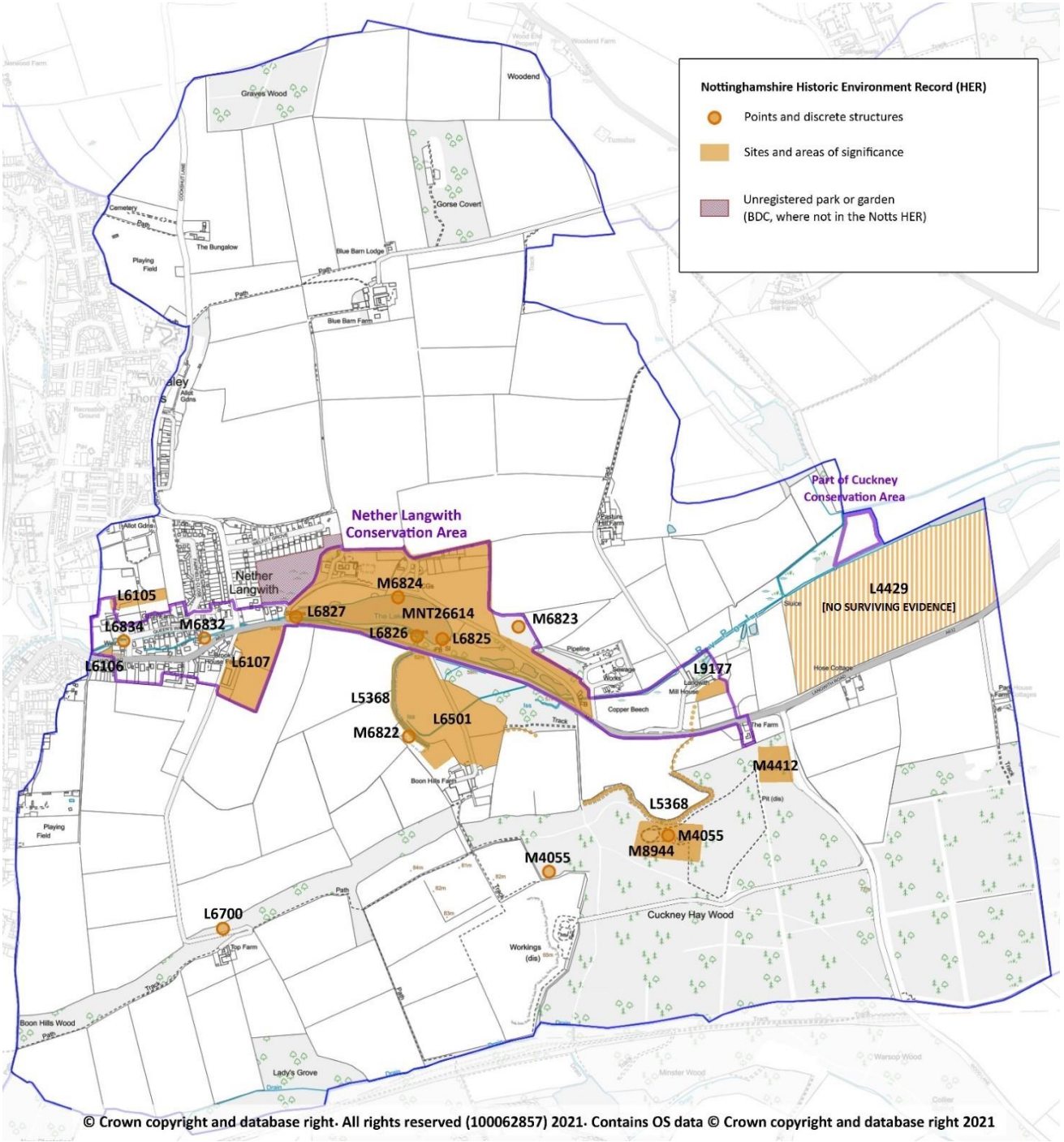
(includes the River Poulter *Minor Corridor* in Bassetlaw District Council *Green Infrastructure Study* 2010)



# Sites and features of Historical Environment significance

Several sites in the Neighbourhood Area are important for (at least local) heritage and history. They comprise sites and features of relevance to Neighbourhood Plan policies in the Nottinghamshire Historic Environment Record (HER) and Historic England databases, and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of this Neighbourhood Plan. The map (figure 8) shows their locations.

Figure 8: Sites and features of Historical Environment significance (sites and point records)




POLICY ENV 5: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - The sites mapped in figure 8 (details in Appendix 5) are of at least local significance for their historical features. The features are

extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

# Ridge and furrow

Early medieval Nether Langwith was primarily agricultural and, beginning in the 9th or 10th century AD, was farmed using the *Open Field* system. Allocated areas of open land, except small fields (closes) backing onto the houses, floodplain meadows and marshland, and areas of woodland or waste, were worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season. From the 12th century, with the establishment of Welbeck Abbey, parts of the area now in Nether Langwith Parish were converted to sheepwalks; wool became the main source of the Abbey's wealth and the arable fields were left to become pasture. This was the beginning of the process of *enclosure* of the open fields, one that continued into the 19th century with the construction of Langwith Lodge and its parkland.

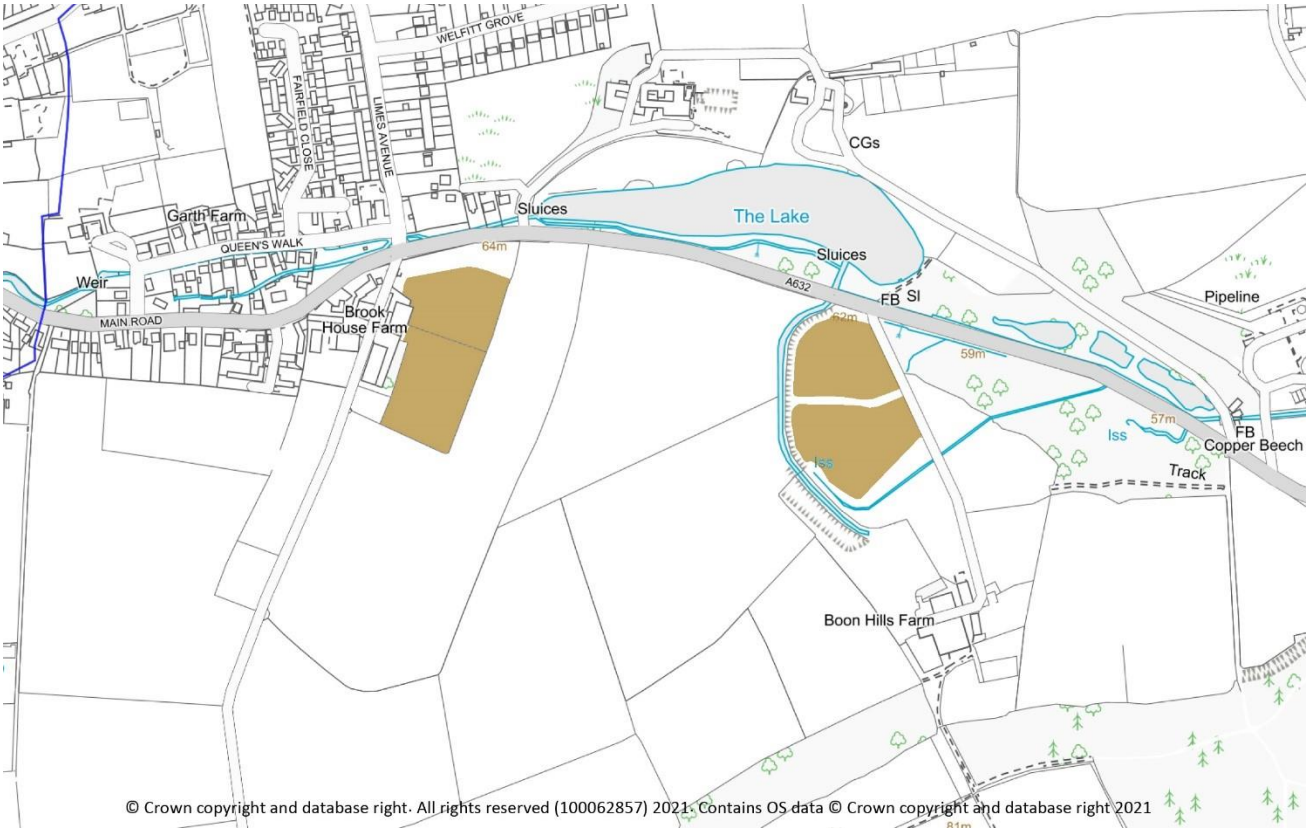
The result of the enclosures was to 'fossilise' the ridges and furrows under the grass, and this situation persisted until the mid-20th century, when British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. Despite English Heritage (2001) stating that *"as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance"* ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected in English legislation.

Only two fields in the Neighbourhood Area still have traces of ridge and furrow; the rarity of ridge and furrow in the Neighbourhood Area and across the East Midlands means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 203 of the National Planning Policy Framework (including footnote 68) and following the recommendation of Historic England, all surviving ridge and furrow in the Neighbourhood Area (figure 9) should now be regarded as a non-designated heritage asset and noted in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need (or new targets required at a higher level in the planning system) should only be fulfilled in the Neighbourhood Area by locating development on available sites where there is no surviving ridge and furrow.

POLICY ENV 6: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped in figure 9 are non-designated heritage assets.

Development proposals which would affect the identified ridge and furrow resources in the Neighbourhood Area will only be supported where the benefit of development outweighs the harm.

Figure 9: Ridge and furrow in Nether Langwith, 2022 (surveyed for this Neighbourhood Plan)




# Statutorily protected Heritage Assets

Twelve buildings and structures in the Neighbourhood Area have statutory protection through Listing at Grade II. This Neighbourhood Plan lists them in the supporting information for reference, and notes that all new development proposals will be required to take into account their *settings*, as defined on a case-by-case basis by Historic England.

Listed Buildings Source: Historic England, downloaded 2-11-2021. Numbers refer to locations on map, figure 10.

1. **Langwith Mill House/Cotton Mill**
   List Entry Number: 1224043
   Heritage Category: Listing
   Grade: II
   Location: LANGWITH MILL HOUSE, LANGWITH MILL LANE, Nether Langwith, Bassetlaw, Nottinghamshire
2. **Langwith Lodge**
   List Entry Number: 1267055
   Heritage Category: Listing
   Grade: II
   Location: LANGWITH LODGE, LANGWITH LODGE DRIVE, Nether Langwith, Bassetlaw, Nottinghamshire
3. **Langwith House**
   List Entry Number: 1223952
   Heritage Category: Listing
   Grade: II
   Location: LANGWITH HOUSE, QUEENS WALK, Nether Langwith, Bassetlaw, Nottinghamshire
4. **Nether Langwith War Memorial**
   List Entry Number: 1421787
   Heritage Category: Listing
   Grade: II
   Location: Nether Langwith, Bassetlaw, Nottinghamshire
5. **Brookhouse Farm House**
   List Entry Number: 1224034
   Heritage Category: Listing
   Grade: II
   Location: Brookhouse Farm, Langwith Road, Nether Langwith, NG20 9JF, Nether Langwith, Bassetlaw, Nottinghamshire
6. **Pasture Hill Farmhouse**
   List Entry Number: 1223950
   Heritage Category: Listing
   Grade: II
   Location: PASTURE HILL FARMHOUSE, LANGWITH MILL LANE, Nether Langwith, Bassetlaw, Nottinghamshire
7. **Greenriggs**
   List Entry Number: 1224074
   Heritage Category: Listing
   Grade: II
   Location: GREENRIGS, QUEENS WALK, Nether Langwith, Bassetlaw, Nottinghamshire
8. **Stone Cottage**
   List Entry Number: 1224108
   Heritage Category: Listing
   Grade: II
   Location: STONE COTTAGE, QUEENS WALK, Nether Langwith, Bassetlaw, Nottinghamshire

9. Connie Tom
List Entry Number: 1223951
Heritage Category: Listing
Grade: II
Location: CONNIE TOM, QUEENS WALK, Nether Langwith, Bassetlaw, Nottinghamshire

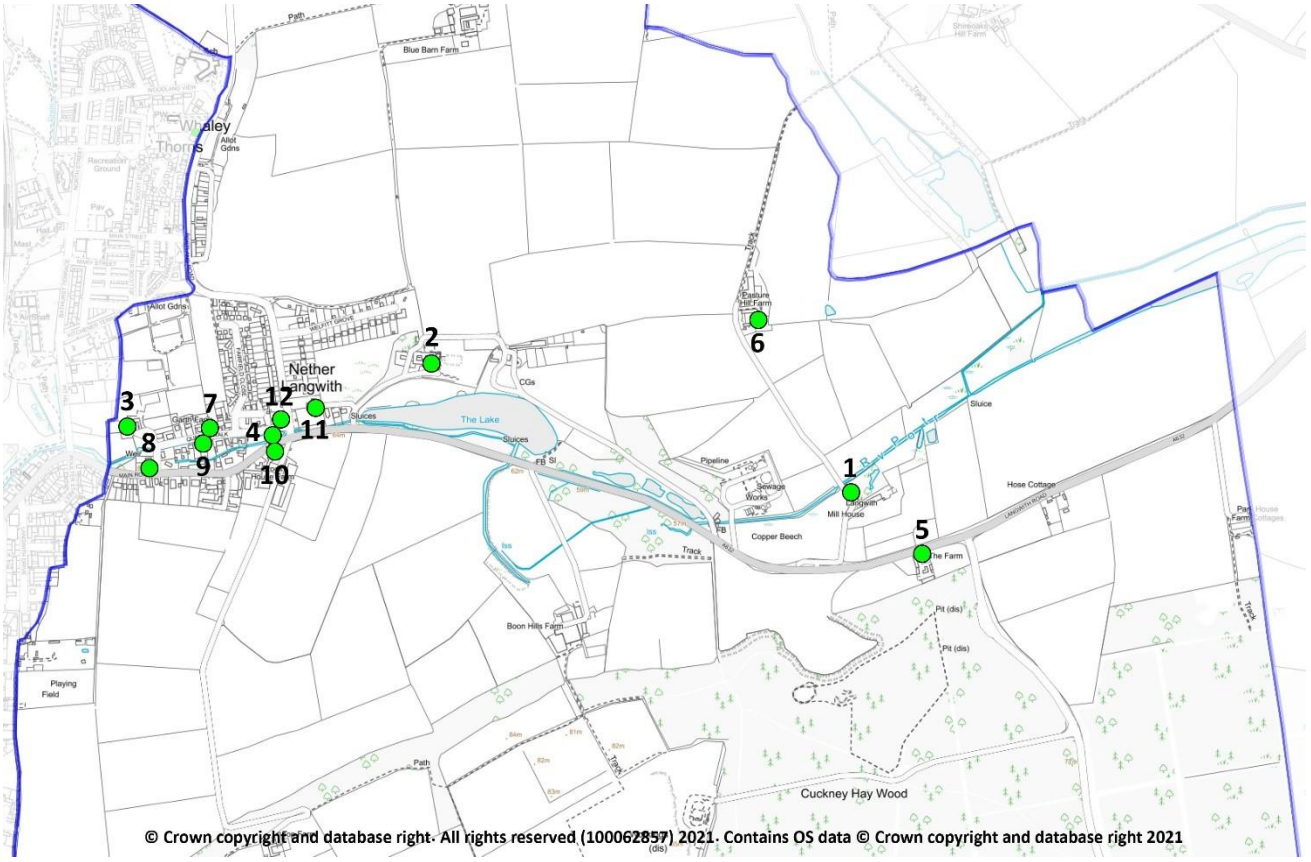
10. Brook House Farmhouse
List Entry Number: 1223949
Heritage Category: Listing
Grade: II
Location: BROOK HOUSE FARMHOUSE, CUCKNEY ROAD, Nether Langwith, Bassetlaw, Nottinghamshire

11. West Cottage
List Entry Number: 1267056
Heritage Category: Listing
Grade: II
Location: WEST COTTAGE, LIMES AVENUE, Nether Langwith, Bassetlaw, Nottinghamshire

12. The Jug and Glass Inn
List Entry Number: 1224057
Heritage Category: Listing
Grade: II
Location: THE JUG AND GLASS INN, QUEENS WALK, Nether Langwith, Bassetlaw, Nottinghamshire

Figure 10: Statutorily Protected Heritage Assets (Listed Buildings)

Historic England mapping

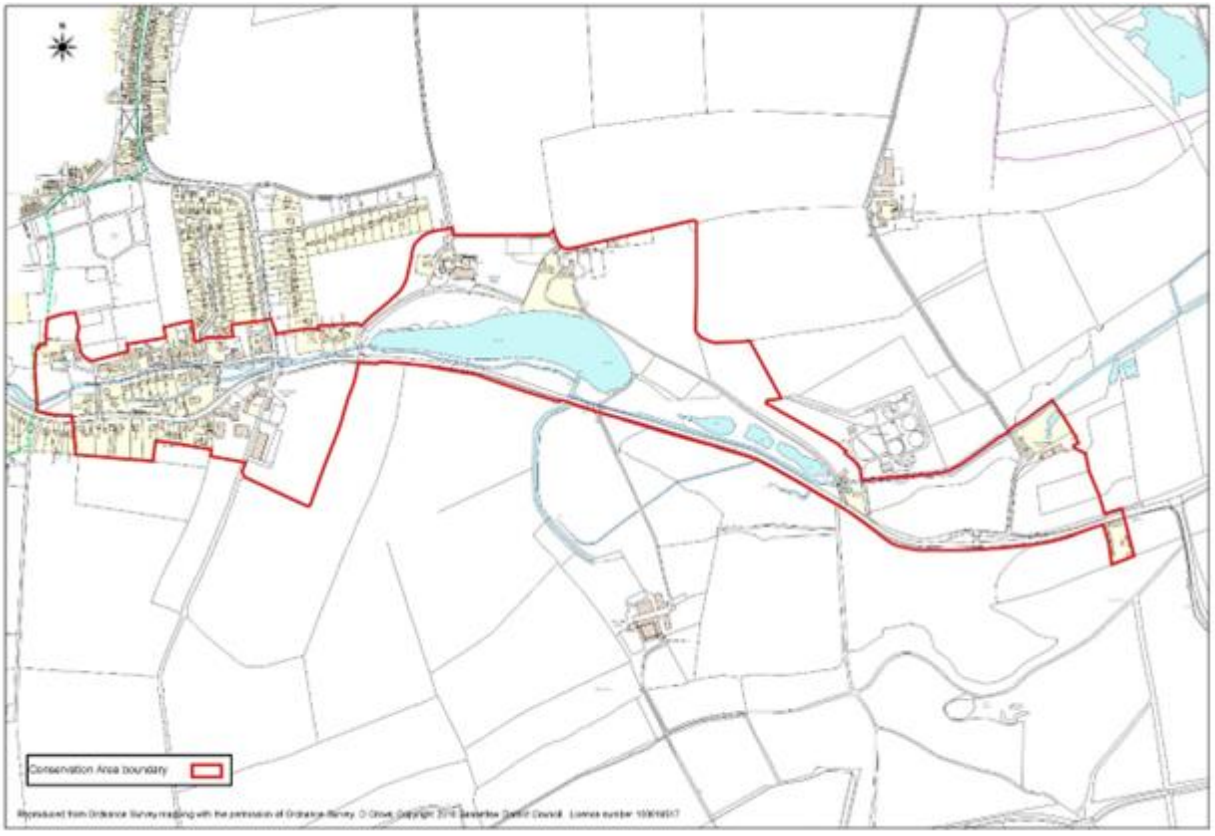


# Conservation Area

The Nether Langwith Conservation Area was designated by Bassetlaw District Council in 2010. A review of all conservation areas in the District is currently being carried out, but Nether Langwith is not in the first set of 12. A Neighbourhood Plan is not empowered to create or modify a Conservation Area, but a review is thought to be justified. The following Community Action aims to move the process forward.

**COMMUNITY ACTION 3: CONSERVATION AREA RE-APPRAISAL – The community will work with Nether Langwith Parish Council to prompt a review of the Nether Langwith Conservation Area by Bassetlaw District Council.**

Figure 11: Nether Langwith Conservation Area, designated 2010



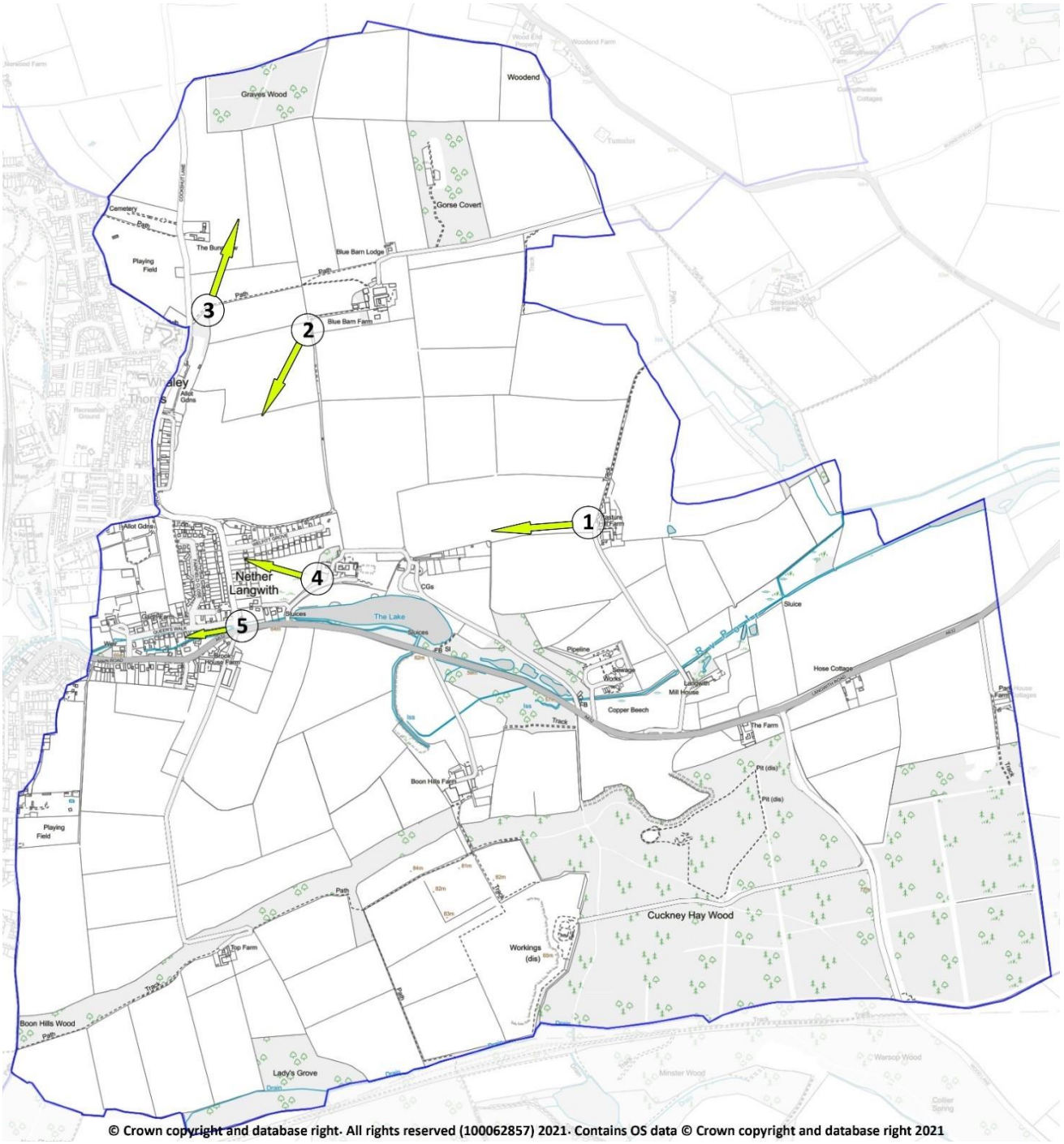

# Important views

Consultation during this Neighbourhood Plan's preparation identified a widely held wish to protect Nether Langwith's rural setting, in particular its visual relationship with the surrounding landscape, including its location in the landscapes of National Character Area 30 *Southern Magnesian Limestone* and Bassetlaw Council Landscape Character Areas (2009) *Magnesian Limestone Ridge* and *Sherwood*.

One of the main ways in which residents expressed this wish in consultations was by describing several highly valued views within and around the village and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this Neighbourhood Plan, which although

principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (below, figure 12).

Figure 12: Important views




POLICY ENV 7: IMPORTANT VIEWS – The following views (map figure 12, details Appendix 8) are important to the setting and character of the Neighbourhood Area. Development proposals should respect and whenever possible protect these views. Development which would have an adverse impact on the identified views will not be supported without mitigation.

1. From Pasture Hill Farm (Grade II Listed Building), west across open countryside with field ponds and other habitat sites back towards Nether Langwith. This is an important 'village setting' view from public footpaths FP5 and 6
2. From Blue Barn Farm on footpath FP3 southwest over open countryside to Nether Langwith; this view characterises the north half of the Neighbourhood Area and contributes to the 'sense of place' of the village
3. From the road in front of Limes Acres, northeast towards Blue Barn Farm and footpath FP3, with arable land, open woodland and countryside beyond. This view offers a wide vista of the rural context of Nether Langwith. [new one, to be added to map]
4. From Cockshut Lane at the junction of footpath FP2 west toward Graves Wood. A view from the edge of the village, with very little to interrupt the vista for many miles
5. From the drive of Langwith Lodge looking west. This offers views across the proposed protected wildlife area/open space toward Welfitt Grove and the village
6. From the road bridge on Limes Avenue looking west. This is the iconic 'postcard' view of Nether Langwith, with Queens Walk and one of the courses of the River Poulter running through the village

# Footpaths and other walking routes

The manorial, agricultural and, particularly, industrial history of Nether Langwith means that a reasonably complete historical network of walking routes within the Parish and which connect the village to neighbouring settlements has survived into modern times. They are well-used and appreciated by local people and visitors. All routes have been checked as part of the fieldwork undertaken to support the environmental policies in this Neighbourhood Plan. Policy ENV 8 aims to ensure that new development in the Neighbourhood Area avoids harm to the routes and specific characteristics of the existing network.

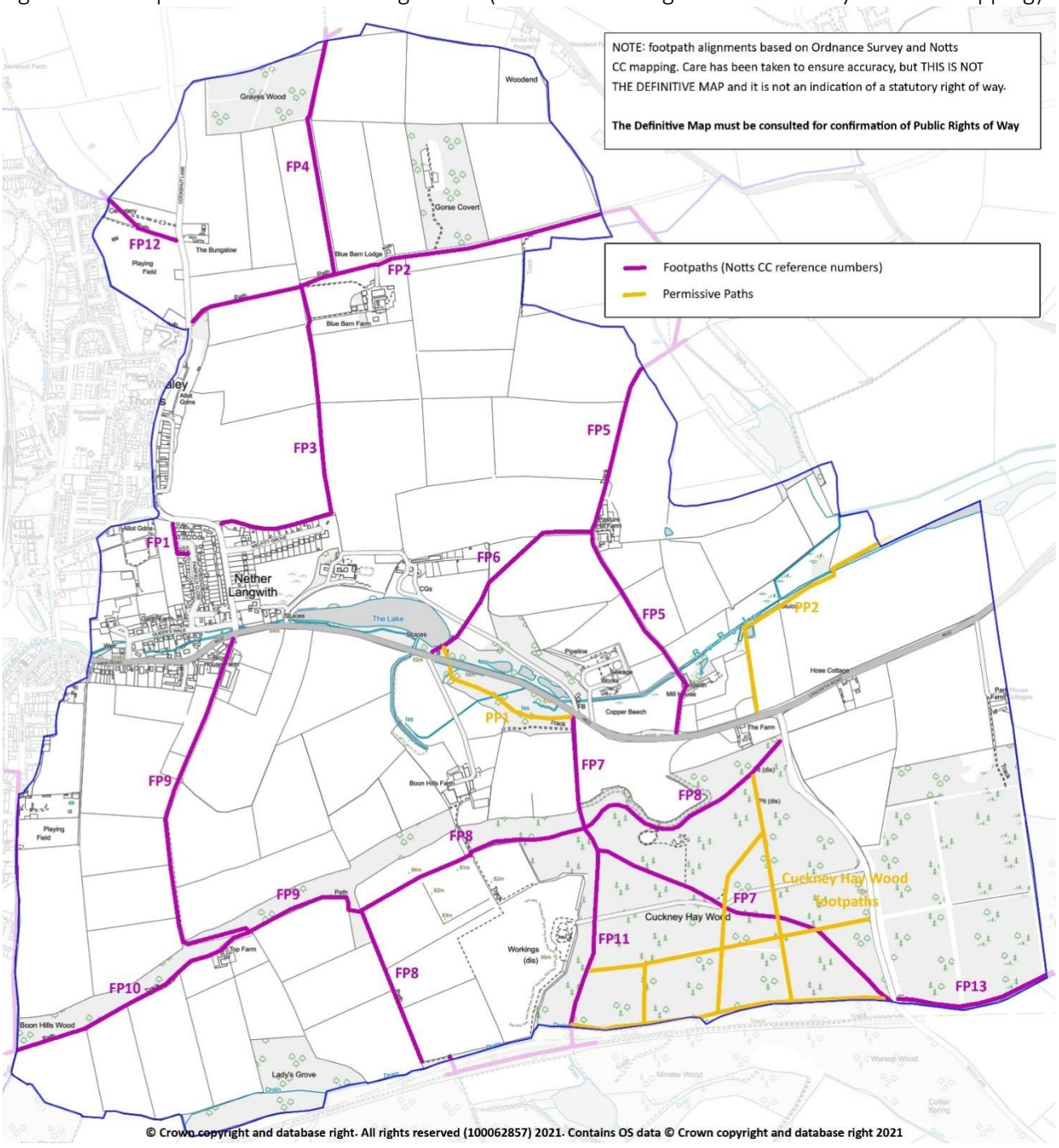
A further network of *Permissive Paths* (see figure 13) has been provided by the developer as compensatory community benefits of the re-opened and extended Nether Langwith (Cuckney Hay Wood) Quarry. As indicated by notices erected in compliance with the Highways Act 1980 Section 31, these routes are not public rights of way, meaning that public use for 20 years will not automatically lead to a presumption of a right of way. Several of the paths have been used informally over many years for recreation and loss of access to them would be regrettable; Community Action ENV 2 expresses a community aspiration to work toward enhancement of the complete *de facto* footpaths network by negotiation and dedication wherever possible.

POLICY ENV8: FOOTPATHS AND OTHER WALKING ROUTES - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths which are also public rights of way (figure 13) will not be supported without appropriate mitigation.

COMMUNITY ACTION ENV2: The community will work with Nether Langwith Parish Council, landowners and the Highways Authority to identify both new and customarily used (but not currently dedicated) routes for future dedication as right of way.

COMMUNITY ACTION ENV3: The community will work with Nether Langwith Parish Council to identify and report any obstructions, fly tipping or other issues with either designated or permissive rights of way to landowners and the Highways Authority.

Figure 13: Footpaths and other walking routes (based on Nottinghamshire County Council mapping)




# Flood risk resilience

It is particularly important that the location and technical standards of all new development proposals in the Neighbourhood Area should be judged on their likely contribution to flooding from surface water run-off, as a result of climate change or caused by weather events. To complement this objective, the community will support proposals to improve the infrastructure within the built-up areas for managing

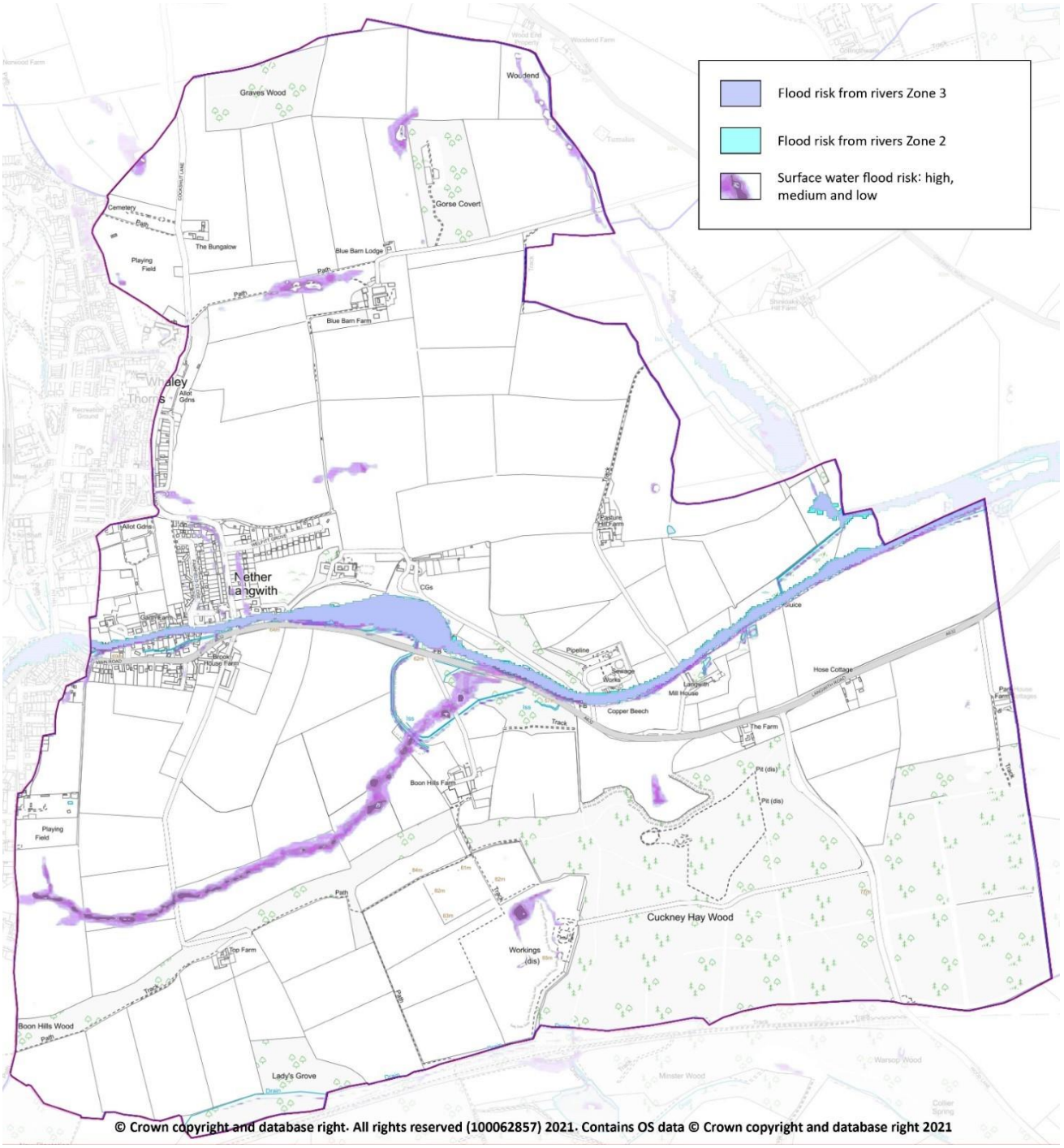
flooding from rivers and watercourses, and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme. This Neighbourhood Plan seeks to put in place measures that manage the effects of climate change on flooding for its lifetime and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words, from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.

This policy is in general conformity with Bassetlaw District Council Local Plan (Core Strategy and Development Management) 2010 Policy DM12.

Figure 14: Risk of flooding from rivers and surface water

Composite map from Environment Agency mapping.




POLICY ENV11: FLOOD RISK RESILIENCE – Development proposals within the areas indicated as being at risk of flood in Figure 14 will be required to demonstrate that the benefit of development does not conflict with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, SuDS), including those within or close to the built-up area, will only be supported if they do not adversely affect sites and features of natural or historical environment significance.

Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local development need is available;
- its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects;
- the flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that the development will not threaten other natural habitats and water systems;
- its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- proposed SuDs infrastructure includes, where practicable, habitat creation comprising landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
- it does not increase the risk of flooding to any third parties.

# C Sustainability

Nether Langwith is located within the county of Nottinghamshire and within the non-metropolitan district of Bassetlaw. It sits alongside the Parish of Langwith across the border in the county of Derbyshire and the non-metropolitan district of Bolsover. Nether Langwith is so close, the boundary between the two villages runs parallel along the centre of Portland Road; with the east side being in Nottinghamshire and the west side in Derbyshire.

Nether Langwith is the oldest settlement in the area, with evidence dating back well before medieval times.

The settlements of Langwith and Whaley Thorns were created over the last 100 years to service Langwith Colliery; the housing here was originally back-to-back terrace houses, known as the pit rows. During its operation, many community facilities from miners' welfare associations, doctors, sporting clubs, shops, allotments, churches and schools were built. The Colliery closed in 1978.

Nether Langwith has very few of its own facilities, however as Langwith still retains some of its sports clubs, doctors, churches, shops and schools, Nether Langwith residents can benefit from these.

## 1. Community facilities

The community of Nether Langwith encourages social interaction, friendships and learning, and aspires to facilitate new opportunities in the future. This Neighbourhood Plan seeks to preserve existing facilities, amenities and assets, and looks to improve and extend them.

Community facilities and amenities provide important infrastructure for the residents of the Neighbourhood Area, supporting and enhancing the quality of daily life and contributing to the vitality of the village.

Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

The Neighbourhood Area has fewer facilities than might be expected in a Parish of its size, however the proximity of facilities in the neighbouring Parish mitigates some of this problem. Car ownership in the Neighbourhood Area is high (17.7% of households have no car or van compared to 20.1% across the district according to the 2011 Census). Reductions in the frequency of the local train service and bus services to nearby towns creates challenges for those residents without access to a car.

The loss and threatened closure of facilities and services is a common dilemma for rural communities. In future, the viability of many rural services is likely to be challenged further as local authority budgets are squeezed and more car owning residents commute to work, drive to retail centres and access leisure and other facilities further afield.

Emerging Local Plan Policy ST47 seeks to protect and enhance community facilities.

The Neighbourhood Area has a small number of facilities which include a village hall, allotments, the village green and a pub.

## a. Village Hall

A barn on Queens Walk was converted by Colonel Welfitt to hold Sunday services and a Sunday school for the children. This became the Village Hall in 1958 and became the home of Nether Langwith Parish Council, paying a peppercorn rent to the Duke of Portland. The Council purchased the Village Hall, modernised it and officially opened it in 1966. Further works were done in 1992.

The Village Hall is now owned and operated by Nether Langwith Parish Council.

The Village Hall is currently an under-utilised asset in the community, one reason for this is considered to be the lack of car parking facility.

As part of a proposed residential development (16/01216/FUL), there is a s106 agreement (11-July-2019) which includes an obligation to extend and renovate the Village Hall; which includes car parking spaces. It is hoped that this development will facilitate greater use of the Village Hall by the community.

## b. Cemetery

A burial ground is located on the Nether Langwith side of the border on Cockshut Lane towards the northern border of the Neighbourhood Area. It is affiliated to St. Lukes Church, located in Whaley Thorns, Derbyshire. The church was built in 1878 and has its own graveyard: the separate burial ground would have been consecrated sometime after that and is still in use today.

## c. Hardwick Street Recreation Ground

Located on the southern border of the Neighbourhood Area, although owned and maintained by Langwith Parish Council, this area contains a children's play park and 5-a-side football pitch.

## d. Cockshut Lane Recreation Ground

Located at the northern border of the Neighbourhood Area, although owned and maintained by Langwith Parish Council, this area contains a skate park, a full-size football pitch, a 5-a-side pitch and a basic pavilion.

## e. The Jug & Glass Pub

An inn on the site of the current building has origins in the 15th Century, possibly called the Langwith Inn at this time. It became the Jug & Glass sometime after 1809. In the early days of the pit, the inn was used as the pay office, but this was outlawed in 1883. The Duke of Portland

sold the inns on his estate to Kimberley Brewery in 1921, which itself was acquired by Greene King in 2006.

The Pub is located on the northern banks of the river adjacent to the Village Green and has two car parking areas which are usually sufficient. The Pub is a very popular venue, particularly in the Summer with visitors to the Village Green.

## f. Village Green

Nether Langwith Green is in the Register of Town and Village Greens maintained by Nottinghamshire County Council under the Commons Registrations Act 1965 (Register Unit number VG7). In 1985 the Parish Council were confirmed as owners of the Village Green.

The Green is an island in between two tributaries of the River Poulter which cross the Green.

The southern tributary contains a structure known as the Sheep Dip. It was used as such from around 1810 to 1950. Washed wool commanded a higher price, so sheep were walked up to six miles to use the Dip.

The Village Green is at the hub of the Village and is a popular place for people to gather for events, picnic and play.

## g. War Memorial

After World War I, Nether Langwith and Cotton Mill villages jointly funded a stone memorial on the Village Green. Comprising a Celtic cross bearing the 11 names of the fallen, it had a dedication ceremony in 1920.

The memorial was restored and re-dedicated in 2013, this included a railing surround and a new plaque commemorating the fallen of the Second World War. The War memorial has had grade II listed building status since 2014.

The Memorial is located on the central part of the Village Green and is the venue of the Annual Remembrance Day ceremony which is always very well attended.

## h. Footpaths, Bridleways and Cycleways

In this Neighbourhood Plan questionnaire, access to footpaths, bridleways, cycleways were considered vitally important to the majority of respondents.

The Neighbourhood Area is criss-crossed by a number of footpaths leading to and from the villages of Langwith and Cuckney as well as through the woodlands of Boon Hill Farm and Cuckney Hay Wood.

Beyond the Neighbourhood Area boundary is easy access to Poulter Country Park and the Archaeological Way. There may be potential to link some of the footpaths to form more circular walks, with landowner permission.

Community consultation confirmed the importance of enhancing the range and quality of community facilities and amenities in the Neighbourhood Area, recognising their value to the local community.

There were 12 comments made at the open event in September 2021 in relation to community facilities. Many reflected a desire for protecting and improving existing facilities, such as the village pub and the Village Hall. Suggestions for new facilities included more play parks, wildlife areas and an emphasis on the creation of more public parking areas. The community survey from October-November 2021 resulted in a low response rate, but those that commented on the importance of community facilities locally, identified the Village Hall as the most important, followed by the Cemetery, the allotments and the playing fields.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility will not be supported.

If it can be demonstrated that:

a) There is no longer any proven need or demand for the existing community facility;
b) The existing community facility is no longer economically viable; and
c) There are no alternative community uses for the building.

A proposal which makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Neighbourhood Area to fulfil an identified local need and which complies with the other general policies of this Neighbourhood Plan may be supported.

New proposals to enhance the provision of community facilities to meet an identified local need will be viewed positively. [policy for review by AC, PC and residents]

# 2. Employment

## Existing and new employment opportunities

The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of this Neighbourhood Plan. The existing Bassetlaw Core Strategy supports employment development 'of a scale and type appropriate to the settlement and surrounding land uses'.

The emerging Local Plan seeks to promote economic growth and recognises the recent decline in traditional industries and the need for inward investment to help diversify the economy further.

There is an increasing trend for residents to work from home (3.9% of people living in the Neighbourhood Area (aged 16-74) compared to 3.2% in Bassetlaw) and with continuing changing employment patterns nationally, particularly in light of the Coronavirus, this trend is likely to continue.

### a. Cotton Mill

George Burden, a hosier from Mansfield, brought cotton spinning to Nether Langwith in 1784 when he leased the newly erected mill, house and cottages.

To provide power, the River Poulter was dammed at Langwith Lodge and a one-mile canal built under the road, to Boon Hills Farm, along the edge of Cuckney Hay Wood and onto the Mill.

This area became known as Cotton Mill and developed to include 22 weaver's cottages, a pub, a shop, a smithy, a joinery, a counting house and stables.

At its height, Cotton Mill was home to 68 adults and 128 young people (under 21), totalling 196 people, in comparison to the 251 who lived in Nether Langwith at the time. The Mill ceased cotton spinning operations in 1844 and reverted to the Duke of Portland in 1849.

In the 1870s the Mill was converted to flour, but by 1914 the use of stone grinding wheels for flour was outlawed, so the Mill became used for animal feeds.

In the 1920s, mining works caused the canal to dry up and the Mill became a store for cattle feed and farming poultry. The community of Cotton Mill lived on, but the housing was in poor condition. In 1964, the homes at Cotton Mill were demolished and the tenants rehoused in a new development in Nether Langwith; Fairfield Close. The Mill has been unoccupied since 1972 and a restaurant on the site finally closed its doors in 2005.

Cotton Mill was designated as a grade II listed building in 1985. The Mill has been purchased and work has begun on renovating the Mill House for residential use. Sympathetic renovation and development of the main Mill building would be encouraged.

## b. Traders

Over time there have been several trades operating in Nether Langwith; general store, post office, blacksmiths, shoemakers, beer house, butchers, slaughterhouse, cobblers, haberdashery, wallpaper and paint, sweet shop, art shop, hairdressers.

It is felt that more could be done to help promote a more cohesive local business community. Ideas include enhancing communication, information sharing and networking, as well as providing a directory of locally available services. This would be especially helpful to newcomers to the village and help both local businesses and those in the neighbouring area. This could also facilitate job opportunities, work experience and training opportunities for parishioners.

For the majority of workers resident in the Neighbourhood Area, the lack of significant local employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. In view of the rural nature of the village, 49% of residents go to work by car.

Where there are buildings dedicated to business use in the Neighbourhood Area it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little prospect of the existing building or land generating employment before allowing demolition or redevelopment.

New employment initiatives in the right location help boost and diversify the local economy and provide more local employment opportunities.

Overall, maintaining the rural nature of the Neighbourhood Area strongly mitigates against any larger scale business development.

Any new employment initiatives should be sensitive to the character of the Neighbourhood Area. Employment proposals would only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, traffic, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. This Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to both support conversion of redundant commercial buildings and the development of local business premises where appropriate.

The Community Survey from October-November 2021 identified the importance of Superfast Broadband; support for garden offices; having meeting rooms for hire and access to serviced offices. A question was also asked about what new businesses would be welcome, and the responses prioritised Cottage/Home Business, followed by retail, offices and finally industrial units. However, the low response rate to this survey diminishes the significance of this list of priorities.

POLICY E1: EMPLOYMENT AND COMMERCIAL DEVELOPMENT – Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer sustainable as employment use.

Proposals for employment-related commercial development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has sufficient off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will protect residential amenity. [parking]

# Working from home

The reduction of CO2 emissions to net zero by 2050 is now enshrined in law[1] so, it is important to consider new employment opportunities in the right location for the residents of the Neighbourhood Area in order to help reduce vehicle usage and carbon footprint. The 2011 census identified 6.4% residents as self-employed and 3.9% working mainly from home. 178 people regularly drove to work and back making a total of over 350 vehicle journeys per day.

There is support for those people who wish to conduct their business from within the Neighbourhood Area. Through the consultation process this will only be seen as acceptable if it avoids impact on other matters that are considered equally important, such as traffic, parking, retaining the residential amenities, the local environment and the preservation of historic and heritage assets.

There was support at the open event in September 2021 for office space to be provided in any new housing.

This Neighbourhood Plan supports the rural economy by allowing for new employment planning applications in residential dwellings to provide or safeguard local jobs.

POLICY E2: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or commercial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

a) The commercial development of the property is for the primary use of the property residents only and where the proposed commercial use remains ancillary to the main use of the building as a residential dwelling;

b) Any extension or free-standing building does not detract from the quality and character of the existing building and the Neighbourhood Area to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction;

c) Such development will not result in significantly increased traffic movements nor any increase in on-street parking; and [parking]

d) There is no significant and adverse impact to nearby residents caused by on-street parking, noise, fumes, light pollution, or other nuisance associated with the work activity. [parking]

# Farm diversification

The Neighbourhood Area is a rural community surrounded by farms. All the farms that fall within the Neighbourhood Area are owned by Welbeck Estates and have long-standing tenant farmers.

Currently the land is mostly arable with little evidence of diversification. Any diversification would be subject to agreement and amendment to existing tenancy agreements.

The changes to farming in the 19th and 20th centuries meant farming no longer provides mass employment. Combined with the extension into the countryside of utilities like electricity, mains water and sewerage, and telephony, rural villages became attractive places to live, and housing quality improved. Now, if superfast broadband can be provided, they can be attractive as places of work.

Farming is an industry undergoing change and diversification is encouraged.

The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which this Neighbourhood Plan would like to encourage in order to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E1.

Welbeck Estates is the principal landowner and there are a number of tenant farmers employed to farm the land. To help maintain the rural economy and protect open countryside from inappropriate development, this Neighbourhood Plan supports the sustainable growth and expansion of business and enterprise through the development and conversion of existing farm buildings. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in the Neighbourhood Area and the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, which provide local employment and attract both visitors and tourists to the area and maintain and enhance the rural and agricultural land.

The change of use of some rural buildings to new uses is already permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Town and Country Planning (General Permitted Development) (England) Order 2015 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system. This policy is to be considered in circumstances where planning permission is required instead of Permitted Development rights.

POLICY E3: REUSE OF AGRICULTURAL BUILDINGS - The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

a) The use proposed is appropriate to the rural location;
b) The conversion/adaptation works respect the character of the surrounding Neighbourhood Area;
c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
d) The local road system can accommodate the traffic generated by the proposed new use and sufficient parking can be accommodated within the site; and [parking]
e) There is no significant adverse impact on neighbours through on-street parking, noise, light or other pollution, or on-street parking. [parking]

# Tourism

The Neighbourhood Area is an attractive rural parish with the River Poulter running through it. On a sunny day the Village Green and the Jug & Glass is a magnet for local people, visitors from neighbouring villages and tourists.

Beyond its own boundary, within a 30-minute drive time, are a number of tourist attractions including; Sherwood Forest, Clumber Park, Thoresby Park, the Peak District, Welbeck Abbey, Chatsworth House, Creswell Craggs, Hardwick Hall, Bolsover Castle, Rufford Park and Newstead Abbey.

Circular walks can be made to neighbouring villages and could be made more accessible with enhanced signage as well as online communication. With some effort the Neighbourhood Area could be seen as an ideal base for exploring the Dukeries of Nottinghamshire and Derbyshire.

The existing Bassetlaw Core Strategy recognises the importance of tourism in Policy DM3: General Development in the Countryside.

The Neighbourhood Area is fortunate to be close to several historic sites, footpaths and bridleways, which are generally well maintained and clearly signed. These afford excellent views of the Village and surrounding countryside, as well as providing a valuable recreational facility.

There are no cycle paths or designated cycle lanes within the Neighbourhood Area and few cycle-ways exist within safe and easy reach. Safer pedestrian and cycle-ways would be encouraged to connect the Neighbourhood Area to neighbouring leisure attractions.

There are established B&Bs and holiday lets in the Neighbourhood Area.

When asked in the Community Survey of October-November 2021 to identify factors to encourage the development of more local facilities for visitors, a small number of respondents identified, in order of importance; parking, farm diversification, camping or glamping accommodation, B&B or hotel style accommodation, food outlets and tourist attractions.

POLICY E4: TOURISM - Support will be given to facilities that enhance and promote tourism where:

a) They are within or adjoining the development boundary on a scale appropriate to the nature of the Neighbourhood Area;
b) They do not have a detrimental effect on the distinctive rural character of the Neighbourhood Area;
c) They do not adversely affect the surrounding infrastructure;
d) They benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision, appropriate in scale to their location; and
e) They involve the reuse of existing buildings subject to policies E1 and E2.

# Broadband

The provision of high-speed broadband is inadequate across the Neighbourhood Area. It is hoped that the Government's levelling up agenda for rural communities will improve this. Since March 2020, every home and business in the UK has the legal right to request a decent, affordable broadband connection.

The Joint Core Strategy Policy 10 recognises the importance of 'next generation access broadband.' This Neighbourhood Plan recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E3.

Emerging Local Plan Policy ST59 promotes enhanced digital infrastructure to help reduce the need to travel.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a superfast or ultra-fast broadband service (including unforeseen future developments) and improve the mobile telecommunication network that will serve businesses and other properties within the Neighbourhood Area will be actively supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes. In addition:

a) All new developments should have access to decent broadband (to at least the prevailing government standard). Developers should take active steps to incorporate decent broadband at the pre-planning phase and should engage with telecoms providers to ensure this broadband is available as soon as the initial build is complete; and
b) Telecommunication providers will be encouraged to improve existing mobile coverage and provide the latest generation of network services across the Neighbourhood Area.

# 3. Traffic

This area of the consultation drew the largest number of responses at the September 2021 Open Event, with a total of 15 comments made. In the event of development, the majority of respondents highlighted the need to provide more traffic calming measures, traffic management, safer road crossings, management of lorry traffic levels and roadside parking measures.

## Traffic management

There is a two-hourly train service running from Worksop to Nottingham (but not on a Sunday). There is a regular bus service connecting Nether Langwith to Bolsover, Chesterfield, Mansfield, Worksop, Warsop.

The existing and emerging Bassetlaw District Council core strategies promotes improved bus services and facilities; extension and improvement of the cycle network and pedestrian facilities; park and ride; traffic management; highway capacity improvements; or pedestrian schemes.

These core strategies recognise that in a rural Neighbourhood Area like Nether Langwith, the private car will continue to be the dominant form of transport, but they seek to reduce the dependency on the car by providing linkages through footpaths and accessing public transport.

Speeding, volume of traffic, including HGVs from nearby industrial works, pedestrian crossing and on street parking are major issues in the Neighbourhood Area.

Traffic concerns have been raised by residents including speeding and the lack of public car parking (the car parks associated with the Jug and Glass are the only ones) as were the problems associated with houses that have a lack of off-street parking. The Community Survey

from October-November 2021 highlighted, in the following order of importance; the need to reduce the number of HGVs through the village, reducing the speed of traffic, increasing off-road parking availability, improving roadside footpaths and improving public transport services.

There are no traffic calming measures through the village nor is there a pedestrian crossing.

## Speeding

The A632, the main road running east-west across the Neighbourhood Area, is a fast, busy road with narrow or non-existent footpaths. This discourages use by walkers and cyclists.

The residents' survey expressed a major concern about the volume of HGVs and the speed of all traffic through the Village. Elderly residents living in sheltered housing to the south of the A632 feel cut off from the Village as they feel unable to safely cross the road.

### Volume of Traffic

All future development should provide adequate access to major roads (for both construction traffic and residents) and discourage the use of unsuitable routes via country roads. Additional traffic control measures should be sympathetic to the Village character.

Developments in the Neighbourhood Area must consider not only the parking provision, but the increased volume of traffic created, particularly within the development boundary.

### Parking

Parking is a problem within the settlement boundary of the Neighbourhood Area; particularly in the Conservation Area whose infrastructure dates back to the 1600s with no separate pavements and a lack of off-street parking.

Terrace properties in the Neighbourhood Area also lack off-street parking, leading to further problems and an increased risk to pedestrians.

A space for public parking would be welcomed in an appropriate location.

The Community Survey from October-November 2021 revealed that 67% of the respondents (on a small sample size) do not work. Of those that commute, 22% commute within 8 miles of home whilst 11% commute over 8 miles.

**POLICY T1: TRAFFIC MANAGEMENT - With regard to the rural highway network of the Neighbourhood Area and the need to minimise any increase in vehicular traffic, all new development must:**

a) **Be designed to minimise additional traffic generation and movement;**
b) **Incorporate sufficient off-road parking that exceeds current Highways requirements; [parking]**
c) **Provide the necessary improvements to site access and the highway network either directly or by sufficient financial contributions;**

d) Consider the improvement and creation of footpaths and cycleways; and
e) Enhance pedestrian facilities, which may include formal pedestrian crossings.

## Public car parking

Any proposed new developments should include adequate off-street parking arrangements and garages to mitigate this issue.

POLICY T2: CAR PARKING - Development proposals that would result in the loss of existing off-street car parking will not be supported unless it can be clearly demonstrated that:

a) There is no longer any potential for the continued use of the land for car parking;
b) That the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; and
c) Adequate and convenient replacement car parking spaces are provided elsewhere in the vicinity.

## Electric car charging

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of electric vehicles (EVs) on the road will increase rapidly; there is some evidence that this is already starting. This raises the crucial question for the planning system of providing infrastructure for EV battery charging.

This issue is already influencing planning and building regulations and it would seem wise to include such requirements for new developments in the Neighbourhood Area, if our rural community is not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply, not possible at the domestic level, which reduce the 7kW charge time by a factor of 3).

Emerging Local Plan Policy ST52 requires new development to consider including provision for electric vehicle charging capability.

POLICY T4: ELECTRIC VEHICLES - Residential development should provide 7kW (or current best practice at the time) cabling to a vehicle-accessible location on the exterior of each dwelling to facilitate subsequent installation of a home electric vehicle charging point.

The provision of communal vehicular charging points within the Neighbourhood Area will be supported where there is universal access, they meet the requirements of the design policy (H6) and their presence does not impact negatively on existing available parking in the Neighbourhood Area.

# 8. Monitoring and Review

This Neighbourhood Plan covers the period up to 2038. During this time, it is likely that the circumstances which this Plan seeks to address will change.

This Neighbourhood Plan will be regularly monitored for its continued relevance. The policies and measures contained in this Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level, relevant to the delivery of this Neighbourhood Plan, will also be included.

The Parish Council proposes to formally review this Neighbourhood Plan on a four-year cycle commencing in 2027 or to coincide with the review of the Development Plan, if this cycle is different.

The Parish Council will appoint a group made up of Councillors and residents to perform the monitoring task to report to the Parish Council.