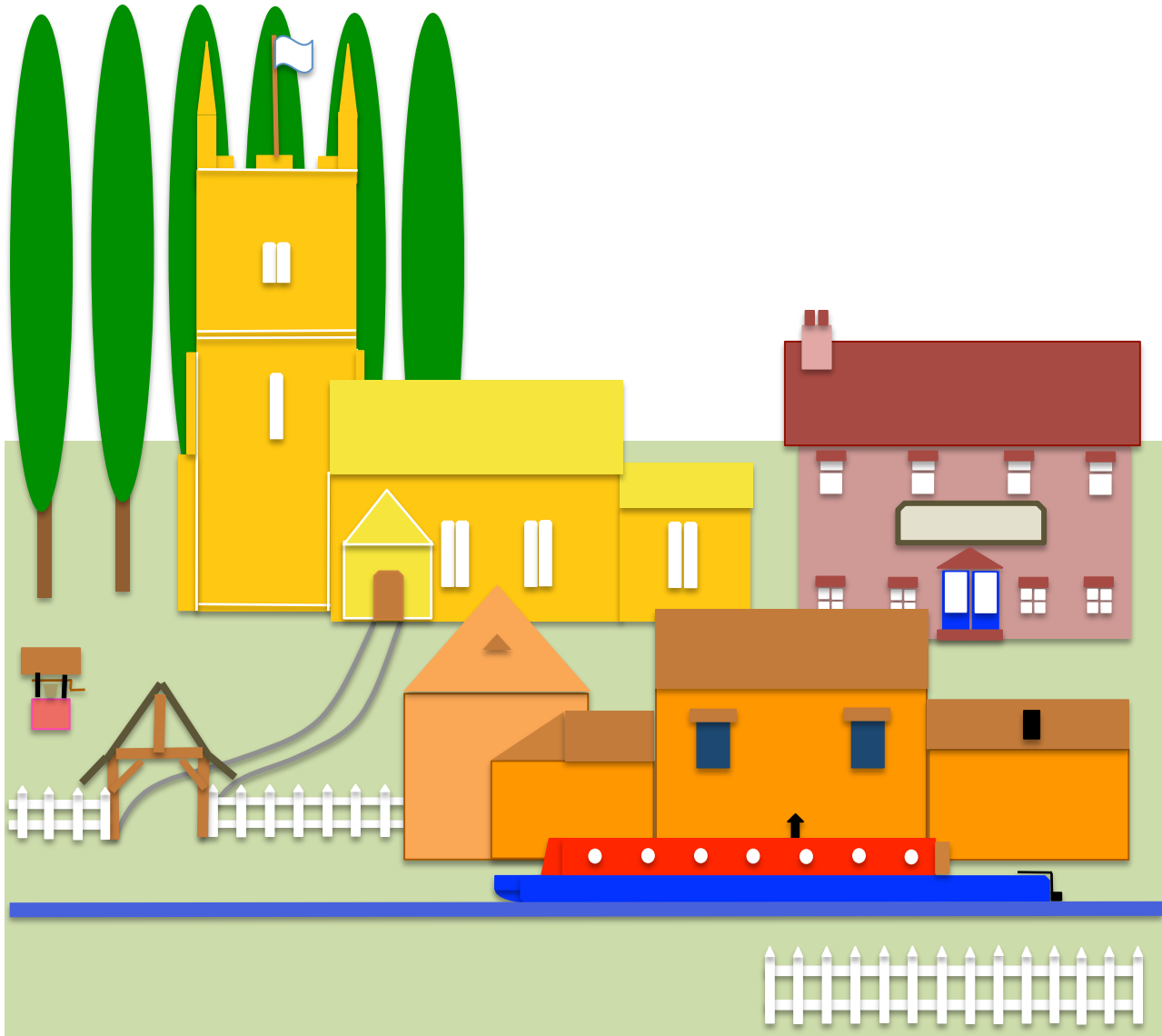


Clarbrough & Welham

Neighbourhood Plan



Draft Plan 2015 – 2030
Pre-Submission Draft

Executive Summary

Your village. your plan. your future

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Executive Summary

Welcome

Welcome to this Summary of the Claborough & Welham Neighbourhood Development Plan prepared for the people of the Parish by the Steering Group. The Steering Group, made up of a group of local residents working for the Parish Council, have consulted widely with the local community over a period of 2 years. This consultation has taken place at a variety of events and venues within the Parish in order to gather the views, hopes and aspirations which local people have for their villages.

This document is a summary of the full Draft Plan, giving a broad overview of that Plan. If you wish to read the full Draft Plan, which runs to a total of 67 pages, it can be seen on our website at:

clawenp.org.uk

There are a limited number of printed copies of the full Draft Plan. You can obtain a copy by sending your name and address to:

candwnp@gmail.com

[Facebook.com/Clawenp](https://www.facebook.com/Clawenp)

or by telephoning:

Paul Willcock

Chairman, Steering Group on 01777 705440 for Claborough

or

Steve Walker

Steering Group member on 07984 594559 for Welham

There is also a copy for consultation in the Village Hall but please do not remove it!

Comments

Comments on this document and the Draft Plan can be made in the '[Consultation Questions](#)' document, which was delivered with this '[Executive Summary](#)'. Please make any comments on printed versions of the '[Consultation Questions](#)'. If you require further copies of the '[Consultation Questions](#)' document for other members of your household then these can be obtained by contacting Paul Willcock or Steve Walker as shown above.

Consultation Meetings

There will be a number of Consultation Events during the Statutory Consultation period of 6 weeks, which will start on 1 January and continue until 14 February 2016. The Steering Group would like to encourage you to take the opportunity to participate in this consultation to make known your views about the Plan. The schedule of meetings is set out below. These will all be of the 'drop-in' format meaning that you may come and discuss the Draft Plan with members of the Steering Group at any time during the hours shown.

13 January	7 to 8.30 pm	The King's Arms	Refreshments available
19 January	10 am to 12 noon	Clarborough Village Hall	Refreshments available
25 January	7 to 8.30 pm	Clarborough Village Hall	Refreshments available
6 February	10 am to 12 noon	Clarborough Village Hall	Refreshments available

Please see leaflet delivered in the New Year for confirmation of these dates and venues.

Referendum

Following this Consultation there are likely to be some changes to the Plan. The Final Plan will then be submitted to BDC and they will forward it to an external examiner. This examination checks that the Plan is in agreement with the law. The examiner may insist on further changes.

When these changes are made the Plan will again be published and subject to a Referendum of all voters registered in the Parish. A simple majority of those voting will allow the Plan to be 'made' or rejected.

Voting

Please ensure you are registered to vote in public elections if you wish to take part in the Referendum. If you are unsure, please contact Bassetlaw District Council.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a description of what we as a community wish to see in the way of the future development, regeneration and conservation of Clarborough & Welham over the next 15 years to 2030. These ideas are based on the results of numerous consultation events held in the community over the last 2 years.

It is a legal planning document, which is used in conjunction with planning documents from Bassetlaw District Council, the National Planning Policy Framework issued by the government and the European Union. Developers also have to take it into account when preparing planning applications in the Plan area. A Neighbourhood Plan is allowed under the Localism Act of 2011.

This Executive Summary has extracted only the main proposals within the Plan. The full Draft Plan has more background to the different proposals.

Our Vision

In 2030 Clarborough & Welham will still be two separate but mutually supporting villages. Their heritage will have been protected and their access to the countryside improved and extended.

Designed to a high quality and carefully located, development will have benefited local people bringing with it suitable housing, additional community facilities and recreational activities for young and old alike. Access to Retford will have been improved to enable people to walk or cycle safely into the town.

The community will have a vibrant spirit due to the continuing presence of pubs, a shop, a school, the Village Hall, the church and local businesses that provide local services and some local employment.

Aims and Objectives

Housing	
Aim	Ensure new housing meets local needs.
Objective 1	To meet the local requirement for smaller houses for downsizing and for starter homes.

Design	
Aim	To ensure new development does not spoil the character of the villages or diminish the setting of the villages within the countryside.
Objective 2	To provide Clarborough and Welham specific design guidance for developers and to require new

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	development to integrate with the existing settlements.
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Community Facilities

Aim	To improve the provision of indoor and outdoor facilities within the villages.
Objective 3	To support the improvement of the Village Hall, a village green and allotments as part of the development of the Broad Gores site.
Objective 4	To provide additional recreational space and facilities for young people and others based on local need (This includes such things as climbing frames for older children)

Flooding

Aim	Reduce the risk of flooding within the villages.
Objective 6	To ensure the design of new development does not increase the flood risk in the area
Objective 7	To identify those areas where flooding significantly affects the quality of life of local people and to encourage proposals that address this.

Environment

Aim	Extend and improve the access to and quality of public open space and rights of way across the Parish.
Objective 9	To maximise the opportunity created by the development of the Broad Gores site to provide additional recreational space for local people.
Objective 10	To create a village green at the heart of Clarborough, a green corridor between the canal and Main Street and a green corridor between Welham and Retford
Objective 11	To identify opportunities where environmental improvements would enhance the enjoyment of the Parish for local people and/or contribute to improving the biodiversity of the Parish.
Objective 12	To maximise the potential of the Chesterfield Canal, protecting its biodiversity whilst promoting its usage.

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Transport	
Aim	To create a safer environment within the villages by reducing the amount of through traffic and providing alternative cycling and walking connections to Retford.
Objective 13	To secure better connections to Retford for walkers and cyclists.
Objective 14	To encourage proposals that enhance pedestrian and cyclist safety and movement along the A620.

Employment	
Aim	Within the context of its rural setting, to encourage new businesses to prosper and to support existing local employment to provide local, sustainable, job opportunities.
Objective 16	To provide a positive planning policy framework for business growth particularly relating to home working.
Objective 17	To ensure broadband connections are fast and reliable and up to national averages

Tourism	
Aim	Maximise the potential of the area as a tourist destination.
Objective 18	Use the development of the Broad Gores site as the catalyst for the provision of a canal side green space to generate a focal point for canal goers.
Objective 19	To provide a positive planning policy framework for the development of tourist accommodation (particularly bed and breakfast accommodation) to meet the shortfall in provision in Retford as well as to support additional tourist activities related to the canal side community facility proposed for Clarborough.

Policies

The Policies below show how the Plan will deliver the changes set out in the full Draft Plan.

Policy 1: Pre-application Consultation

This policy ensures the community is involved in planning applications within the Parish at an early stage.

- 1. Applicants submitting major development proposals should actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. In consulting with the community it will be considered best practice for the applicant to follow the guidelines set out in Appendix C.**

Policy 2: The development of the Broad Gores site: housing and canal side community facilities

As part of the Plan there is a proposal for the development of the Bassetlaw District Council land between the two ends of Broad Gores. Paragraph 80 shows that the District Council will transfer approximately 2 hectares of the site to the Parish Council as a gift and that 38 houses will be built on the remainder as development land.

- 1. Development on the Broad Gores site is supported where the proposals demonstrate that:**
 - a) it provides in the region of 38 dwellings;**
 - b) it maximises the tourist potential of the Chesterfield Canal;**
 - c) it does not impact on the significance of the Chesterfield Canal as a Site of Special Scientific Interest;**
 - d) boundary treatments and landscaping are appropriate to its rural setting;**
 - e) the layout maximises opportunities to integrate into the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from the village centre and surrounding area; particularly this should include the provision of a footpath through the site to a foot bridge to access the park and village hall.**
 - f) the design has thoroughly considered the local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces**
 - g) development enhances the distinctiveness and quality of the village.**
 - h)**
- 2. Applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL12 or equivalent). A suitably qualified independent assessor should produce the report.**

A number of elements suggested for the gifted land are allotments, wildflower meadow, native trees, recreation equipment, seating, walking and cycle paths and up to 15 canal moorings.

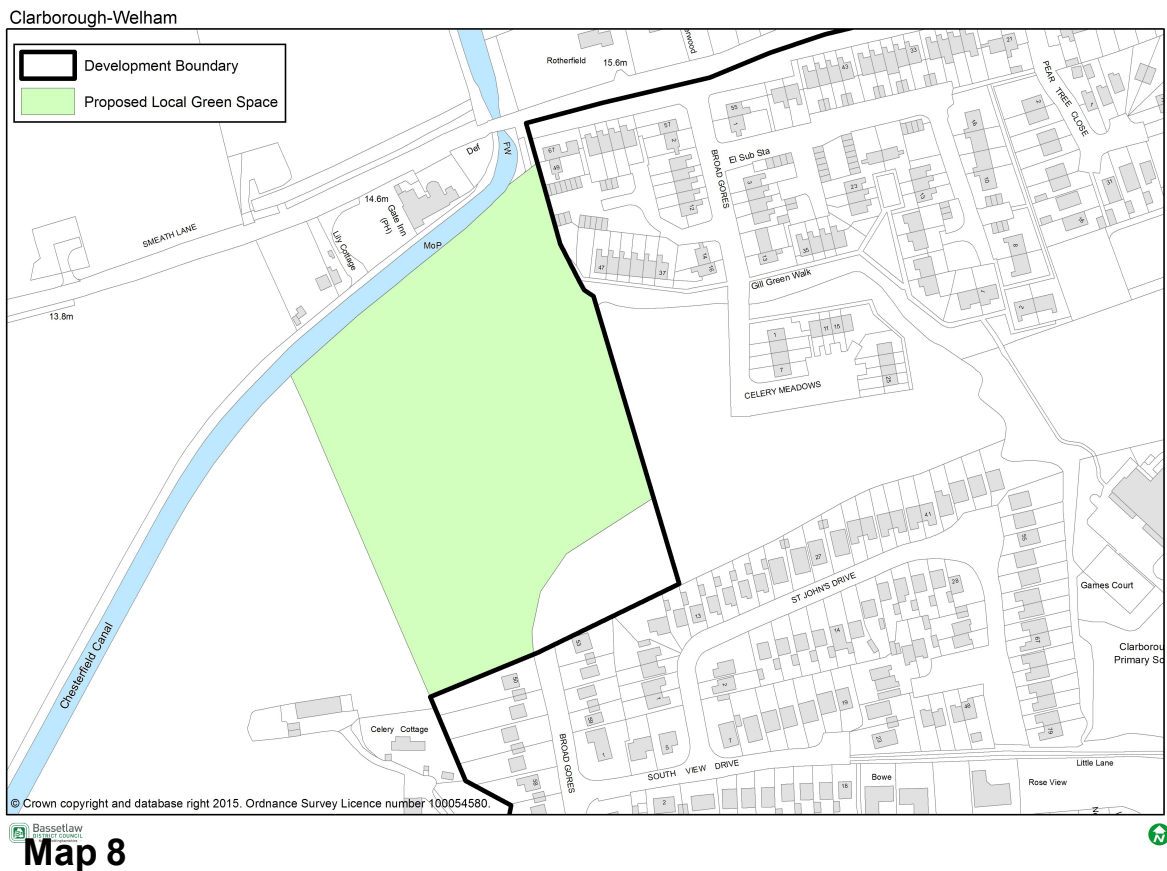


Map showing the layout of the BDC land

Policy 3: Designation a Local Green Space on the Broad Gores site

A Local Green Space is a legal definition, which protects that land for recreational use. For the BDC land this includes allotments, trees, wildflowers, appropriate footpaths, seating, recreational facilities and the canal moorings.

- 1. The area identified on Map 8 is designated as a Local Green Space.**
- 2. So far as is consistent with its predominantly open and undeveloped character, opportunities to improve public access and recreational use that supports the flow and function of the Chesterfield Canal will be encouraged for the benefit of the wider community.**
- 3. The development of the canal moorings should be part of a comprehensive management plan for this section of the canal.
Proposals which conserve, enhance and/or restore the biodiversity of the area will also be encouraged.**



Policy 4: Housing Type

This policy sets out the desire of residents for housing suitable as starter homes and as retirement homes for village residents currently living in larger homes and wishing to downsize.

- 1. Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller market dwellings.**
- 2. Developers must show how the local need has been taken into account in the different house types and bedroom numbers proposed.**

Policy 5: Infill Development

Building within smaller plots of land is made compatible to surrounding housing.

- 1. Applications for residential development on infill and redevelopment sites will only be supported where the proposals are of a high design quality and where such development meets the following criteria**
 - a) Fills a small restricted gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings; and**
 - b) It is in keeping with the character of the area particularly in relation to historic development patterns and building plot size.**
- 2. Proposals that include smaller dwellings to meet local need on infill sites that are within safe walking distance of local amenities will be encouraged**

Policy 6: Reducing the Risk of Flooding

Both villages are at risk of flooding, especially Clarborough. This has been recognised by BDC with a hydrological survey of Clarborough Beck having been carried out in recent months. This is in preparation for measures to try to alleviate the flood risk when funding becomes available by 2020.

- 1. Development within Clarborough and Welham will be supported where it can be demonstrated that the scheme will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.**
- 2. Development in flood sensitive areas and those which feed into flood sensitive areas will be designed and constructed to reduce the overall level of flood risk on the site itself and elsewhere compared to current use.**
- 3. The development proposed is entirely self-sufficient in its ability to manage surface water run-off.**
- 4. Development will only be permitted where it does not result in the loss of an open watercourse.**
- 5. Development which utilises permeable surfacing will be supported.**

Policy 7: Improve Green Infrastructure and the Natural Environment

Green infrastructure is made up of all those things which make our Parish a green and pleasant area in which to live. This includes woodland, parks and gardens, green lanes, public rights of way, church-yards, sports facilities, water-courses.

- 1. All development outside the development boundary which is directly related to improving or extending cycling, walking or bridleways will be permitted where the proposals:**
 - a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study;**
 - b) are for enhancing, understanding or protecting the biodiversity; or**
 - c) for improving access to the local wildlife sites as identified on Map 10.**
- 2. Proposals that create cycling and walking routes to Clarborough Tunnel and the Chesterfield Canal will be particularly encouraged.**
- 3. Where applicable, development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets affected by the development and show the opportunities taken to improve linkages both between existing and new green infrastructure assets and to residential areas.**

Policy 8: Supporting Local Businesses

In order to help local employment the Plan includes the encouragement of both home and traditional working.

- 1. Proposals for the development of employment uses will be supported where the scheme meets the following criteria:**
 - a) the new floor space created is less than 1,000 square metres or the site area does not exceed 0.5 hectares;**
 - b) development is principally for B1 or B2 use**
 - c) the scale, design and form is in keeping with its surroundings**
 - d) the nature of the operation does not affect the amenity of the surrounding area and**
 - e) it will not create or exacerbate environmental or highway safety problems,**
 - f) the site is within or adjoining the existing development boundary of Clarborough and Welham**
 - g) the scheme makes use of a redundant farm building.**

Policy 9: Better Broadband

Home working is frequently linked to those services which can be developed on-line and for this a good broadband connection is needed. The encouragement of a good broadband connection does, therefore, widen the scope for home working as well as allowing residents to access better internet services in their leisure time.

- 1. All new development should demonstrate how it will contribute to, and be compatible with, current digital connectivity where practicable.**
- 2. Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported.**
- 3. Residential developments should provide the necessary means for residents to access the superfast broadband network.**

Policy 10: Tourism Development

Security for local amenities, including the shop and pubs, could be improved by promoting the attractions of the Parish and surrounding area. Some employment opportunities could be created by promoting local attractions such as walking routes, nature reserves and the proximity of the Parish to major centres of tourism via rail and road links.

- 1. Development will be particularly encouraged where it enhances the offer of tourist facilities by:
 - a) extending the offer of accommodation for visitors or**
 - b) providing facilities to inform and interpret the Plan area.****

Aspirations

The following are a set of issues arising from public consultations which were well supported but which are either outside the legal scope of a Neighbourhood Plan or not deliverable at this time.

Where practical the Parish Council will seek to make progress with these Aspirations outside of the Plan.

1 Community Buildings

Clarborough Village Hall is heavily used and it is frequently difficult for new users to find a time slot appropriate to their needs.

The Aspiration is: An extension of the existing Clarborough Village Hall.

2 Traffic

Traffic problems on the A620 caused by the low bridge between Welham and Clarborough impact on both Welham and Smeath Lane in Clarborough.

The Aspiration is: To improve control of high sided vehicles by signs and working with hauliers and Nottinghamshire County Council. Also to lobby for the funding of a by-pass for Clarborough and Welham.

3 Creating a walking and cycling route into Retford

This was suggested and well supported, especially by young people, due to the A620 being a busy road and the footpaths being narrow. Current work on this has so far been unsuccessful.

The Aspiration is: To find ways to develop a walking and cycle route which is acceptable to all interested parties.

4 Development of Pinfold Farm site, Welham

This site has current planning permission but this development remains uncompleted. The site remains untidy.

The Aspiration is: To encourage the completion of the development in accordance with the planning permission.

5 Energy Efficiency of new development

Consultations on the Plan revealed a wish to see any new development using high standards of energy efficiency in their construction. The level of requirement for this is no longer a part of national planning policy.

The Aspiration is: To encourage all new development to incorporate high standards of energy efficiency in order to reduce environmental impact.

Projects/Actions

Projects and Actions are the practical methods by which the Policies outlined earlier can be implemented.

Employment

Action

1. Encourage the use of electronic communication to inform the wider community about the neighbourhood.

Environment

Action

1. Identify the local demand for allotments and where these could be sited.
2. Work with the Canal and River Trust and the Chesterfield Canal Trust to develop the banks of the canal as wildlife habitats and as part of a 'green heart' for the villages.
3. Work with the Nottinghamshire Wildlife Trust to develop and improve the Clarborough Nature Reserve for use by the local community.
4. Work with other bodies to achieve the environmental improvements set out in Appendix E.

Community Facilities

Action

1. To work with young people to identify the type of additional outdoor space and equipment they would like.
2. Work with the Clarborough and District Community Association to identify ways to improve Clarborough Village Hall to increase its capacity.

Transport

Action

1. Examine the possibility of improving the ability of HGVs to turn in Bonemill Lane.
2. Work with public transport providers to increase links between the villages and Retford.
3. Work with Nottinghamshire County Council and local landowners to develop a safe footpath / cycleway between the villages and Retford.
4. If high-sided vehicle drivers continue to ignore warning signs then look at other safety provision.

Tourism

Action

1. Work with the Canal and River Trust to encourage the development of mooring and related facilities along the canal in Clarborough.

Flooding

Action

1. The Parish Council will work with local farmers and landowners to implement the flood mitigation measures.

Please note that Comments can only be made on the '*Consultation Questions*' leaflets delivered with this '*Executive Summary*'.

If you require further '*Consultation Questions*' documents these can be obtained via the contacts given on Page 4 of this leaflet.

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Acknowledgements

We are grateful for the support of many local and national organisations.

The Steering Group have received help in the production of this plan from many individuals and organisations. This has taken many different forms. These have included:

Organisations

Clarborough Primary School

The Gate Inn

First Clarborough Scout Group

The King's Arms

Clarborough Village Hall

Spar Shop

Hayton Village Hall

The Eden Project



Planning Aid

England

Engaging Communities in Planning

LOTTERY FUNDED



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



Individuals

Natalie Cockrell - Principal Community Planning Officer, Bassetlaw District Council

Mike Dando - Planning Aid England

Clive Keble - Planning Aid England

Helen Metcalfe - Planning with People (Consultant)

Luke Brown - LAB Planning Services (Consultant)