



**Newark & Sherwood Local Development Framework
Plan Review**

Heritage Impact Assessment

July 2017

Plan Review – Heritage Impact Assessment

1.0 Introduction

- 1.1 The review of the Core Strategy and Allocations of the Newark & Sherwood Local Development Framework aims to ensure that the various elements of the development plan are up-to-date in terms of National Policy and the extent to which they continue to be deliverable.
- 1.2 The plan review has identified little need to change the current allocated sites to the extent that it will materially alter their impact on the wider environment, including the historic environment. However one significant change has emerged as the plan has progressed, namely the allocation of the former Thoresby Colliery in Edwinstowe as a mixed use strategic site.
- 1.3 Given this significant change the Council has undertaken a Heritage Impact Assessment to ensure there is a proper understanding of the impact of the redevelopment from a heritage context.

2.0 Legislative and Policy Context

- 2.1 The following legal framework and planning guidance apply:
 - Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 are relevant;
 - The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for scheduled monuments;
 - The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest;
- 2.2 Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas. The Court of Appeal has recently considered these provisions and found that “considerable importance and weight” must be given by decision-makers to the desirability of preserving the setting of all listed buildings. (*Barnwell Manor Wind Energy Ltd v East Northamptonshire D.C, English Heritage, National Trust and Secretary of State for Communities and Local Government* (2014) EWCA Civ 137).

The National Planning Policy Framework

- 2.3 The central theme of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development and the need for sustainable urban growth. In terms of heritage, to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” is seen as one of the twelve core planning principles. The section of the NPPF “Conserving and Enhancing the Historic Environment” provides the main policies on the historic environment and its significance-led approach to planning.
- 2.4 When considering the allocation of housing and employment sites in the Local Plan, paragraphs 126, 129 and 132-137 of the NPPF were of particular relevance. Paragraph 126 states that “ Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.” Paragraph 129 goes on to say that the significance of designated assets affected by a proposal should be assessed and the impact identified to minimise conflict: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.
- 2.5 Paragraph 132 gives relative weight to assets depending on their significance and paragraphs 133 and 134 draws attention to the concept of public benefits where harm is caused. Non-designated assets are covered in paragraph 135. The NPPF proposes that the opportunity should be taken for development to enhance or better reveal the significance of assets (paragraph 137).
- 2.6 Any decisions relating to listed buildings and their settings, conservation areas and scheduled monuments must address the statutory considerations and satisfy the relevant policies of the NPPF and the Local Plan.
- 2.7 Planning policy guidance has been published to support the NPPF and planning system. It provides guidance on the interpretation of the NPPF although there is no specific guidance on how to prepare heritage impact assessments. It does advise on how to define significance of assets, which includes their setting and assessing whether development will cause harm. It also identifies that significance should be identified at an early stage using evidence and expertise. More constructive advice was also provided by Historic England which is set out below.

Other Relevant Guidance

2.8 Further advice from Historic England is set out on its website under the heading “The Local Development Plan and Heritage.”
(<https://www.historicengland.org.uk/advice/hpg/historic-environment/devplan/>).

2.9 The following guidance documents are also relevant:

- Conservation Principles, Policies and Guidance (April 2008) provides guidance on understanding heritage values, which it expresses as evidential, historical, aesthetic and communal. It defines significance as the sum of these values.
- The British Standard Guide to the conservation of historic buildings (BS7913:2013) takes a significance based approach and also adds that external factors such as context or associations may also be relevant.
- Planning for the Historic Environment Good Practice Guides (1-3)
- The Historic Environment Good Practice Advice in Planning Note 3-March 2015 (which replaced The Setting of Heritage Assets, English Heritage 2011, revised June 2012) recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

Step 1: identify which heritage assets and their settings are affected, and what their setting is;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm;

Step 5: make and document the decision and monitor outcomes.

3.0 The Setting of Heritage Assets

3.1 A heritage asset may be directly or indirectly affected by the physical impact of and /or the erection of new building that will affect its setting, that is to say the surrounding in which it is experienced. The definition of “setting” is set out by Historic England in their guidance note “The Setting of Heritage Assets” (revised June 2012) and also set out in the Planning Practice Guidance Glossary 2014. i.e. “the surrounding in which (the asset) is experienced, its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 3.2 The setting of a heritage asset such as an individual building or site may closely reflect the character of the wider townscape or landscape in which it is situated or be quite distinct from it. The Historic England advice note “Setting of Heritage Assets” furthermore advises that elements of a setting can be expressed through historic relationships, views and spatial associations.
- 3.3 Setting is understood to embrace all of the surroundings from which the heritage asset can be experienced, and does not have a fixed boundary. Views to and from an asset will play an important part in the way that the asset is experienced, but other factors such as the character of the view, screening and cumulative impacts of existing structures within the view need to be taken into account. This separates the concept of “setting” from that of “view” and so the perception or understanding of an asset or its context can still be appreciated despite changes within its view.
- 3.4 Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. Furthermore, paragraph 137 of the NPPF makes it clear that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.0 Significance of Heritage Assets

- 4.1 The term significance is used to describe the value or weight given to a heritage asset and is defined (for heritage policy) in Annex 2 of the National Planning Policy Framework (NPPF):

“Significance is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 4.2 The significance of heritage assets is determined by professional judgement, and guided by statutory and non-statutory designations, national and local policies, and archaeological research agendas. Paragraph 132 of the NPPF recognises that heritage assets with the highest level of significance comprise Scheduled Monuments, registered battlefields, Grade I and II* listed buildings and registered parks and gardens and World Heritage Sites. Paragraph 139 of the NPPF also recognises that non-designated heritage assets of archaeological interest may be of equivalent significance to a scheduled monument, and in such cases are to be considered subject to the policies for designated assets.

5.0 Historic England comments on the proposed Allocation of Thoresby Colliery

5.1 In order to demonstrate that it has fulfilled its duty to co-operate obligations, the Council has actively engaged with statutory consultees throughout the Plan Review process and Historic England is one such consultee. Historic England has reviewed the various proposals within the Plan Review at the Issues & Options stage and the three Preferred Approach consultation documents. They have identified that the proposals in relation Thoresby Colliery need to be considered in more detail with regard to the heritage of the site itself and the surrounding heritage assets.

5.2 Historic England identifies the following regarding Thoresby Colliery:

“The Thoresby site is an early 20th century colliery, which by the 1980's was one of the largest producing pits in the country. The first shafts were sunk in 1925-8, and after privatisation, the mine continued to be worked under the auspices of RJB Mining. It was the first all-electric mine, the first to have fully mechanised coal production and also the first to achieve an annual saleable output of more than a million tons of coal. In the late 1980s it raised output to exceed two million tons. A large number of its original buildings survive and this includes the large brick-built group surrounding the shaft mouths.” August 2016

5.3 Historic England is keen to ensure that a proper assessment and recording of the historic value of the buildings in and around the pit head are carried out and a realistic assessment as to whether retention of some or all of the buildings could feasibly take place and that consideration of the impact on the nearby Edwinstowe and Ollerton Conservation Areas, the Grade I, II* and II listed buildings within those settlements, and the Sherwood Forest and the landscape setting. They require a heritage impact assessment to assess the impact of this significant new allocation and in particular one which answers the following questions:

- Does it deliver a “positive strategy for the historic environment”?
- Does it “conserve heritage assets in a manner appropriate to their significance”?
- Has it complied with the statutory duty under S72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas?

6.0 Consideration of the Heritage Impact – Assessment by the Conservation Officer

6.1 Proposed Allocation

6.2 The draft allocation ShAP 4 sets out that Land at Thoresby Colliery is identified as a strategic site for housing (in the region of 800 dwellings); employment land uses (B uses: 10 hectares); a ‘community centre’, comprising leisure and community uses

along with retail to meet local needs; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 8 - Land at Thoresby Colliery. Built development will be focussed on the core development area illustrated on Figure 8 which is included in the Appendix. The site covers 150 hectares to the north east of Edwinstowe. It comprises former colliery site and arable land between the former colliery and the Edwinstowe to Ollerton Road.

6.3 Heritage assets affected

6.4 The proposal site is 300m from Edwinstowe Conservation Area (CA), and within 400m of St Mary's Church, a Grade I listed building. Edwinstowe Hall (Grade II) sits to the north of the church and is prominent on approach to the CA from the north. Carr Brecks Farm (Grade II) sits to the southeast of the proposal site, and Ollerton Hall (Grade II*) and Ollerton CA are within 1km to the east. Thoresby Park to the north is Grade I Registered, and Rufford Abbey Park to the southeast is Grade II Registered. There is a Grade II listed landscape monument (to a horse) on the Budby Road, north of the colliery site.



Extract from the Nottinghamshire Historic Environment Record showing heritage assets, including Local Interest buildings and areas of archaeological interest.

6.5 There is an area of archaeological interest in the southwest of the site identified on the Nottinghamshire Historic Environment Record (HER) as linear features, possibly a prehistoric trackway (ref L4143). There are nearby spot finds which include Roman and medieval coins. There are a number of Local Interest buildings within the wider

landscape, notably Black Hills Farm to the south of the proposal site. In accordance with Annex 2 of the NPPF, Local Interest buildings and areas of archaeological interest are heritage assets, albeit non-designated. In addition, former colliery buildings and structures identifiable from the early 20th century could have a degree of industrial heritage interest, and may also be non-designated heritage assets.

6.6 Main issues

6.7 The main historic environment issues in this case are:

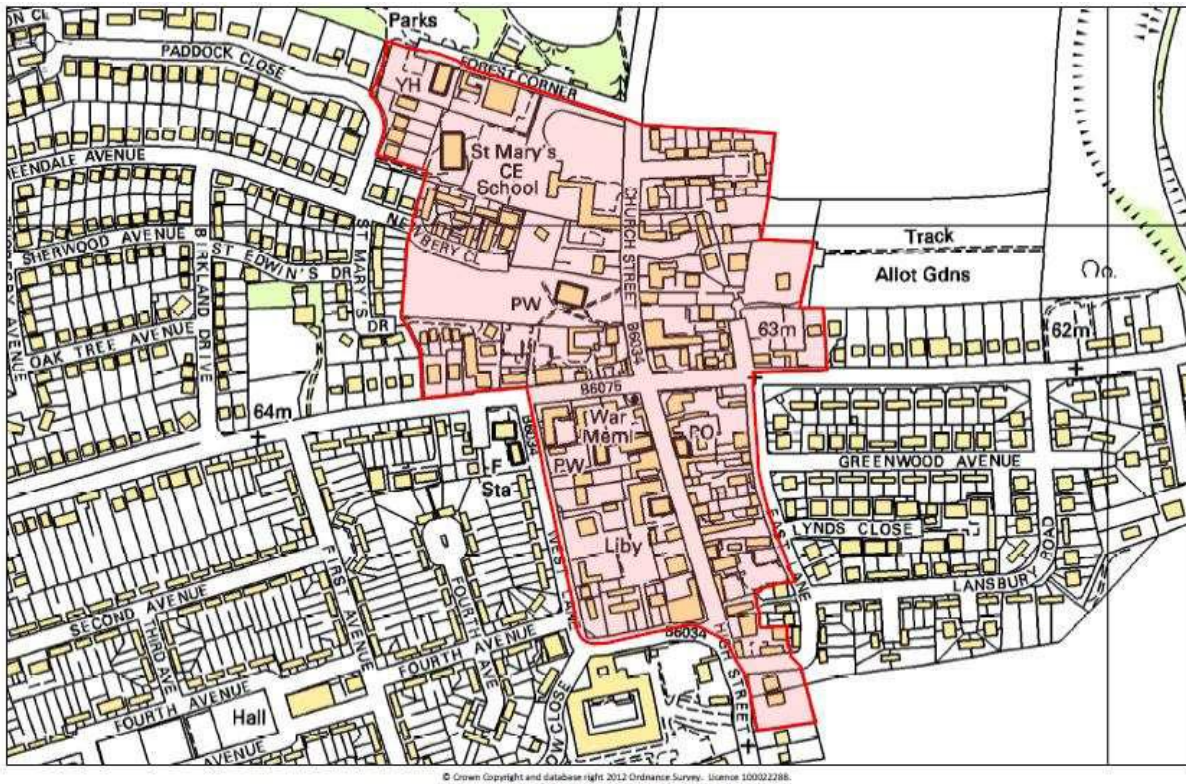
- i. Whether the allocation would preserve the setting of nearby listed buildings, including the parish landmark of the Church of St Mary, a Grade I listed building;
- ii. What impact the allocation would have on the setting of nearby conservation areas, including Edwinstowe and Ollerton Conservation Areas;
- iii. What impact the allocation would have on the significance of the wider landscape setting of Thoresby Park, a Grade I Registered Park and Garden and Rufford Abbey, a Grade II Registered Park and Garden; and
- iv. What impact the allocation would have on the significance of any non-designated heritage assets, including archaeological interest, Local Interest buildings and any industrial heritage remaining within the former colliery site.

6.8 Significance of heritage assets affected

6.9 Edwinstowe is an important medieval settlement associated with Sherwood Forest. The Conservation Area (CA) encompasses the historic core of the village. The CA was designated in 1994. St Mary's Church is located on Church Street, and is a focal landmark building within Edwinstowe CA. The building was first designated in August 1961. The Church originates from the 12th century and has significant 13th, 14th, and 15th century phases. The listed building comprises a three stage west tower, with north and south aisles, adjoining mausoleum, nave, chancel, vestry and south porch. The distinctive octagonal broach spire was restored in 1680 and then in the 19th century. It was significantly re-roofed in 1892 and 1897. The main fabric includes coursed rubble, coursed squared rubble and ashlar, with ashlar dressings and lead roofs. Detailing includes crenellated parapets, coped gables and moulded eaves band. The boundary wall and overthrow is separately listed.

6.10 Edwinstowe Hall is a polite Grade II listed Georgian house and was designated in August 1952. Although partially screened behind a brick boundary wall and tree cover, the former country house is a significant historic building complex at the entrance to the CA, and the adjacent fields contribute to its setting and significance. The building is three storeys in a square plan and comprises early and mid-18th century fabric, being rendered brick and colour washed with stone dressings and a

plain tile hipped roof. Detailing includes a plinth, first and second floor string courses, moulded eaves with scroll brackets, a coped parapet and various tall chimney stacks.



Edwinstowe Conservation Area boundary

- 6.11 Church Street and High Street form the central spine of the CA. There are a variety of historic buildings from the post-medieval period, notably 1-5 Church Street (Grade II). There are also a number of fine unlisted Victorian and Edwardian buildings.
- 6.12 The colliery had a significant impact on the village, both socially and physically. The 1920s saw a planned village extension on the west side of the settlement (recognised on the HER as a good example of its type). The headstocks and industrial plant were also prominent features of the landscape on approach to the village from the east. Thoresby Colliery was opened on former Thoresby estate lands associated with outer plantations, with the first two shafts sunk in 1925.
- 6.13 Outlying farms such as Carr Brecks Farm (Grade II listed) and Black Hills Farm (Local Interest) follow typical 18th and 19th century rural farmstead vernacular and provide reference to post enclosure patterns of development that typify the landscape setting of many historic villages in Nottinghamshire. Carr Brecks Farmhouse in particular, which is mid-19th century, forms an attractive grouping to the southeast of the proposal site. Ollerton was also significantly affected by colliery development, with a substantial planned settlement expansion from the early 20th century. The historic core however remains very legible on the western side of the settlement,

and Ollerton Hall, which is Grade II* listed and has 17th century origins, is prominent. The Ollerton CA was designated in 1977 and is focussed on this historic core.

- 6.14 To the north, the landscape is irrevocably associated with the Dukery estates, of which Thoresby Park is a fine example of 17th century parkland with 18th century alterations by Francis Richardson, Lancelot Brown and Humphrey Repton. In this context, the monument to a horse on the Worksop Road is a reference to this important landscape. The monument also serves as a milestone, dating to 1834.
- 6.15 To the south, Rufford Abbey is considered to be one of the best-preserved remains of a Cistercian abbey west cloister range in England, dating mainly from around 1170. The Abbey remains are incorporated into part of a 17th century and later mansion, all set within Rufford Country Park, a Grade II Registered Park and Garden.

7.0 Assessment of the proposed allocation

- 7.1 Having reviewed the proposed allocation, Conservation recognises that the development will have a significant impact on the wider landscape setting of heritage assets within Edwinstowe, Ollerton, Rufford Abbey and Thoresby Park. Given the landscape significance of Sherwood Forest and the Dukeries, the network of roads and paths which connect them provide significant opportunities to experience and appreciate these landscape values. The proposal could also have a significant impact on the setting and experience of high grade listed buildings such as the Church of St Mary in Edwinstowe.
- 7.2 In accordance with Historic England *Historic Environment Good Practice in Planning Advice Note 3 – the Setting of Heritage Assets*, set out at 2.9 Conservation has assessed the proposed allocation against the significance and setting of heritage assets within the landscape. In most cases, the perceived impact of potential mixed use development within the proposed allocated site on the setting of listed buildings will be negligible but in the case of St Mary's Church in Edwinstowe, it is noted that views to and from the church spire are important throughout this landscape, particularly on approach to the village from the north.
- 7.3 Given the large scale of the development proposed allocation appropriate consideration needs to be given to the experience of the landscape, particularly in any contribution made to the setting of heritage assets. In this case, the undulating Nottinghamshire landscape surrounding the proposal site is intrinsically linked to a number of landscape features, including Sherwood Forest, Thoresby Park and Rufford Abbey. In addition, the conservation areas in Ollerton and Edwinstowe encapsulate the medieval and post medieval historic cores of those settlements, and despite the impact of modern development, enjoy a positive relationship with their wider hinterlands. There are also individual heritage assets between these areas,

including historic farmsteads, areas of archaeological interest, as well as significance attributable to the former colliery itself.

- 7.4 It is accepted that in general terms, there is no direct view of the proposal site from any listed building in the area other than from the church spire of St Mary. This is nevertheless an important consideration. The Church can also be seen from a multitude of material receptors within the landscape, and the experience of travelling towards or away from Edwinstowe on either the Ollerton Road (B6075) or Church Street, will be affected by the intensity of proposed development. In the open rural area immediately before Edwinstowe on approach to the CA from the Budby direction for example, development could have a dominating impact when seen in aspect with the CA entrance and the attractive views of the church spire to St Mary. The proposal allocation is also in close proximity to the CA boundary, being only a few hundred metres from its eastern edge. Conservation therefore considers that development could have some moderate impact on the setting of the Church of St Mary and Edwinstowe CA. Given that this is an allocation, it is difficult to provide a forensic assessment of impact on these assets, but it is recognised that positive attention to the layout of any proposals, incorporating a balance of landscape improvements/reinforcement as well as opportunities to align views and vistas of the Church spire from within the development could ensure that impact is not harmful. Limiting the heights of new buildings predominantly to two storeys would also help in this context.
- 7.5 It is acknowledged that the industrial character of the former colliery was in itself a notably entity in this landscape, and although set well back from the roadways, the elevated position and appearance of the site could be seen as obtrusive in this medieval and post medieval landscape. Nevertheless, it is acknowledged that the landscape strategy approach required in the draft development plan policy and the requirement to restore much of the spoil heaps (as part of the minerals consent) will likely improve many aspects of the industrial scars left by mining.
- 7.6 The Nottinghamshire estates of Clumber, Rufford (technically not a ducal seat), Thoresby, Welbeck and Worksop Manor formed the Dukeries, an intimate and varied collection of parkland, polite architecture and plantations in close proximity. The early 20th century landscape of the Dukeries was hugely affected by the expansion of the Nottinghamshire coalfield. The ducal economic and social fortunes were therefore intrinsic, and although a contrast to the polite architecture of the main estate buildings, the coal mining legacy remains an important chapter in the landscape evolution of this part of the district. Wherever practicable therefore, Conservation encourages the retention of historic industrial buildings in and around the pit head to form the heart of any new development. Conservation also requires the former colliery structures to be clearly recorded in accordance with good practice on recording heritage assets, and a commitment to ensuring that a comprehensive record is made available to the HER and other appropriate archives (in accordance with paragraph 141 of the NPPF).

- 7.7 Conservation notes that the development will be screened from Thoresby Park by the spoil heap (which is currently in the process of being landscaped in accordance with approval from the County authority). It is accepted that there is also substantial woodland enclosure on the south side of the Park which provides a buffer to the former colliery site. Nevertheless, the remnants of Chestnut Avenue which is aligned directly with the former colliery can be read and understood in the landscape as part of an early designed landscape. In accordance with paragraph 137 of the NPPF, any future proposals should consider opportunities to better reveal this older planned landscape.
- 7.8 Conservation accepts that impact on Ollerton CA and designated heritage assets within it are not unduly affected by the proposed allocation. This is significantly helped by the distance between receptors, as well as screening afforded by trees and topography. Moreover, the modern roundabout at the western end of the CA and modern adjoining development is such that the historic core of the CA is isolated from the fringes of Thoresby Park. Whilst the experience of travelling south provides a better appreciation of Rufford Park, the elevated railway cutting provides further separation. The distance between Rufford Park and the proposed allocation, furthermore, as well as the tree screening of the sensitive aspects of the Abbey grounds and the visual barrier created by rising land along the southern side of the B6075 ensures that development will likely have a limited impact, despite the visibility of the spoil heap in longer views (potential landscaping will improve this). In this context, it is felt that the proposed development will not harm Ollerton CA or Rufford Park (and the many important heritage assets within it).
- 7.9 Carr Brecks Farm is visually separated from the proposal site by topography, and it is better understood from the Nottingham Road side. The historic farmstead does derive setting interest from the wider landscape, but it is felt that the proposed allocation will not encroach upon this or be unduly prominent.
- 7.10 The proposal will have a more noticeable impact on the Local Interest building range at Black Hills Farm due to its proximity, although we recognise that the farmstead is set back from the road and does enjoy some tree screening. Paragraph 135 of the NPPF requires a balanced judgement and in this case the allocation is not likely to cause any harm to the significance of the Local Interest building.
- 7.11 Conservation recognises that the development may deliver significant public benefits. The NPPG explains that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 7). Public benefits should otherwise flow from the proposed development, and should be of a nature or scale to be of benefit to the public at large (and not just a private benefit). However, such benefits do not have to be visible or accessible to the public in order to be genuine public benefits. Public benefits can be heritage related, including development proposals that sustain or enhance the significance of a heritage asset (and the contribution of its setting), or where the development reduces or removes risks to a heritage asset

or where it secures the optimum viable use of a heritage asset in support of its long term conservation (see paragraph 20 of the NPPG (ref ID 18a-020-20140306). We therefore consider that the retention of some of the former colliery structures on the site could be a public benefit in this case, helping to sustain some of the industrial heritage interest of the site for future generations (this will need to be legally binding and deliverable to qualify as a benefit).

8.0 Conclusions

- 8.1 Overall, the proposed development will have some impact on the setting of designated heritage assets, notably St Mary's Church, a Grade I listed building, and on Edwinstowe CA. It is accepted that landscape mitigation, appropriate height restrictions, public benefits (in terms of colliery building retention) and opportunities to better reveal the significance of the Church and Thoresby Park (through layout) could achieve preservation.
- 8.2 In allocating the site ShAP 4 sets out that a Heritage Impact Assessment must be carried out by the developer in submitting a planning application to address the issues identified within this assessment and in particular to identify those onsite heritage assets for retention and for recording as part of the HER.
- 8.3 The proposed policy requires the developers to provide a masterplan which addresses the site and its surroundings and a green infrastructure framework which maximise opportunities to enhance the environment and sets the development within a woodland matrix with more substantial buffering of existing and proposed restored landscapes.
- 8.4 Given the assessment of the Conservation Officer and the provisions of the proposed allocations policy it is concluded that allocation is acceptable in heritage terms.

Appendix – Amended Core Strategy Policy ShAP 4 Land at Thoresby Colliery.

ShAP 4 Land at Thoresby Colliery

This area, as shown on the Policies Map, is identified as a strategic site for housing (in the region of 800 dwellings); employment land uses (B uses: 10 hectares); a ‘community centre’, comprising leisure and community uses along with retail to meet local needs; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 8 - Land at Thoresby Colliery. Built development will be focussed on the core development area illustrated on Figure 8.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure, and also in accordance with the timing of the completion of improvements to Ollerton Roundabout and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve density levels which strike a balance between efficient use of land and the green infrastructure and nature conservation requirements of the site;
3. Affordable housing will be provided in line with the Core Policy 1;

B Employment & ‘Community Centre’

4. Development of 10 hectares of B use employment will take place in the south east corner of the site as shown on Figure 8 - Land at Thoresby Colliery. Other appropriate uses will be permitted within this area however leisure uses should normally be located in the ‘community centre’;
5. A mixed use ‘community centre’ which will be the principal focus for community facilities and leisure provision within the new development around the former pit head area. In retail terms the ‘community centre’ should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

C Nature Conservation

6. Consideration of the impacts of the proposals on the nature conservation assets of Sherwood Forest through a Habitat Regulations Screening Assessment and an Environmental Impact Assessment.

7. Provision of Sustainable Alternative Natural Greenspace within the core development area as part of the provision of green infrastructure.
8. Measures to address potential pet predation on restored heathland to the north of the core development area.
9. Proposals to monitor air quality in and around the site and a framework for addressing any future issues which may be identified through such monitoring.

D General

10. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented development in Edwinstowe and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the proposed retail element on the existing District Centres of Edwinstowe and Ollerton if the scheme proposals are greater than the retail impact thresholds in Core Policy 8;
 - vi. Flood Risk Assessment;
 - vii. Heritage Impact Assessment, which should include assessment and recording of the historic value of the buildings in and around the pit head to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.
11. The Master Plan and Green Infrastructure Framework will set design principles for the site which will:
 - i. seek to maintain and where possible reinstate former field hedge boundaries;
 - ii. set development within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes;
 - iii. secure the necessary Sustainable Alternative Natural Greenspace.
12. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. improvements to passenger transport links to nearby communities;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development;
 - vi. Safeguarding of a route for alternative access to the new Sherwood Forest Visitor Centre;
13. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:
- i. landscaping and structural planting throughout the development;
 - ii. creation of quality open spaces, sports and playing fields;
 - iii. improvements to existing spaces;
 - iv. links to the countryside beyond the site;
 - v. enhancements to existing habitats and the local landscape;
 - vi. measures to mitigate any detrimental impact on environmental and heritage assets on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;
14. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;
15. Provision of on-site water management including where appropriate incorporation of Sustainable Drainage Systems (SuDS);
16. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
17. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:
- i. provision of new and improved highway infrastructure;
 - ii. new and improved social infrastructure including the provision of a primary school on site and enhancement to local primary healthcare either on site or as part of the expansion of existing local facilities;
 - iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
18. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through

Planning Obligations utilising the Developer Contributions & Planning Obligations
SPD in line with Spatial Policy 6.

Figure 8 - Land at Thoresby Colliery

