



Land at Peaks Hill Farm Worksop

Public Consultation Questionnaire

Hallam Land Management and Carlton Forest Group have launched a public consultation regarding proposals for land at Peaks Hill Farm in Carlton in Lindrick on the northern edge of Worksop.

Following the draft allocation of the site in the Local Plan in 2019, work has been ongoing on the proposals. Following comments received on the initial concept plan, technical survey and assessment work, and discussions with local stakeholders earlier this year, the masterplan and draft planning application material has been adjusted to reflect this feedback.

Individual elements of the draft allocation have recently been considered by an Independent Inspector at the Local Plan Examination, and we have been liaising with officers to ensure that the requirements of the policy can be met on site.

As we prepare the draft application proposals ready for submission, we are keen to have your views on the latest concept plan as part of this consultation.

The development can deliver:

- **A full mix of new homes** from starter homes and affordable housing to homes for growing families, retirees and the elderly providing whole life living
- **Vibrant community facilities** – a school, as well as shops, café, restaurant and community buildings within the local centre
- **Generous green spaces** – a mix of parkland, play areas, sports pitches and recreation, well connected walking and cycling routes, opportunities for allotments and ecological features, such as native woodlands, wetlands and grasslands designed to increase biodiversity across the site
- **Integrated and sustainable transport choices** – multimillion-pound investment would be made into public transport, cycling and walking, as well as road improvements both on and around the development
- **Well-designed and distinctive architecture** – future-proofed over the life of the development
- **A wide variety of job opportunities** – within the employment area, shops, schools and services, as well as providing opportunities for home working, so people can live and work within this neighbourhood

We welcome your feedback on the proposals. Please review the website www.peakshillfarm.co.uk and complete this questionnaire. You can email your comments to victoria@vwcommunications.co.uk or print and fill in the questionnaire and send a photo. You can also edit the pdf and send a copy. Your answers to the questions will help us confirm our approach to the masterplan; alternatively if you wish to leave general comments you can do so at the end of the questionnaire or by email to the address above. Thank you.

Design Concept

Initial Design Concept Plan



Key Changes Through The Consultation Process To Date

The initial designs for the site showed the proposed extent of built development and open space, and some potential locations for community uses and points of access. This plan informed the emerging Local Plan and helped shape discussions with Councillors in early 2022.

Since this time, feedback from stakeholders, together with detailed survey work and engagement with planning and highway officers, has helped to refine some of these details, including:

1. Consolidating the employment areas in the northern part of the site, so they are well-related to the existing industrial estate
2. Moving the school site away from existing housing on the southern boundary to a location north of the distributor road
3. Rather than being in isolated locations, grouping the local centre, school and sports pitches in one area to act as a community focus for the development, well-accessed from both within and outside the site
4. Positioning the open elements of the community uses (school playing fields, sports pitches) around the north west margins of the site to further strengthen the countryside setting
5. Introducing legible north-south green links through the development to provide good access between the town and the countryside to the north
6. Ensuring that sustainable drainage solutions can be met throughout the site
7. Aligning the distributor road and its accesses to minimise tree loss and the need to minimise recontouring of land

This has resulted in an Updated Design Concept for the site, shown below:



— Policy 15 - HS1 Peak Hill Farm, Worksop (draft allocation) 63.7ha

S School - 2.5ha of serviced land and appropriate financial contributions towards enabling a 2-form entry secondary school satellite facility on site to address pupil growth associated with the development

SP Sports Pitch

LC Local Centre

Sympathetically designed distributor road working within the landform and minimising effect on existing woodland as well as planting new woodland.

Greenway onto Carlton Road with new woodland planting to filter views alongside naturalistic drainage features and wildflower grassland.

Site is visually contained by wooded ridge and Worksop. New woodland planting on northern edge can strengthen this and add to wooded character.

Green buffers needed between woodland and new development, could include green open space, areas for play and recreation, woodland and wildflower meadows for biodiversity.

Designing development parcels and housing plots so they actively face woodland and green spaces and have a positive relationship with the site's landscape context.

Opportunities to create green space and habitat creation on the southern edge of the development, with habitats connecting with Gateford Hill.

Encouraging pedestrian connectivity in the form of interconnected routes around, and through, the development, as well as access into the wider countryside.

Sustainable Urban Drainage Features

Landscaped Gateway

Note: Changes from Initial Design Concept

- Location changes for the school and local centre and the addition of a sports area located beside. The masterplan seeks to locate these uses together to create a community hub.
- Sustainable drainage features added to the scheme, the location is based on topography and knowledge of drainage flows.
- Distributor road alignment has changed, the route offers the least impact upon the woodland and habitats. Additionally, there is space to allow for compensatory planting to the south of the route. The alignment of the distributor road also allows for sensible land use parcels.

There are a number of design elements which we would welcome your views on, set out in the questions below. Alternatively general comments can be provided at the end of the questionnaire.

Q1) We feel local shops, the school, places to eat, drink and socialise and flexible community buildings would be useful facilities to incorporate within the development but we welcome your views. **What community facilities do you think should be provided as part of the local centre to best serve existing and new residents?**

Q2) Are there any facilities you wouldn't like to see provided to avoid any competition/conflict with existing provision?

Q3) What types of homes do you think are most needed in Worksop?

Please tick the relevant boxes below to give your answer.

	Most important	Quite important	Less important	Least important
Family homes				
First time buyer or starter homes				
Affordable housing				
Homes for downsizing or retirement				
Elderly care home				
Opportunities for self-build				
Properties for rent				

Landscaping and Environment

The development would be within a framework of existing woodland, together with new planting, open space and pedestrian/cycle routes.

Q4) What type of landscaping/planting/buffer would you like to see between existing and new residents?

Please review the drawings below and select the option you most prefer:

Option 1 – extra long back gardens with housing back to back

Option 2 – planted buffer zone between existing and new homes

Option 3 – planting and public open space between existing and new homes



Benefits associated with option 1:

- Efficient use of land
- New housing and rear gardens backing on to existing housing and rear gardens is a widely, used approach for new areas of settlement by designers.
- Responsibility for maintenance is clear
- More secure for residents. No easy access to rear gardens
- Long back gardens and pre planted landscaping reduce the risk of privacy issues
- Conforms to Building for Life/Design for recommendations
- Conforms to Secured by Design (Guidance Notes for Design Codes - 2021, Government Guidance)

Challenges with option 1:

- Relies on individual dwellings to maintain the screening
- Privacy concerns from first floor windows
- No opportunity to create wildlife habitat and thus reduced wildlife benefits.
- No positive integration between new community and existing residential area

Option 2 – Buffer planting between existing and new homes



Indicative sketch showing buffer planting

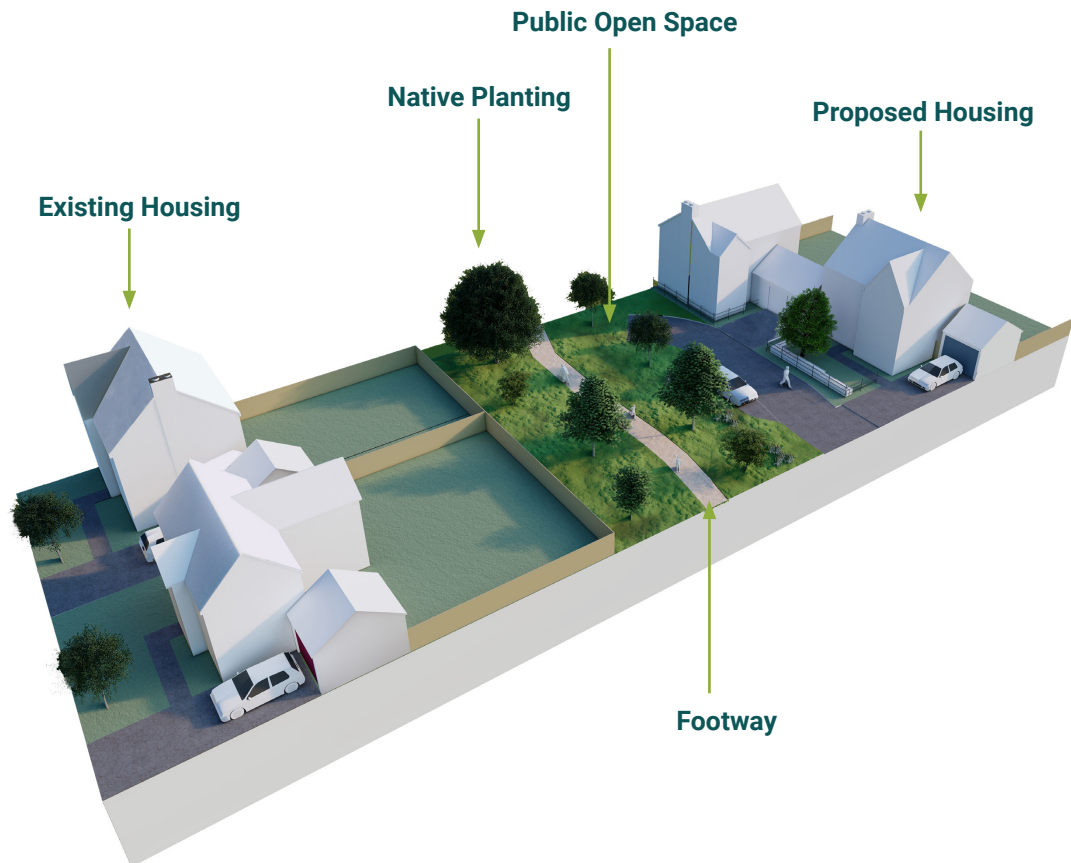
Benefits associated with option 2:

- Delivers a wide landscape corridor of varying habitats for biodiversity improvement and improved habitat connectivity.
- Offers some screening of new housing and privacy for new and existing residents.
- Width allows large trees to be planted with space to grow and mature successfully

Challenges with option 2:

- It can create antisocial problems with waste/cuttings being tipped over the back fences into the landscape corridor.
- Privacy and security - can create a corridor with cover and hiding options allowing anti-social access to the rear gardens of existing residents.
- Buffer is not multifunctional as it doesn't provide recreational benefits for example.
- No positive integration between new community and existing residential area
- Larger trees may not be welcomed by all residents

Option 3 – public open space between existing and new homes



Indicative sketch showing planting and public open space with pedestrian link

Benefits associated with option 3:

- Delivers a wide landscape corridor of varying habitats for biodiversity improvement and improved habitat connectivity, providing greater benefits for wildlife.
- Offers screening or filtering of views of new housing and privacy for new and existing residents without creating woodland or a dense scrub belt.
- Creates an open accessible space for recreational use by residents and with paths providing traffic free movement corridors and attractive open spaces.
- Reduces reliance upon the private car, moving away from car use for short journeys. It can help prioritising walking and cycling.
- Depending on planting along the boundary, this option may allow existing residents to directly access and enjoy the newly accessible open space.

Challenges with option 3:

- Provides public access close to the rear gardens of existing residents.
- Option can create antisocial problems with waste/cuttings being tipped over the back fences into the landscape corridor.
- Without lighting provision, this option may create surveillance issues.

Q5) Where would you like new play areas to be located?

Please select the option you most prefer:

Option 1 – distribute play areas amongst the green space within the site

Option 2 – locate play areas close to the school

Option 3 – locate the play area close to the local centre where shops and services would be provided

Q6) What type of green spaces and landscaping of those detailed below do you feel are most important to the existing as well as the new community? Please mark the boxes below to provide your answer:

	Most important	Quite important	Less important	Least important
Walking and cycling routes				
Outdoor spaces for events				
Parkland				
Play areas				
Leisure/sports facilities				
Ecological areas for wildlife				
New planting				
Community growing areas (e.g. allotments/gardens)				
Sustainable drainage features				

Other ideas (please state):

Movement and Sustainable Travel

We are working with the highways authorities and are evolving solutions regarding:

- The sensitive siting of the distributor road
- Vehicular and pedestrian access points
- Local vehicular flows/safety improvements
- Mitigating the effect of vehicles from the development on the surrounding highway infrastructure and junctions.
- Local bus service improvements and routes
- How the development will integrate with local communities
- Safe walking and cycling routes within the development and connecting with existing communities, to provide safe access to the school and new facilities

Q7) As part of the design of this site we will look to reduce reliance on the car. **What initiatives do you think will best encourage sustainable, non-car, modes of travel to minimise the impact of the new development on the existing highway network?**

	Most important	Quite important	Less important	Least important
School on site				
Shops on site				
Live/work space				
Walking and cycling routes				
Good bus service to the town centre/ local destinations				
Amazon delivery drop off point				

Other ideas (please state):

Q8) How can we maximise the sustainability of the site and access to town centre?

Consultation has been undertaken with Nottinghamshire County Highways and Bassetlaw District Council to agree the broad design principles of the new distributor road and its junctions with the A60 Carlton Road and B6045 Blyth Road.

As well as meeting the technical requirements required by County Highways, we have liaised with the District Tree Officer to design an appropriate, sympathetic route that minimises impacts on the woodland.

Mitigation measures include compensatory new woodland and trees, which will integrate the new road into the landscape.

Movement and connectivity for cyclists and pedestrians – including off-road cycle way and footways adjacent to the road and through woodland and green spaces are being explored.

The design has sought ways in which to deliver a functional well-designed route that provides safe access and movement for all users.

Following stakeholder engagement, we have reviewed a variety of road options. These were to the north and south of the option shown below (through the woodland). However, due to engineering and arboricultural reasons there is only one suitable route for the new road, as confirmed by the County Council. This is shown below:

Central Option

- Minimal impact on woodland (approx. 80m length)
- Little/no impact on WWII crash site no dig zone
- Minimal impact on A60 frontage to north of new roundabout to achieve forward visibility to roundabout (possible scrub/verge clearance)
- Maximum gradient of 1:12.5 for 170m length of new road (although principle has been agreed with the LHA)
- May require separate foot/cycle route to be provided across field



Q9) In addition to a new woodland buffer at the western end of the distributor road, what types of open/green space would be preferred on the currently open land between Carlton Road and the woodland? A mix of meadow and woodland will offer most habitat opportunities and benefits for wildlife. Woodland and tree planting will help to integrate the new roundabout and Distributor Road into the landscape.

Please review the indicative sketch images below showing a view east from the A60 into the site 15 years on): below and select the option you most prefer:

- Option 1 – meadow/wildflower planting
- Option 2 – tree planting
- Option 3 – grassland
- Option 4 – a mix of meadow/wildflower and tree planting

Option 1 – meadow/wildflower planting



Option 2 – tree planting



Option 3 – grassland



General Feedback

If you have any general comments, queries or ideas, please state these below.

Thank you

Please email your form to: victoria@vwcommunications.co.uk or complete an editable version at the website www.peakshillfarm.co.uk

You can also post the form to: Hallam Land Management, Banner Cross Hall, Ecclesall Road South, Sheffield S11 9PD

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