



**MISTERTON**  
NEIGHBOURHOOD PLAN

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**2018 - 2035**

**Referendum Version: August 2019**

Misterton Parish Council

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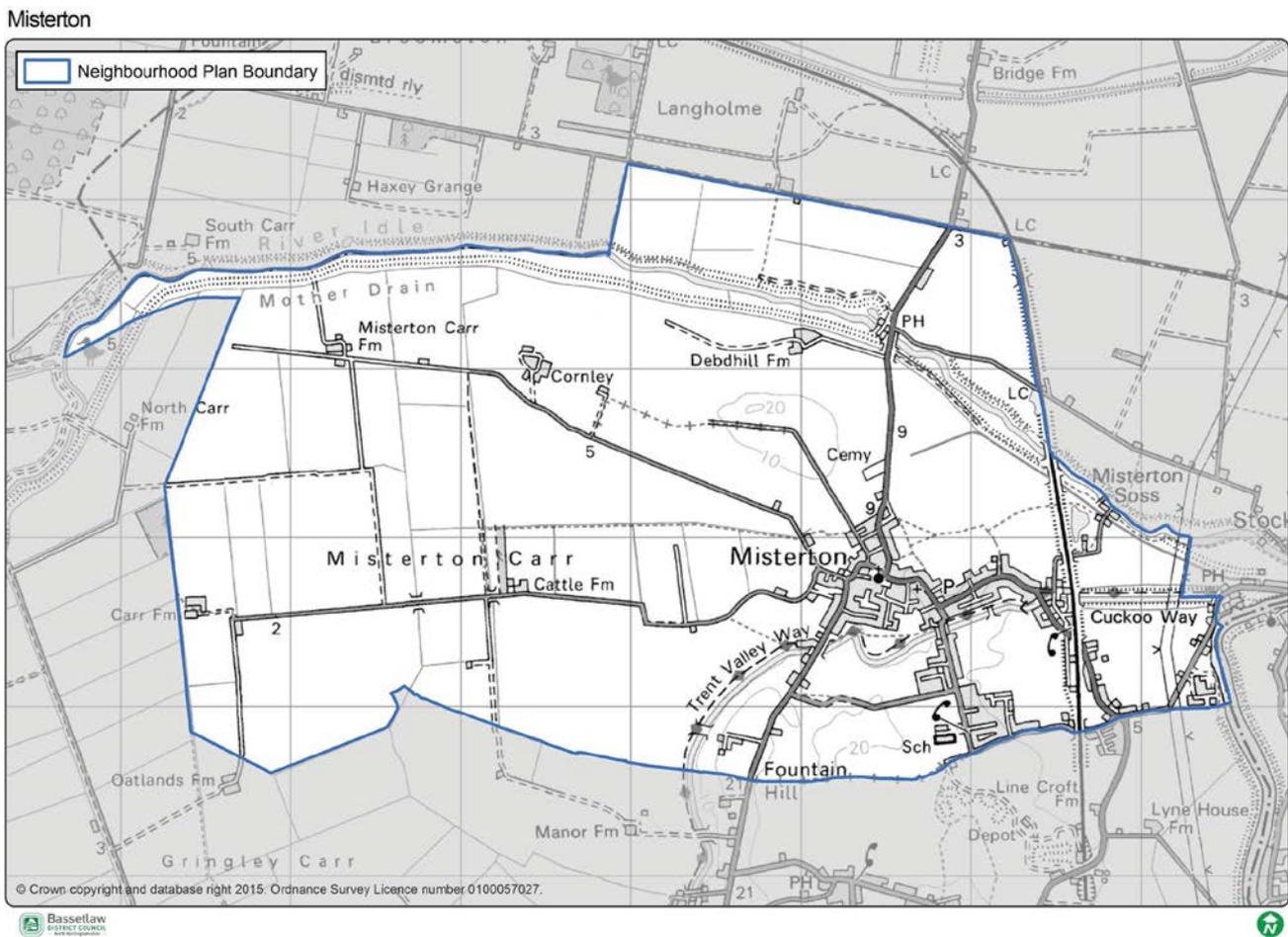


# 1. Introduction

## What is the Misterton Neighbourhood Plan?

- 1.1. This Neighbourhood Plan has been prepared by and for the local people of the Misterton Parish. It should be noted the term ‘Parish’ used throughout this document is used in the civil not ecclesiastical context. The term ‘Parish Council’ is a legal term describing the Civil Local Authority or first tier of local government.
- 1.2. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Misterton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan by the Bassetlaw District Council on 30th June 2016.

**Figure 1: Designated Neighbourhood Plan Area**



- 1.3. This Neighbourhood Plan is a new type of planning document. The Misterton Parish Council has commissioned the Neighbourhood Plan Steering Group to prepare this plan to shape future growth across the Parish. When it has been approved by Bassetlaw District Council (BDC) and local referendum the policies will be used in assessing planning applications in the Neighbourhood Plan area. Once adopted, the Neighbourhood Plan will have the same legal status as the BDC Local Plan.
- 1.4. The document has been prepared by the Misterton Neighbourhood Plan Steering Group. Membership includes local residents and local councillors and is overseen by the Misterton Parish Council. The Steering Group has the authority delegated by BDC and in turn by the Parish Council to prepare the plan. The Plan runs from 2018-2035 and includes the whole of the Parish of Misterton, as shown in the map in Figure 1.
- 1.5. Various Public Consultations have been held to gain an understanding of the views of residents, businesses and key agencies that operate within Misterton (see Appendix B for the list and the web site <http://mistertonneighbourhoodplan.co.uk> for the full reports).
- 1.6. The consultation feedback and the evidence from the studies have been combined and are fundamental to the formulation of the policies within this Neighbourhood Plan.

## Why are we doing a Neighbourhood Plan?

- 1.7. The Misterton Neighbourhood Plan has been produced within the context provided by the Bassetlaw District Local Development Framework Core Strategy and Development management DPD. The Core Strategy was adopted in 2011 and operates up to 2028. Misterton is identified as a Local Service Centre within the settlement hierarchy of the Core Strategy.
- 1.8. Consultation for this Neighbourhood Plan has revealed a need for specific housing types to suit the needs of local people and recognition that more housing, with the right planning policy context, could benefit the village. The Steering Group determined there are three reasons for this:
  - a) Expansion of community facilities and services will only be possible and balanced with an expanding population particularly with a younger demographic; and
  - b) Concern that the existing community facilities like the Cooperative Food store/Post Office and the pub(s) will struggle to remain viable without an increase in younger families coming to or remaining in the village; and
  - c) The Community Infrastructure Levy (CIL) contribution derived from new dwellings could ensure that housing growth in the Plan area brings with it additional benefits like environmental improvements and enhanced recreational facilities that enable the Community Vision in the Neighbourhood Plan to be realised.

## How the Neighbourhood Plan fits into the Planning System

- 1.9. Planning policy has always been formulated at District level and BDC continues to have a legal duty to provide this via its Adopted Core Strategy 2010 - 2028. BDC is in the early stages of preparing a new Plan. This will establish the long term approach to development in the District up to the year 2035. On adoption, the Bassetlaw Plan will replace the 2011 Core Strategy & Development Plan Document. Until the New Local Plan is adopted the Core Strategy and Development Management Policies will be used to make planning decisions in the area. Following its eventual adoption, the Bassetlaw Plan will introduce new strategic policies. The neighbourhood plan will be reviewed as necessary to ensure that it remains up to date and in general conformity with the Local Plan.
- 1.10. Misterton Parish Council has worked collaboratively with BDC and the policies in the Misterton Neighbourhood Plan are in general conformity with higher level planning policies to ensure it meets this basic condition (as set out in the Neighbourhood Planning Regulations 2012).
- 1.11. This Neighbourhood Plan does not address minerals and waste matters, specifically shale gas and oil extraction by fracking or any other method. The reason for this is that oil and gas extraction is dealt with under minerals and waste policy. Such policy is determined by the Nottinghamshire County Council (NCC) as the minerals and waste authority. Despite many members of the community having strong views on such matters, it is important to be clear that Neighbourhood Plans have no jurisdiction over minerals and waste policy and therefore can have no direct influence over planning applications for minerals extraction.
- 1.12. After a successful local referendum, this Plan will form part of the statutory development plan, and will carry significant weight in the determination of planning applications along with the policies in BDC's 2010 - 2028 Core Strategy (or superseding document) and the NPPF. The Misterton Neighbourhood Plan should be read as a whole and in conjunction with national policies and with BDC's planning policies.

## 2. Consultation

- 2.1. The successful production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people in terms of their ages and where they live across the Plan area. Public consultation events have been held in the Parish. Consultation events have been held at five Schools, including the local primary school and John Leggott Sixth form college. Publicity material such as stickers, posters and articles in local periodicals has been utilised to engage residents. It is estimated approximately 240 people have attended school and village workshops. Whilst there will have been some duplication in those people participating in the range of consultation sessions, this still shows significant engagement in a population of 2140 people.
- 2.2. An initial questionnaire was sent to every household and known businesses in 2016, so everyone in the Parish has had the opportunity to contribute to the emerging Plan. 161 residential and 13 business responses were received to this consultation, whilst a further 166 replies were received to the site allocation questionnaire.
- 2.3. The Steering Group commissioned a Sustainability Appraisal - Scoping Report. This document serves as a reference for the required scope and content of the Neighbourhood Plan together with a mechanism for appraising the social, economic and environmental impact of the final plan prior to public consultation. The Steering Group also commissioned a Site Allocation report. This report provides a professional assessment of land available for residential or business development within the Plan area. Both reports can be found on the neighbourhood plan website:

<http://mistertonneighbourhoodplan.co.uk>

- 2.4. The residential and business questionnaire results together with school consultation events undertaken have been collated and summarised in reports. The reports provide a full analysis of the feedback from the consultation events from which the Plan was evolved.
- 2.5. These results, along with other results from consultation and engagement activities, can be found on the Neighbourhood Plan web site:

<http://mistertonneighbourhoodplan.co.uk>

## 3. Introduction to Misterton

### Location

- 3.1. Misterton is a village in Nottinghamshire, in the far northeast of the county between Walkeringham to the south and Haxey (in Lincolnshire) to the north. The east of the village is bordered by the River Trent and the west by farmland.
- 3.2. The village is to be found six miles northwest of Gainsborough, on the A161 between Beckingham and Goole. The Doncaster to Lincoln railway line runs north-south to the east of the village. Currently there is no Misterton station on the line between Gainsborough and Doncaster. The village is the last along the A161 road (going north), before Lincolnshire - the Isle of Axholme. The B1403 meets the main road here, which is for Gringley-on-the-Hill. The A161 is the main road through the Isle of Axholme, entering it at Tindle Bank crossroads.
- 3.3. The parish boundary is largely determined by the River Idle (through Misterton Soss) and railway line to the north-east, then follows the county boundary (again the River Idle), then to the west follows the Gringley and Misterton Boundary Drain. It crosses Fountain Hill, then follows Fox Covert Lane near the primary school to meet the Trent.
- 3.4. The village has a special water environment, being bordered by two rivers - the Idle and the Trent. With the historic Chesterfield Canal running through the village, this stretch of the Chesterfield Canal is designated as a Site of Special Scientific Interest (SSSI), which is the highest national habitat designation. The rivers, canal and floodplain are important ecologically and scenically. Furthermore, the setting of the village in rolling farmland provides an important habitat for a wide range of wildlife. Much of this farmland, known as the Carrs, is marshland drained by Dutch engineers in the 17th century.
- 3.5. The important landscape character of Misterton is recognised within Bassetlaw District Council's Landscape Character Assessment (2009)<sup>1</sup>. Misterton is identified within the Idle Lowlands Character Area, an area in good condition and of high sensitivity, with the recommended policy action being its conservation. Describing the area, the Assessment reads "Topographically the Policy Zone is a relatively flat river valley floor with some gentle undulations... The main land use is arable farmland. Misterton Golf Club lies at the centre of the Policy Zone, the village itself is also linear in nature aligning the A161, and displays a mix of vernacular and non-vernacular architecture."

<sup>1</sup> <http://www.bassetlaw.gov.uk/media/245785/Idle-Lowlands-Policy-01.pdf>

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## Misterton History

- 3.6. The name Misterton, originally (in the 11th century) Minsterton or Ministretone, is normally interpreted as denoting that in pre-Conquest times there was a church served by a community of clergy, a sort of mission centre for the area. Alternatively, it may mean that it was an early dependency of York Minster, but there is no independent evidence for this.
- 3.7. Misterton was mentioned in the Domesday Book in 1086, there named Munstretton. At that time, it certainly possessed a church. Most of the village was then in the hands of Roger de Busli, or Builli, as part of the large extent of lands, many of them in Nottinghamshire, granted to him by William the Conqueror for his role in the Norman invasion of 1066. The medieval Anglican church dates from the 11th century.
- 3.8. Samuel Lewis wrote in his 1848 Topographical Dictionary of England: Misterton (All Saints), a parish, in the union of Gainsborough, North Clay division of the wapentake of Bassetlaw, N. division of the county of Nottingham,  $4\frac{3}{4}$  miles (N. W.) from Gainsborough; containing, with the township of West Stockwith, 1706 inhabitants, of whom 1055 are in the township of Misterton. The parish is in the north-eastern extremity of the county, where the river Idle and Chesterfield canal terminate in the river Trent, and comprises by computation 4740 acres; a great part of the land was a swamp, which has been drained and brought into cultivation. The village, situated on the north side of the canal, is large and well built; a fair for cattle and horses is held in it in September. The living is a perpetual curacy, valued in the king's books at £10. 5.; net income, £85; patrons and appropriators, the Dean and Chapter of York. The tithes were commuted for land and a money payment in 1771. The church, an ancient structure, was much injured by a high wind in 1824, when the roof, on which were two tons of lead, was blown down. At West Stockwith is a chapel of ease. There are places of worship for Calvinistic and Wesleyan Methodists, and a Roman Catholic chapel.
- 3.9. From the Comprehensive Gazetteer of England and Wales, 1894-5: Misterton, a village and a township in Notts. The village stands on the Chesterfield Canal,  $1\frac{1}{4}$  mile W of the river Trent, and 5 miles NW by N of Gainsborough, and has a post, money order, and telegraph office under Gainsborough, and a station on the Great Northern and Great Eastern Joint railway. The township includes the village and extends into the country. Acreage, 4313; population, 1411. There are brick and tile, and chemical and gas works. The living is a vicarage, with Stockwith annexed, in the diocese of Southwell; net value, £120 with residence. Patrons, the Dean and Chapter of York. The church was partly rebuilt in 1848, and consists of nave, aisles, and chancel, with tower and spire. There are Wesleyan and Primitive Methodist chapels, a temperance hall built in 1872, a church room, a cemetery opened in 1870, and charities yielding about £120.

## Misterton Today

3.10. There are 2140 residents in Misterton according to the 2011 census data. When the population in 2011 is compared with the 2001 census data (2,031), the population has increased by 109 people. The gender split between males and females in Misterton is even with 50% males and 50% females in the Parish. This is similar when compared across the Bassetlaw District at 49.6% males and females 50.4%. Table 1 provides some key statistics for the Parish of Misterton taken from the supporting document 'Sustainability Appraisal - Scoping Report'.

**Table 1 Key Statistics - 2011 Census**

<b>Demographics</b>	<b>Misterton</b>		<b>Bassetlaw District</b>	
Total Population	2140		112863	
Population aged 14 and under	17.1%		16.5%	
Population aged 15 – 64	62.4%		65%	
Population aged 65 +	20.5%		18.5%	
Health	Very Good/Good	Bad/Very Bad	Very Good/Good	Bad/Very Bad
	81.5%	4.4%	81.4%	>4.4%
<b>Housing</b>	<b>Misterton</b>			
Total number of dwellings	892			
Housing Tenure	Owned Outright	Owned with Mortgage/loan	Socially Rented	Private Rented
	39.6%	41.3%	12%	6.3%
Housing Type	Detached	Semidetached	Terraced	Other
	49%	34%	12%	5%
Housing Size	2 Bedroom	3 Bedroom	4 Bedroom	<2>4 Beds
	22.2%	46.7%	19%	12.1%
<b>Employment</b>	<b>Misterton</b>		<b>Bassetlaw District</b>	
All Residents	2140		83305	
Economically Active (16-74)	73%		67.9%	
Unemployed (16-74)	3.6%		4%	
Retired	20%		20.9%	
<b>Other Information</b>	<b>Misterton</b>			
Car/Van Availability	No Access	1 Car/Van	2 Car/Van	3+ Car/Van
	12.6%	34.3%	36.3%	20.4%

## 4. Key Issues

- 4.1. The key issues that were raised in the Sustainability Appraisal - Scoping Report and in discussion with the Steering Group are set out below:

Sustainability Theme	Identified Issues
Social	<p>A key role of the Plan is to deliver high quality new housing in the parish that is accessible to local people.</p> <p>The location, type and style of any new housing should be covered by the Plan.</p> <p>The Plan should ensure that any new housing developed in the Parish is providing for local needs.</p> <p>The Neighbourhood Plan should work to further identify and ensure the protection and enhancement of any environmental assets located in the Parish.</p> <p>The NPPF allows for Neighbourhood Plans to identify important Local Green Spaces which can then be designated as such offering protection from unsympathetic and damaging development proposals.</p>
Environment	<p>The Neighbourhood Plan should seek to provide where possible the provision and quantity of open space that the Open space and outdoor sports studies 2012 identifies as needed in the area.</p> <p>The Plan should aim to preserve and enhance the Public Rights Of Way (PROW) network in the Parish; this will improve access to important environmental assets in the Plan area.</p>
Economic	<p>The Neighbourhood Plan should look to promote local employment opportunities in the Parish.</p> <p>The Neighbourhood Plan should look to promote small scale employment opportunities within the village itself. This could involve allowing development to increase the numbers of residents working from home and support the improvement of digital connectivity in the village.</p>

## 5. Community Vision

- 5.1. The Community Vision was prepared by the Misterton Neighbourhood Plan Steering Group. The Community Vision focuses on how local people would like to develop the Parish through 2035 and beyond.

*Misterton will be a thriving, diverse, sustainable community which is attractive for people to visit, live and work in, by preserving and enhancing the rural and historic character of the village for current and future generations.*

## 6. Community Objectives

- 6.1. The Community's Neighbourhood Planning Objectives are more focussed, covering different themes that local residents and the 'Scoping Report' have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that once addressed, will ensure that the village can grow and thrive sustainably.

**Community Objective 1: Housing:** To provide a mix of high quality housing that reflects the design, types and housing tenures that are required by the local community.

**Community Objective 2: Employment:** To provide an environment in the Plan area for local employment opportunities and support economic growth and development in identified sustainable locations, accessible by public and sustainable transport methods.

**Community Objective 3: Community Facilities:** To promote a level of growth, balanced with the range of local facilities and services that will enable Misterton to thrive.

**Community Objective 4: Environment:** To define, protect and enhance the desirable characteristics of Misterton, specifically: built form, historic, cultural and natural assets.

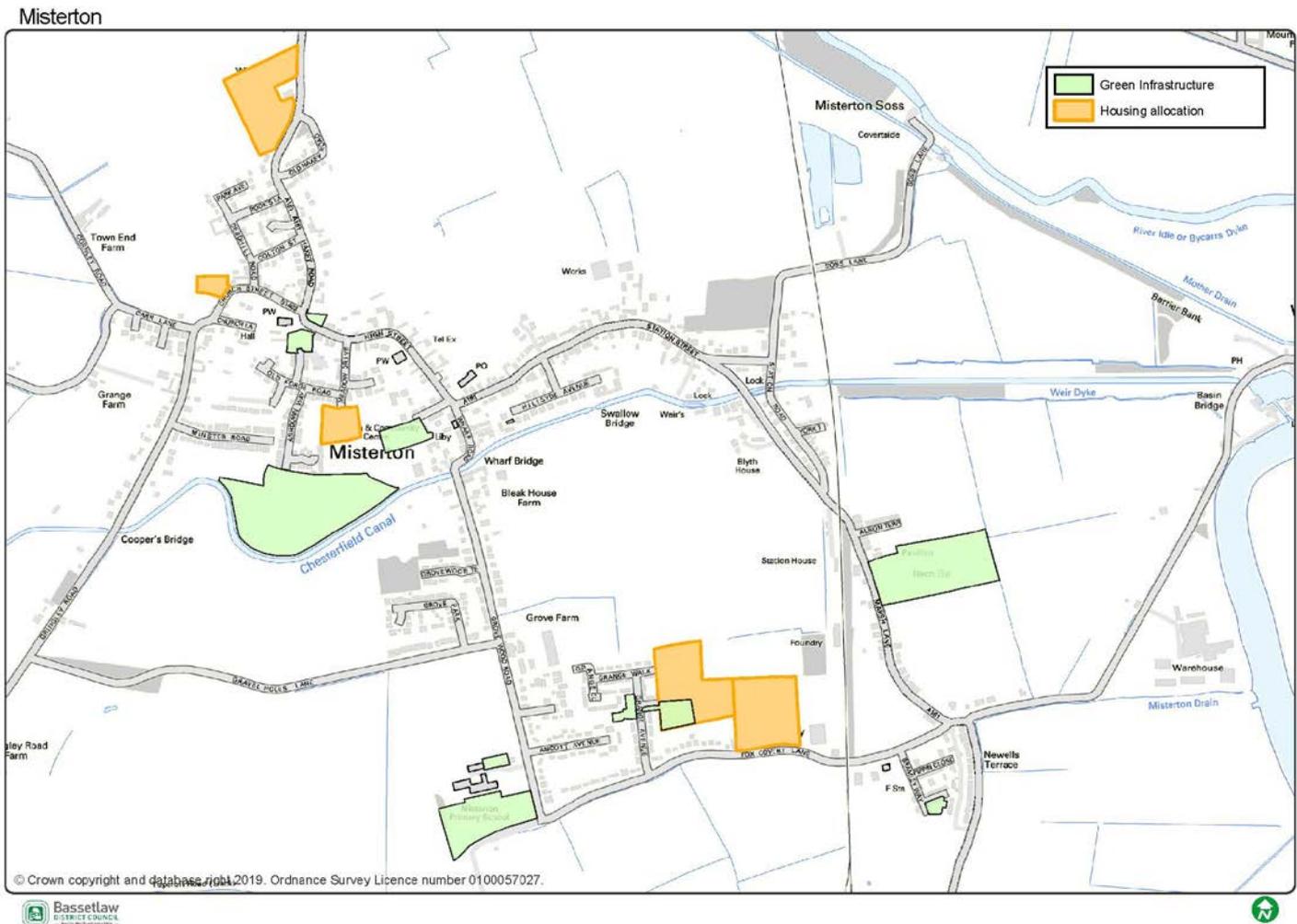
## 7. Local Infrastructure Projects

- 7.1. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the Plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in full in Appendix C.
- 7.2. More details of these projects can be found on the Neighbourhood Plan web site at <http://mistertonneighbourhoodplan.co.uk>
- 7.3. Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it additional investment in the local community. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council hopes to focus this investment.

## 8. Neighbourhood Plan Policies

- 8.1. The Neighbourhood Plan Policies will be used to aid the delivery of development in Misterton up to 2035. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in BDC’s Plan. If the National or District policy position changes before 2035 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within the village are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where this is the case it is likely that this Neighbourhood Plan will be reviewed.
- 8.2. When development is proposed within Misterton, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in National policies and BDC’s Plan.

**Figure 2: Neighbourhood Plan Designations**



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## 9. The Need for Sustainable Development in Misterton

### Justification

- 9.1. Policy CS5 of the Adopted Core Strategy 2011 designated Misterton as a Local Service Centre where development will be ‘with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth.’
- 9.2. Some local people have previously been opposed to further development in the village because the design of schemes proposed have been incongruous with their wider setting. People feared that new development would diminish the quality of the built environment in Misterton and detract from its rural nature.
- 9.3. It is significant that although the District Council’s proposal in the withdrawn Site Allocation Plan for no new dwellings was based on consultation with the local community, the Neighbourhood Plan process has allowed people to more fully engage and recognise the implications of such an allocation on the viability of the existing community facilities and the impact on social cohesion of a village that does not offer a variety of houses for families to move in to or for those wishing to down size.
- 9.4. The Neighbourhood Plan Questionnaire (2016) showed that the provision of housing in Misterton over the next 15 years is a significant issue for local residents.
- 9.5. In addition to housing development on allocated site(s) there may be infill sites that become available either through subdivision or demolishing existing buildings that by their number and nature cannot be identified at this time. It is important that such infill development does not spoil the rural character of the Plan area; Policy 5 deals with this issue specifically.

### Community Comments

- 9.6. The Neighbourhood Plan Questionnaire asked several questions relating to housing development. A total of 161 questionnaires were received, 18% of the households in the Plan area. The findings were in line with the feedback from all other Neighbourhood Plan consultation events. The survey provided the following results:
- a) The preferred type of new housing is Semi-detached (57%) Bungalows (47%) and Detached (38%) of 2 (48%), 3 (80%), and 4 (41.6%) bedroom units (multiple options could be selected).
  - b) High density development especially in the form of 3 storey town houses is not in keeping with the rural character of the Plan area.
  - c) 96% of respondents support new housing development on previously developed sites which are now unused versus 4% on open countryside. Throughout the consultation process the former Newell’s factory site (junction of Fox Covert Lane and Marsh Lane) site was identified by the majority of respondents as the preferred development site.

- d) 80% felt new developments should complement and blend in with current traditional style homes within the village (e.g. brick /pantile).

## Sustainable Development Principles

- 9.7. The draft BDC Local Plan suggests the following principles in relation to achieving sustainability. A rural Bassetlaw that flourishes as a living, working landscape, where new development takes place in an organic way reflecting the character of its surroundings. Building on a detailed understanding of how rural Bassetlaw works on a day-to-day basis, future growth will consider access to services and the mutually reliant and interconnected nature of rural settlements, coupled with the importance of sustaining and growing the rural economy. Following this approach market-led housing growth of an appropriate scale will be supported in the District's smaller villages where they have ready access to key services. This will result in 'organic' patterns of development that reflect and continue the historical evolution of Bassetlaw's villages, and respects their distinctive characters.
- 9.8. Misterton has access to all the attributes that constitute a sustainable settlement as defined in the National Planning Policy Framework and BDC Plan although the implications of an ageing and changing population mean its social attributes are under threat:
- a) *Economic* - The presence of an industrial park and the trend to home based work and/or self-employment means the Plan area could offer more local employment opportunities as well as being a good residential location for people working in London, Doncaster, Sheffield, Lincolnshire, Worksop or Retford and the expanding Doncaster Sheffield Airport.
  - b) *Environmental* - Misterton is an attractive village, surrounded by open countryside and navigable waterways with easy access to regional attractions like Clumber Park, Robin Hood Way and National Cycle Route 6 (that runs from Watford to Windermere). A number of important designated sites are present in the area, notably the Chesterfield Canal SSSI and a number of other SSSI and Local Wildlife Sites.
  - c) *Social* - There is also concern about the commercial viability of some of the existing shops and public houses and other community facilities present in the Plan, due to the changing nature of how these operate, reflecting national issues. The existing range of housing will not meet the needs of an ageing population or provide dwellings suitable as starter homes.
- 9.9. Therefore, to ensure Misterton remains a sustainable community over the next 15 years there is a requirement for:
- a) Sufficient growth to support and enhance these local services; and
  - b) Sufficient choice of housing to meet the needs of the local community.
- 9.10. Misterton Parish Council is a statutory consultee on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development in accordance with the National Planning Policy Framework and current Core Strategy and emerging BDC Plan. The Parish Council will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.

- 9.11. The Sustainable Development Policy below provides a positive framework for decision making on planning applications as is required in the National Planning Policy Framework. Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community vision and objectives outlined in Sections 5 and 6. Policy 1 is overarching and is intended to sit alongside the topic-specific policies detailed later on in this plan.

## **Policy 1: Sustainable Development**

1. The Misterton Neighbourhood Plan takes a positive approach to development where this enhances a balance of housing, employment, retail and community development. All major development (over 10 houses) over the Plan period should safeguard and where practicable enhance environmental assets in and around Misterton, improving access to the countryside and open spaces for residents and visitors where applicable.
2. Development will be supported where it can be shown that such proposals would support the continued sustainability of Misterton by meeting at least one of the following criteria:
  - a. new homes of a size, type and tenure to meet local requirements; or
  - b. affordable housing of size and tenure to meet the objectively assessed, local housing needs of the parish; or
  - c. infrastructure associated with leisure, recreational pursuits and social and community activities within the parish; or
  - d. new or expanded businesses within existing employment sites; or
  - e. provides small scale renewable energy facilities; or
  - f. provides or seeks to support the provision of sustainable transport options in the Plan area.
3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not adversely affect the;
  - a. amenity of nearby residents; and
  - b. character and appearance of that part of the village in which it is located; and
  - c. social, built, historic, cultural and natural assets of the parish.

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## 10. Housing

### Residential Design Justification

- 10.1. From the Neighbourhood Plan Questionnaire, 88% of respondents thought that it was important that new build houses and existing housing modification should blend in with the traditional style of house in the Plan area - specifically, brick built with pantile or slate roof. This feedback reveals clearly that local people expect the design of all new build to be of a high standard that complements the existing vernacular style of the Plan area. Furthermore, 49% of respondents cited the Newell's site as detracting from the rural character of the village and requiring improvement.
- 10.2. To define the character of the settlement and identify key design elements and built environment characteristics, the Steering Group carried out a Neighbourhood Profile exercise: this allowed residents to identify collectively key components, both through map-based exercises and walkabouts. The final result of this activity, the Neighbourhood Profile Report, combines elements of a Character Assessment and place-making assessment: it defines the overall character of the settlement and identifies key design principles, providing useful photographic evidence; it describes street-specific elements that development proposals should consider in their design. The Neighbourhood Profile Report is considered a valuable tool to inform future development proposals and as such it is directly referenced into the Policy.
- 10.3. As part of the Neighbourhood Profile exercise Misterton was separated into identifiable 'neighbourhoods', Figure 3 on the following page identifies these, selected images from the Neighbourhood Profile have also been included demonstrating examples of the character and design in these neighbourhoods.
- 10.4. Census data suggests that 43% of households have 2 or more cars and as a result of this there are areas in the village where off street parking is an issue, for example, Station Street, High Street, the Grange Estate and Wharf Road. Some of these houses were designed to accommodate one car off road so there are particular problems where there is no off road parking and residents park additional cars on the road. This frequently means large vehicles cannot easily drive along through routes and this could also impede emergency service vehicles.
- 10.5. It is important that future development in the village recognises its rural location and the likelihood that there will be more than one car per household. Plot sizes should accommodate a minimum of two cars, where possible on driveways.
- 10.6. Building for Life 12 (BFL 12) is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required. In 2013 BDC adopted a Supplementary Planning Document 'Successful Places a Guide to Sustainable Housing Layout and Design' which embraces Building for Life 12. This document is intended to provide a tool kit for:-
  1. Communities, helping them articulate their aspirations in terms of good design; and
  2. Developers, to assist them in producing planning applications to the best design standards.



## Design Examples in Misterton

Photographic illustrations of some of the residential designs within the Neighbourhood Profile zones areas.



Zone 5



Zone 6



Zone 1



Zone 7

## Policy 2: Design

1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the village as described in the Neighbourhood Profile Report, taking particular account of:
  - a. layouts that maximise opportunities to integrate development within the existing settlements through creating new connections and improving existing ones to and from any new development; and
  - b. consideration of local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and
  - c. designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole; and
  - d. that it has been designed in accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide, particularly with regard to future proofing.
2. Where practicable plot sizes should be large enough to accommodate a minimum of 2 off street parking spaces, or otherwise any lower standards to meet the requirements set out in the most up to date 'Parking Standards' document adopted by BDC.
3. Major development\* will be supported where it demonstrates the above criteria and the principles of good design set out within Building For Life 12 (or its equivalent) are incorporated at the initial design stage by developers.
4. Proposals which have regard to the principles of good design in this policy and which would take account of and respond sensitively to renewable energy technologies, the landscape setting of the neighbourhood area, and its biodiversity will be supported.

\*Major development includes:

- a) The creation of at least 10 residential units
- b) Work on a residential development on a site of 0.5 hectares or more
- c) Work on a non-residential development on a site of 1 hectare or more
- d) The creation or change of use of 1000m<sup>2</sup> or more of gross floor space (does not include housing).

## Density of Residential Development

### Justification

- 10.7. Pursuing levels of growth that will sustain the community requires that the density of the development is in keeping with the existing built up area. Current national and local planning policy advises that development should deliver housing at densities that reflect the specific characteristics of the site and its surrounding area.
- 10.8. Any proposed development for new dwellings should demonstrate how its density is appropriate to its location. Proposals for a density higher than this will only be supported where the development meets an identified local need, specifically retirement or affordable housing.
- 10.9. BDC Core Strategy policy DM5 also requires development proposals to 'reflect the specific characteristics [densities] of the site and its surrounding area (in terms of both built form and landscape)'.
- 10.10. Density of housing is particularly relevant in the case of 'infill' which is dealt with specifically in Policy 5.

### Policy 3: Housing Density

1. Planning applications for housing schemes will be supported where the density of the scheme reflects the site's location and the immediate surrounding area.

## Housing Mix and Type

### Justification

- 10.11. There have been consultation exercises, the village questionnaire and a site allocation exercise in April 2017 to allow people to consider what type of housing and how much would be acceptable. These discussions were informed by analysis of the current housing market in Misterton.

**Table 2: Key housing facts – Census 2011**

Total Number of Dwellings		892			
Housing Tenure	Owned	Owned with	Socially	Private	
	Outright	Mortgage/loan	Rented	Rented	
	41.3%	39.6%	12%	6.3%	
Housing Type	Detached 49%	Semi-Detached	Terraced	Other	
		34%	12%	5%	
Housing Size	2 Bedroom	3 Bedroom	4 Bedroom	<2 >4 Beds	
	22.2%	46.7%	19%	12.1%	

- 10.12. The importance of providing a mix of housing based on current and future demographic trends is emphasised in the National Planning Policy Framework (NPPF) paragraph 61. The North Derbyshire and Bassetlaw SHMA – OAN Update 2017 provides evidence at a district level that up to 2031 the proportion of older households will increase from 25% to 38%. The SHMA states that ‘this may create significant demand for specialist accommodation’. The SHMA identifies a likely need ‘to support demand for bungalows and could potentially support some increase in the need for affordable housing. Based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.’ The 2017 SHMA has re-emphasised the findings of the 2013 SHMA. Proposals should demonstrate how the key findings in the most recent Misterton Housing Needs Survey, Bassetlaw SHMA 2013, and Bassetlaw SHMA OAN Update 2017 have been incorporated in the different house types and bedroom numbers proposed. Where it is appropriate and practicable to do so development proposals should identify how they have addressed additional matters relating to housing needs beyond these published studies which were raised as part of the consultation stages of the neighbourhood plan.
- 10.13. From the Neighbourhood Plan Questionnaire, the preference was for Semi-Detached (57%) or Detached (38%), 3 (80%) or 2 (48%) bedroom units, particularly Bungalows (47%). This provides further evidence of the demand for smaller properties in the Plan area.
- 10.14. The demographic statistics in Table 1 shows that Misterton has an ageing population. Consultation feedback revealed that there will be demand for smaller housing suitable for older people particularly 2 and 3 bedroom bungalows. Therefore, the provision of 2 and 3 bedroom bungalows would meet local need and would be particularly supported as it would enable local people to stay within their community when they wish to downsize which will in turn, free up larger housing more suitable for families.

- 10.15. Misterton Parish Council commissioned a Housing Needs Survey in 2012 to ascertain the demand for various housing types. The resulting report concludes that typical of rural parishes in Bassetlaw, Misterton has high property prices. There is a high level of property ownership and a low supply of rental properties available. People tend to remain living in Misterton for a long time and, particularly at the lower end of the price range, properties do not come readily to the market. Recent new developments have increased the supply of large detached or town house properties, but not the supply of smaller 2 or 3 bedroom properties.
- 10.16. This supports Policy 4 of the Neighbourhood Plan which focuses on providing additional market and affordable housing of a smaller size, particularly 2 and 3 bedroom properties.

## **Policy 4: Housing Mix and Type**

1. Planning applications for housing schemes of more than 10 dwellings will be supported where they would deliver a Misterton specific housing mix that reflects the demonstrable needs of the Plan area, notably 2 and 3 bedroom properties.

---

## Affordable Housing

### Justification

- 10.17. Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market, and includes starter homes<sup>2</sup>.
- 10.18. Although the term is often applied to rental housing, the concept is also applicable to purchases. The options typically available to provide affordability include:
- a) Rent to Buy
  - b) Shared Equity
  - c) Social Homebuy
  - d) Shared Ownership
  - e) Starter homes
  - f) Intermediate Rent
- 10.19. The average asking price for a house in Misterton in October 2016 was £265,188 with asking prices ranging from £88,833 for a 1-bedroom house to £314,583 for a 4-bedroom house<sup>3</sup>. The evidence shows that there are fewer first time buyer homes than the district or regional average and those that become available will be out of the price range of local people, particularly the younger demographic. It is clear that some affordable housing should be provided as part of any major development. This Neighbourhood Plan supports BDC's Core Strategy Policy CS7 requiring 35% of all major housing developments in the Plan area to be affordable as defined in Paragraph 10.17.
- 10.20. According to the most recent Housing Needs Survey undertaken in 2012 at least 5 affordable houses were identified as immediately required in the Plan area to rent. It is noted that this level may have altered since this date, this is however the most recent, localised data available.
- 10.21. This Plan also supports BDC's approach that requires all development of affordable housing is allocated based on specific local connection criteria as part of the S106 agreement in securing the planning permission<sup>4</sup>. This is captured in the District Council's *Choice Based Lettings Policy* (May 2017)<sup>5</sup>.

<sup>2</sup> Housing and Planning Act 2016

<sup>3</sup> Source Zoopla October 2016

<sup>4</sup> Planning obligations under Section 106 of the Town and Country Planning Act 1990

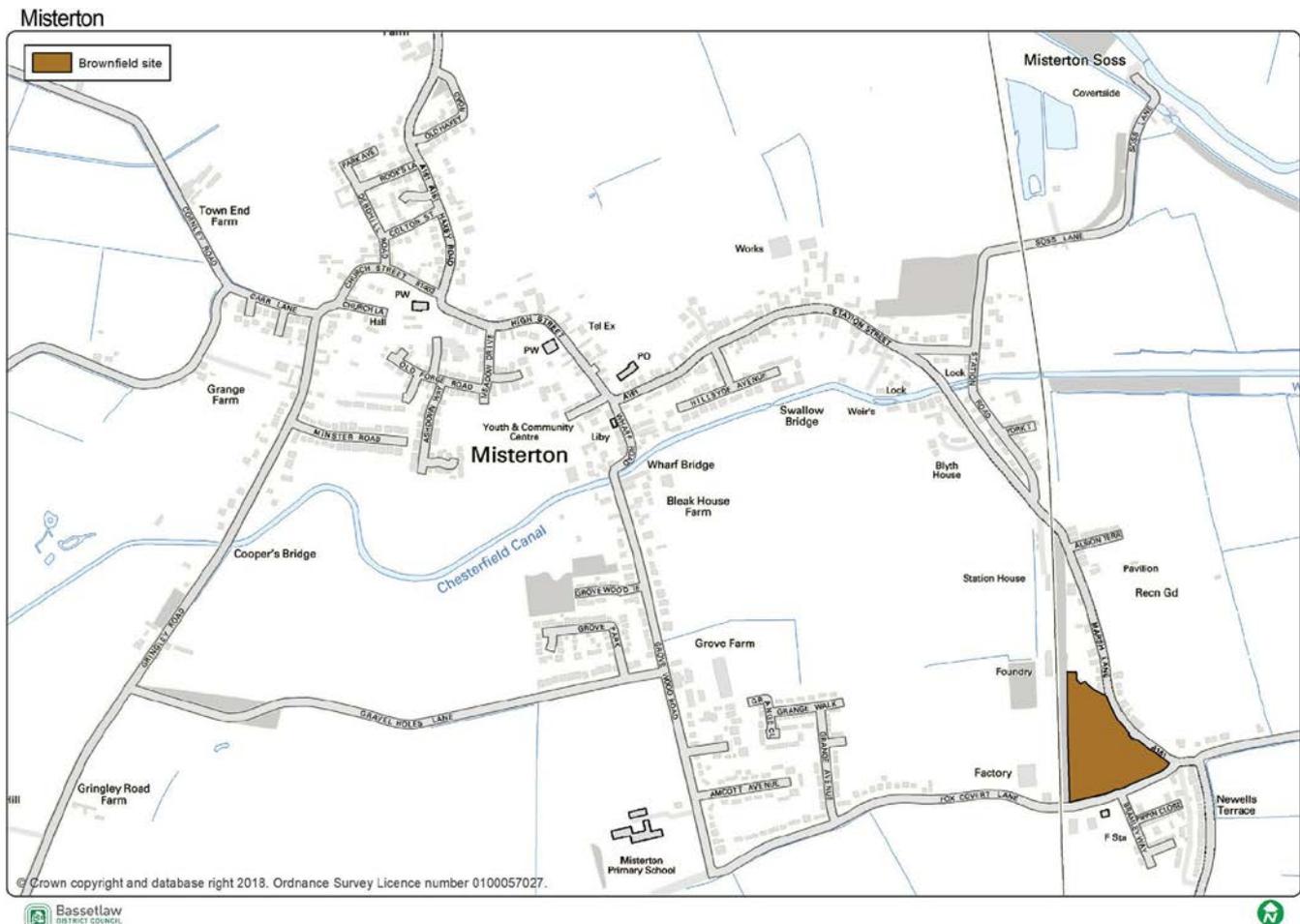
<sup>5</sup> <https://www.bassetlaw.gov.uk/media/3627/cbl-allocations-policy-sept17.docx>

## Brownfield Land and Infill Development

### Justification

- 10.22. It is probable that, over the Plan period, sites within the village will come forward for redevelopment or subdivision. Such schemes are still required to meet the design standards and densities set out in Policy 2 and Policy 3 respectively.
- 10.23. It is also noted that a number of brownfield sites can be found within Misterton, particularly within the development boundary. In line with the NPPF and other national level planning guidance this Neighbourhood Plan wishes to offer support for the development of these brownfield sites. Those present in the Plan area at the time of this Plan’s preparation are identified in Figure 4.
- 10.24. Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to village amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.

**Figure 4: Brownfield Sites**



## **Policy 5: Windfall Development**

1. Proposals for residential development within the development boundary will be supported subject to the following criteria:
  - a) They would not cause unacceptable harm to the residential amenity of properties in the immediate locality; and
  - b) They would be consistent with the character and appearance of the immediate locality; and
  - c) They would provide suitable vehicular access.
2. Proposals for residential development outside the development boundary will be supported where they accord with the principles included within Policy DM3 of the Bassetlaw District Local Development Framework Core Strategy and Development Management DPD.

## Allocation of Sites

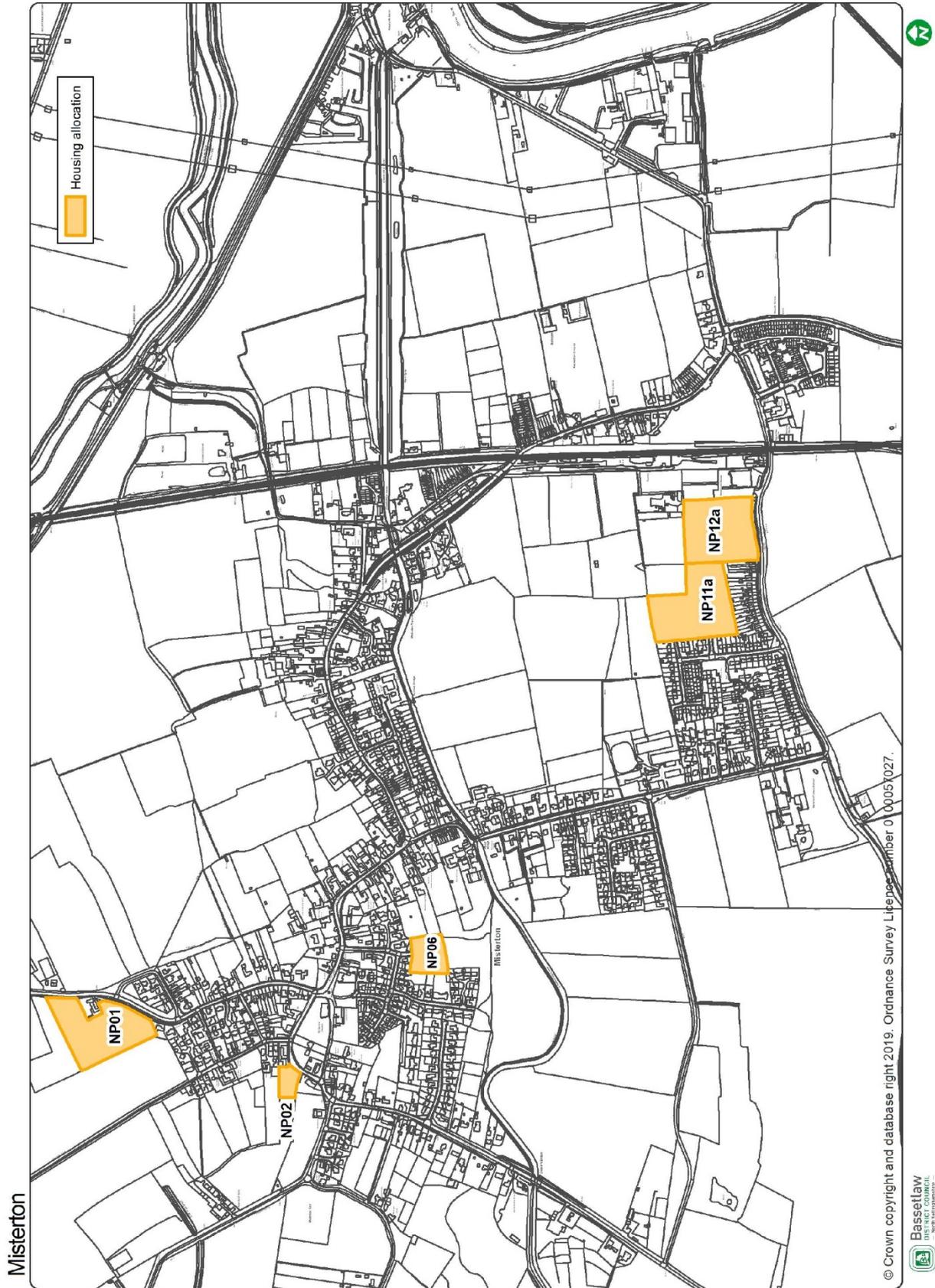
### Justification

- 10.25. From the Neighbourhood Plan Questionnaire, 96% of respondents thought that any new housing in the Plan Area should be built on previously developed sites which are now unused.
- 10.26. This policy supports the new homes requirement of the District-wide Plan while (i) protecting the rural character of the area, (ii) meeting the strongly held wishes of Misterton residents that open spaces and surrounding countryside be protected and that the developments are relatively small, and spread around the village, and (iii) the need for sustainability.
- 10.27. Following consideration of feedback from the various informal consultations, the Neighbourhood Plan Steering Group decided to progress work on a site allocations exercise to meet the expected requirements for the village as outlined in the Draft Bassetlaw Plan.
- 10.28. A list of potential housing sites was published for informal consultation. This comprised all the sites that had been submitted following the formal Call for Sites process undertaken by Bassetlaw District Council for the new Draft Bassetlaw Plan in January 2016.
- 10.29. Maps and basic information about the sites were displayed at an open drop in events on 22nd April 2017 at the Methodist Hall and this information was also provided on the Parish Council website and available at The Misterton Centre & Library.
- 10.30. Fifteen sites were put forward by landowners. Some did not meet the statutory consultees' thresholds for further consideration. Nine were assessed against the 10 criteria outlined in the Site Allocation leaflet:
- 1 Initial assessment by Bassetlaw District Council
  - 2 Landowner support
  - 3 Local community support
  - 4 Compatibility with neighbouring land
  - 5 Will the site result in loss of the best and most versatile agricultural land?
  - 6 Is the site in a landscape area that should be conserved?
  - 7 Will the development enhance or detract from the neighbourhood?
  - 8 Will the development enhance or detract from the natural environment?
  - 9 Will the site impact on heritage assets?
  - 10 What impact would the site have on existing infrastructure?

The maps were accompanied by information provided by Bassetlaw District Council setting out the key planning issues for each site to be considered. A total of 82 people attended the events and 166 completed response forms were returned. The full report summarising the consultation responses is available on the Neighbourhood Plan pages of the Parish Council website <http://mistertonneighbourhoodplan.co.uk>.

- 10.31. The feedback from this exercise was utilised in selecting the six preferred sites in the area, which are identified for allocation for residential development in this Plan and identified on Figure 5. Landowners of those sites not allocated were not directly contacted for comment after the allocation process was completed but all have local connections and have been given the opportunity to respond through the public consultation.

Figure 5: Sites identified for housing allocation





## Site-specific housing allocations

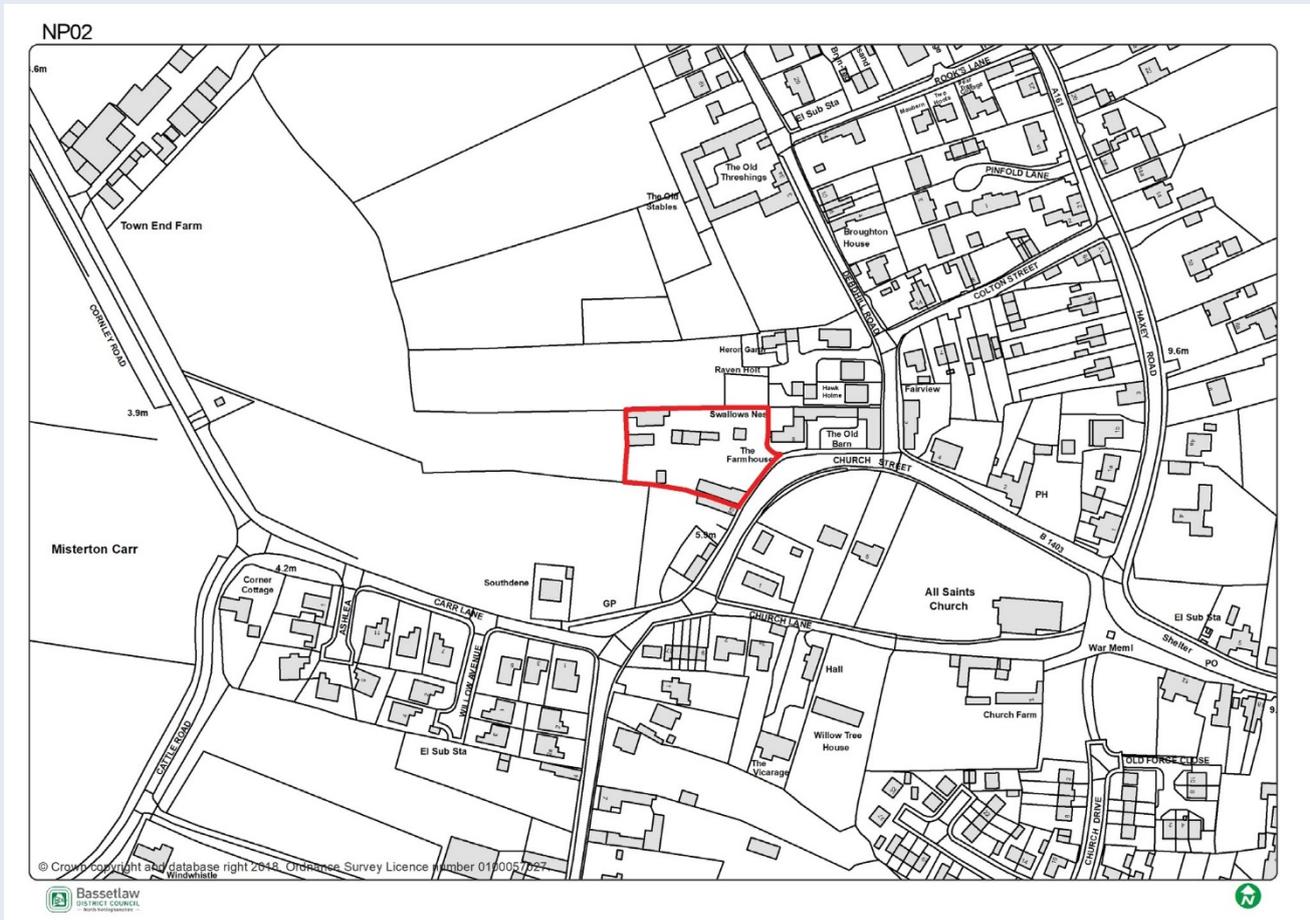
### Policy 6: NP01 Land off Haxey Road



1. The land identified above is allocated for residential development of, up to and including, 50 new homes.
2. Development proposals should have regard to the appropriate section of the Neighbourhood Profile report and the relevant commentary for this site in the Site Assessment Report (as set out in Appendix D).
3. Proposals for the residential development of the site will be supported subject to the following criteria:
  - a. They take account of the wider setting of the cemetery to the north of the site both in its own right and in its capacity as a non-designated heritage asset; and

- b. They provide satisfactory vehicular and pedestrian access into the site from Haxey Road; and
- c. They reflect the density of surrounding development, having regard to Figure 6 (see page 28); and
- d. They provide sensitive boundaries on the south west and north west of the site that reflect the relationship of the site to the countryside surrounding the village.

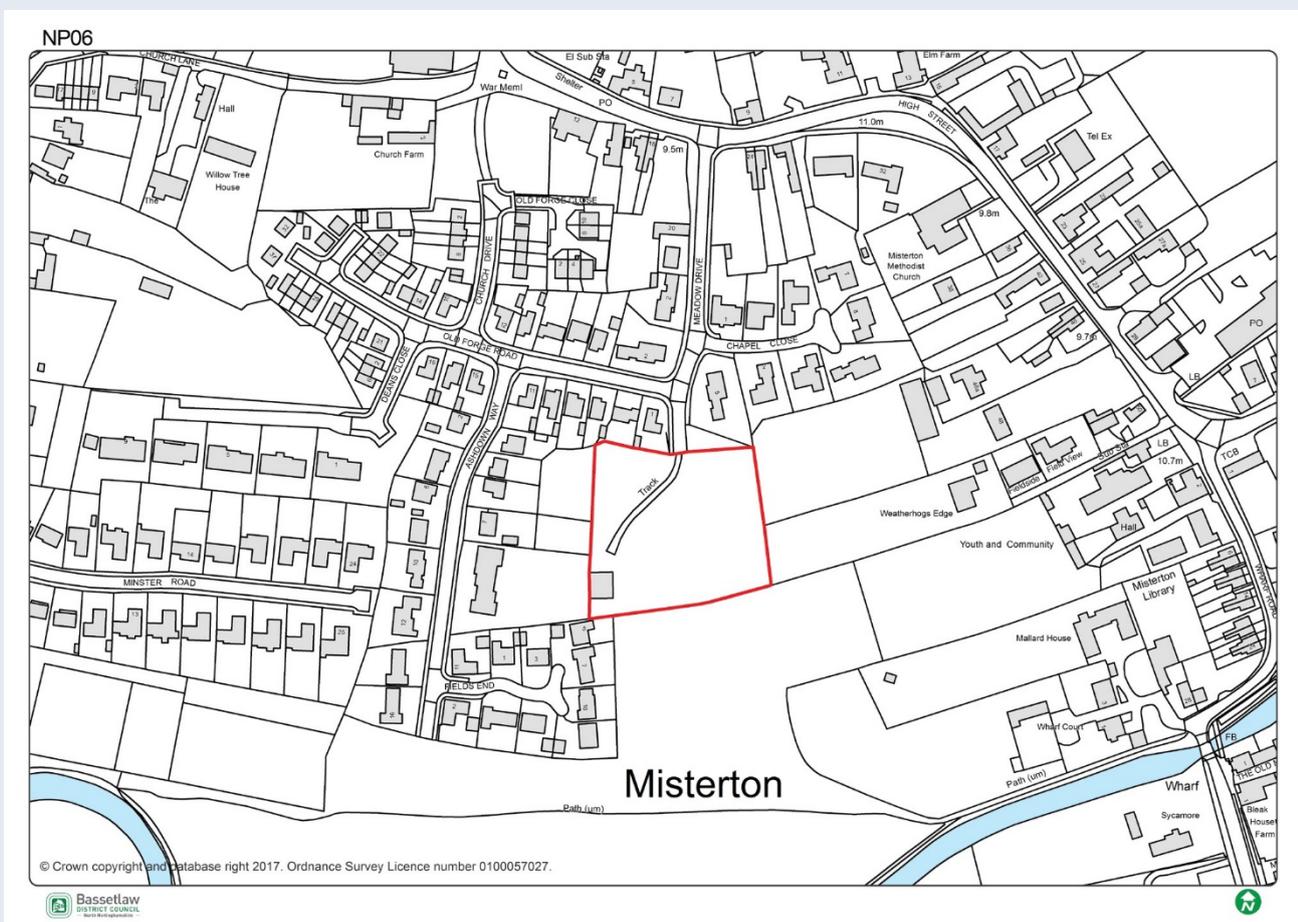
## Policy 7: NP02 Land off Church Street



1. The land identified above is allocated for residential development of, up to and including, 12 new homes.
2. Development proposals should have regard to the appropriate section of the Neighbourhood Profile report and the relevant commentary for this site in the Site Assessment Report (as set out in Appendix D).
3. Proposals for the residential development of the site will be supported subject to the following criteria:
  - a. The proposal is of a design, scale and layout which preserves or enhances the setting of nearby heritage assets, especially the grade II listed 8 Church Street adjacent; and
  - b. The proposal comprises buildings of a maximum of two storeys in height; and

- c. The proposal utilises facing materials which have regard to historic buildings in the vicinity; and
- d. The proposed boundary treatment(s) have regard to the setting of adjacent heritage assets and that reflect the relationship of the site to the countryside surrounding the village; and
- e. The proposal includes a Heritage Statement which adequately addresses the impact(s) on the setting of nearby heritage assets; and
- f. They provide satisfactory vehicular and pedestrian access into the site from Church Street; and
- g. They reflect the density of surrounding development, having regard to Figure 6 (see page 28).

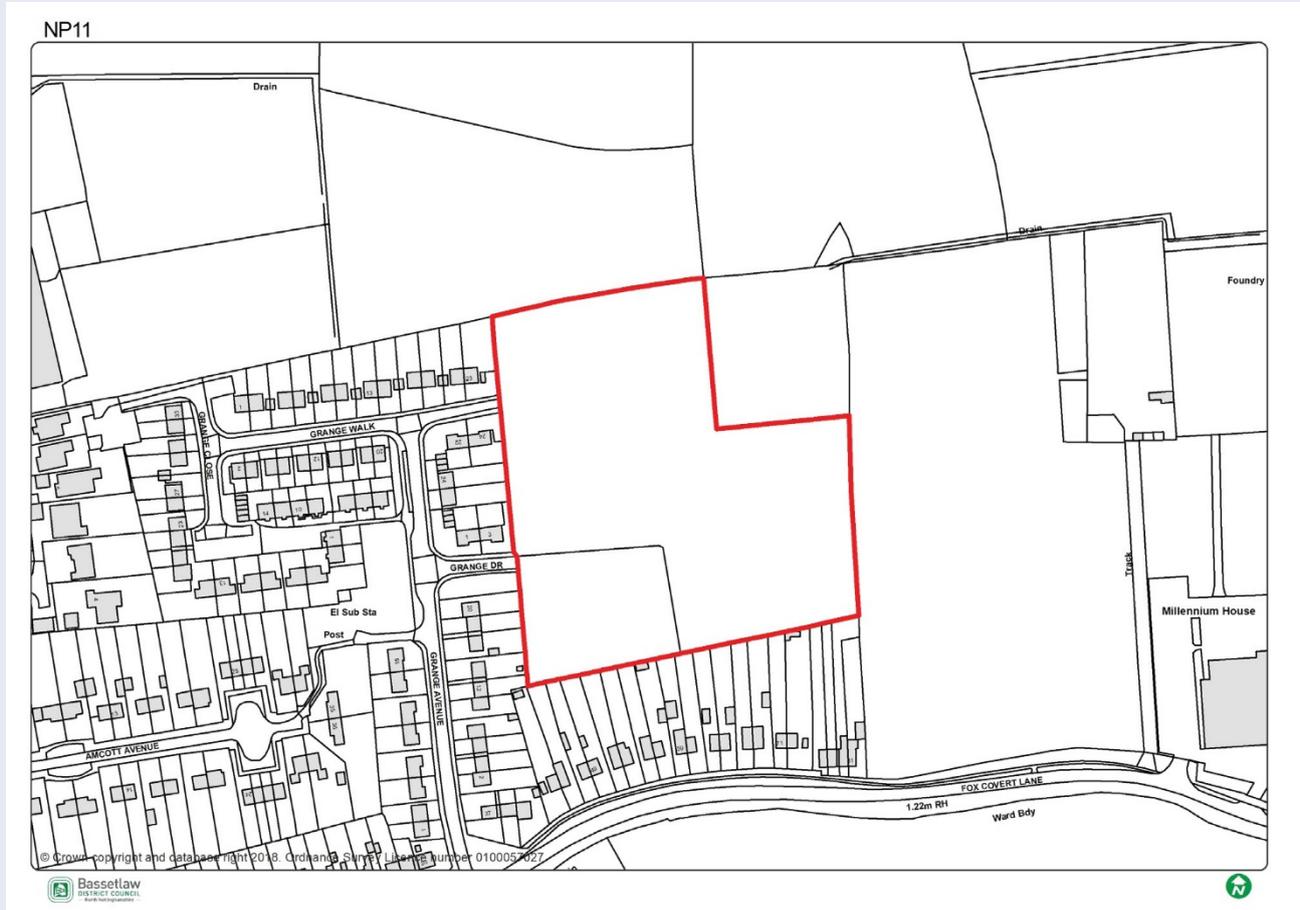
## Policy 8: NP06 Land off Meadow Drive



1. The land identified above is allocated for residential development of, up to and including, 17 new homes.
2. Development proposals should have regard to the appropriate section of the Neighbourhood Profile Report and the relevant commentary for this site in the Site Assessment Report (as set out in Appendix D).
3. Proposals for the residential development of the site will be supported subject to the following criteria:
  - a. They provide satisfactory vehicular and pedestrian access into the site from Meadow Drive; and

- b. They reflect the density of surrounding development, having regard to Figure 6 (see page 28); and
- c. They provide sensitive boundaries on the southern and eastern boundaries of the site that reflect the relationship of the site to the countryside surrounding the village.

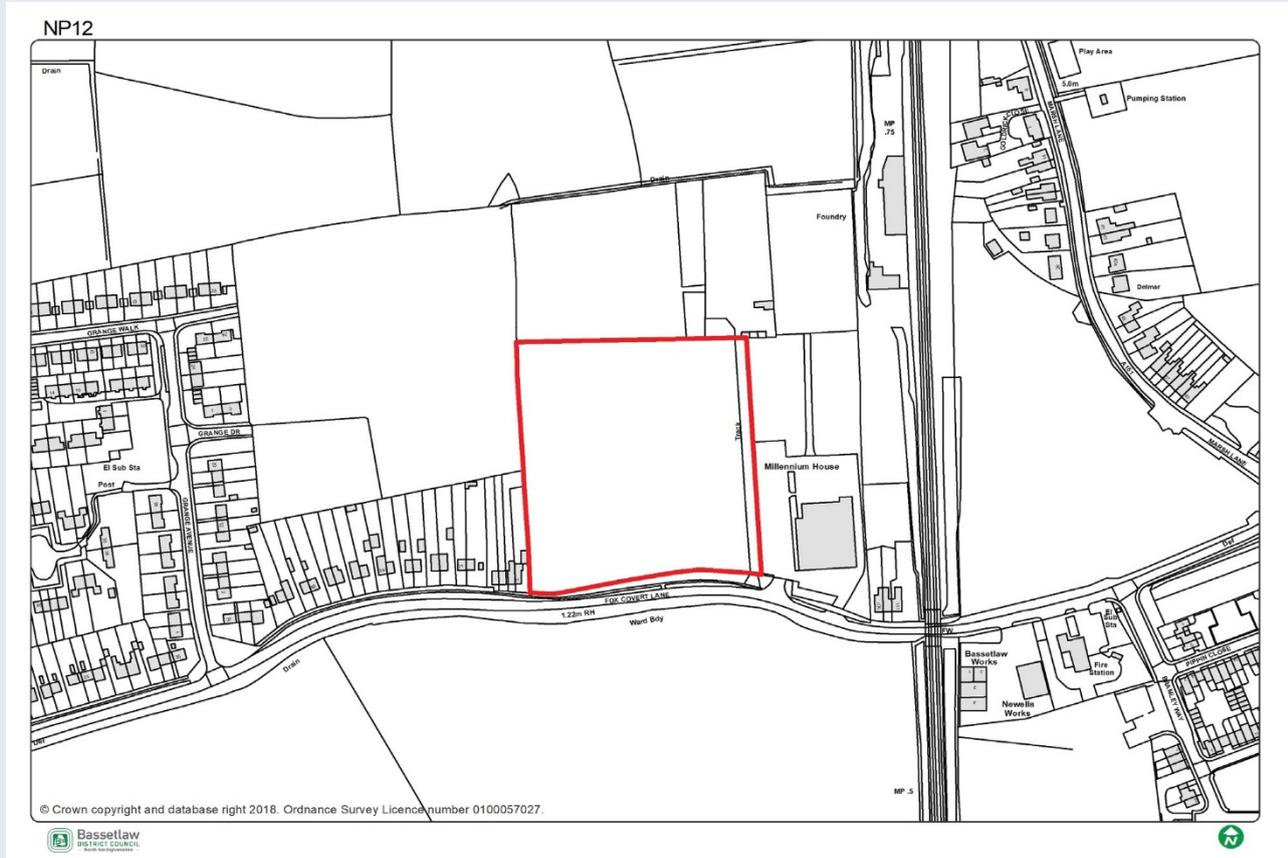
## Policy 9: NP11 Land off Grange Walk



1. The land identified above is allocated for residential development of, up to and including, 60 new homes.
2. Development proposals should have regard to the appropriate section of the Neighbourhood Profile Report and the relevant commentary for this site in the Site Assessment Report (as set out in Appendix D).
3. Proposals for the residential development of the site will be supported subject to the following criteria:
  - a. They provide satisfactory vehicular and pedestrian access into the site from Grange Avenue / Grange Walk / Grange Drive; and
  - b. They reflect the density of surrounding development, having regard to Figure 6 (see page 28); and

- c. They provide a sensitive boundary on the northern boundary of the site that reflects the relationship of the site to the countryside surrounding the village.

## Policy 10: NP12 Land off Fox Covert Lane



1. The land identified above is allocated for residential development of, up to and including, 48 new homes.
2. Development proposals should have regard to the appropriate section of the Neighbourhood Profile Report and the relevant commentary for this site in the Site Assessment Report (as set out in Appendix D).
3. Proposals for the residential development of the site will be supported subject to the following criteria:
  - a. They provide satisfactory vehicular and pedestrian access into the site from Fox Covert Lane; and
  - b. They reflect the density of surrounding development, having regard to Figure 6 (see page 28).

- c. They provide a sensitive boundary on the northern boundary of the site that reflects the relationship of the site to the countryside surrounding the village.

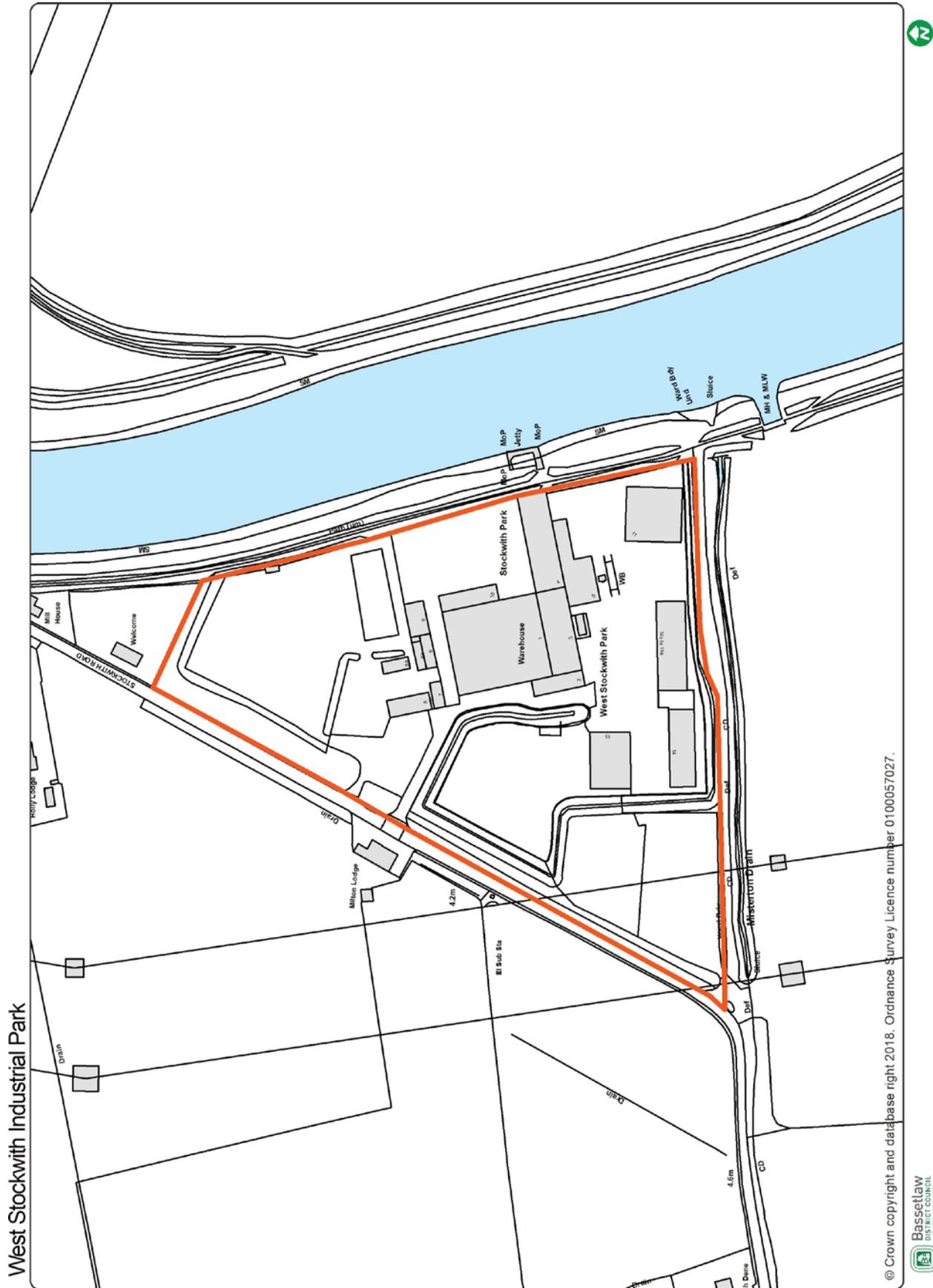
## 11. Employment

### West Stockwith Industrial Park

#### Justification

- 11.1. West Stockwith Industrial Park comprises 1.21 Hectare and lies on the west bank of the River Trent, 3 miles (4.8 km) north-west of Gainsborough and 1.5 miles (2.4 km) east of the village centre. It is a former Trent-side Chemical works and is now an industrial park with a variety of businesses, from engineering and recreational vehicle related works to some boat building enterprises. There are 28 listed businesses - the status of each business is unknown. In general, the buildings and infrastructure on the Park are in a poor state of repair. Figure 7 shows the extent of the Industrial Park.
- 11.2. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish and this Plan supports the redevelopment of the West Stockwith Industrial Park to attract new businesses that will provide more local job opportunities. The Industrial Park is located immediately adjacent to the River Trent. As such, it lies within Flood Risk Zone 3 which is the highest flood category. Any future planning application should take account of this important consideration. Where appropriate this would need to be accompanied by sequential testing.
- 11.3. Encouraging cycle access and parking at the employment site would be of direct benefit to people living within the vicinity and would be supported. Ideally cycle storage should be provided under canopies and across the site where there is natural surveillance. Given the location of the Industrial Park in relation to the village, particular care should be taken to ensure that landscaping schemes minimise the visual impact on its rural setting and the village.
- 11.4. The Neighbourhood Plan Business Survey undertaken in April 2016 with existing businesses located in the Plan area, supported the Plan identifying further land for employment purposes (67% of respondents). This was further reinforced through the Questionnaire undertaken with the local community. With a significant majority expressing support for new employment uses and land in the Parish (82.5% of respondents), with particular support for existing sites expanding (98% of respondents). Both of these reports are available on the Neighbourhood Plan website.

Figure 7: West Stockwith Industrial Park



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## Small scale employment development within the Parish of Misterton

### Justification

- 11.5. BDC's Core Strategy Policy CS7 supports proposals that would deliver "employment opportunities in Misterton, of a scale and type appropriate to the settlement and surrounding land uses, in line with other material considerations and planning policy"
- 11.6. A key component of this Neighbourhood Plan's third objective (employment) is to promote opportunities for working locally as a way of making Misterton a more sustainable place. The residents' questionnaire revealed that 92% of respondents supported encouraging new businesses and employers to the Plan area.
- 11.7. The consultation provided a list of things that people would like to see in the Plan Area. These were:
- Small businesses, particularly in the IT sector (B1, A2, A3, A4, C1, C2)
  - Shops including florist and beautician (A1)
  - Dentist (D1)
  - Cottage industries/crafts (B1).
  - Tourism related uses
- 11.8. Equally important is the list of businesses residents would not like to see. These were:
- Industrial (B2, B8)
  - Fast food takeaways (A5)
  - Transport (B8)
  - Large Chains (A1).
- 11.9. Access to local shops within walking distance of your home reduces car usage, encourages social cohesion and supports local businesses. These are all key indicators of sustainable development. In accordance with sustainable planning principles and reflecting community consultation, this Neighbourhood Plan seeks to support the existing commercial facilities and supports the provision of additional services.
- 11.10. The National Planning Policy Framework requires planning authorities to 'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'. As that requirement has not been interpreted into a Core Strategy policy by BDC, this Neighbourhood Plan makes some provision through policy.
- 11.11. This can be done by encouraging mixed use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and arrests the tendency for villages like Misterton to be dormitory villages. Increasing activity in the day time in the village also supports local business. Policy 11 offers support for such proposals. The policy will only apply to proposals which require planning permission. Many smaller proposals will not be of a scale or type which would represent a material change of use.

- 11.12. Facilitating the technology, in particular improving broadband connectivity and speed, to enable people to work from home more easily is covered in Policy 12.
- 11.13. It was clear from the questionnaire feedback that any B2 industrial employment was mainly wanted on the West Stockwith Industrial Park.
- 11.14. As part of the consultation for the Newell's site the developer has proposed the inclusion of 4 live/ work units as part of the scheme. This was supported in principle by the community.

## **Policy 11: Small Businesses**

1. Proposals for new, or expanded employment uses, particularly those supporting tourism, will be supported provided that they meet all the following criteria:
  - a. the development is for B1, A1, A2, A3, A4, C1, C2, D1 or D2 uses\*; and
  - b. the site is within, or adjoining the existing development boundary as shown in Appendix A; and
  - c. the scale, design and form is in keeping with its surroundings; and
  - 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.
2. Development proposals to allow business to operate from integrated home/ work locations will be supported, so long as such proposals do not have a detrimental impact on:
  - a. the character of the village; and
  - b. residential amenity or; and
  - c. highway safety.

\* Use Classes Order 1987(as amended) and the General Permitted Development Order 1995 (as amended) for more details please see Appendix E.

## 12. Communications connectivity

### Justification

- 12.1. The National Planning Policy Framework supports the provision of high speed broadband as it plays a vital role in enhancing the offer of community facilities.
- 12.2. Under the 'Better Broadband For Nottinghamshire' (BBFN) program Misterton was targeted for upgrading to superfast fibre broadband during 2016/17. Based on the current program it is anticipated that 91%+ of properties will have access to superfast broadband within the Plan area<sup>5</sup>.
- 12.3. The world of telecommunications is changing rapidly. However, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering broadband connectivity. Other technologies may provide solutions for properties that cannot receive fibre optic broadband at all due to technical difficulties in reaching the specific location and these should be proactively considered.
- 12.4. Policy 12 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. It will inform adjustments or investment decisions to ensure that the desired connectivity can be achieved in such a way as to contribute to the wider network in rural Bassetlaw.
- 12.5. Faster/improved broadband was raised in the village questionnaire responses as additional comments on facilities wanted in Misterton.

<sup>5</sup><http://www.nottinghamshire.gov.uk/business-community/better-broadband-for-nottinghamshire-programme/where-and-when> <http://www.nottinghamshire.gov.uk/media/2509/betterbroadbandrolloutbassetlaw.pdf>

### Policy 12: Communication Connectivity

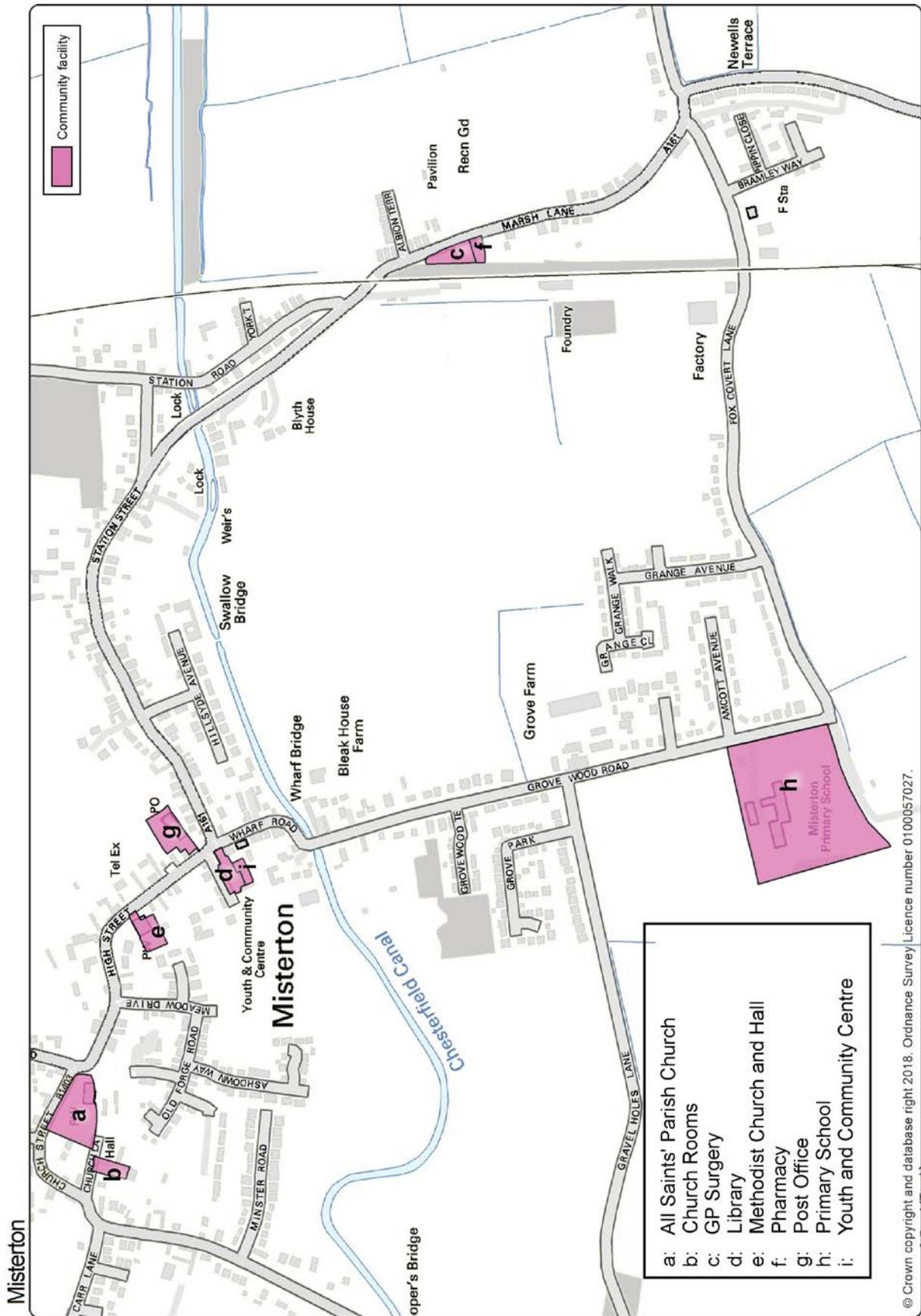
1. Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported as applicable to the development concerned where:
  - a. the applicant has fully explored opportunities to erect apparatus on existing buildings, masts or other structures; and
  - b. the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and
  - c. the development has been sited and designed to minimise the impacts on the character and appearance of the Plan Area.

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## 13. Community Facilities

- 13.1. The provision of adequate community facilities is a key element in ensuring Misterton remains a sustainable place to live and work. Community facilities and spaces foster social cohesion and wellbeing, providing venues for a range of community activities for young and old. Local facilities also reduce car travel for residents who otherwise have to travel outside the Plan area, also reducing reliance on public transport. The community's facilities present in the Plan area are identified on Figure 8.
- 13.2. The focus for Misterton is on maintaining its established role, with any additional housing making positive improvements, in terms of provision of community facilities, to the settlement's specific needs.
- 13.3. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
  - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 13.4. The results of the 161 responses to the questionnaire have shown that the following facilities are in demand:
- 36% wanted a village hall or community centre;
  - 11% allotments;
  - 9.% fitness facilities;
  - 66% stated that community facilities were very important.

Figure 8: Identified Community Facilities



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## **Policy 13: Enhancing the provision of community facilities**

1. The following buildings, as identified on Figure 8, are identified as community facilities:
  - a. All Saints Church;
  - b. Church Room;
  - c. GP surgery;
  - d. Library;
  - e. Methodist Church and Hall;
  - f. Pharmacy;
  - g. Post Office;
  - h. Primary School;
  - i. Youth and Community Centre.
2. Proposals for the enhancement, improvement and extension of existing community facilities across the plan area will be supported.
3. Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:
  - a. alternative provision, with explicit community support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or
  - b. it is evident that there is no reasonable prospect of the service or facility being retained or resurrected\*; and
  - c. it is evident that the service or facility is no longer viable\*; and
  - d. there is little evidence of local use of that service or facility\*.

\*Applicants will be expected to demonstrate to the Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months.

## 14. Green Infrastructure

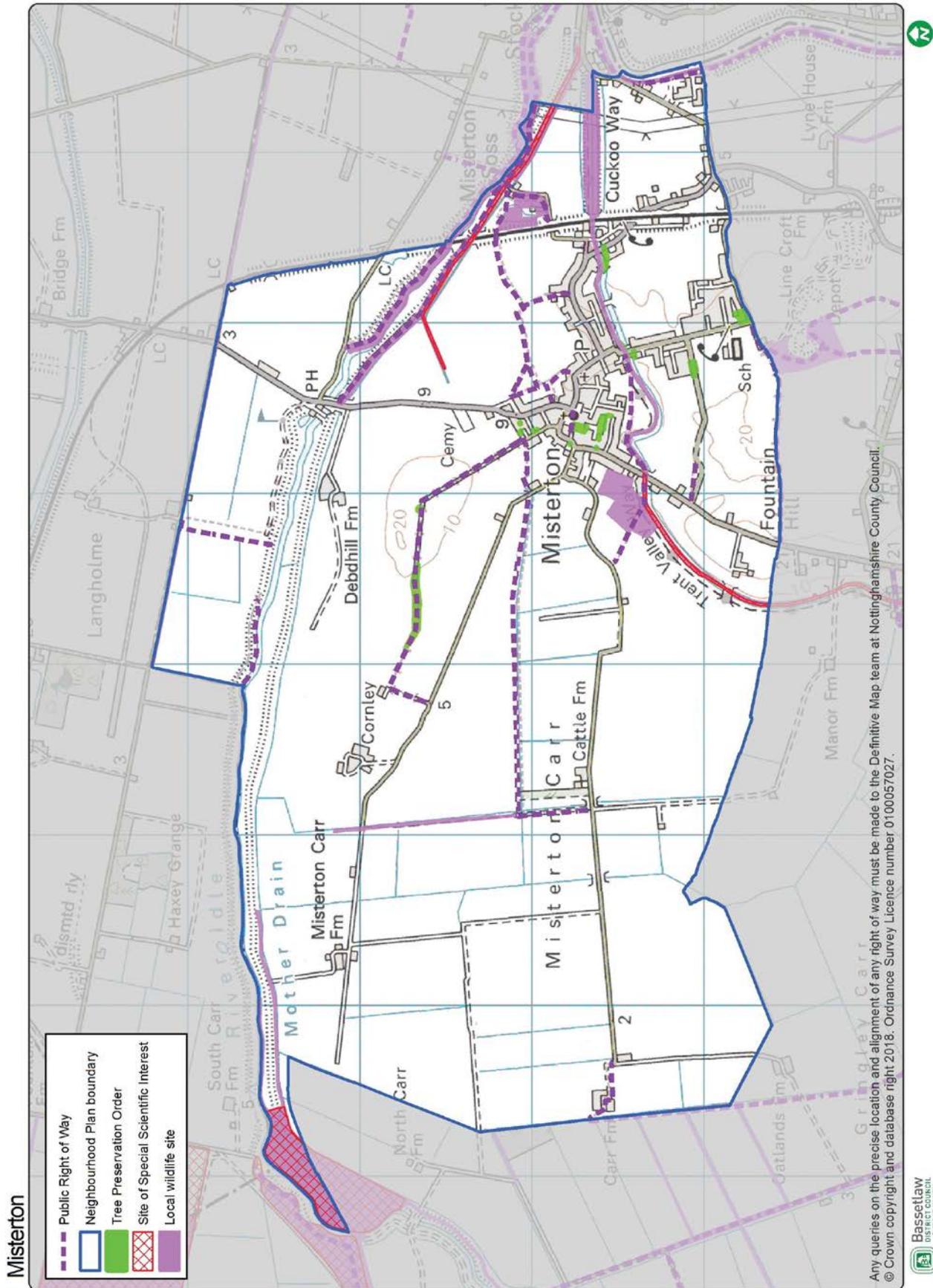
- 14.1. Green Infrastructure is the term used to describe all the different elements that form the network of natural and semi natural open spaces within and around settlements and open countryside. Green Infrastructure covers a variety of types of multi-functional green spaces, including; woodland, parks and gardens, green lanes, public rights of way, church-yards, sports facilities and water-courses.
- 14.2. Section 8 of the NPPF and paragraph 91 in particular encourages planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- 14.3. Bassetlaw's Green Infrastructure Study 2010 identifies two Sites of Special Scientific Interest (SSSI) and 8 Sites of Important Nature Conservation (SINC), more commonly referred to as Local Wildlife Sites (LWS) within the Plan area. The Study specifically identifies one key element of the green infrastructure of the Plan area "The only waterway of note within Bassetlaw is the Chesterfield canal. It spans the width of Bassetlaw with the section of the canal to the northeast of Retford, between Welham and Misterton, being regarded as the most important for biodiversity and is designated as a SSSI."
- 14.4. Within the Study, the Plan area is identified as being within the Lower Idle Valley, "An open landscape of farmed, drained peaty soils (locally known as Carrland) characterised by open fields with ditches as boundaries, washlands along the River Idle and small areas of woodland."
- 14.5. The important landscape character of Misterton is recognised within Bassetlaw District Council's Landscape Character Assessment (2009)<sup>6</sup>. Misterton is identified within the Idle Lowlands Character Area, an area in good condition and of high sensitivity, with the recommended policy action being its conservation.
- 14.6. Consultation results of the initial Neighbourhood Plan questionnaire have demonstrated that:
  - 82% of village questionnaire replies indicated that green spaces were important features and
  - 10% of replies indicated they wanted more green spaces
  - 85% indicated the Chesterfield Canal was very important
  - 71% indicated the River Idle was very important
  - 71% indicated the Trent Bank was very important
  - 83% indicated Public Footpaths were very important
  - 76% indicated Wildlife Sites were very important
  - 4% indicated Cemetery was very important
- 14.7. Figure 9 presents identified Green Infrastructure Assets found across the Plan area as identified by local residents throughout the consultation period.
- 14.8. Discussions with landowners are on-going and the Parish Council will remain committed to securing improvements to the footpath network that ensures a better network of pedestrian or cycle routes over the Plan period. Continuing to seek ways to improve walking routes is also an identified project (see Appendix C).

<sup>6</sup> <http://www.bassetlaw.gov.uk/media/245785/Idle-Lowlands-Policy-01.pdf>

## **Policy 14: Improving Green Infrastructure**

1. Development which is directly related to improving or extending access to green infrastructure such as opportunities for walking and cycling in the parish will be supported where the proposals:
  - a. do not detract from the landscape character or ecological value; and
  - b. are for improving access to the local wildlife sites and the River Idle corridor as identified on Figure 9.
2. Development proposals will be supported where they protect or enhance existing green infrastructure assets as identified in Figure 9. Where appropriate development proposals should demonstrate how they would provide linkages to and from existing green infrastructure assets.

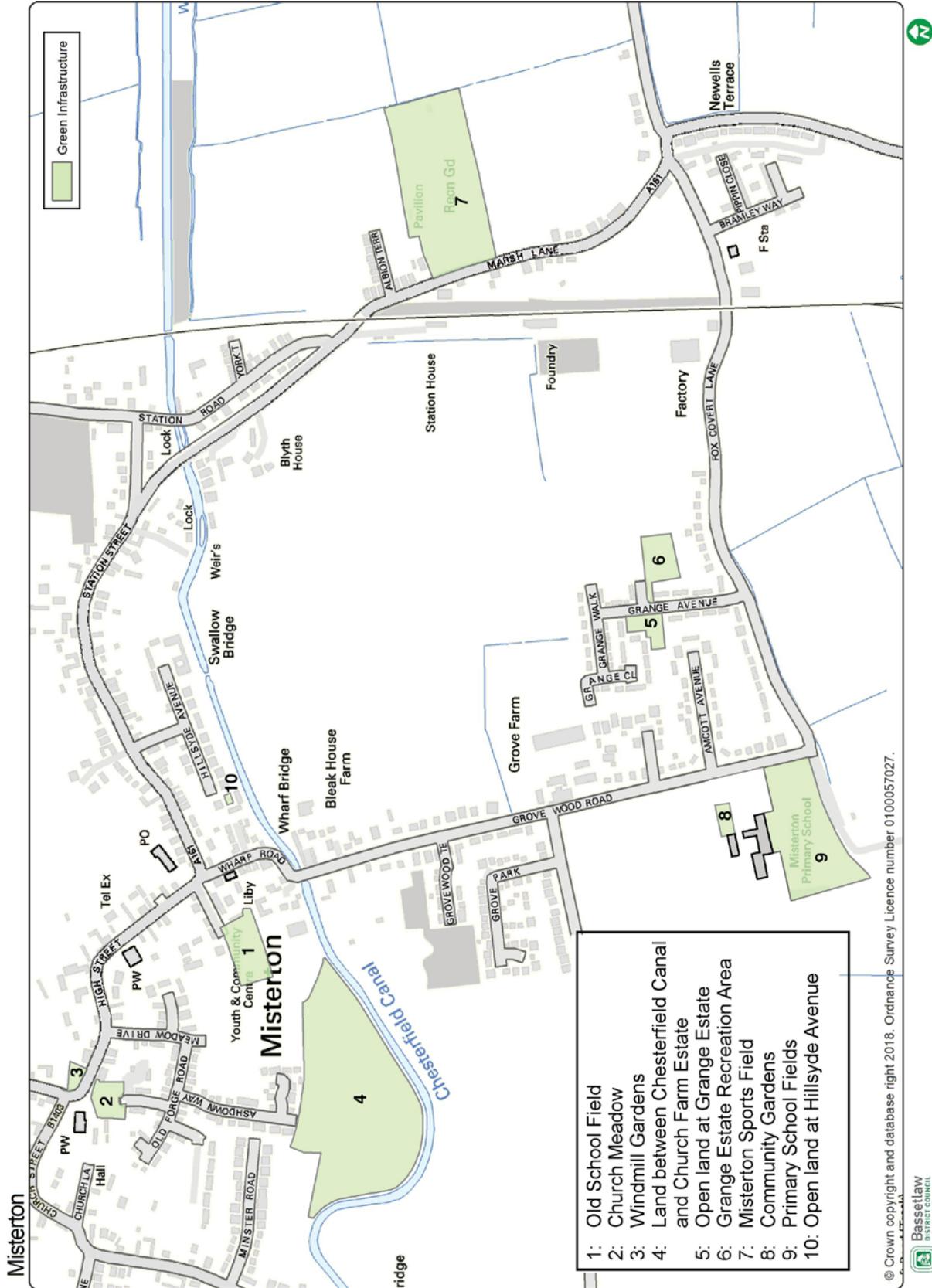
Figure 9: Local Green Infrastructure



## 15. Local Green Spaces

- 15.1. Misterton is a parish proud of its rural character and the number of designated environmental sites described in Section 14. However, many of the green open spaces and natural assets of Misterton are not formally designated or protected.
- 15.2. Consultation results have demonstrated that 82% of respondents to the village questionnaire indicated that green spaces were important features.
- 15.3. The sites identified in Figure 10 and listed in Policy 15 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 99 to 101) enables local communities, through Neighbourhood Plans, to identify for special protection, green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:
- the green space is in reasonably close proximity to the community it serves;
  - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - the green area concerned is local in character and is not an extensive tract of land.
- 15.4. Having regard to these criteria, it is considered that there are a number of green spaces in the Parish that meet this test and merit special designation and protection. These LGSs are defined on Figure 9. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details on ownership and dimensions, and how the site meets the criteria of the NPPF and why it is special to the local community. The LGS assessment has been prepared as a supporting document for this Plan and is available on the website.

Figure 10: Local Green Spaces



## **Policy 15: Local Green Space**

1. The sites listed below and identified in Figure 10 are designated as Local Green Spaces:
  1. Old School field, Wharf Road (owned by the Parish Council)
  2. Church Meadow
  3. Windmill Gardens
  4. An area of land between the Chesterfield Canal and the Church Farm Estate.
  5. Grange Estate Open Land
  6. Grange Estate Recreation Area
  7. Misterton Sports field
  8. Community Gardens
  9. Primary School Fields
  10. Land at the west-end of Hillside Avenue
  
2. Applications for development that would adversely affect the function of a Local Green Space will not be supported other than in very special circumstances.

## 16. Implementation and Monitoring

- 16.1. This Plan operates until 2035, in parallel with the intended timescales of the emerging Bassetlaw Local Plan. The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Misterton Parish Council will also be actively involved.
- 16.2. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 16.3. It is anticipated that the need to review the Plan over this period will arise, for example if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.
- 16.4. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so. This review may require further consultation with the local community and an updated referendum.
- 16.5. Following review, the Parish Council will agree, in conversation with Bassetlaw District Council, any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.



## Appendix B: Chronological List of Consultation Activity prior to submitting Draft Plan for Statutory Consultation.

Event	Date	Purpose	Outcome
Public Consultation	16 May 15	Recruit Steering Committee	12 Attendees
Scoping Report Commissioned	05 Nov 15	To allow for Sustainability Appraisal to be undertaken	Report Completed Issued For Consultation
Publicity material developed and published	29 Jan 16	Raise awareness	Posters, bumper stickers etc. distributed
Pie & Peas - Dovecote	22 Mar 16	Public consultation	15 Attendees
Planning over a pint - Red Heart	22 Mar 16	Business consultation	25 Attendees
Household Survey Mailed	Feb - Mar 16	Public consultation	161 Responses
Business Survey Mailed	April 16	Business Consultation	13 Responses
Tea & Cakes - Methodist Church	11 Jun 16	Public Consultation	15 Attendees
South Axholme Academy	14 Jun 16	School Consultation	11 Attendees
QE High School	28 Jun 16	School Consultation	13 Attendees
Primary School	28 Jun 16	School Consultation	50 Attendees
Misterton Gala	02 July 16		6 Attendees
Retford Oaks	08 July 16	School Consultation	14 Attendees
Retford Oaks - 6th Form	Oct 16	Consultation	0 attendees
John Leggott College	Oct 16	Consultation	1 attendee

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Site Allocation	December 16 - Jun 17	Engagement and event. Sites identified for allocation	82 attendees at April event
Neighbourhood Profile	Nov 17 - Jan 18	Engagement and event	Neighbourhood Profile Report
Reg 14		Consultation on the Draft Plan	Comments on the Draft Plan leading to amendments and improvements. See Consultation Statement.

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## Appendix C: Community Projects

No	Name	Rationale
1	Provision of a Village Hall	Wanted by 36% of 161 people responding to Neighbourhood Plan consultation.
2	Improvement to Misterton Sportsfield car park	This well used facility's car park surface etc. is in a very poor state of repair
3	Protection and enhancement of local Green Spaces and wildlife	In the Neighbourhood Plan consultation, the protection of local green spaces and wildlife (and the overall rural nature of the village) was identified as a major concern for local people
4	Re-establishment of a railway station with the provision of a car park	The former Newell's factory site has been identified for many years as a major eyesore and this was further confirmed by the Neighbourhood Plan consultation. This project seeks to utilize this site
5	Further development of community based groups	To allow local people to access a wider variety of leisure activities e.g. a chess club

## Appendix D: Site Allocation Assessment Reports

### Misterton Neighbourhood Plan Site Assessment

#### Site NPO1 – Land at White House Farm

#### Site Details



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

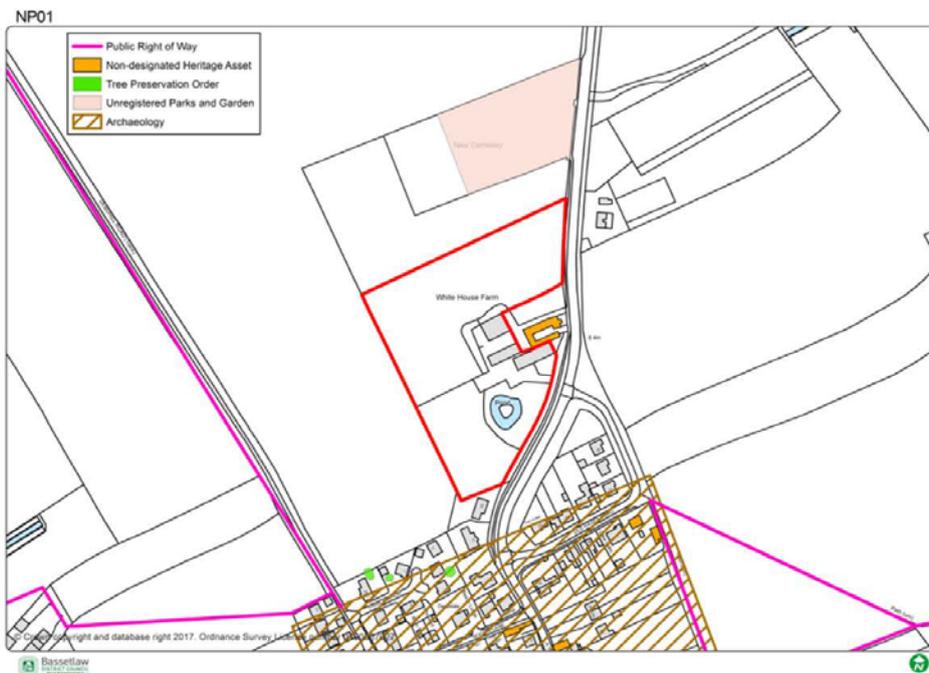
<b>Current use:</b>	Open space and commercial buildings associated with White House Farm
<b>Previous use:</b>	None known
<b>Current status within the Core Strategy:</b>	Outside but adjoining Misterton development boundary
<b>Surrounding land use(s):</b>	North – open countryside and cemetery East – open space and agricultural field South – residential development West – open countryside
<b>Site area:</b>	1.91 ha
<b>Topography of the site:</b>	Flat site
<b>Landscape Character Area designation:</b>	Idle Lowlands 01: Conserve



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

<b>Listed Building:</b>	There are no Listed Buildings in close proximity to the site.
<b>Other Heritage Matters:</b>	The adjacent Cemetery is an unregistered park and garden, White House Farm is a non-designated heritage asset.
<b>Archaeology:</b>	There are no areas of archaeological interest in close proximity to the site.
<b>Trees:</b>	There are some mature trees on the eastern and western boundary.
<b>Ecology issues:</b>	There are no known ecology issues with the site, but there are mature hedgerows on all boundaries.
<b>Rights of way:</b>	There are no known rights of way affecting this site
<b>Flood risk:</b>	No part of the site has been identified as being within an identified flood zone.



## Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

### **Conservation comments:**

No heritage assets are identified at the site. The site is within the wider setting of the cemetery which in planning policy terms is considered as a non-designated heritage asset. Subject to suitable design, scale, layout etc. there is likely to be little or no heritage objection to development at the site

### **Drainage comments:**

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

### **Flooding comments:**

No comments as the site is not within an identified flood zone.

### **Highway Authority comments:**

The site is located adjacent a series of bends. A junction to a development would need to be located in a position where sufficient visibility is achievable, preferably as close to the village as possible where vehicles speeds will be lower. A pedestrian connection will be required towards the southern end of the site in any event.

### **Tree officer comments:**

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

### **Landscape comments:**

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

#### Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINCs, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

**Built Features**

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

**Current Planning Policy:**

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

**Recent Planning History:**

09 Jul 2003 - 33/03/00016 - CHANGE OF USE FROM A BARN TO A WORKSHOP FOR THE MANUFACTURE OF GATES AND RAILINGS – Granted

27 Oct 2004 - 33/04/00034 - ERECT ENTRANCE WALL – Granted

29 Nov 2004 - 33/04/00003 - CHANGE USE OF LAND TO TOURING CARAVAN AND CAMPING SITE AND CHANGE OF USE OF THE BARNs TO CARAVAN STORAGE – Granted

07 Feb 2006 - 33/05/00057 - CONSTRUCT PRIVATE FISHING POND - Granted

**Site Assessment Summary**

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.

**NB: This assessment concerns a larger site area than is formally allocated in Policy 7**

## Misterton Neighbourhood Plan Site Assessment

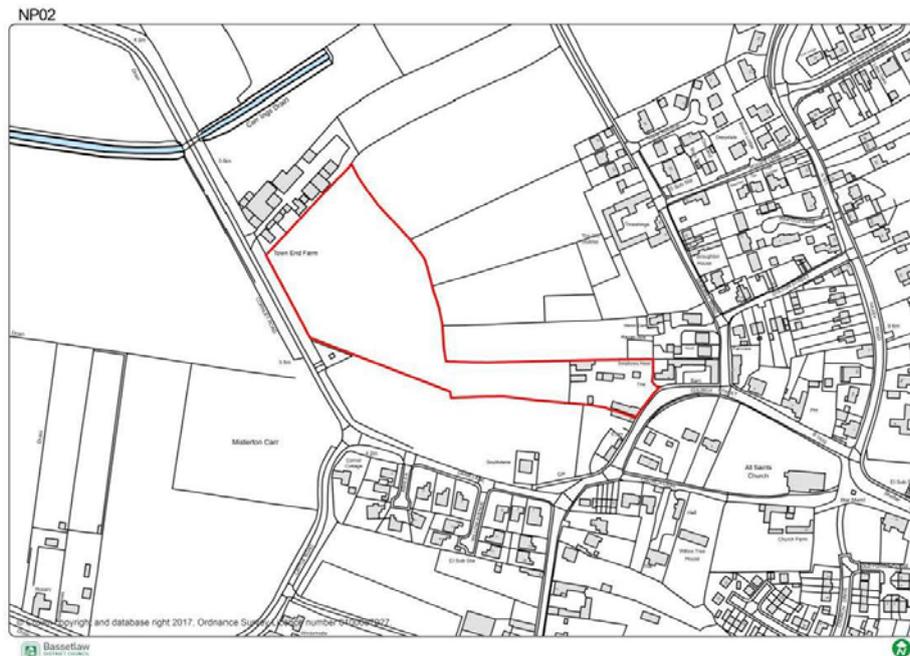
### Site NPO2 – Land off Church Street

#### Site Details



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

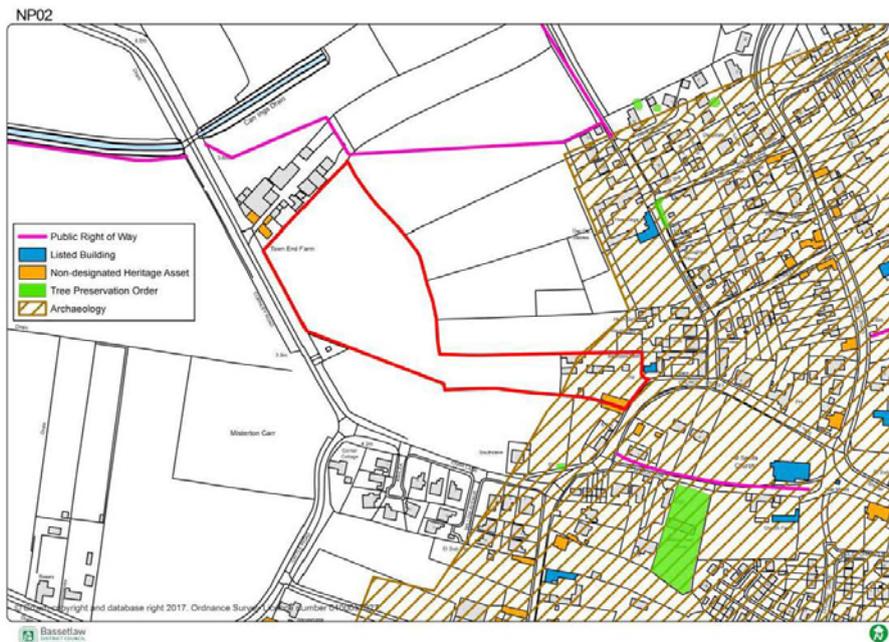
<b>Current use:</b>	Agricultural and redundant agricultural buildings.
<b>Previous use:</b>	None known
<b>Current status within the Core Strategy:</b>	Outside but adjoining Misterton development boundary.
<b>Surrounding land use(s):</b>	North – residential and large rear gardens East – residential South – residential and agricultural West – agricultural
<b>Site area:</b>	1.88 ha
<b>Topography of the site:</b>	Flat site
<b>Landscape Character Area designation:</b>	Idle Lowlands 01: Conserve



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

- Listed Building:** Grade II, 8 Church Street, adjacent to the eastern boundary; Grade I, All Saints Church, Church Street, close proximity to the east.
- Other Heritage Matters:** Building adjacent 10 Church Street; 7 & 10 Church Street are non-designated heritage assets adjacent to the southern boundary of the site; Town End Farm, non-designated heritage asset adjacent to the western boundary of the site.
- Archaeology:** Identified archaeological interest covering eastern boundary of the site.
- Trees:** There are no mature trees identified on the site.
- Ecology issues:** There are no known ecology issues with the site, but there are mature hedgerows on all boundaries.
- Rights of way:** There are no known rights of way affecting this site
- Flood risk:** The western half of the site is within Flood Zones 2 & 3.



## Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

### **Conservation comments:**

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local planning policy development at the site will need to preserve the setting of the Grade II listed building at 8 Church Street, Grade II listed Debdhill House at 3 and 3a Debdhill Road and the Grade I listed church at All Saints. Consideration should also be given to retaining the non-designated heritage assets at the site. Scale, layout, design will need careful consideration to ensure that setting is not harmed. This may result in areas of open space in order to preserve setting.

### **Drainage comments:**

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

### **Flooding comments:**

The western part of the site is identified within flood zones 2 & 3.

### **Highway Authority comments:**

It must be demonstrated that acceptable visibility can be achieved at a junction with Church Street including in a forward direction around the bend. Alternatively access may be achievable from Cornley Road. However this would need to include road widening sufficient for two vehicles to pass and the provision of a footway up to Carr Lane. A pedestrian connection would be required directly to Church Street to minimise walking distances.

### **Tree officer comments:**

No comments as no mature trees identified.

### **Landscape comments:**

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

#### Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINCs, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

**Built Features**

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

**Current Planning Policy:**

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site partially adjoins the existing development boundary for the settlement (eastern).

**Recent Planning History:**

None.

**Site Assessment Summary**

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The western part and majority of the site is within Flood Zone 3 and this would not be supported. The eastern part adjoins the Grade II Listed, 8 Church Street and is within the setting of a number of their listed buildings and contains a number of non-designated heritage assets.

## Misterton Neighbourhood Plan Site Assessment

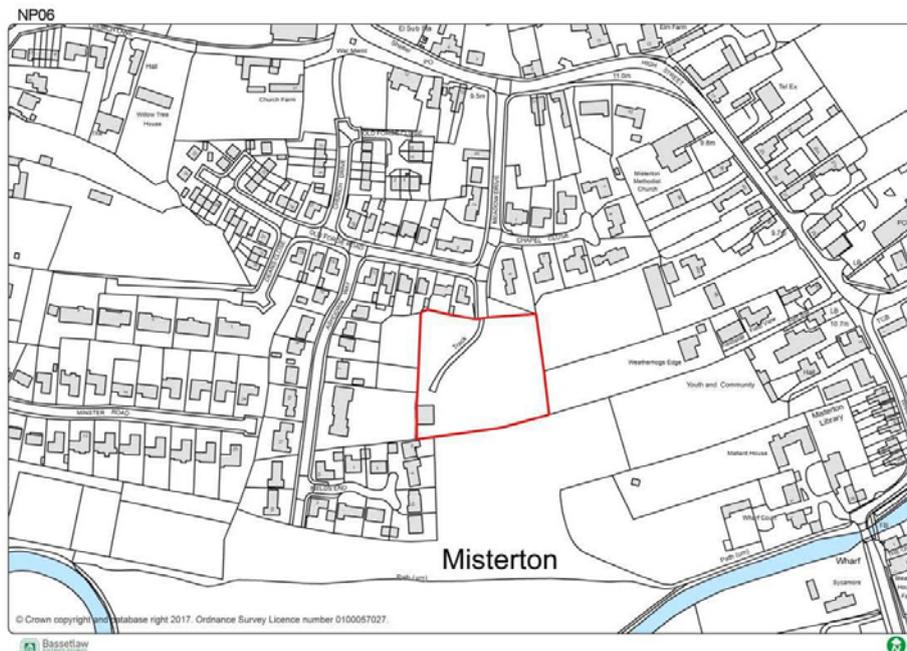
### Site NPO6 – Land off Old Forge Road

#### Site Details



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

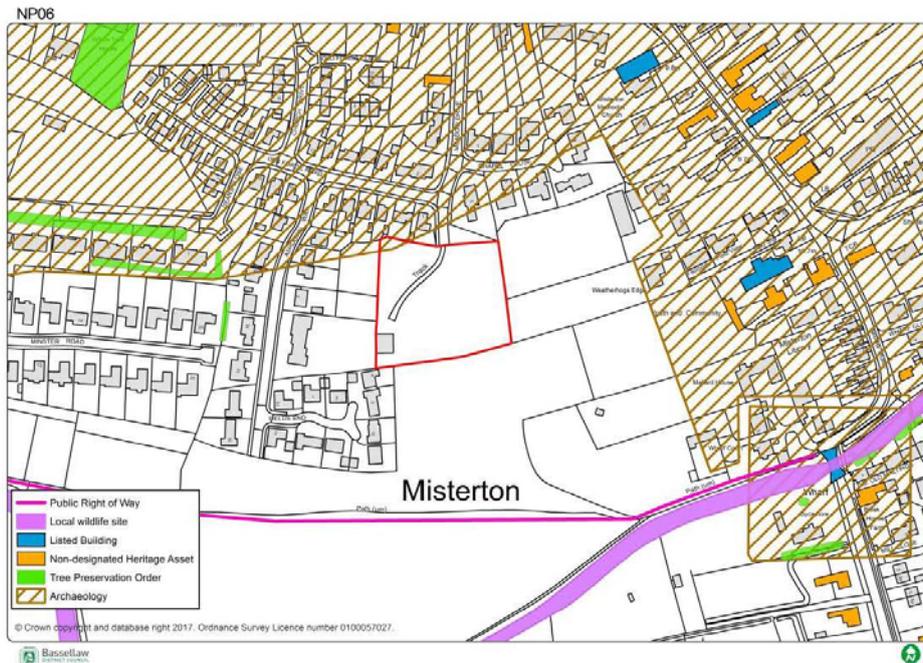
<b>Current use:</b>	Open green space.
<b>Previous use:</b>	None known.
<b>Current status within the Core Strategy:</b>	Outside but adjoining Misterton development boundary.
<b>Surrounding land use(s):</b>	North – residential properties East – rear of large garden plots South – open green space West – residential properties
<b>Site area:</b>	0.56 ha
<b>Topography of the site:</b>	Flat site.
<b>Landscape Character Area designation:</b>	Idle Lowlands 01: Conserve.



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

<b>Listed Building:</b>	None identified.
<b>Other Heritage Matters:</b>	None identified.
<b>Archaeology:</b>	Area of interest identified just to the north of the site.
<b>Trees:</b>	Some mature trees identified on the southern and eastern boundaries of the site.
<b>Ecology issues:</b>	None identified, there are mature hedgerows along the southern and eastern boundaries of the site.
<b>Rights of way:</b>	No issues identified.
<b>Flood risk:</b>	No part of the site has been identified as being within an identified flood zone.



## Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

### **Conservation comments:**

No comments.

### **Drainage comments:**

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

### **Flooding comments:**

No comments as the site is not within an identified flood zone.

### **Highway Authority comments:**

No objection subject to satisfactory details of access. Access may need to be safeguarded to serve NP07.

### **Tree officer comments:**

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

### **Landscape comments:**

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

#### Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINCS, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

#### Built Features

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

**Current Planning Policy:**

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

**Recent Planning History:**

None.

**Site Assessment Summary**

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported.**

**NB: This assessment concerns a larger site area than is formally allocated in Policy 9**

## Misterton Neighbourhood Plan Site Assessment

### Site NP11 – Land off Grange Walk

#### Site Details



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

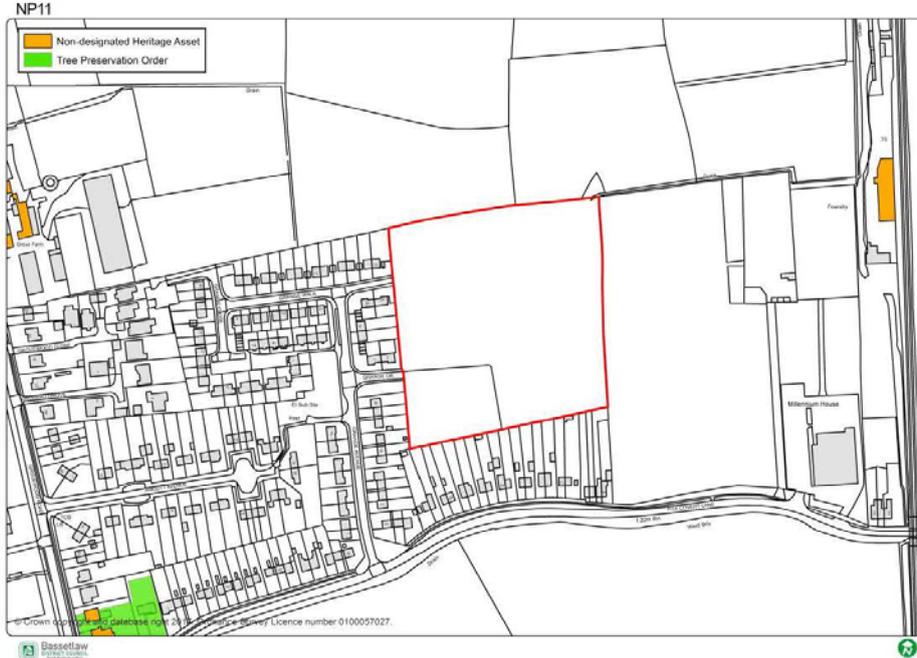
<b>Current use:</b>	Open space.
<b>Previous use:</b>	None known.
<b>Current status within the Core Strategy:</b>	Outside but adjoining Misterton development boundary, western half of the site is within existing development boundary.
<b>Surrounding land use(s):</b>	North – open green space East – open green space South – residential properties West – residential properties
<b>Site area:</b>	2.66 ha
<b>Topography of the site:</b>	Flat site.
<b>Landscape Character Area designation:</b>	Mid Notts Farmlands 02: Create.



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

<b>Listed Building:</b>	None identified.
<b>Other Heritage Matters:</b>	None identified.
<b>Archaeology:</b>	None identified.
<b>Trees:</b>	Some mature trees present along north, east and western boundaries of the site.
<b>Ecology issues:</b>	None identified, there are mature hedgerows along the northern and eastern boundaries of the site.
<b>Rights of way:</b>	None identified.
<b>Flood risk:</b>	The north-eastern corner of the site falls within Flood Zone 2.



## Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

### **Conservation comments:**

No comment.

### **Drainage comments:**

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

### **Flooding comments:**

The north-eastern corner of the site is within flood zone 2.

### **Highway Authority comments:**

The site should be served from both Grange Walk and Grange Drive.

The Highway Authority would usually require a site of above 150 units including existing dwellings to have at least two points of access. This development would be served from a cul-de-sac from the junction of Grange Avenue with Fox Covert Lane. A further point of access should be safeguarded through site NP12.

A Transport Assessment would be required for a development above 80 units prepared in accordance with Planning Practice Guidance.

### **Tree officer comments:**

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

### **Landscape comments:**

The site is within the Mid Notts Farmlands (Policy Zone 02). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

#### Landscape Features

- Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where they have been lost. Seek opportunities to restore arable land to pastoral.
- Enhance tree cover and landscape planting generally, in particular along the A161, A631 and the railway, to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINCs, along with the character and setting of the Chesterfield Canal.

**Built Features**

- Create small scale woodland to contain and soften new built development, particularly at Misterton and Walkeringham.
- Conserve what remains of the open rural landscape by concentrating new development of appropriate design and scale around the existing settlement of Misterton, Walkeringham and Bole.
- Create new development which reflects the local brick built vernacular.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal.

**Current Planning Policy:**

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

**Recent Planning History:**

None.

**Site Assessment Summary**

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The north-eastern corner of the site falls within Flood Zone 2, this area would not be supported.

**NB: This assessment concerns a larger site area than is formally allocated in Policy 10**

## Misterton Neighbourhood Plan Site Assessment

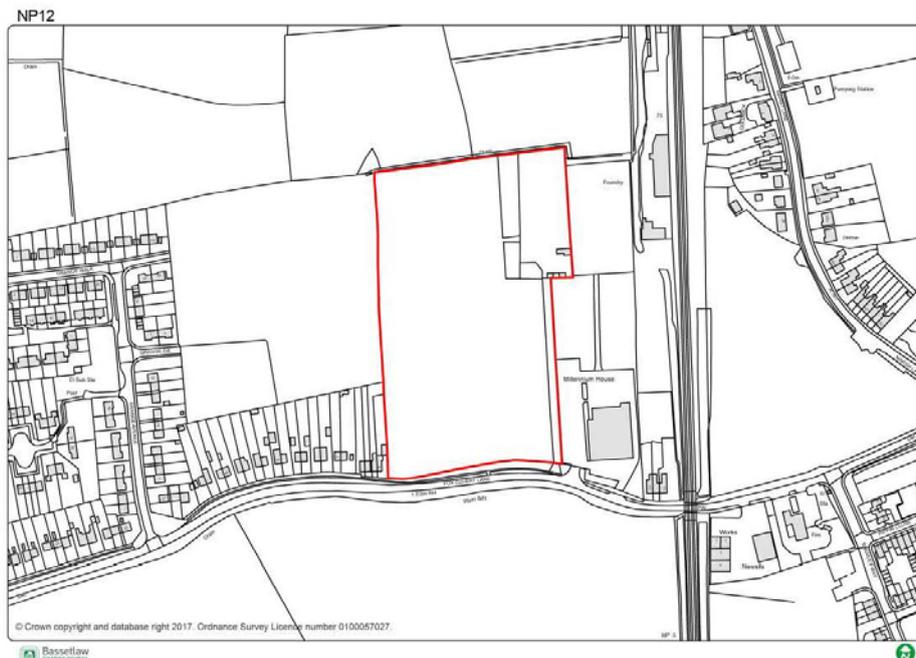
### Site NP12 – Land off Fox Covert Lane (west)

#### Site Details



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

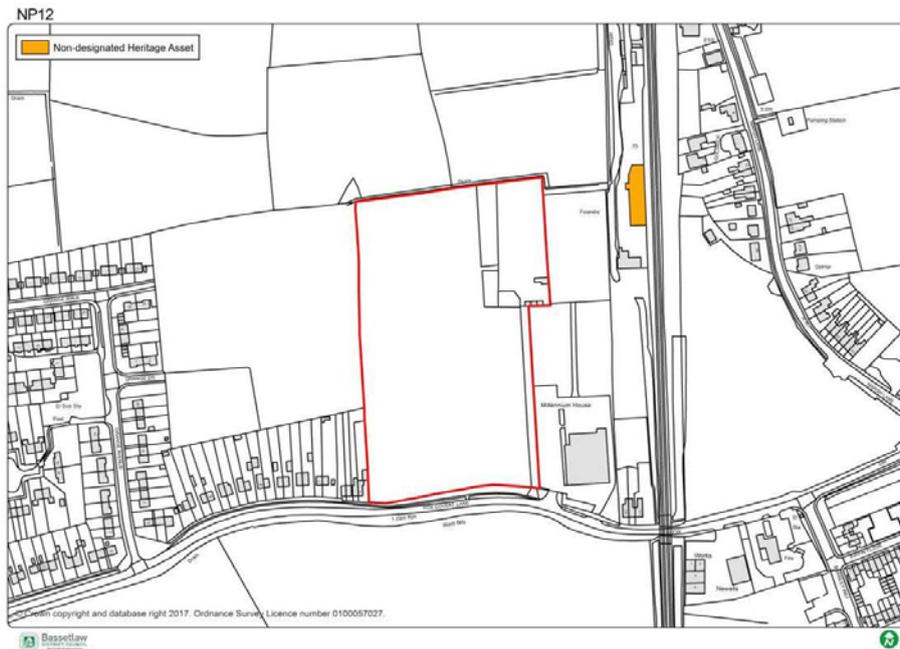
<b>Current use:</b>	Open space.
<b>Previous use:</b>	None known.
<b>Current status within the Core Strategy:</b>	Outside but adjoining Misterton development boundary.
<b>Surrounding land use(s):</b>	North – open green space East – Sports & Social Club and open green space South – agricultural land West – residential properties and NP10
<b>Site area:</b>	2.66 ha
<b>Topography of the site:</b>	Flat site, slight decline into the site from Fox Covert Lane.
<b>Landscape Character Area designation:</b>	Mid Notts Farmlands 02: Create.



**Site Constraints**

These are the relevant designations/constraints that may affect the suitability of the site

<b>Listed Building:</b>	None identified.
<b>Other Heritage Matters:</b>	None identified.
<b>Archaeology:</b>	None identified.
<b>Trees:</b>	Some mature trees present along all boundaries of the site.
<b>Ecology issues:</b>	None identified, there are mature hedgerows along all the boundaries of the site.
<b>Rights of way:</b>	None identified.
<b>Flood risk:</b>	The northern half of the site is within Flood Zone 2.



### Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

**Conservation comments:**

No comment.

**Drainage comments:**

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

**Flooding comments:**

The northern half of the site is within flood zone 2.

**Highway Authority comments:**

No objection in principle subject to it being demonstrated that satisfactory visibility is achievable at the junction with Fox Covert Lane avoiding trees.

A Transport Assessment would be required for a development above 80 units prepared in accordance with Planning Practice Guidance.

Access should be safeguarded through to site NP11.

**Tree officer comments:**

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

**Landscape comments:**

The site is within the Mid Notts Farmlands (Policy Zone 02). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where they have been lost. Seek opportunities to restore arable land to pastoral.
- Enhance tree cover and landscape planting generally, in particular along the A161, A631 and the railway, to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINCs, along with the character and setting of the Chesterfield Canal.

**Built Features**

- Create small scale woodland to contain and soften new built development, particularly at Misterton and Walkeringham.
- Conserve what remains of the open rural landscape by concentrating new development of appropriate design and scale around the existing settlement of Misterton, Walkeringham and Bole.
- Create new development which reflects the local brick built vernacular.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal.

**Current Planning Policy:**

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

**Recent Planning History:**

05 Jul 2016 - 13/00672/FUL - RETAIN MOBILE HOME – Granted

05 Jul 2016 - 16/00542/FUL - RETAIN AND COMPLETE PARTIALLY-CONSTRUCTED AGRICULTURAL BUILDING COMPRISING, FARM VEHICLE/EQUIPMENT STORE AND FARM WORKSHOP, FACILITIES FOR HAY, STRAW AND FEEDSTUFFS STORAGE AND FARM OFFICE AND RECORDS STORAGE – Refused

02 Sep 2015 - 15/00989/AGR - ERECT GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING - Not permitted development

23 Oct 2015 - 15/01225/RSB - ERECT GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING (RESUBMISSION OF APPLICATION 15/00989/AGR) - Not Require Application

05 Jun 2014 - 14/00467/AGR - ERECT OPEN FRONTED PORTAL FRAMED AGRICULTURAL STORAGE BUILDING - Not Require Application

21 May 2012 - 33/12/00017 - ERECT AGRICULTURAL BARN – Permission Required

**Site Assessment Summary**

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The northern half of the site falls within Flood Zone 2, this area would not be supported.

## Appendix E: Use Classes<sup>7</sup>:

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and Professional Services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and Cafes	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure Residential	Use for a provision of secure residential accommodation, including Institution use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Continued...

C3 Dwelling Houses	<p>This class comprises 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as a au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
C4 Houses in multiple occupation	<p>Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.</p>
D1 Non-residential Institutions	<p>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.</p>
D2 Assembly and leisure	<p>Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).</p>
Sui Generis	<p>Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrapyards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, night clubs, launderettes, taxi businesses, amusement centres and casinos.</p>

<sup>7</sup> Obtained from <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>



**2018 - 2035**

Misterton Parish Council

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