

Sustainability Appraisal – Scoping Report

*Misterton Neighbourhood Development
Plan 2018 - 2034*

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1 Introduction

- 1.1 This Sustainability Appraisal Scoping Report has been produced in order to comply with European directive 2001/42/EC concerning Strategic Environmental Assessment (SEA) which was implemented under The Environmental Assessment of Plans and Programmes Regulations 2004. All land-use plans likely to have effects upon the environment are required to undergo this SEA process. National Planning Policy Guidance also states that *“there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this...”*¹
- 1.2 A full Sustainability Appraisal may not be carried out for the Misterton Neighbourhood Plan in line with guidance quoted above.
- 1.3 The report also includes assessments of social and economic criteria alongside the environmental, which widens it to a full sustainability appraisal (SA). The report is therefore a requirement of legislation, whilst the Neighbourhood Plan itself is intended to secure the future sustainable development of Misterton.
- 1.4 This Sustainability Appraisal (SA) is being used in the preparatory stage of plan production for two reasons. Firstly, undertaking the legally recognised process of SA/SEA will ensure that work will not be abortive. Secondly, the SA is widely regarded as best practice for producing balanced plans and represents a logical method of preparation.
- 1.5 This element of the SA is the ‘Scoping Report’ which provides an overview of the Neighbourhood Plan area using available data and local knowledge to provide the key sustainability issues affecting the area. The report then goes on to develop Sustainability Objectives which will then be used to determine whether the contents of the Neighbourhood Plan are sustainable.
- 1.6 This Scoping Report also contains Assessment Criteria that will be utilised to assess the sustainability and suitability of sites in the Neighbourhood Plan area for development, if the community decides to include allocations within the Plan. This assessment of sites in the area must take place before sites are selected for allocation in the Plan and will therefore be carried out at a much earlier date than the Sustainability Appraisal itself, which will be undertaken when the Plan is nearing the Submission stage. The Screening Criteria methodology that may be utilised is established in **Appendix A** of this document.

¹ National Planning Policy Guidance Paragraph: 072 Reference ID: 41-072-20140306

Who has carried out this Sustainability Appraisal?

- 1.7 This SA Scoping Report of the Misterton Neighbourhood Development Plan has been conducted and produced by Bassetlaw District Council working in conjunction with the Misterton Neighbourhood Plan Steering Group; this consists of local residents and Parish Councillors from the neighbourhood area.

Methodology

- 1.8 The SA and SEA Screening of the Misterton Neighbourhood Development Plan (the Plan) will follow the process advocated in the published government guidance: “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents,” issued in November 2005 and “A Practical Guide to the Strategic Environmental Assessment Directive,” issued in September 2005. This has recently been archived by the Department of Communities and Local Government (DCLG) and a note states that “The Development Plan Document (DPD) component of this guidance has been replaced by sustainability appraisal guidance for DPDs in the DCLG Plan Making Manual launched in September 2009. This guidance suggests the five stage (A-E) approach to SA shown in **Table 1**.
- 1.9 The stages of the Misterton Neighbourhood Plan SA are set out in the table below. It will be adapted accordingly to make it suitable for a Neighbourhood Plan. This Scoping report covers tasks in Stage A as set out in **Table 1** below.

Table 1: The Sustainability Appraisal Process

SA Stage A	
Stage A1	Identifying other relevant policies, plans and programmes
Stage A2	Collecting baseline information
Stage A3	Identifying sustainability issues and problems
Stage A4	Developing the SA objectives and framework
Stage A5	Consulting on the scope of the SA
SA Stage B	
Stage B1	Testing the Plan’s objectives against the SA framework
Stage B2	Developing the Plan’s options
Stage B3	Predicting the effects of the draft Plan
Stage B4	Evaluating the effects of the draft Plan
Stage B5	Considering the ways of mitigating adverse effects and maximising beneficial effects
Stage B6	Proposing measures to monitor significant effects of implementing the Plan
SA Stage C	
Stage C1	Preparing SA report
SA Stage D	
Stage D1	Public participation on the SA report and the draft Plan
Stage D2	Assessing significant changes
Stage D3	Making decisions and providing information
SA Stage E	
Stage E1	Finalising aims and methods for monitoring
Stage E2	Responding to adverse effects

The Misterton Neighbourhood Development Plan

- 1.10 The Misterton Neighbourhood Plan is in the earlier stages of pre-production and as such specific decisions are yet to be agreed and tested. The Neighbourhood Area was designated by Bassetlaw District Council on 30th June 2016, and it was confirmed that Misterton Parish Council would be the qualifying body to bring the Plan forward.
- 1.11 The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan will establish a Vision of the future of the area and sets out how that Vision will be realised through planning and controlling land use and development up to the year 2030.

2 Links with other Plans and Strategies (Stage A1)

- 1.1 The Neighbourhood Plan must be in general conformity with the strategic policies of BDC Local Plan and the National Planning Policy Framework. Accordingly the plans and programmes outlined below are the relevant documents set out in the SA Scoping Report produced by Bassetlaw District Council for their Local Plan, together with those of direct relevance to the Neighbourhood Plan for the area.

- **The National Planning Policy Framework (NPPF):** The NPPF is a single document that contains guidance on all aspects of Planning Policy setting out the Government's support for sustainable development across the United Kingdom. It also sets out the requirements of Neighbourhood Plans and their relationship with Local Plans.
- **BDC Core Strategy & Development Management Policies:** This document published in December 2011 provides an overview of the development and growth to occur in the District up to the year 2028, comprising the first part of the Local Plan. Policy CS5 of the Adopted Core Strategy 2009 follows this spatial hierarchy principle and designates 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.'

The Core Strategy also contains Development Management Policies that are used by Planning Officers at BDC when determining planning applications; these are more focussed on specific areas, such as: Design, Green Infrastructure and Flooding/Drainage.

This document was produced utilising a significant amount of supporting documents and studies undertaken that act as its evidence base. These documents are therefore also of relevance to the Neighbourhood Plan and can be viewed by using the following link, <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/local-development-framework/background-studies.aspx>

- **BDC Preferred Site Allocations:** This document complements the Core Strategy and acts as the second part of the Local Plan, delivering the needed development and growth in the District that delivers the aims of the Core Strategy. The Preferred Site Allocations document details what sites are viewed by the Council as being most appropriate for development over the Local Plan period up to 2028. The consultation period on this Plan ended on the 31st March 2014. This document has however been withdrawn by BDC due to it not delivering the level of growth and development that is needed across the District.
- **Bassetlaw District Council New Local Plan:** The Council is starting work on a new Local Plan for the District, which will set out the policies by which applications for new development will be considered. It will also identify developable land suitable for housing, commercial, mixed use, traveller sites and recreation uses over a 15 year period. Until the New Local Plan is adopted the Core Strategy and Development Management Policies will be used to make planning decisions in the area.
- **Strategic Housing Market Assessment (SMHA) 2014:** The Strategic Housing Market Assessment (SHMA) published 2014 is a report that outlines the level of and type of housing that is required to be constructed across Bassetlaw District up to the year 2031. Figures are produced for the whole North Derbyshire and Bassetlaw Housing Market Area, which Bassetlaw District forms a part of.

The SHMA's purpose is to act as a guideline for the formulation of housing targets for each district within the Housing Market Area up to the year 2031. It proposes that within Bassetlaw, the targeted housing completion per annum figure should be between 435-500 homes per annum. This figure is substantially higher than that currently being used within Bassetlaw District Council's Local Plan, which stands at providing 350 new homes per annum throughout the plan period up to 2028.

The SHMA also identifies that the Housing Market Area currently is experiencing a high demand for downsizing properties, as a high level of households are under occupied and the area is experiencing an ageing population. The SHMA, utilising population forecasts, suggests that this demand for properties suitable for downsizing will increase further and therefore reemphasises the need to provide

additional market and affordable housing of a smaller size, particularly 1 and 2 bedroom properties.

- **Affordable Housing SPD:** The Updated Affordable Housing SPD was approved for adoption as a Supplementary Planning Document (SPD) on 10th January 2014. This document provides guidance on determining whether or not a development proposal must provide a contribution to the provision of affordable housing. This document forms part of the Local Plan.
- **Residential Parking Standards SPD:** This Supplementary Planning Document came into effect on 6 June 2012; it forms part of the Local Plan. It has been produced to expand upon Policy DM13: Sustainable Transport in the Core Strategy & Development Management Policies DPD. It sets out the approach that the Council expects developers to take when establishing parking requirements for new residential development proposals.
- **Residential Design SPD:** This document was approved for adoption as a Supplementary Planning Document (SPD) on the 3rd December 2013. The Residential Design SPD: identifies the standards of design expected by the four local authorities, provides direction on the principles of good design within residential developments; and provides information and guidance on the design process.

3 Current State of the Social, Economic, and Natural environment (Stage A2)

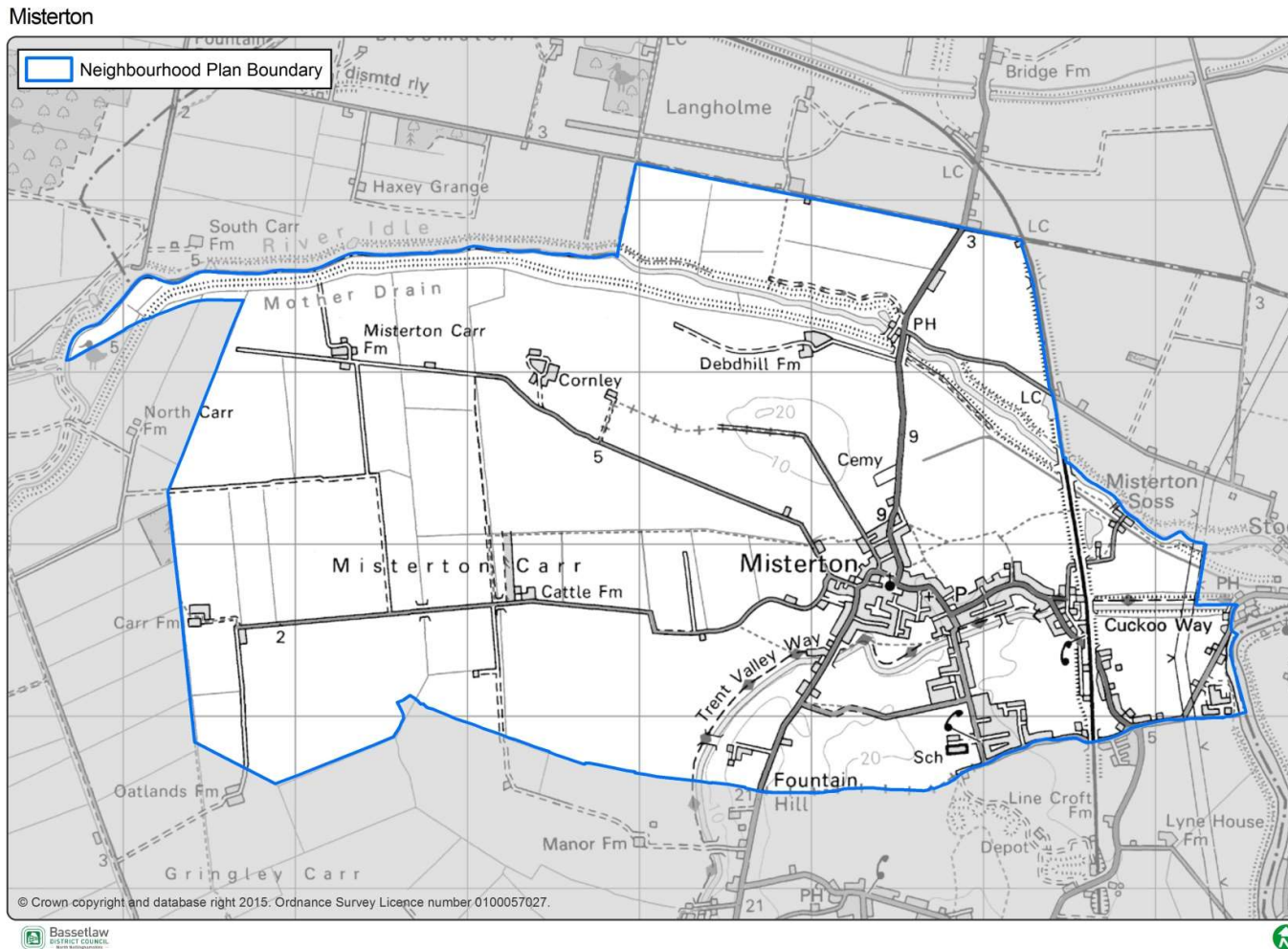
- 1.1 Other information presented in this section has been produced by Bassetlaw District Council as well as gathered by various members of the Neighbourhood Plan Steering Group.

General Information

- 1.2 The neighbourhood area of Misterton is located in North-eastern Bassetlaw adjacent to the parishes of West Stockwith and Walkeringham. It also borders North Lincolnshire District and part of the River Trent.
- 1.3 The Misterton Neighbourhood Development Plan covers the neighbourhood area as designated by Bassetlaw District Council on the 30th June 2016 see **Figure 2**.



Figure 2: Misterton Neighbourhood Area



Social Environment²

Demographics

- 1.5 There are 2,140 residents in Misterton according to the census data 2011. When the population in 2011 is compared with the census data in 2001 (2,031) the population has increased by 109 people. The table below show the population of Misterton broken down into age ranges. The table shows that the highest percentages of residents are in the age range 45-59 with 22.4% of residents in this age range. The gender split between Males and Females in Misterton is split evenly 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 2: Percentage of the Population

	Misterton %	Bassetlaw %
Age 0 to 4	5.1	5.4
Age 5 to 7	3.2	3.1
Age 8 to 9	1.9	2.0
Age 10 to 14	6.9	6.0
Age 15	1.5	1.3
Age 16 to 17	2.4	2.7
Age 18 to 19	1.8	2.3
Age 20 to 24	4.1	5.3
Age 25 to 29	3.5	5.3
Age 30 to 44	19.6	19.3
Age 45 to 59	22.4	21.6
Age 60 to 64	7.1	7.2
Age 65 to 74	12.1	10.2
Age 75 to 84	6.4	6.1
Age 85 to 89	1.3	1.5
Age 90 and over	0.7	0.7

Housing Type

- 1.6 There are 892 properties in Misterton according to the census data in 2011 and this has increased by 30 since 2001 (862). **Table 3** shows the number of property and the type of accommodation. The most prominent housing type within Misterton is detached properties which comprise approximately 49% of the current stock; this figure is substantially higher than levels recorded for Bassetlaw District at 34%.

² All data used is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

Table 3: Property Accommodation

	Misterton %	Bassetlaw %
Detached	49.0%	34.0%
Semi-detached	34.0%	42.4%
Terraced (including end-terrace)	12.0%	16.4%
Flat, maisonette or apartment:	4.0%	6.8%
Part of a converted or shared house (including bed-sits)	0.7%	0.7%
In commercial building	0.3%	0.6%

Housing Size

- 1.7 In regards to the size of housing in Misterton in relation to the number of bedrooms the majority of dwellings are three bedroom units; these comprise approximately 46.7% of the current stock. This figure is similar in relation to Bassetlaw District and the East Midlands with figures of approximately 49.5% and 49.4% respectively. Dwellings with four bedrooms comprises 19% of the current stock which is higher than levels for the District and the East Midlands, whereas two bedroom units comprise 22.2% of the current stock, a figure slightly lower than District and regional levels.

Housing Tenure

- 1.8 Within Misterton the majority of housing is owner occupied, this being split further into either owned outright, or owned with a mortgage or loan. The levels of housing owned outright in Misterton currently make up 39.6% of the current housing stock; this is significantly higher than Bassetlaw District. The levels of social housing that is rented from either the local authorities housing provider or from housing cooperatives or charitable trusts is 12 %.

Table 4: Property Tenure

	Misterton %	Bassetlaw %
Owned: Owned outright	39.6	34.2
Owned: Owned with a mortgage or loan	41.3	35.3
Shared ownership (part owned and part rented)	0.8	0.4
Social rented	12.0	15.9
Social rented: Rented from council (Local Authority)	9.9	12.9
Social rented: Other	2.0	3.0
Private rented	5.3	12.5
Private rented: Private landlord or letting agency	4.3	11.2
Private rented: Other	1.0	1.3
Living rent free	1.1	1.7

Deprivation

- 1.9 The table on the following page shows that the levels of households in deprivation are significantly lower in Misterton than the levels experienced across Bassetlaw District and England. It implies that the level of wealth within the parish is higher than both the local and national average. Data is taken from the Office of National Statistics 2011.
- 1.10 The dimensions of deprivation used to classify households are indicators based on four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:
- employment: where any member of a household, who is not a full-time student, is either unemployed or long-term sick,
 - education: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a full-time student,
 - health and disability: any person in the household has general health that is 'bad' or 'very bad' or has a long term health problem, and
 - housing: the household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.
- 1.11 A household is classified as being deprived in none, or one to four of these dimensions in any combination.

Table 5: Households by Deprivation

Location	All Households	Household is Not Deprived in Any Dimension	Household is Deprived in 1 Dimension	Household is Deprived in 2 Dimensions	Household is Deprived in 3 Dimensions	Household is Deprived in 4 Dimensions
Misterton	892	48.7%	30.8%	17.8%	2.7%	0%
Bassetlaw	47,667	40.2%	32.9%	21.4%	5.3%	0.3%
England	22,063,368	42.5%	32.7%	19.1%	5.1%	0.5%

House Prices³

- 1.12 Misterton has an overall average house price of £186,752 which is cheaper than nearby Everton (£275,167), Finningley (£229,726) and Bawtry (£221,557).
- 1.13 In the past year house prices in Misterton were 3% up on the year before and 9% up on 2009 when they averaged at £170,952.

General Health

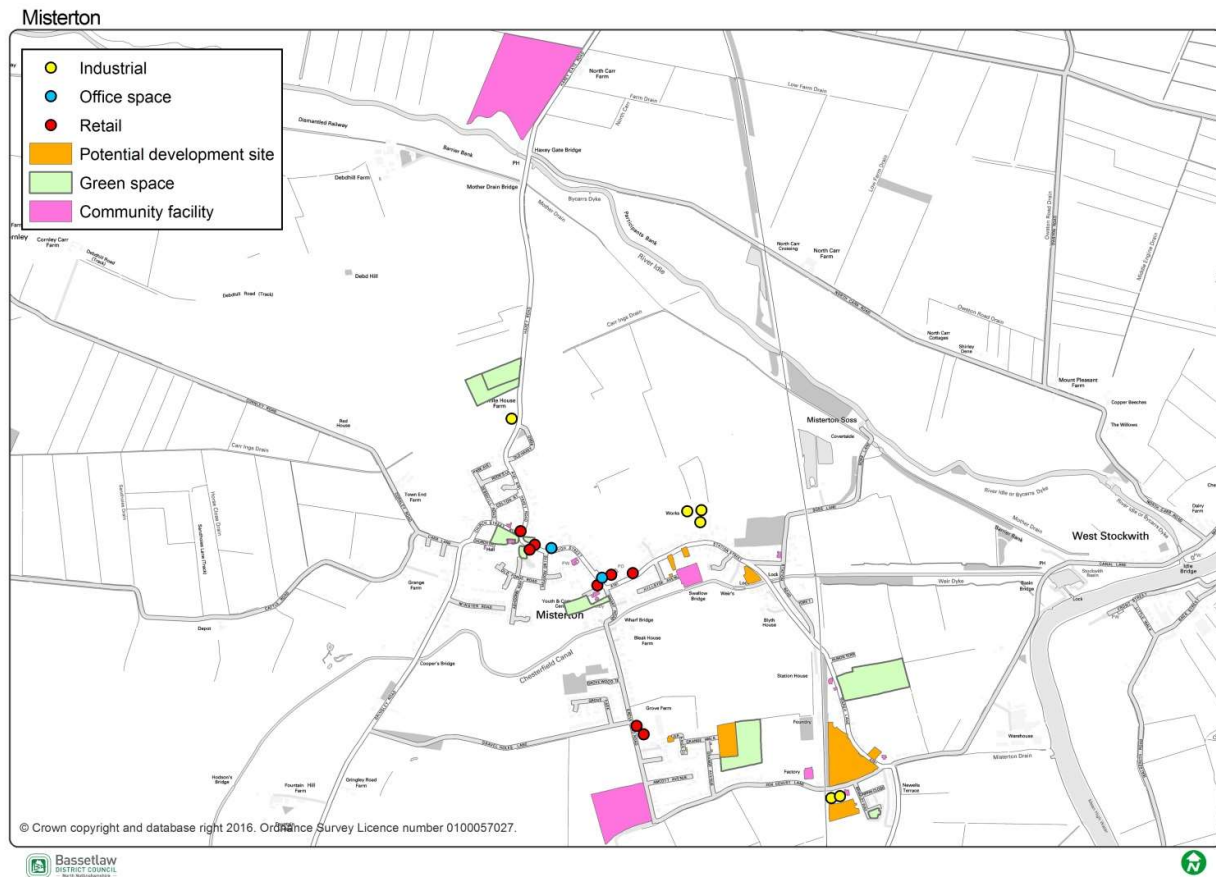
- 1.14 Of the total population of Misterton (2,140) 81.5% described their overall health as Very Good or Good, this figure is similar to that found for the Bassetlaw District and England which sits at 81.4%.
- 1.15 The level of residents who described their health as Bad or Very Bad was 4.4%, this figure is lower than that recorded for the whole of Bassetlaw and the East Midlands.

³ Source: <http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E17386&searchLocation=Misterton> accessed 16/11/2015

Economic Environment⁴

Within the Village

- 1.16 A small number of small scale businesses operating in the village of Misterton and these are shown on **Figure 3**⁵ below along with open space, potential brownfield redevelopment sites and community facilities.



⁴ All data used is obtained from the 2001 & 2011 Census from neighbourhood.statistics.gov.uk

⁵ The open spaces, businesses, retail spaces and community facilities map was produced by the Misterton Neighbourhood Plan Group in November 2015 and offers a snap shot of the facilities at this time.

Economically Active

- 1.17 Of the 2,140 residents of Misterton 1,561 classed themselves as economically active, this means they are between the ages of 16-74 and are currently in or seeking employment. 36.4% of residents are in full time employment, this figure being similar to District and National levels of approximately 37.9% and 40.8% respectively.

Unemployment

- 1.18 Levels of unemployment with regards to residents who are economically active are relatively low in Misterton in comparison with Bassetlaw District and the wider region. This figure of 3.6% is lower when compared to the figure for Bassetlaw District at 4% and the national figure of 4.4%

Retired

- 1.19 Misterton has an aging population which will continue to increase if current trends persist. The amount of residents who are retired currently stands at 20%. This is slightly higher than the national figure which stands at 17.8% however it is more consistent with the figure for Bassetlaw District of 20.9%.

Method of Travel to Work

- 1.20 Table 6 provides information on the methods of travel to work used by local residents of Misterton compared to levels for the District of Bassetlaw and England. This data not only provides an idea of how many people work locally and how many commute out of the area for work, therefore providing information on the levels of accessible local employment opportunities, it also provides an insight into the reliance on public transport in the area.

Table 6: Method of Travelling to Work

	Misterton	Bassetlaw	England
Work Mainly at or From Home	4.4	3.2	3.5
Underground, Metro, Light Rail, Tram	0.1	0.4	2.6
Train	0.7	0.7	3.5
Bus, Minibus or Coach	1	1.5	4.8
Taxi	0.1	0.0	0.3
Motorcycle, Scooter or Moped	0.5	0.5	0.5
Driving a Car or Van	49.9	44.2	36.9
Passenger in a Car or Van	2.6	4.3	3.2
Bicycle	1.1	1.6	1.9
On Foot	3.9	6.7	7
Other Method of Travel to Work	0.4	0.3	0.5
Not in Employment	35.3	36.6	35.3

Access to Car/Van

- 1.21 Table 7 on the following page shows the number of households with access to a car/van. Households that were recorded as having no access to either a car or van comprised approximately 9% of the total amount of dwellings in Misterton. This figure is considerably lower than Bassetlaw District and the East Midlands which stand at approximately 20.1% and 22.1% respectively.

Table 7: Households with access to a Car/Van

	Misterton %
No Cars or Vans in Household	9.0
1 Car or Van in Household	34.3
2 Cars or Vans in Household	36.3
3 Cars or Vans in Household	13.9
4 or More Cars or Vans in Household	6.5

- 1.22 Approximately 34.3% of households in Misterton have access to 1 car or van, this figure is significantly lower than levels for Bassetlaw District and the East Midlands at approximately 43.1% and 42.5% respectively. The levels of households with access to 2, 3 or 4+ cars or vans in Misterton is 56.7% which is slightly higher than levels for Bassetlaw District and the East Midlands.

Natural Environment

- 1.23 Due to the rural nature of Misterton, it unsurprisingly benefits from a high quality natural environment consisting of large agricultural areas and several green open spaces used as outdoor sports facilities, as well as several designated assets. The Open Spaces and Local Wildlife Sites found in Misterton are identified on **Figures 3 & 4** found on the following pages.

Sites of Importance for Nature Conservation (SINCs)

- 1.24 Local Wildlife Sites are sites of local importance for nature conservation but are not legally protected. Local Wildlife Sites are usually selected by the relevant Wildlife Trust, along with representatives of Bassetlaw District Council and other local wildlife conservation groups. Further information is available on these sites through Nottinghamshire County Council's website⁶, as well as the Green Infrastructure Study produced by Bassetlaw District Council⁷. The 10 sites in Misterton are listed below and shown on **Figure 4**.

- Chesterfield Canal (Welham to Misterton) - 'A representative stretch of canal supporting a nationally notable aquatic plant community characteristic of brackish waters, and a rich invertebrate'
- Cornley Farm Drain, Misterton Carr – 'A drain of interest for Water Beetles'
- Idle Stop Washland – 'One of five washlands along the River Idle representing fragments of a once extensive site of importance for both its plant and bird communities'
- Misterton Pasture - 'A valuable pasture including dry and marshy grassland communities'
- Misterton Soss Ponds - 'Old borrow pits of substantial faunal and floral interest'
- Mother Drain, East.Gringley – 'A drain with a notable aquatic and bankside flora'
- Mother Drain, Misterton – 'Ditch and banks of considerable zoological interest and of some botanical importance'
- River Idle and Banks, West Stockwith - 'A length of the River Idle and its flood banks, primarily of botanical importance'

⁶ <http://www.nottinghamshire.gov.uk/enjoying/countryside/conservation/protecting-biodiversity/>

⁷ <http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>

- River Trent, West Stockwith - 'A representative length of the tidal River Trent, including bankside and associated rough vegetation'
- Tindale Drain – 'A drain with a notable flora and of interest for Water Beetles'

Tree Preservation Order

- 1.25 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. A number of these are present across the Plan area; these are also shown on **Figure 4** on the following page.

Green Infrastructure⁸

- 1.26 Bassetlaw's Green Infrastructure Study May 2010 further describes the assets in the Plan area. Particularly 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. This part of the canal supports a rare aquatic plant community characteristic of the brackish, eutrophic (nutrient-rich) water. The flora includes a number of nationally scarce species. The presence of this brackish water community over 50 km inland, is of particular interest."*

Habitat Regulations Assessment

- 1.27 Natura 2000 sites are a network of sites spanning Europe that are considered to represent natural habitats of the highest value for nature conservation. The sites can be important for plants and animals that are rare or considered threatened in a European context. The network of sites was established under the 1992 Habitats Directive and 1979 Birds Directive and consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These sites are often simply referred to as 'European Sites'. SACs are designated for their importance for habitats while SPAs are designated for their importance for birds.
- 1.28 There have been no European Sites identified within the Misterton Neighbourhood Plan area however the area known as Hatfield Moor is designated as both a SAC and SPA. This site is located approximately 8km to the north-west of the Plan area boundary. Further information on the site is available at: <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?eucode=UK0030166>

⁸ <http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>

Figure 3: Open Spaces in the Plan Area

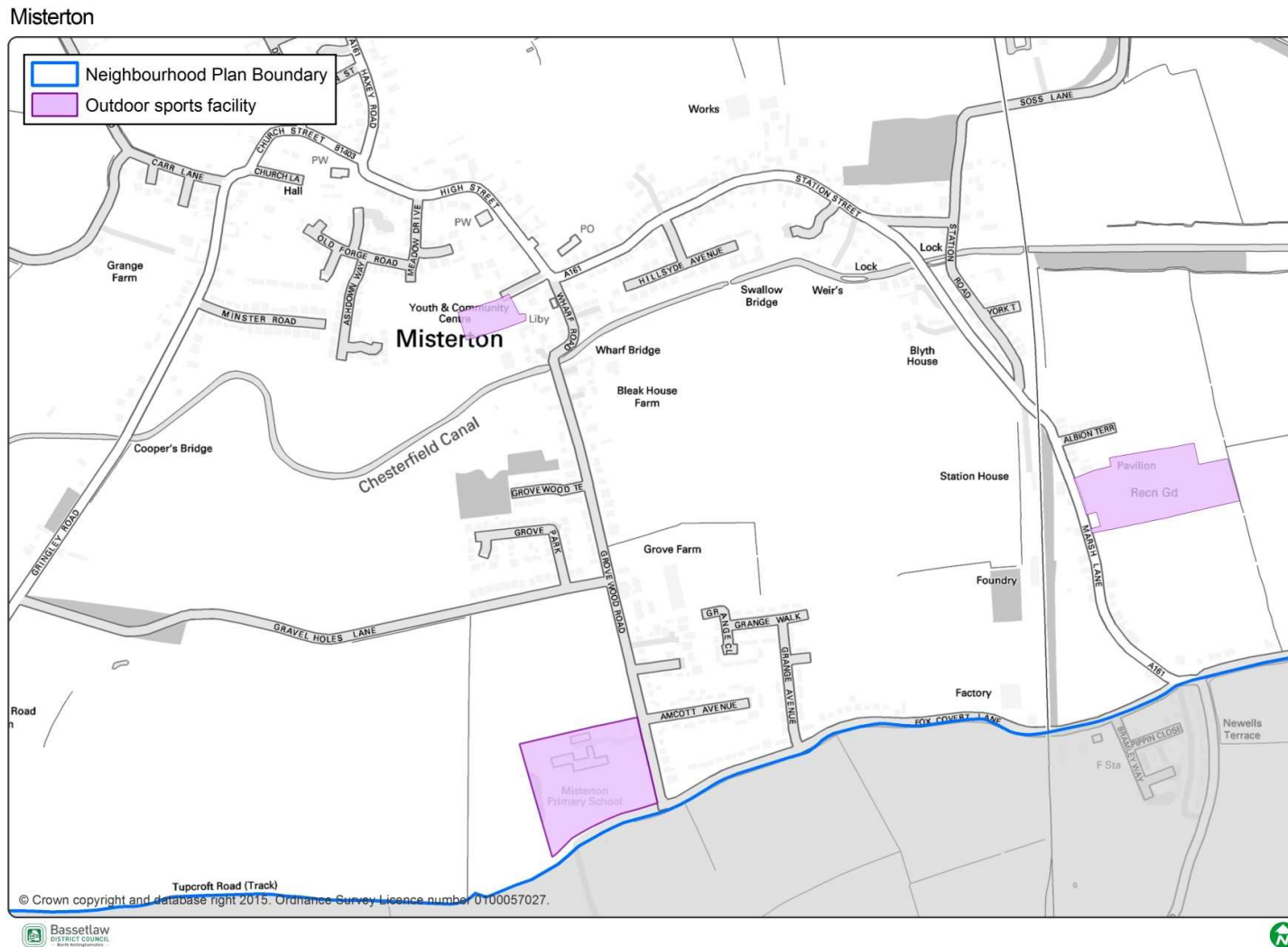
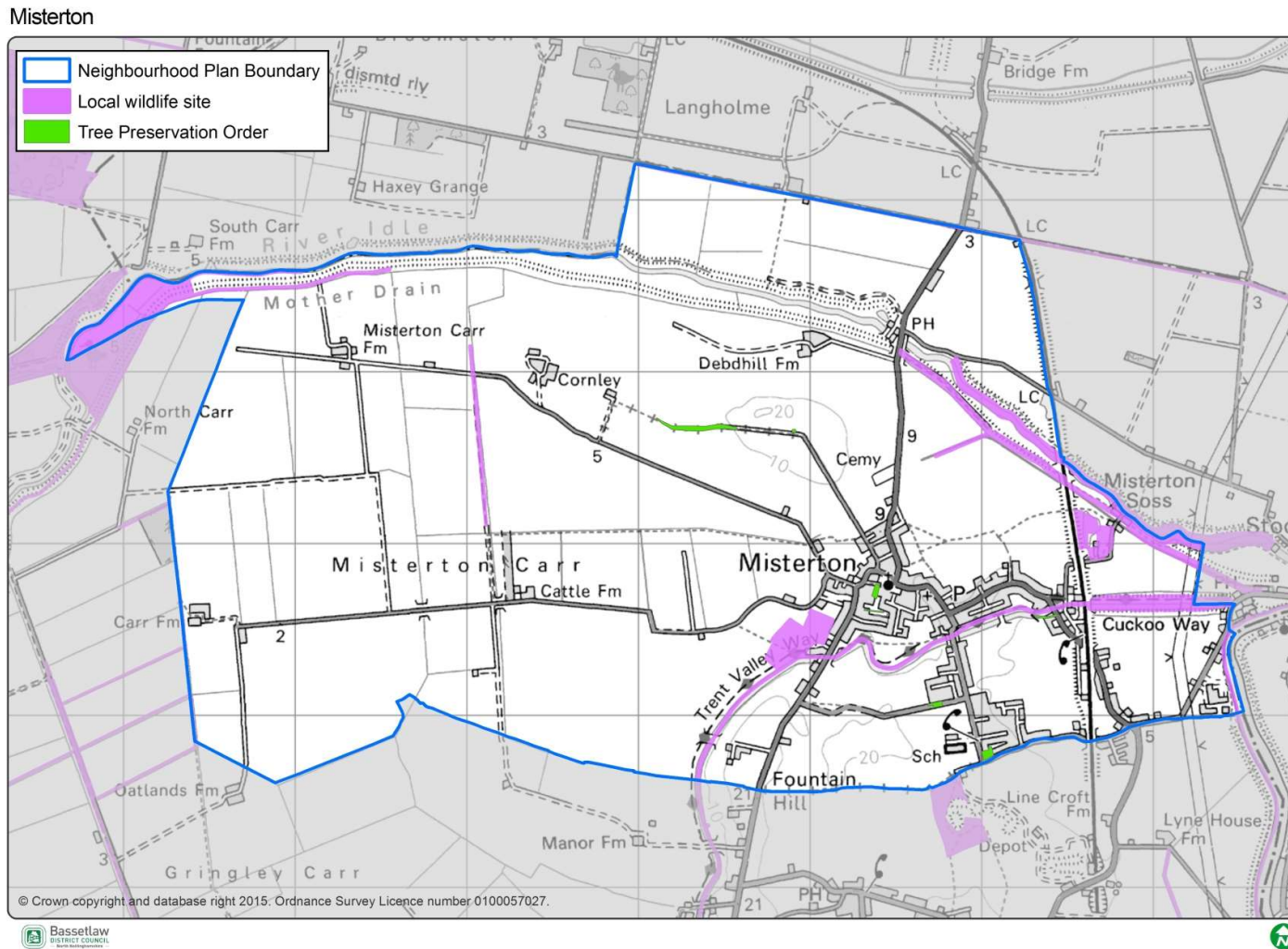


Figure 4: Local Wildlife Sites & Tree Preservation Orders



Sites of Special Scientific Interest (SSSI)

1.29 Sites of special scientific interest (SSSIs) conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations, under the Wildlife and Countryside Act 1981. There are 2 SSSI sites in the Misterton neighbourhood area that are protected, these are:

- Chesterfield Canal – further information available at:

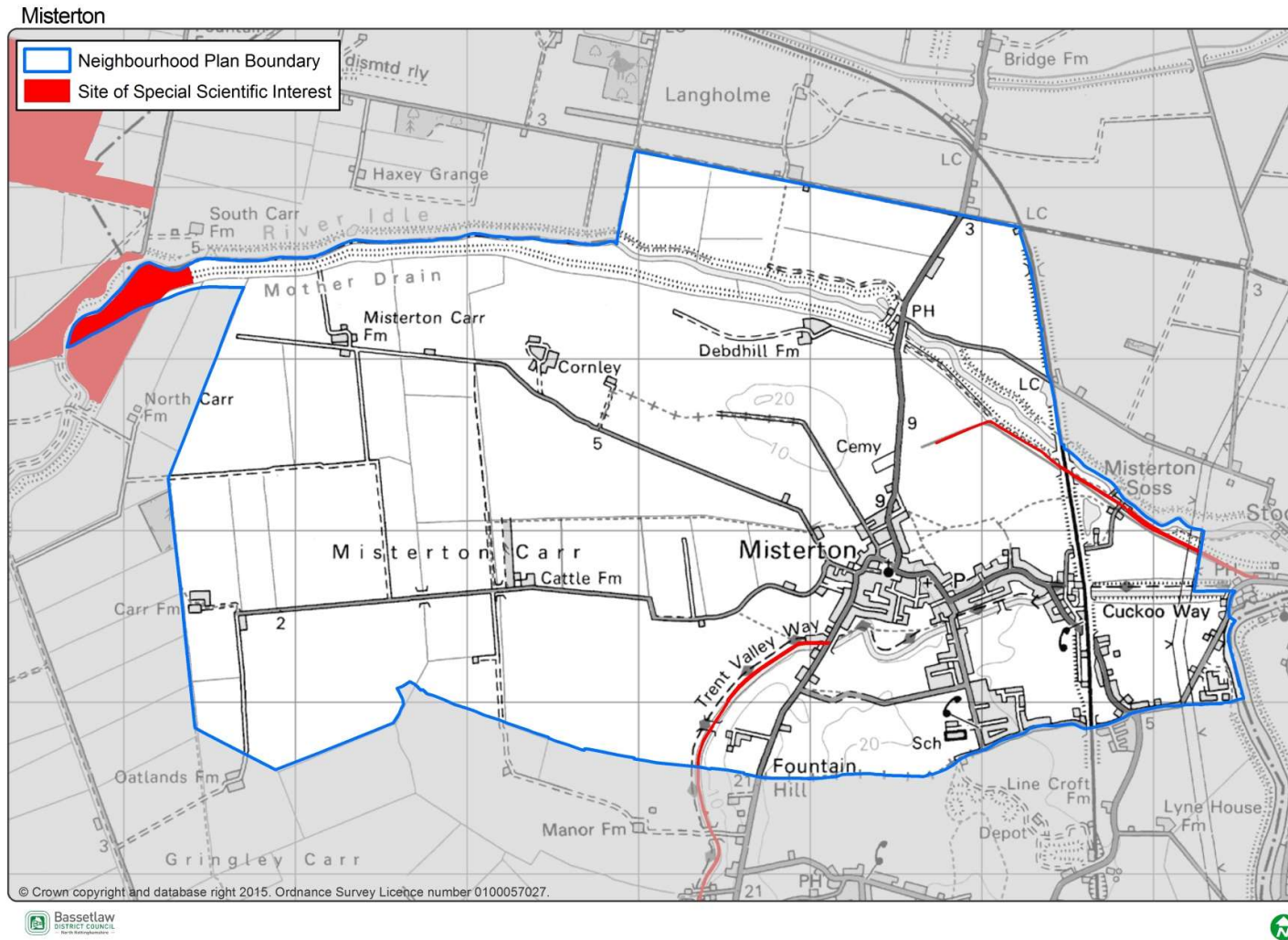
<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1005589>

- Mother Drain– further information available at:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1006392>

1.30 These sites are of unique value and their preservation must be of the highest priority. The effect of any development in the Plan area on these sites must be carefully considered when appraising the final Neighbourhood Plan, the SSSI sites can be seen on **Figure 5** on the following page.

Figure 5: Sites of Special Scientific Interest (SSSI)



Landscape Character

- 1.31 Bassetlaw District Council's Landscape Character Appraisal Study 2009⁹ provides a description of the Plan area which is covered by the Idle Lowlands Character Area and the Mid Notts Farmlands Character Area. This is shown on **Figure 6**.
- 1.32 The majority of the Plan area is covered by Policy Zone 01 of the Idle Lowlands Character Area. This Policy Zone is described as being in good condition and of high sensitivity, with the recommended action for the area being its conservation. Further details can be found on the recommended landscape actions by using the following link. <http://www.bassetlaw.gov.uk/media/245785/Idle-Lowlands-Policy-01.pdf>
- 1.33 A small portion of the Plan area including the southern end of the village of Misterton itself is covered by Policy Zone 02 from the Mid Notts Farmlands Character Area. The condition of this area is described as poor and of a low sensitivity with the recommended action being to create new landscape features to improve this. Further details can be found on the recommended landscape actions by using the following link. <http://www.bassetlaw.gov.uk/media/245833/Mid-Nottinghamshire-Policy-02.pdf>

Public Rights of Way (PROW)

- 1.34 **Figure 7** displays the various PROW found in the Misterton neighbourhood area, there are a significant number of routes currently available in the area, however a number of these are isolated and appear to be 'dead-ends', this suggests the network currently in the Plan area is somewhat disjointed, particularly away from the village itself.

Flooding

- 1.35 As defined in Bassetlaw District Councils Local Plan the majority of the Plan area is within an identified flooding area, including areas of the village of Misterton. This matter must be given significant thought if the Parish Council decides to allocate any sites for development within the Plan.
- 1.36 Flood Zone 3 represents land that has a 1 in 100 or greater annual probability of river flooding while Flood Zone 2 covers land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding, these are both shown on **Figure 8**.

⁹ Available at <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/local-development-framework/background-studies.aspx>

Figure 6: Landscape Character Areas

Misterton

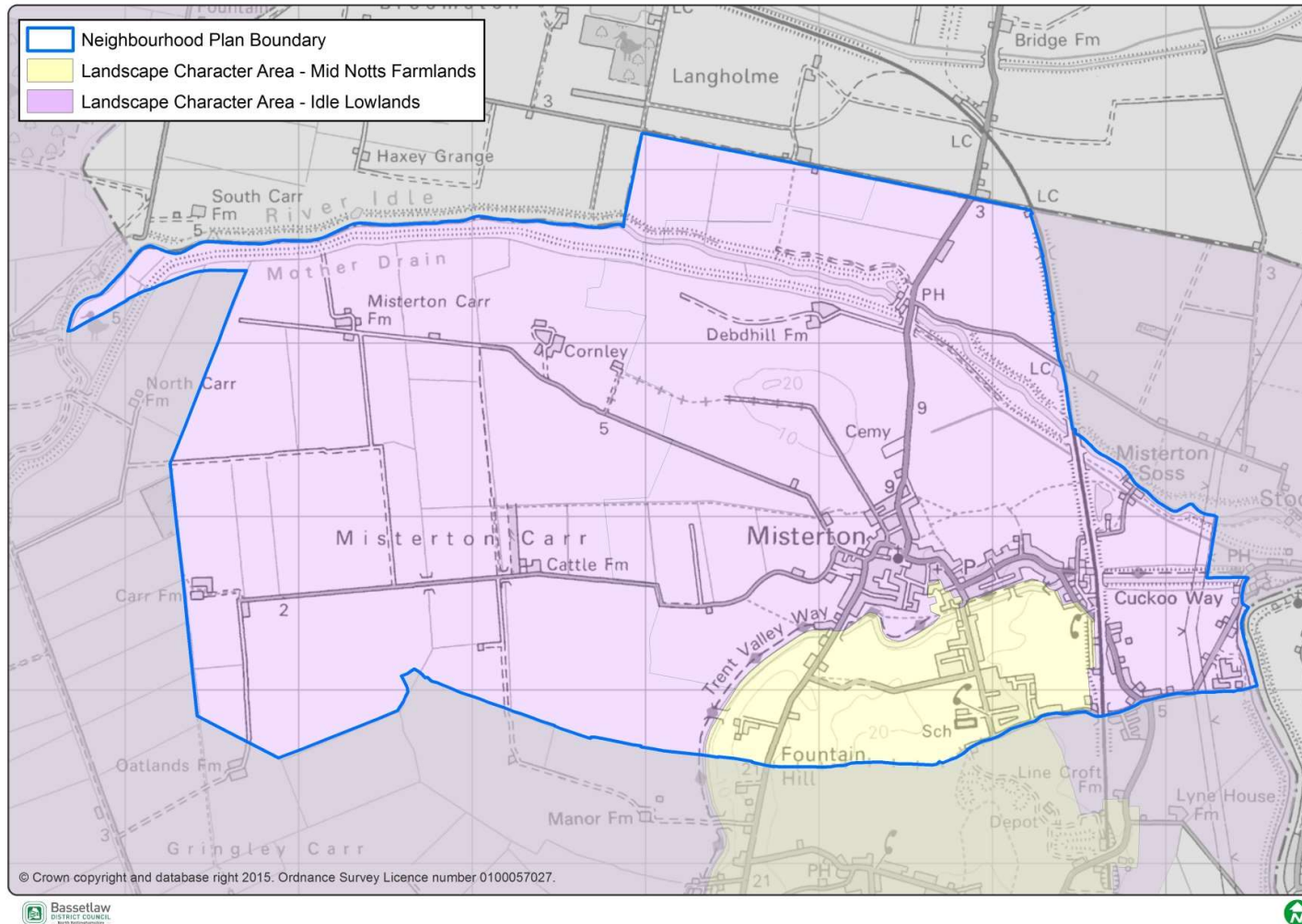


Figure 7: Public Rights of Way

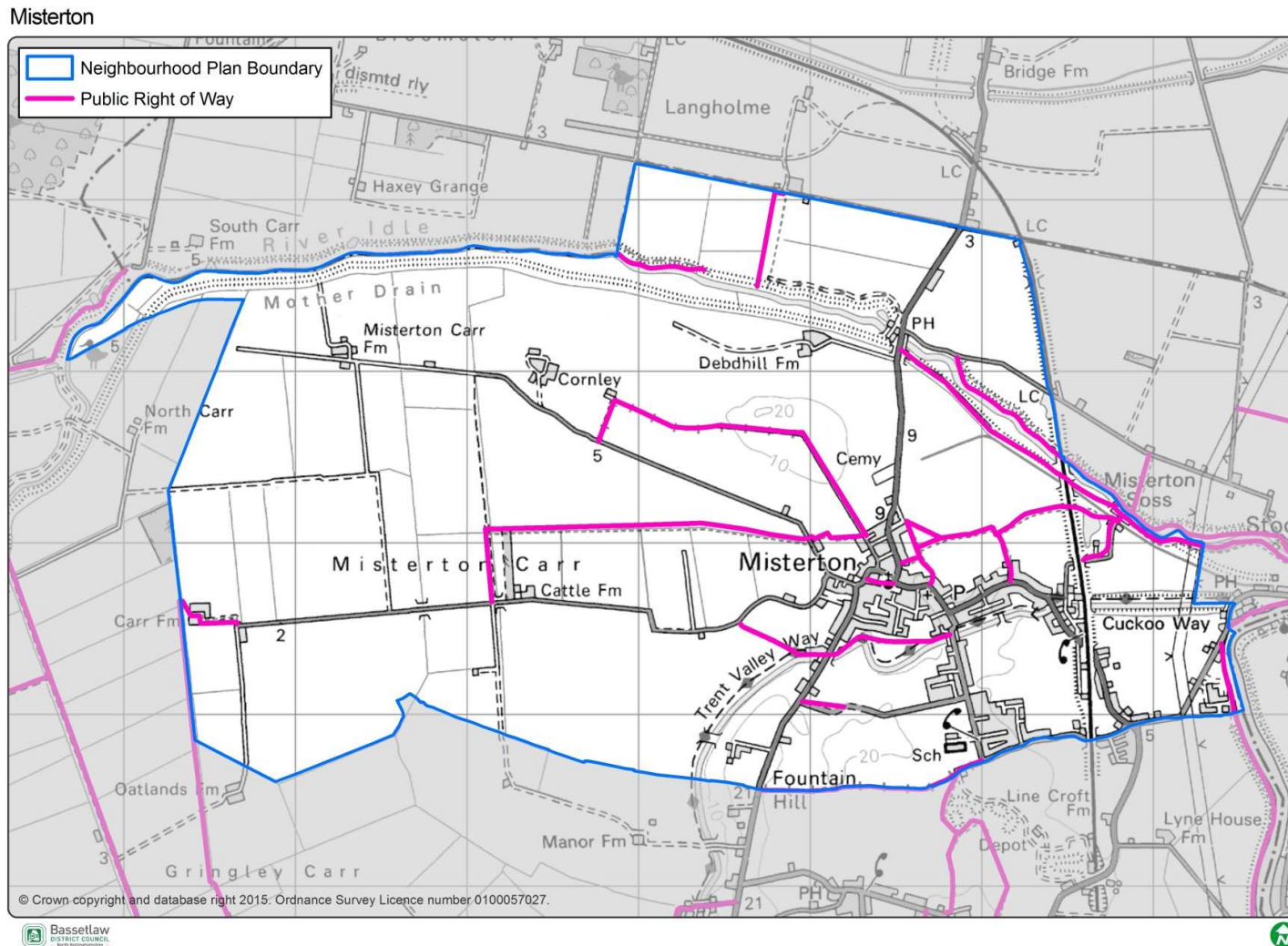
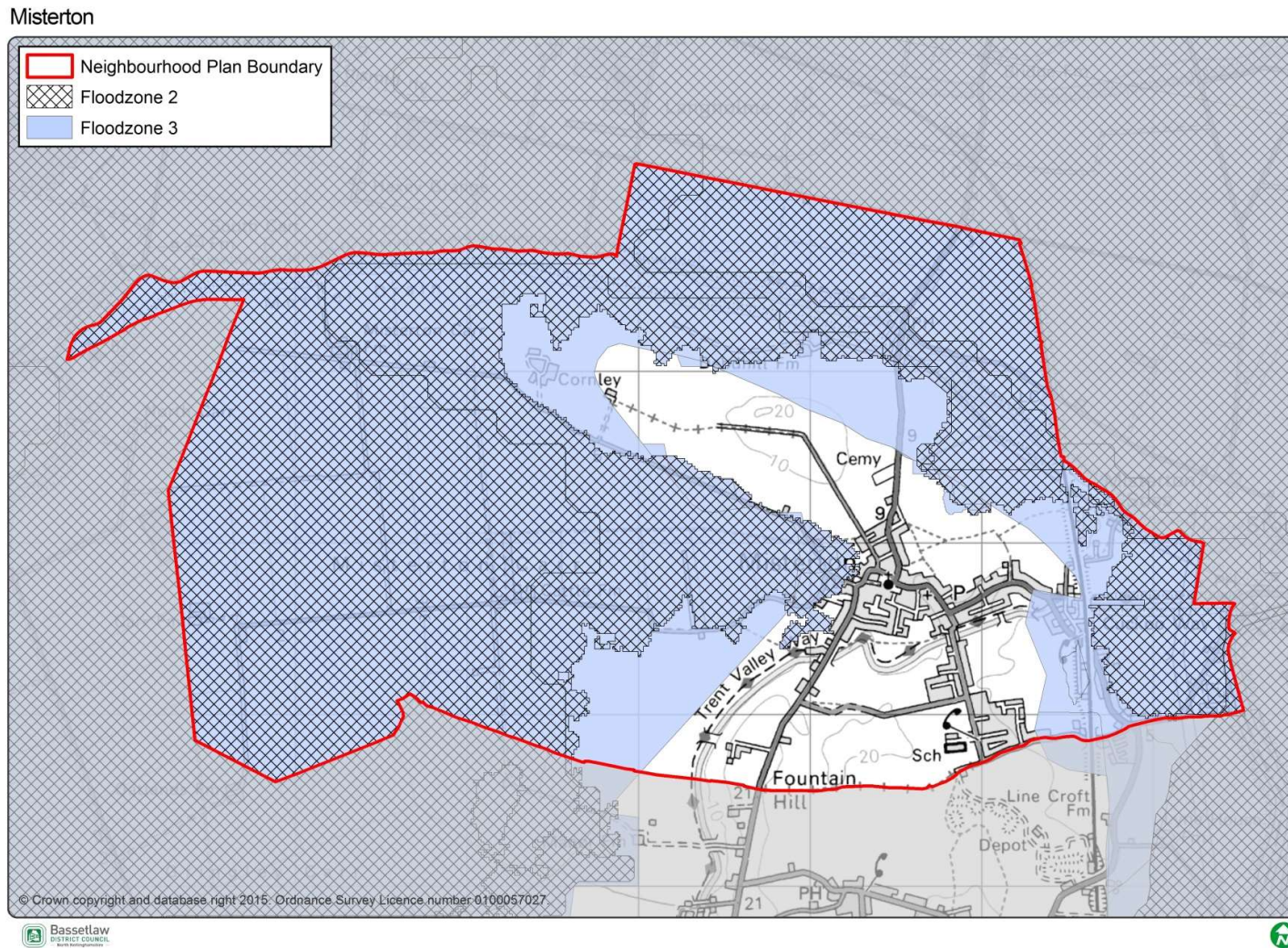


Figure 8: Flood Zones



Heritage Assets

- 1.37 The Misterton neighbourhood plan area hosts a significant number of identified important heritage assets, with a particular concentration in the village of Misterton itself. These are all described below, and shown in **Figure 9**.

Listed Buildings

- 1.38 In line with the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England maintains a List of buildings deemed to be of either Architectural or historic interest. If a building is felt to meet the necessary standards, it is added to the List. This decision is taken by the Government's Department for Culture, Media and Sport (DCMS).
- 1.39 Within Misterton, there is a total of 25 Listed Buildings of various grading's, with the majority being Grade II Listed with the exception of the Grade I Listed Church Of All Saints and Grade II* Listed South Engine House and Boundary Wall. Detailed information on all the Listed Buildings in Plan area is available by selecting the following link. <https://historicengland.org.uk/listing/the-list/results?q=>

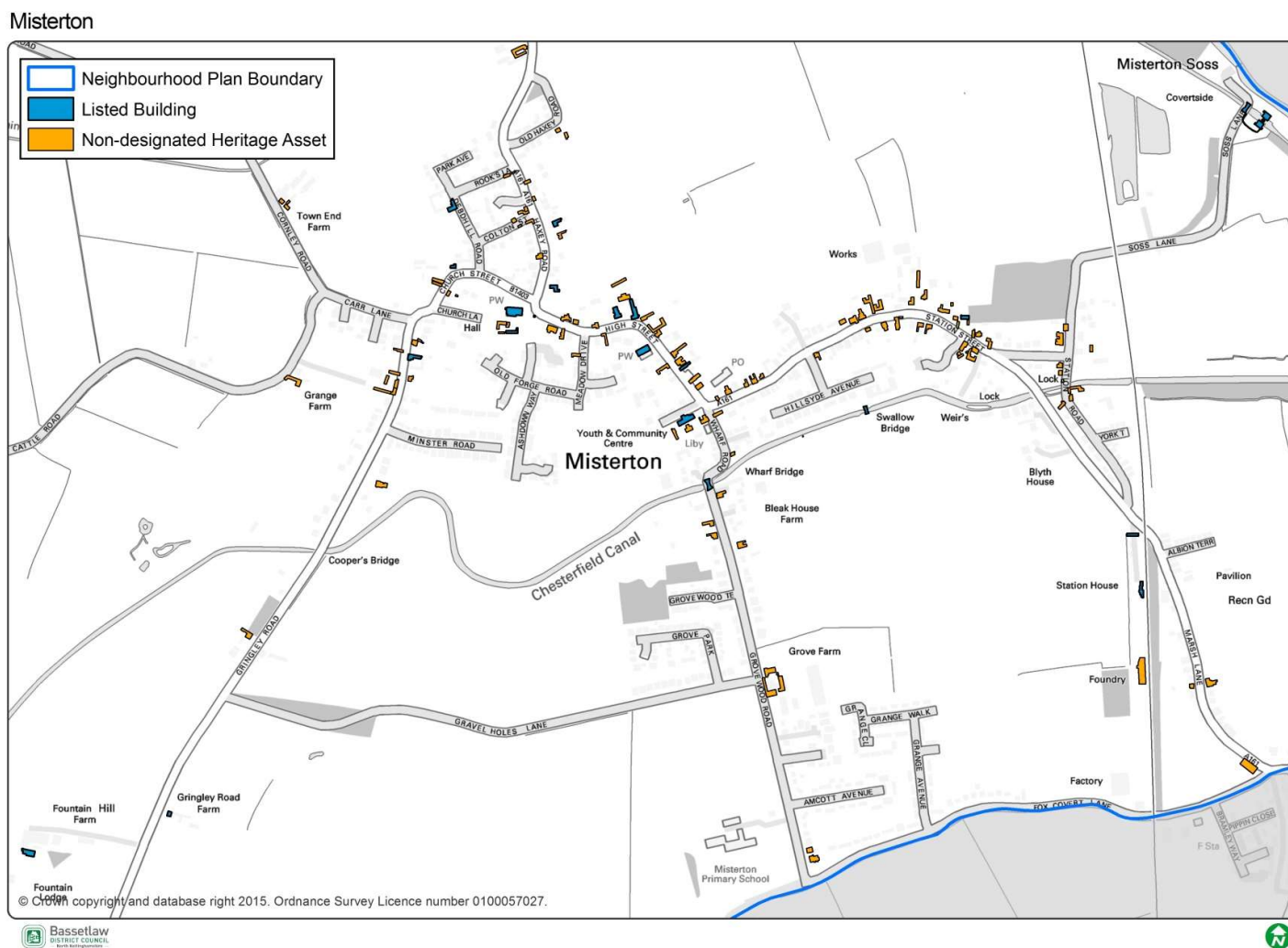
Scheduled Monuments

- 1.40 The Ancient Monuments and Archaeological Areas Act 1979 allows for the identification and protection of sites deemed of national importance. There are no identified Scheduled Monument in the Plan area.

Non-Designated Heritage Assets

- 1.41 Non-designated heritage assets are those identified by the Local Planning Authority that are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Ancient Monument). There are number of non-designated heritage assets currently identified in the Plan area, information on these can obtained by contacting the Conservation Team at Bassetlaw District Council using the following link: <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/non-designated-heritage-assets.aspx>

Figure 9: Heritage Assets



4 Sustainability Issues

- 1.1 **Table 8** below provides an overview of the sustainability issues and problems affecting Misterton that have been identified with regard to the baseline data provided in the preceding section of this document.

Table 8: Summary of Sustainability Issues

Sustainability Theme	Identified Issues
Social	<ul style="list-style-type: none"> A key role of the Plan is to deliver high quality new housing in the parish that is accessible to local people. New housing developments are however the most direct way of bringing new people into the area allowing it to grow and develop sustainably. The Plan must therefore seek to determine if local residents are happy with no new houses being allocated in the area by Bassetlaw District Council in the current Core Strategy or if they believe more is required. The location, type and style of any new housing can also be covered by the Plan if local residents express they wish to explore this. The Plan should also ensure that any new housing developed in the Parish is providing for any identified local need, such as affordable housing for first time buyers, as well as properties suitable for downsizing.
Environment	<ul style="list-style-type: none"> The Neighbourhood Plan should work to further identify and ensure the protection and enhancement of any environmental assets located in the Parish. The Bassetlaw District Council Landscape Character Area Appraisal identifies a small portion of the Plan area in Misterton as an area in poor condition with low sensitivity. The study recommended an action being to create new landscape features to improve this. This maybe something the neighbourhood plan should explore. 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.

	<ul style="list-style-type: none"> • The Neighbourhood Plan should also 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. • The Plan should also aim to preserve and enhance the PROW network in the Parish; this will improve access to important environmental assets in the Plan area.
Economic	<ul style="list-style-type: none"> • The Neighbourhood Plan should look to promote local employment opportunities in the Parish to potentially provide jobs for those unemployed, as well as providing local jobs enabling more people could walk or cycle to work rather than driving. • The Neighbourhood Plan could look to promote small scale employment developments within the village itself. This could involve allowing development providing employment opportunities adjoining the existing development boundary or providing support for the improvement of digital connectivity in the village to increase levels of residents working from home.

5 The Sustainability Framework

What is the Sustainability Framework?

- 1.1 To effectively appraise the Draft Neighbourhood Plan for Misterton, a clear, concise and effective framework is needed, one that addresses all aspects of sustainable development. These aspects are social, economic and environmental issues, although there is inevitably overlap between them. For example certain issues, such as climate change, have environmental, economic and social implications.
- 1.2 These sustainability issues have each been taken into consideration in the production of the Sustainability Framework for the Draft Plan, ensuring the Plan itself ultimately addresses all of the issues.

Developing the Neighbourhood Plan Sustainability Framework

- 1.3 The Sustainability Framework developed for Bassetlaw District Council's New Local Plan consists of a series of objectives and indicators. These have been devised with regard to both national and regional sustainability objectives and indicators, as well as to the environmental and sustainability issues assessed to be of key importance in Bassetlaw. This Framework has also been produced in line with the Strategic Environmental Assessment (SEA) Directive 2001/42/EC.
- 1.4 Full information on this Framework and their formulation can be found in the Scoping Report for the new Local Plan, which is accessible via Bassetlaw District Council's website or through using the following link:

<http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/local-plan/sustainability-appraisal.aspx>

- 1.5 For the Sustainability Appraisal of the Misterton Neighbourhood Plan the Framework that is to be used for the New Local Plan will be applied and is deemed acceptable by Bassetlaw District Council, however several amendments are required to reflect the smaller, more specific scale of the area.
- 1.6 The Vision and Objectives of the Misterton Neighbourhood Plan will be drawn up as a result of consultation with the community and taking into account the requirements of other policies and programmes identified earlier. They will be assessed against the Sustainability Objectives listed below by the Neighbourhood Plan Steering Group and officers from Bassetlaw District Council.
- 1.7 Each of the SA Objectives has been matched with detailed decision-making criteria. These criteria comprise the key questions that will be asked to ascertain whether or not the Draft Plan works towards the SA objective. The SA Objectives that will be used to appraise the sustainability of the Draft Neighbourhood Plan for the area of Misterton are therefore shown on the following page in **Table 11**.

Table 9: Sustainability Appraisal Framework

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
1 Biodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the Plan area's green infrastructure network.	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsar Sites)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves and Local Wildlife Sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, addressing deficiencies and providing green spaces that are well connected and biodiversity rich? • Will it maintain and enhance woodland cover and management? • Will it avoid damage to, and protect, Regionally Important Geological Sites? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? • Will it enhance the resilience of the natural environment to the impacts of climate change? 	Biodiversity, Fauna and Flora Human Health
2 Housing: To ensure that the Plan area's housing needs are met.	<ul style="list-style-type: none"> • Will it meet the local objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? • Will it reduce homelessness? 	Population

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
	<ul style="list-style-type: none"> Will it reduce the number of unfit homes? Will it make best use of the area's existing housing stock? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Showpeople? 	
3 Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> Will it provide a supply of flexible, good quality employment land to meet the needs of local existing businesses and attract inward investment? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it increase average income levels? Will it improve the physical accessibility of jobs? Will it support rural diversification? Will it promote a low carbon economy? Will it improve access to training to raise employment potential? Will it increase levels of qualification? Will it create jobs in high knowledge sectors? Will it promote investment in educational establishments? 	Population

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
4 Regeneration and Social Inclusion: To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> • Will it maintain and enhance community facilities and services? • Will it enhance accessibility to key community facilities and services including schools and public transport? • Will it protect and enhance the vitality and viability of the village? • Will it tackle deprivation in deprived areas and reduce inequalities? • Will it contribute to regeneration initiatives? • Will it encourage engagement in community activities? • Will it promote participation in cultural activities? • Will it enhance the public realm? • Will it align investment in services, facilities and infrastructure with growth? 	Population Human Health
5 Health and Wellbeing: To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Will it avoid locating development in locations that could adversely affect people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it increase the opportunities for physical activity and accessibility of recreational services and facilities? • Will it improve access to healthcare facilities and services? • Will it reduce health inequalities? • Will it meet the needs of the local area's ageing population? • Will it support those with disabilities? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? 	Population Human Health

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
	<ul style="list-style-type: none"> Will it reduce the fear of crime? Will it promote design that discourages crime? Will it align healthcare facilities and services with growth? 	
6 Transport: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to address highways capacity issues and reduce traffic congestion? Will it deliver investment in local transportation infrastructure and support proposals identified in the Local Transport Plan? Will it capitalise on the District's good transport accessibility, links to Robin Hood Airport and the new Worksop Bus Station? Will it help to develop a transport network that minimises the impact on the environment and public health? Will it reduce the level of freight movement by road? Will it help to enhance the connectivity of more remote, rural settlements? 	Population Human Health Air
7 Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it make best use of and reduce the amount of derelict, degraded and underused land in the Plan area? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated 	Soil Material Assets

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
	<p>sites?</p> <ul style="list-style-type: none"> Will it maintain and enhance soil quality? 	
8 Water: To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	Water
9 Flood Risk: To minimise flood risk and reduce the impact of flooding to people and property in the Plan area, taking into account the effects of climate change.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it ensure that new development does not give rise to flood risk elsewhere? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it deliver sustainable urban drainage systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? 	Climatic Factors Water
10 Air Quality: To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	Air Human Health

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
11 Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy in the area and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	Climatic Factors
12 Resource Use and Waste: To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).	<ul style="list-style-type: none"> Will it minimise the demand for raw materials and assist in maximising the use of recycled and secondary materials (including aggregates)? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilisation of mineral reserves? Will it support the objectives and proposals of the Nottinghamshire Minerals Local Plan? Will it assist or facilitate compliance with the waste hierarchy (i.e. reduce first, then re-use, recover, recycle, landfill)? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Nottinghamshire and Nottingham Waste Core Strategy? 	Material Assets

Sustainability Appraisal Objectives	Guide Questions	SEA Directive Topic(s)
13 Cultural Heritage: To conserve and enhance the area's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> • Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets? • Will it reduce the instances and circumstances where heritage assets are identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? • Will it promote local cultural distinctiveness? • Will it improve the quality of the built environment, and maintain local distinctiveness and historic townscape character in the District's towns and villages? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it provide opportunities for people to value and enjoy the area's cultural heritage? • Will it improve and promote access to buildings and landscapes of historic/cultural value? 	Cultural Heritage
14 Landscape and Townscape: To conserve and enhance the area's landscape character and townscapes.	<ul style="list-style-type: none"> • Will it conserve and enhance the area's landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it protect and enhance visual amenity? 	Landscape

- 1.9 As the sections of the Draft Plan that are to be appraised, these being the; Community Vision & Objectives and the Development Management Policies, are substantially different, in terms of both content and purpose. It is deemed necessary to adopt a differing approach to measuring the sustainability of these against the SA Objectives. The following criteria will be used to assess the level of compatibility of the Draft Plan's Vision and Objectives:

Table 12: Criteria Used to assess Vision & Objectives

Key	
Compatible	✓
Neutral / No Impact	-
Incompatible	X
Uncertain Impact	?

- 1.10 To make a more thorough assessment of their potential impacts, the Draft Plan Development Management Policies will be considered against more detailed criteria. The appraisal criteria are as follows:

Table 13: Criteria used to assess Development Management Policies

Key	
Strong Positive Impact	✓✓
Positive Impact	✓
Neutral / No Impact	-
Negative Impact	X
Strong Negative Impact	XX
Uncertain Impact	?

6 Consultation and Next Steps (Stage A5)

Consultation

- 1.1 This SA Scoping Report will now be the subject of a five week consultation with the Environment Agency, English Heritage and Natural England as the statutory environmental consultees in England. The SA Framework will then be amended and finalised in line with any comments received during this process.
- 1.2 Comments are also welcomed on the Screening Criteria methodology included in Appendix A of this document. This will be utilised to assess the sustainability and suitability of sites in the area for allocation for development in the Plan should the local community decide upon this option.

Next Steps

- 1.3 The final SA Framework will subsequently be used to appraise the Final Neighbourhood Plan. Should it be deemed necessary, a Sustainability Appraisal Report will be prepared showing the assessment of the social, economic and environmental effects of the emerging proposals on the area utilising the established SA objectives. This will be consulted on alongside the Neighbourhood Plan itself.

7 Appendix A: Screening Criteria Methodology – Site Allocations

1.1 The criteria used to assess each of the sites will be as follows:

1: Initial assessment by Bassetlaw District Council
2: Landowner support
3: Local community support
4: Compatibility with neighbouring land uses
5: Impact upon agricultural land
6: Impact upon landscape character zones
7: Impact upon built environment
8: Impact upon natural environment
9: Impact upon heritage assets
10: Impact upon existing infrastructure

1.2 Sites will be scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict.

1.3 The criteria are not ‘weighted’. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites will not be ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits).

As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community. However, there are three key criteria which would preclude sites from being allocated if they were to score a **red** light: the initial assessment made in the Site Assessment Report; the landowner being supportive of the site, and whether the local community is supportive of the proposal.

Screening criteria

1. Initial assessment made in the Site Assessment Report

1.4 The initial assessment of sites made through the Site Assessment Report process will be a key factor in determining the suitability of a site to be allocated in Misterton’s Neighbourhood Plan for housing. The initial assessment highlights if there are any constraints to the development, as summarised below:

The site WOULD BE suitable for housing based on the consultation comments received through the Site Assessment Report	G
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report	A
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report – but there is a restriction on the numbers of houses (maximum capacity is shown in brackets)	A (5)
The site WOULD NOT be supported based on the consultation comments received through the Site Assessment Report	R

2. Is the landowner supportive of developing the site?

- 1.5 Ensuring that the landowner of the site is willing and able to bring the site forward for development is a key consideration when determining which sites should be allocated through the Neighbourhood Plan process.
- 1.6 Engaging with landowner is part of the Site Selection process and all landowners will be invited to discuss their site and any potential issues with the site coming forward. It is fundamental to establish whether the site can be released for development (such as is there a long term lease on the site or a restrictive covenant which would prevent the site being developed) and the willingness of the landowner to do so.
- 1.7 Feedback from each landowner will be a major factor when determining the preferred sites. Without the landowner's support, it is unlikely that the site will come forward and therefore will have a significant impact on the delivery of the Neighbourhood Plan's aspirations.
- 1.8 Sites will therefore be assessed as follows:

The landowner is in favour of the development taking place	G
There are some concerns about the land ownership or uncertainty	A
No comments were expressed from the landowner/no known issues	W
There are strong concerns about the land ownership or the likelihood of the site coming forward.	R

3. Is the local community supportive of the development of the site?

- 1.9 Public opinion¹⁰, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process, which is strengthened further within Neighbourhood Planning. As such, on-going public consultation is integral to the continued preparation of the Plan.

¹⁰ For the purposes of preparation of the Neighbourhood Plan, public opinion comprises only formal written comments and others that have been recorded throughout consultation on the Plan.

- 1.10 The level of support expressed by respondents to consultation for or against a particular site, is a significant factor in the decision-making process of the preparation of a Neighbourhood Plan. It will be particularly important where there are a number of sites in the Plan area between which it is difficult to decide or which have equal 'scores'.
- 1.11 It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been published, they will be considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan.
- 1.12 Consultation responses on each site will be considered as follows (taking account of the fact that some sites may have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use	G
A balance of views were expressed for the development of the site for the proposed use	A
No comments were expressed about the development of the site for the proposed use	W
A majority of respondents expressed an objection to the development of the site for the proposed use	R

- 1.13 Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. Attention will be paid to the nature of community views and whether they are related chiefly to factors that can be overcome by the development (e.g. upgrades to the highways network; new school provision; etc.), rather than 'in principle' objections.

4. Will development of the site be compatible with existing and/or proposed neighbouring land uses?

- 1.14 From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa. Sites will be classified as follows:

Is compatible with existing and proposed uses	G
Likely to be compatible with existing and proposed uses	A
Likely to be incompatible with existing and proposed uses	R

5. Will the site result in the loss of best and most versatile agricultural land?

- 1.15 Natural England's Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under Schedule 5 of the Development Management Procedure Order¹¹ Natural England must be consulted for single (individual) applications for the following:

'Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more' (Schedule 5, para. x).

- 1.16 Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).
- 1.17 The National Planning Policy Framework (NPPF) states (para. 112) that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'

- 1.18 Bassetlaw District Council acknowledge that the rural character of Bassetlaw as being one of the District's most distinctive and valued features. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Plan should seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use.
- 1.19 Because data to distinguish between grade 3a and 3b land across Bassetlaw is currently unavailable, sites located on grade 3 land will be categorised as **amber**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use.
- 1.20 Sites will be assessed as follows:

¹¹ The Town and Country Planning (Development Management Procedure) (England) Order 2010

No impact on agricultural land	G
Impact on grades 3, 4 or 5 agricultural land	A
Impact on grades 1 or 2 agricultural land	R

6. Is the site in a landscape character Policy Zone that should be conserved?

- 1.21 The importance of protecting the District's landscape character is recognised in Bassetlaw District Council's Core Strategy Development Management Policy DM9.
- 1.22 Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment¹² assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

Policy Zone Category	Recommended Landscape Actions
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

- 1.23 Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features).

¹² Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

1.24 The sites will be assessed as follows:

In Policy Zone 'Create'	G
In Policy Zone 'Restore and Create'	G
In Policy Zone 'Reinforce and Create'	G
In Policy Zone 'Reinforce'	A
In Policy Zone 'Restore'	A
In Policy Zone 'Conserve and Create'	A
In Policy Zone 'Conserve and Restore'	R
In Policy Zone 'Conserve and Reinforce'	R
In Policy Zone 'Conserve'	R
No relevant Policy Zone – site lies within an urban area	W

7. Will the development detract from or enhance the existing built character of the neighbourhood?

- 1.25 Many settlements within Bassetlaw have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor quality streetscape.
- 1.26 Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations, offer better connectivity/legibility.
- 1.27 Sites will be assessed as follows:

Likely to complement the existing built character/character areas	G
Likely to lead to the existing character of the locality being slightly altered	A
Likely to detract from the existing built character as a standalone development	R

8. Will the development detract from or enhance the Natural Environment of the neighbourhood?

- 1.28 The existence of sites within the plan area that have formal designations such as Local Wildlife Site or Sites of Special Scientific Interest will be assessed. If any such sites exist, and are within or adjoining potential allocations, these would be assessed as not suitable in the Site Assessment Report.
- 1.29 Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas and forms an important part of the Natural Environment. The development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

1.30 In line with the District Council's Core Strategy Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities), while it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species' populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities were considered through the screening process, taking into account all information that is available.

1.31 Sites will be assessed as follows:

Likely to enhance the Natural Environment	G
Unlikely to detract from or result in significant loss of Natural Environment	A
Likely to detract from or result in significant loss of Natural Environment	R
No designations nearby	W

9. Will the site impact upon identified heritage assets (including setting)?

1.32 Some sites that determined to have a significant adverse impact on identified heritage assets within the original Site Assessment Report may be discounted at the outset. A further assessment of remaining sites will be made at this stage to ensure any harmful impacts as well opportunities to enhance assets are identified.

1.33 Identified heritage assets include: Listed Buildings; scheduled monuments; war memorials; historic wreck sites; parks; historic gardens; conservation areas, archaeological sites as well as non-designated heritage assets (a list of which is maintained by Bassetlaw District Council).

1.34 Sites will be assessed as follows:

Site has no negative impact or offers potential to enhance identified heritage assets	G
Some likely harmful impacts, however these can be mitigated	A
Likely harmful impacts, mitigation unlikely to resolve this	R
Site has no impact upon identified heritage assets	W

10. What impact would developing the site have on existing infrastructure?

1.35 This criterion assesses the impact of new development on local infrastructure, including potential improvement and harm.

1.36 Sites will be assessed as follows:

Site offers potential to enhance local infrastructure	G
Likely harmful impacts on local infrastructure which is likely to be mitigated	A
Likely harmful impacts on local infrastructure which is unlikely to be mitigated	R
Site has no impact upon existing infrastructure, services and facilities	W