

Everton Neighbourhood Development Plan (NDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

June 2018

Everton Parish Council

With assistance from



1.0 INTRODUCTION

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 1.2 This Basic Conditions Statement sets out how the Everton NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely the Everton Parish Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2017 to 2034 (the same period as the emerging Bassetlaw Plan).

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Everton Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Everton Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Bassetlaw District Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Everton Neighbourhood Plan does not undermine the strategic policies of Bassetlaw District Council. The Plan aims to support these policies by protecting the natural environment and built heritage assets, allocating housing sites around the village to support appropriate housing growth, supporting local business growth and the rural economy, providing a broad framework to support future investment in improved local community and recreational facilities, promoting improved connectivity and accessibility with the Parish, and requiring development to be designed to reduce flood risk.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Everton Submission Neighbourhood Development Plan

<p>NPPF Core Planning Principle</p>	<p>Regard that the Everton Neighbourhood Development Plan has to guidance</p>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance.</p> <p>It will provide a framework to ensure that development is genuinely plan-led, and by involving the local community in shaping its policies and proposals through extensive consultation and engagement activities, the Plan has provided local people with an opportunity to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed through a thorough approach to community engagement. The Plan sets out a positive vision for the Parish up to 2034.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of policies (15 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan has been prepared taking into careful consideration the results of various public consultation processes. These included the concerns of local residents about the design, scale and type of new housing in the village. Plan policies have been prepared to help ensure new housing development is sympathetic to the existing context, rather than generic in character and is of a high quality.</p>

NPPF Core Planning Principle	Regard that the Everton Neighbourhood Development Plan has to guidance
	In addition the NDP seeks to provide a positive planning framework for emerging proposals from the Metcalfe Trust including a new village hall / sports club type facility which would provide improved opportunities for enhancing physical and mental health and well being.
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The Everton NDP recognises that Everton Parish includes a range of local businesses which together contribute towards a diverse and thriving local economy. The Plan supports appropriate economic development which is in keeping with Everton Parish’s rural location, setting and historic character and surrounding land uses.</p> <p>The need for improved communication technologies in the area is recognised in the NDP and faster broadband and better mobile phone reception should support business growth.</p> <p>The proposed target for housing growth and site allocations for new housing have been prepared in close consultation with Bassetlaw District Council. The proposed growth of the village is in line with the Objectively Assessed Housing Need identified in the evidence base for the District’s emerging new Local Plan.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan sets out policies to protect and enhance local character and ensure that amenity is protected. Policies encourage high quality design in new development.</p>

NPPF Core Planning Principle	Regard that the Everton Neighbourhood Development Plan has to guidance
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Everton Neighbourhood Plan has been prepared taking into consideration a series of different character areas including 2 character areas in the Conservation Area identified in the Conservation Area Appraisal and Management Plan, and a number of other Character Areas around the village and outside the boundary of the Conservation Area.</p> <p>The Plan seeks to protect the surrounding local landscape character and biodiversity. A policy on green infrastructure seeks to identify and enhance green infrastructure in the parish, recognising the multiple functions of GI networks.</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>Everton NDP includes policies to guide development to lower areas of flood risk and to reduce the overall level of flood risk in the area through the layout and form of the development, and use of SuDS.</p> <p>Policies encourage the incorporation of sustainable design and energy efficiency measures in new housing to help tackle climate change and reduce fuel poverty.</p> <p>Policies encourage schemes to incorporate energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency.</p> <p>Policies also support carefully sited and designed renewable energy schemes.</p>

NPPF Core Planning Principle	Regard that the Everton Neighbourhood Development Plan has to guidance
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Plan aims to help protect local biodiversity and green infrastructure networks. Schemes are encouraged to minimise light pollution.</p> <p>Schemes that encourage walking and cycling (and therefore reduce reliance on the car) are identified in an appendix as potential projects for which CIL / developer contributions will be sought.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>Housing policies support the conversion, re-use or extension of existing buildings.</p> <p>Proposals which include the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside are encouraged for economic uses.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan promotes a green infrastructure approach to new development.</p> <p>Plan policies encourage development to protect and enhance existing green infrastructure assets and to support the creation of new multi-functional green infrastructure networks.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan summarises the historical development of the parish and village and makes reference to the Conservation Area and other heritage assets including listed buildings, an unregistered park and garden and non-</p>

NPPF Core Planning Principle	Regard that the Everton Neighbourhood Development Plan has to guidance
	designated heritage assets. Policies protect archaeology and the conservation area and its setting from inappropriate development.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	<p>The Submission Neighbourhood Plan supports measures which promote walking and cycling and improve pedestrian safety. Policy E3 encourages a GI approach encouraging opportunities to extend existing footpath and cycle networks into new residential and employment areas and the open countryside to facilitate sustainable travel options.</p> <p>Various proposals are included in an appendix and identified as projects which may require support from developer contributions and other sources of funding.</p>
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	<p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and support investment in community and recreational facilities to enhance local wellbeing. Policies promote energy efficiency in new housing as part of measures to address fuel poverty.</p> <p>The Plan includes a policy supporting the provision of a new or extended cemetery.</p>

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 24 Listed Buildings in the Neighbourhood Plan area, as well as an unregistered park and garden and several non-designated heritage assets of local interest which have been identified by Bassetlaw District Council. The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the town through Policies E4 and E5.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has a Conservation Area and this is referred to in Policy E5.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Everton Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Everton Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	<p>The Submission Neighbourhood Plan seeks to support local business and employment provision. By supporting significant housing growth as identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.</p>
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects community facilities and provides a supportive framework for investment in community facilities including a new village hall and sports pavilion, and therefore promotes health and well-being.</p> <p>The proposed housing site allocations and supporting policies promote a mix of house types and tenures with an emphasis on providing smaller properties and more housing for older people.</p> <p>The need for greater energy efficiency is also recognised in the Plan in relation to the need to address local fuel poverty issues.</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect landscape character, local wildlife and biodiversity and green infrastructure.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the Parish’s identity.</p>

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Bassetlaw Core Strategy and Development Management Policies DPD Adopted December 2011. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from this Local Plan. Note is also made of the emerging strategy set out in the Initial Draft Bassetlaw Plan 2016.

Table 3 Conformity with Strategic Local Planning Policy

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Policy E1 Protection of the Landscape</u></p> <p>Landscaping proposals should take into consideration the relevant local guidance set out in the latest Landscape Character Assessment for Bassetlaw. Historic Boundaries Schemes should demonstrate how any existing drainage ditches, hedgerow</p>	<p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>C. Landscape Character New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be</p>	<p>Proposed Policy Approach:</p> <p>Landscape</p> <ul style="list-style-type: none"> - Seek to manage the cumulative impact of development on the character of the countryside over time; - Protect the separate identity of settlements and the intrinsic quality of the countryside (including its built and natural heritage); - Only support development outside of the established built form of settlements where they are identified as being suitable for growth in 	<p>Policy DM9 requires proposals to be sensitive to their landscape setting and refers to the Bassetlaw Landscape Character Assessment.</p> <p>NDP Policy E1 refers to the latest Landscape Character Assessment for Bassetlaw which identifies the landscape character policy zones.</p> <p>NDP Policy E1 includes more detailed design guidance drawn from the relevant policy zones including references to drainage ditches, field boundaries, and field patterns.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>field boundaries and historic field patterns have been retained and enhanced and incorporated into landscaping proposals (see Appendix I). Green Gaps (See Map 2 Everton NDP Policies Map) The openness of the green gaps between Everton village and Harwell, and Everton village towards the hamlet of Drakeholes, and Everton village towards Mattersey as far as the junction with Eel Pool Road, should be regarded as open countryside, and preserved to prevent built up areas from merging, and to ensure</p>	<p>expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p>	<p>the hierarchy of the spatial strategy; - Promote development that is sensitive to its setting, in line with the local recommendations made for each Policy Zone in the Bassetlaw Landscape Character Assessment; - Encourage applicants to give careful consideration to how existing landscape features may be utilised and integrated within development proposals.</p>	<p>The Policy also includes more locally relevant guidance to protect the Everton's distinctive qualities including the green gap between settlements, encouraging new buildings in the countryside to adjoin existing settlements and requiring agricultural buildings to be designed and sited sensitively in this largely low lying rural area.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
individual settlements remain distinct.			
<p><u>Policy E2 Type and Location of Development in the Countryside</u></p> <p>Where new development outside the village of Everton is demonstrated to be acceptable it should, where possible, adjoin the existing built form of hamlets, farmsteads or other dispersed groups of buildings. New agricultural and commercial buildings and structures should be sited and designed sensitively. They should be sited where possible to avoid breaking the skyline when viewed from public rights of</p>	<p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>C. Landscape Character New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p>	<p>Proposed Policy Approach:</p> <p>Landscape</p> <ul style="list-style-type: none"> - Seek to manage the cumulative impact of development on the character of the countryside over time; - Protect the separate identity of settlements and the intrinsic quality of the countryside (including its built and natural heritage); - Only support development outside of the established built form of settlements where they are identified as being suitable for growth in the hierarchy of the spatial strategy; - Promote development that is sensitive to its setting, in line with the local recommendations made for each Policy Zone in the Bassetlaw Landscape Character Assessment; 	<p>Policy DM9 requires proposals to be sensitive to their landscape setting and refers to the Bassetlaw Landscape Character Assessment.</p> <p>NDP Policy E2 encourages new buildings in the countryside to adjoin existing settlements and requires agricultural buildings to be designed and sited sensitively in this largely low lying rural area.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>way, and should minimise adverse visual impacts on the settings of nearby heritage assets through appropriate screening and landscaping using local native species. Larger buildings should be “broken up” using a change in materials or colour or a break in the roof span.</p>		<p>-</p> <p>Encourage applicants to give careful consideration to how existing landscape features may be utilised and integrated within development proposals.</p>	
<p><u>Policy E3 Protecting and Enhancing Biodiversity</u></p> <p>Appropriate development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them will be supported.</p>	<p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>B. Biodiversity and Geodiversity Development proposals will be expected to take opportunities to restore or enhance habitats and species’ populations and to demonstrate that they will not adversely affect or result in the</p>	<p>Proposed Policy Approach: Biodiversity & Geodiversity Development Management policies in the emerging plan will be designed to ensure that:</p> <ul style="list-style-type: none"> - New development in the district that will conserve, and where possible restore or enhance, biodiversity will be supported, subject to other planning policy considerations; - Provision of new and enhancement of existing open spaces in close proximity to new 	<p>Policy DM9 expects development proposals to restore or enhance habitats and species.</p> <p>NDP Policy E3 supports development proposals which conserve and enhance biodiversity and proposes that where there are unacceptable impacts development proposals should be refused.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>Development proposals should promote preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations where applicable. This could include for instance the incorporation of roosting opportunities for bats or the installation of bird nest boxes and swift boxes as part of any new development proposal. Development proposals that cannot avoid (through locating an alternative site with less harmful</p>	<p>loss of features of recognised importance, including:</p> <ul style="list-style-type: none"> i. Protected trees and hedgerows; ii. Ancient woodlands; iii. Sites of Special Scientific Interest (SSSI); iv. Regionally Important Geodiversity Sites; v. Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC)); vi. Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and vii. Protected Species. <p>Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the</p>	<p>developments will help alleviate recreational pressure;</p> <ul style="list-style-type: none"> - Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless: <ul style="list-style-type: none"> - the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest; - it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and - measures can be provided (secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development. 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>impacts), adequately mitigate, or, as a last resort, compensate for the loss of a locally or nationally identified site of biodiversity value will be refused.</p>	<p>use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.</p>	<p>The habitats and species of importance to biodiversity and sites of geological interest considered in relation to the above comprise:</p> <ul style="list-style-type: none"> - Sites of Special Scientific Interest (SSSIs); - Legally protected species; - Local Wildlife Sites (LWSs); - Regionally Important Geological Sites (RIGS); - Local Nature Reserves (LNRs); - Priority habitats and species listed in the national and local Biodiversity Action Plans; - Ancient woodland; - Protected trees and hedgerows; - Aged and veteran trees, and hedgerows; and - Features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species. 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.	
<p>New development should protect and where possible enhance existing green infrastructure assets. Development which delivers the creation of new multi-functional green infrastructure will be supported. These networks should contribute towards ecological enhancements, flood risk and water quality management, and enhance the landscape and historic character of</p>	<p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>A. Green Infrastructure Development proposals will be expected to support the Council’s strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council’s Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Particular support</p>	<p>Proposed Policy Approach: Green Infrastructure - Support for proposals that will further the development of strategic Green Infrastructure projects, including the Sherwood and Trent Valley Landscape Partnerships, supported by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership, along with the Idle Valley Living Landscape project; - Support for provision of multifunctional green spaces including but not limited to: - Recreational space for local communities and/or specific sports and leisure activities;</p>	<p>Policy DM9 expects proposals to support delivery, protection and enhancement of GI. The River Idle Project is identified as a project which proposals are encouraged to support.</p> <p>NDP Policy E4 requires development to protect and enhance existing GI assets in the Parish and these are identified on a map. NDP Policy E4 provides some local detail about existing GI networks in the Parish and refers to woodlands and watercourses around the River Idle. Developments are encouraged to take opportunities to extend</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Policy E4 Green Infrastructure</u></p> <p>New development should protect and where possible enhance existing green infrastructure assets. Development which delivers the creation of new multi-functional green infrastructure will be supported.</p> <p>These networks should contribute towards ecological enhancements, flood risk and water quality management, and enhance the landscape and historic character of Everton Parish. Proposals should demonstrate how these networks will be achieved and</p>	<p>will be given to proposals that will further the development of: The Idle Valley Project; The Trent Vale Partnership; Sherwood Forest Regional Park.</p> <p>Development proposals will be expected to demonstrate, in line with the Council's Green Infrastructure work, that:</p> <p>i. they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;</p> <p>ii. where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;</p> <p>iii. where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat; and</p>	<ul style="list-style-type: none"> - Increased flood storage capacity in areas demonstrated to be at risk of flooding; - BAP habitat creation, restoration or enhancement schemes; - Landscape buffers or screening for other forms of visually prominent development; - Improved pedestrian and cycle accessibility and connectivity; - Regeneration of previously developed land in and around Worksop and Retford town centres - Focused measures to create and enhance Green Infrastructure as part of residential and other development allocations; - Where there are clear opportunities to do so, make connections to existing defined nodes and corridors; - Promoting development of green corridors that provide connectivity for people and wildlife. 	<p>existing footpath and cycle networks to green corridors.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>maintained in perpetuity.</p> <p><u>Woodland</u> Indigenous woodland should be a key feature of landscaping schemes, providing linkages between areas of existing woodland. Woodlands schemes should be designed to achieve a high level of multi-functionality, deterring antisocial use.</p> <p><u>Walking and Cycling Routes and Bridleways</u></p> <p>Opportunities should be taken to extend existing footpath and cycle networks into</p>	<p>iv. they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure.</p> <p>Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.</p>		

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>the open countryside.</p> <p>Wherever possible, footpaths, bridleways and cycleways should be linked to green corridors, neighbouring amenities and communities to enhance their multi-functionality.</p>			
<p><u>Policy E5</u> <u>Archaeology</u></p> <p>Development proposals in areas shown on Map 8 and in areas on maps in the Nottinghamshire Historic Environment Record (HER) for Everton Parish, must take account of known surface and subsurface</p>	<p>POLICY DM8: THE HISTORIC ENVIRONMENT</p> <p>Support will be given to development proposals ... that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals ... for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage</p>	<p>Proposed Policy Approach</p> <ul style="list-style-type: none"> -Maintain a presumption against development, alterations, advertising or demolition that would be harmful to a heritage asset. - Adopt a policy that seeks to enhance heritage assets and their settings. - Adopt a weighted approach to heritage assets ensuring that designated heritage assets have greater protection over non- 	<p>Policy DM8 includes “Areas of archaeological interest” within the definition of heritage assets and requires proposals to be in line with any archaeological reports.</p> <p>NDP Policy E5 requires development proposals in areas identified on maps in the HER to take account of archaeology.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.</p> <p>In all instances the Nottinghamshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.</p>	<p>assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies. ...</p> <p>A. Definition of Heritage Assets Designated heritage assets in Bassetlaw include:</p> <ul style="list-style-type: none"> i. Listed Buildings (including attached and curtilage structures); ii. Conservation Areas; iii. Scheduled Monuments; and iv. Registered Parks and Gardens. <p>Non-Designated assets in Bassetlaw include:</p> <ul style="list-style-type: none"> v. Buildings of Local Interest vi. Areas of archaeological interest; vii. Unregistered Parks and Gardens; and viii. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment. 	<p>designated heritage assets in relation to alterations.</p> <ul style="list-style-type: none"> - Adopt a clear criteria based policy for the demolition of non-designated heritage assets. - Maintain a need for heritage statements to identify the significance of the heritage asset affected. - Maintain a policy that ensures that the significance of the heritage asset is central to the decision making. - Continue to ensure that background documents, evidence, appraisals and relevant studies are researched, written and available and inform decision making. - Continue to ensure that Bassetlaw Heritage Mapping is publically accessible. - Proactively seek to protect heritage assets and their setting by early identification through thematic projects. - Adopt a positive strategy for buildings at risk and continue to monitor them. 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
	<p>B. Development Affecting Heritage Assets</p> <p>There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.</p> <p>Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.</p> <p>The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage</p>	<p>- Maintain heritage asset type specific policy for those most at risk, i.e. shopfronts.</p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
	assets will be expected to consider: i. Scale; ii. Design; iii. Materials; iv. Siting; and v. Views away from and towards the heritage asset. ...		
<p><u>Policy E6 Protecting the Conservation Area and its Setting</u></p> <p>Proposals for new development and alterations to existing buildings in or adjacent to, and impacting on, the Everton Conservation Area will be required to demonstrate careful consideration of any potential impacts on the setting of the conservation area, and other nearby</p>	<p>POLICY DM8: THE HISTORIC ENVIRONMENT</p> <p>As above.</p>	<p>As above.</p>	<p>Policy DM8 includes “Conservation Areas” within the definition of heritage assets and requires proposals to have regard to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:</p> <p>i. Scale; ii. Design; iii. Materials; iv. Siting; and v. Views away from and towards the heritage asset.</p> <p>NDP Policy E6 requires proposals to demonstrate</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>heritage assets above or underground, and to put in place measures to avoid or minimise impact or mitigate damage.</p> <p><u>Significance of the Heritage Asset</u> Proposals will be required to describe the significance of any heritage assets affected, including any contribution made by their setting. Development proposals should protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>			<p>careful consideration of any potential impacts on the setting of the conservation area, and to reflect the scale, mass, height and form of existing locally characteristic buildings. Design details and materials should be chosen to be harmonious with neighbouring properties.</p> <p>The Policy refers to the 2 identified character areas of Church of Holy Trinity and Gainsborough Road. Designs are encouraged to be locally appropriate in terms of detailing and materials.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Appropriate Scale and Design</u> Overall, development must reflect the scale, mass, height and form of existing locally characteristic buildings, and design details and materials should be chosen to be harmonious with neighbouring properties. Contemporary and sustainable designs will be acceptable where they are of exceptional quality and where they clearly demonstrate that they are appropriate to their context.</p> <p><u>Character Areas</u> Special attention should be paid to the 2 identified</p>			

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>character areas of Church of Holy Trinity and Gainsborough Road. Designs are encouraged to be locally appropriate in terms of detailing and materials.</p>			
<p><u>Policy E7 Encouraging High Quality Design</u></p> <p>New development should demonstrate a positive approach to design. In particular, development schemes should incorporate the following design principles:</p> <ol style="list-style-type: none"> 1. Schemes should be of a scale, mass and built form which respond to the characteristics of the site and its 	<p>POLICY DM4: DESIGN AND CHARACTER</p> <p>B. General Design Principles</p> <p>Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below:</p> <p><i>i. Local character and distinctiveness</i></p> <p>New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or</p>	<p>Proposed Policy Approach</p> <ul style="list-style-type: none"> - Require a legible approach to architecture where new development is clearly identifiable with the decade in which it is built, or is positively reminiscent of the era that it seeks to emulate. - Require new development to respond to the character and pattern of its surroundings, paying attention to whether the site is urban, suburban or rural in character. - Require strategic sites on the edge of settlements to demonstrate how they address the urban-rural interface. - Encourage sites in gateway/landmark locations to 	<p>Policy DM4 requires development to be of high quality design taking into account local character and distinctiveness, architectural quality, public realm, accessibility, amenity and carbon reduction.</p> <p>NDP Policy E7 encourages development to incorporate a number of design principles including a positive response to the characteristics of the site, use of height scale and form which consider visual amenities and landscape views, use of local materials, provision of distinctive</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>surroundings within the identified character areas on Map 11 and which are described in Appendix VIII.</p> <p>2. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenity of the street scene and impact on any significant wider landscape views.</p> <p>3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building.</p>	<p>building/plot sizes and forms; density; and landscape character.</p> <p><i>ii. Architectural quality</i> New development should respect its context, without resorting to negative pastiche³¹ architecture, in terms of density, height, scale, mass, materials and detailing. Developments in prominent positions at ‘gateways’ to settlements or town centres will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of place.</p> <p><i>iii. Public realm</i> New development should support stimulating and safe streets and public spaces, with active frontages at ground level to public spaces; have appropriate landscaping and boundary treatments (retaining historic walls and hedgerows); integrate crime prevention measures where this will not compromise the other principles</p>	<p>adopt bold and distinctive architecture.</p> <ul style="list-style-type: none"> - Require proposals to demonstrate how they are integrated with existing built and natural forms in terms of layout, access to green infrastructure and access to cycling and walking networks. - Encourage greater use of non-traditional construction methods, including modular construction and more environmentally sustainable materials. - Require developments to show how they respond to development briefs where they are produced for particular sites. 	<p>character and protection of local amenity.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>4. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Where possible, locally appropriate materials should be used such as red brick and clay tiles, however proposals should not result in negative pastiche.</p> <p>5. Where planning permission is required, extensions must be small in scale and subordinate to the original building.</p> <p>6. Proposals for new housing should not feature generic</p>	<p>of good design; and provide useable and functional open space.</p> <p><i>iv. Accessibility</i> New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.</p> <p><i>v. Amenity</i> New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.</p>		

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>schemes, but demonstrate how they take account of the locally distinctive character of the area in which they are to be sited.</p> <p>7. Light pollution should be minimised wherever possible and street and security lighting designed to be appropriate, unobtrusive and energy efficient. Innovative new designs that would improve energy efficiency will be supported.</p> <p>8. In larger schemes where groups of several houses are proposed, the creation of focal</p>	<p><i>vi. Carbon reduction</i> New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.</p> <p>Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District</p>		

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>points and through routes should be provided to enhance permeability and create a sense of place.</p> <p>In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.</p>	<p>Council and Bassetlaw’s Landscape Character Assessment. Where there is obvious tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.</p>		
<p><u>Policy E8 Housing within Everton Parish</u></p> <p>Around 40 new homes should be provided in the plan area during the lifetime of the plan. The majority of these (around 21 houses) will be provided</p>	<p>POLICY CS1: SETTLEMENT HIERARCHY</p> <p>The distribution of new development in Bassetlaw, over the period covered by this Core Strategy, will be in accordance with the aims of the settlement hierarchy (i.e. to ensure that the scale of new development is appropriate in relation to the size, function and regeneration opportunities of each tier). It will contribute to the achievement of the</p>	<p>Strategic Proposal 1: Bassetlaw’s Spatial Hierarchy</p> <p>The proposed hierarchy for Bassetlaw does not operate as a rank of independent settlements. Instead it takes into account the current role and potential of all Bassetlaw’s settlements and land within a wider, connected spatial context. It is the relative</p>	<p>Policy CS1 identifies Everton as a Rural Service – a suitable location for limited rural growth. (The housing numbers are considered to be out of date.)</p> <p>Policy CS8 sets out that in these centres development should be of a scale appropriate to the current size and role of that settlement.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>through site allocations under Policy E9. In addition some further limited infill development and small scale sites (of 10 or fewer dwellings) adjacent to the existing built form of Everton village will be supported. Development proposals will be supported where:</p> <ol style="list-style-type: none"> 1. They relate well to the immediate local context and neighbouring buildings, and have strong visual and physical linkages to surrounding residential 	<p>visions for each place as set out in policies CS2 to CS9. ...</p> <p>Everton is identified as a RURAL SERVICE CENTRE.</p> <ul style="list-style-type: none"> - Rural settlements offer a range of services and facilities, and the access to public transport, that makes them suitable locations for limited rural growth (Policy CS8). <p>(The Residual housing requirement from remaining plan period (2010-28) is 599 – see Table 4.1: Housing Growth Target but this figure is considered to be out of date.)</p> <p>POLICY CS8: RURAL SERVICE CENTRES Any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local</p>	<p>sustainability of settlements and land when considered in this spatial context that informs the suitability for planned growth in each tier. Therefore each of the defined tiers will support a different scale of growth relative to its role and sustainability.</p> <p>Everton falls within:</p> <p>4. Rural Bassetlaw’s Functional Clusters: sustainable rural settlements Functional Clusters represent localised rural networks of mutually supportive settlements that share services and a strong functional geography. The Clusters of settlements are constructed at a local scale, focused on day-to-day needs served by facilities and services provided collectively between settlements within reasonable travel distance of one another.</p>	<p>NPD Policy E8 sets out general criteria to guide new housing development in Everton. The NDP does not identify a settlement boundary for the village as this approach is not supported by Bassetlaw DC in the emerging new Draft Bassetlaw Plan. Instead NDP Policy E8 presents a positive approach to housing growth in the Parish in line with Everton’s identity as a defined Rural Settlement in Everton and Mattersey Cluster.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>areas, taking account of the character areas identified and described in the Conservation Area Appraisal and Appendix VIII; and</p> <p>2. They adjoin the existing built form of Everton village; and</p> <p>3. Schemes are small to medium in scale.</p> <p>Development should not lead to the loss</p>	<p>employment, community services and facilities. The following settlements are classed as Rural Service Centres: Everton</p> <p>A. Housing Up to 10% (599 houses) of the District's housing requirement will be delivered in the Rural Service Centres through existing permissions and allocations in the Site Allocations DPD, for the plan period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.</p> <p>All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of affordable housing targets as set out in the table below. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing</p>	<p>Table 3: Everton and Mattersey Cluster</p> <p>Defined rural settlements: Everton, Mattersey, Scaftworth</p> <p>5. Wider Rural Bassetlaw: dispersed settlements, land and isolated buildings All rural settlements that are not included within a functional cluster are considered to be relatively isolated from day-to-day community facility and service provision. However these rural areas, collectively with a population of around 9,000 people, are home to many of Bassetlaw's distinctive living and working landscapes, including successful farming businesses and remain a fundamental part of the District's future.</p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>of community or recreation facilities or local employment opportunities. Where such loss is unavoidable, suitable alternative provision should be made.</p> <p>Suitable access should be provided linked to existing local vehicular, pedestrian and cycle networks to facilitate sustainable travel options.</p> <p>All proposals for new housing will be required to follow a sequential approach to ensure development is steered to areas at a lower risk of flooding wherever possible.</p>	<p>elsewhere within the rural areas of Bassetlaw.</p> <p>Where no alternative sites are available within Development Boundaries, proposals for affordable housing schemes, of a scale appropriate to the size and role of the settlement, will be supported on sites outside of, but adjoining, these Boundaries where local need is proven and explicit community support is demonstrated.</p>	<p>Proposed Policy Approach</p> <ul style="list-style-type: none"> - Set an annual target of 435 net dwelling completions per annum and an overall target for the plan period of 6525 new dwellings. - Set a windfall target for the Functional Clusters tier of the Hierarchy. - Allocate sufficient sites to provide choice and flexibility and to ensure the delivery of sufficient housing over the plan period. - Allocate a mix of sites in line with the proposed Spatial Strategy. 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Policy E9 Site Allocations for New Housing Development in Everton Parish</u></p> <p>The following sites shown on Map 2 Everton NDP Policies Map and Map 14 below are allocated for housing development.</p> <p><u>Site 1: Land north of Pinfold Lane, Harwell (NPO1)</u></p> <p><u>Site 2: Land at Hall Farm, Gainsborough Road, Everton (NP10)</u></p> <p><u>Site 3: Land at The Willows, Gainsborough Road (NP11)</u></p>	<p>POLICY CS1: SETTLEMENT HIERARCHY As above.</p> <p>POLICY CS8: RURAL SERVICE CENTRES As above.</p>	<p>Strategic Proposal 1: Bassetlaw’s Spatial Hierarchy As above.</p> <p>Housing Growth - Proposed Policy Approach</p> <ul style="list-style-type: none"> - Set an annual target of 435 net dwelling completions per annum and an overall target for the plan period of 6525 new dwellings. - Set a windfall target for the Functional Clusters tier of the Hierarchy. - Allocate sufficient sites to provide choice and flexibility and to ensure the delivery of sufficient housing over the plan period. - Allocate a mix of sites in line with the proposed Spatial Strategy. <p>Strategic Proposal 5: Rural Bassetlaw’s Functional Clusters - Sustainable Rural Settlements</p>	<p>Policy CS1 identifies Everton as a Rural Service – a suitable location for limited rural growth. (The housing numbers are considered to be out of date.)</p> <p>Policy CS8 sets out that in these centres development should be of a scale appropriate to the current size and role of that settlement.</p> <p>NDP Policy E9 identifies a number of proposed site allocations for new housing in Everton. The site allocations have been included following call for sites exercises, a technical site assessment process and community consultation. This approach provides a positive approach to growth in line with the emerging Draft Bassetlaw Plan Strategic Proposal 5 and should allow for a growth figure for Everton of around 20%. The proposed sites are</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p>Principles for Development and Growth</p> <ul style="list-style-type: none"> - Support appropriate organic housing growth in Defined Rural Settlements with the aim of enhancing rural sustainability. -Work alongside Neighbourhood Plans to: <ul style="list-style-type: none"> - Support the delivery of their site allocations, - Acknowledge where there are clear aspirations for growth and how they can contribute to the strategic objectives of the Bassetlaw Plan. - If necessary to meet the overall housing target for Bassetlaw, allocate sites in Defined Rural Settlements. These allocations may sit alongside allocations in existing or emerging Neighbourhood Plans. <p>Support opportunities for the creation of new community</p>	<p>considered to meet criteria a) to l) and are supported by Bassetlaw District Council.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p>infrastructure, facilities and services.</p> <ul style="list-style-type: none"> - Require the retention of community facilities and services unless it can be satisfactorily demonstrated to be no longer economically viable. - Support opportunities for economic development proportionate to the scale and role of defined rural settlements. - Remove existing development boundaries and replace with a range of comprehensive policy criteria, allowing for a more refined qualitative approach to decision making. New development will be supported where it meets all of the following criteria: <ul style="list-style-type: none"> a) The site is in or adjacent to the existing developed footprint* of the settlement; and b) It would not result in coalescence with any neighbouring settlement; and 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p>c) It would not have an unacceptable adverse impact on the character and appearance of the surrounding countryside; and</p> <p>d) The proposal is of a scale and in a location that is in keeping with the core shape and form** of the settlement and will not adversely harm its character and appearance; and</p> <p>e) The site retains where possible or mitigates for changes to natural boundaries such as trees, hedgerows, embankments, water courses and drainage ditches; and</p> <p>f) The site conserves and enhances heritage assets and their settings; and</p> <p>g) The site conserves and enhances environmental characteristics; and</p> <p>h) It would not result in the loss of identified open spaces within the settlement that contribute to the character and form of the settlement; and</p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p>i) It can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and</p> <p>j) It can be served by existing social infrastructure (e.g. schools) or it can be demonstrated that the proposal is capable of funding any necessary improvements to mitigate for its impact; and</p> <p>k) It does not, through a single housing proposal or site, increase the number of dwellings in the settlement by 10% or more***; and</p> <p>l) It does not, over the life of the Bassetlaw Plan, cumulatively increase the number of dwellings in the settlement by 20% or more when in combination with other development built or committed in the settlement</p> <p>The 20% cumulative housing development cap in any defined settlement will not</p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p>include any additional site allocations made in the Bassetlaw Plan.</p> <p>- The 20% cumulative housing development cap in a defined settlement will include any housing allocation(s) made in a relevant Neighbourhood Plan. Neighbourhood Plans may choose to exceed this 20% cumulative cap where it is considered to deliver the aims of the local community.</p> <p><i>* The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:</i></p> <p><i>a) Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;</i></p> <p><i>b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to</i></p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<p><i>the built-up area of the settlement; and</i></p> <p><i>c) Agricultural buildings and associated land on the edge of the settlement***.</i></p> <p><i>**The core shape and form of the settlement relates to its inherited character that will have evolved around a certain pattern of development for example a nucleated or linear structure.</i></p> <p><i>***The scale of growth for a settlement will be based on the existing number of dwellings in that settlement at the year the Bassetlaw Plan is adopted (2019) only. This baseline number will not be updated during the life of the Bassetlaw Plan.</i></p>	
<p><u>Policy E10 Providing Appropriate House Types and Sizes to meet Local Needs</u></p> <p>Support will be given to housing</p>	<p>POLICY DM5: HOUSING MIX AND DENSITY</p> <p>A. Housing Mix</p> <p>Proposals for new housing development will be expected to deliver, in discussion with the</p>	<p>13 Affordable & Specialist Housing</p> <p>Proposed Policy Approach Affordable Housing</p>	<p>Policy DM5 requires a housing mix in new developments which is informed by the SHMA and other sources of evidence including local assessments of housing need and demand, other research</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>developments where:</p> <p>1. They provide small to medium sized accommodation, of 1 to 3 bedrooms to meet the needs of first time buyers and smaller households, particularly on sites near the centre of Everton village; or</p> <p>2. Schemes provide housing specifically designed for older people wishing to downsize or relocate to suitable accommodation within the village; or</p> <p>3. Proposals are for community-led sustainable housing schemes</p>	<p>Council, housing of a size, type and tenure appropriate to the site and locality. Proposals will be informed by:</p> <p>i. the Strategic Housing Market Assessment;</p> <p>ii. the Sub-Regional Housing Strategy;</p> <p>iii. the Council’s Housing Strategy;</p> <p>iv. the local demographic context and future trends;</p> <p>v. local assessments of housing need and demand;</p> <p>vi. other research into household and dwelling size within Bassetlaw and the wider subregion.</p> <p>Consideration will also be given to local market factors.</p> <p>Proposals for new housing for the elderly, including supported and specialist accommodation, will be supported (and allocated in the Site Allocations DPD, as necessary) in suitable locations, in line with the role and size of the settlement, and the Council will support proposals for the delivery of houses meeting Lifetime Homes standards (or any replacement of them).</p>	<ul style="list-style-type: none"> - Set local thresholds for the proportion of affordable housing provision based on a viability assessment. - Seek contributions toward off-site provision of affordable housing where it can be demonstrated that on-site provision is incompatible with the form of development proposed or would make the development unviable. - Require affordable housing to be indistinguishable from open-market housing in design and layout. - Encourage affordable housing to be ‘pepper-potted’ throughout larger developments. - Require an open-book approach where developers are seeking to demonstrate that affordable housing contributions are unviable. - Negotiate set points at which the viability of affordable housing contributions will be reviewed to ensure the most 	<p>into household and dwelling size and consideration of local market factors.</p> <p>NDP Policy E10 has been prepared taking into account the latest SHMA, 2011 census information (as set out in the Sustainability Appraisal) and the results of local public consultations. The Policy promotes small and medium sized accommodation suitable for first time buyers and smaller households, accommodation suitable for older people and affordable housing in new developments.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>and self-build projects.</p> <p>Affordable housing or tariff style contributions will be sought from developments of more than 5 units in line with Everton's role as a designated rural area.</p> <p>Affordable housing contributions will be sought in line with the evidence set out in the most up to date Strategic Housing Market Assessment (SHMA).</p>	<p>....</p>	<p>viable level of affordable housing is delivered over the life of a development.</p> <p>Housing for an Ageing Population</p> <ul style="list-style-type: none"> - Require developments on allocated sites to include dwelling types that meet the needs of the elderly. - Require the prescribed national technical standard for accessibility (Part 4(2)) to be met for a proportion of all major housing developments (10 or above), except where it can be justified that this would make the development unviable. <p>Supporting Independent Living</p> <ul style="list-style-type: none"> - Support developments that meet the needs of groups with specific accommodation requirements, to enable those who require additional <p>Self-Build & Custom Build</p>	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
		<ul style="list-style-type: none"> - Support custom and self-build proposals where they are sustainably located and accord with other policies set out in the plan*. - Require developments on allocated sites to include a proportionate number of plots of land for self-build and custom-build, integrated into the development layout. - Set a time period after which developers will be able to build out allocated self-build plots that remain unsold. 	
<p><u>Policy E11</u> <u>Sustainable Design and Tackling Fuel Poverty</u></p> <p>New housing development is encouraged to incorporate sustainable design and energy efficiency measures wherever possible, in order to minimise carbon</p>	<p>POLICY DM4: DESIGN AND CHARACTER</p> <p>B. General Design Principles Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below: </p>	<p>13 Affordable & Specialist Housing</p> <p>Self-Build & Custom Build</p> <ul style="list-style-type: none"> - Support custom and self-build proposals where they are sustainably located and accord with other policies set out in the plan*. - Require developments on allocated sites to include a proportionate number of plots of land for self-build and 	<p>Policy DM4 requires development to demonstrate that careful consideration has been given to minimising CO2 emissions and measures. There is a reference to the need to consider conservation area and landscape appraisals.</p> <p>NDP Policy E11 promotes sustainable design and energy efficiency measures wherever possible, in order to minimise carbon dioxide emissions</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>dioxide emissions which contribute to climate change. Where there is a potential conflict between maximising energy and resource efficiency and ensuring new buildings are designed sensitively in relation to local context, the priority will be given to visual impact on local character.</p> <p><u>Energy Saving Materials</u></p> <p>Where appropriate and subject to other policy requirements schemes should incorporate the use of energy saving materials, and materials of high quality, which have</p>	<p>vi. Carbon reduction</p> <p>New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.</p> <p>Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment. Where there is obvious</p>	<p>custom-build, integrated into the development layout.</p> <ul style="list-style-type: none"> - Set a time period after which developers will be able to build out allocated self-build plots that remain unsold. <p>15 Responding to a Changing Climate</p> <p>Proposed Policy Approach: Sustainable Design & Energy Efficiency</p> <p>Where appropriate and achievable, development proposals should make clear how they contribute towards:</p> <ul style="list-style-type: none"> - A passive design approach that will maximise the efficiency and energy performance of new buildings, reducing lifetime energy costs; - Utilising sustainably sourced materials; - Efficient use of materials and give consideration to their durability over the lifetime of a development; 	<p>which contribute to climate change and water efficiency.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency.</p>	<p>tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.</p>	<ul style="list-style-type: none"> - Minimising waste and maximising recycling; - Minimising water consumption; - Minimising net greenhouse gas emissions of the proposed development; and - Maximising low or zero carbon energy generation. 	
<p><u>Policy E12 Supporting Local Economic Growth and Rural Diversification</u></p> <p>Economic development which is appropriate to and in keeping with Everton Parish’s rural location, setting and historic character, and surrounding land uses, will be supported. Economic development which</p>	<p>POLICY CS8: RURAL SERVICE CENTRES</p> <p>(Everton)</p> <p>B. Economic Development Proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported in line with other material considerations and planning policy requirements. Economic development proposals will be supported within Development Boundaries, in line with other material considerations and planning policy requirements.</p>	<p>Strategic Proposal 5: Rural Bassetlaw’s Functional Clusters - Sustainable Rural Settlements</p> <p>Principles for Development and Growth</p> <ul style="list-style-type: none"> - Support opportunities for economic development proportionate to the scale and role of defined rural settlements <p>8 Economic Development</p> <p>Proposed Policy Approach</p> <ul style="list-style-type: none"> - Assume a positive and aspirational approach to 	<p>Policy CS8 supports economic development of a scale and type appropriate to the settlement and surrounding land uses.</p> <p>Policy DM1 supports appropriate economic development in the wider countryside buildings where buildings are located and designed to minimise their impact upon the character and appearance of the countryside, scale and design is appropriate and environmental impacts are minimised. Proposals for farm diversification are</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>is appropriate to and in keeping with Everton's rural location will be supported where:</p> <ol style="list-style-type: none"> 1. It is appropriate to the village setting in terms of design and materials; and 2. It demonstrates consideration of impact on infrastructure and incorporates appropriate mitigation measures to minimise any adverse impacts; and 3. It provides adequate car parking for employees and visitors; and 4. It is for business / start up 	<p>POLICY DM1: ECONOMIC DEVELOPMENT IN THE COUNTRYSIDE</p> <p>This policy applies to any area outside a Development Boundary (which includes those settlements covered by policy CS9).</p> <p>A. General Principles Proposals for standalone economic development (e.g. tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that:</p> <ol style="list-style-type: none"> i. any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside; ii. the development requires the specific location proposed and there are no other suitable sites in, or close to, settlements covered by policies CS2-CS8 or on brownfield land; 	<p>economic growth in Bassetlaw, in particular encouraging sub-regional connectivity, enhancing the strength sectors of the District's economy and promoting the rural economy</p> <p>- Adopt a criteria based approach to the management of new economic development, outside of allocated sites, to ensure that economic development proposals:</p> <ul style="list-style-type: none"> - Are appropriate in scale to their location, either; - within or demonstrably related to an existing settlement in the spatial hierarchy, or; - for the re-use of an appropriate rural building, or; - for a new development in Wider Rural Bassetlaw where there is a justifiable purpose for that location, and; 	<p>supported subject to the criteria.</p> <p>NDP Policy E12 supports appropriate economic development which is in keeping with Everton Parish's rural location, setting and historic character and surrounding land uses and which meets various criteria covering issues such as design, infrastructure requirements and the visitor economy. Re-use of former agricultural buildings for appropriate business uses is encouraged.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>units and facilities which support local services and the visitor economy, particularly linked to the enjoyment of the countryside.</p> <p>Proposals which include the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside will be encouraged for small scale retail (eg farm shops) and professional services, and small business studios (B1).</p>	<p>iii. they are viable as a long-term business;</p> <p>iv. the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;</p> <p>v. where the proposal includes a retail use, it is demonstrated that this will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages; and</p> <p>vi. they will not create significant or exacerbate existing environmental or highway safety problems.</p> <p>B. Farm Diversification Proposals to diversify the range of activities operating on a farm will be supported where it can be demonstrated that they meet the above criteria and that the diversification proposal is required to support the continued viability of the existing farming enterprise.</p>	<ul style="list-style-type: none"> - Are of a form, design and type appropriate to the character of their location and current/surrounding land uses, and; - Can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and - Where applicable conserve and enhance local heritage and environmental characteristics; and - Satisfy the wider policies of the Bassetlaw Plan. - Protect existing employment uses wherever possible and viable to preserve the base of employment opportunities in the District. 	

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Policy E13</u> <u>Supporting Investment in New Facilities</u></p> <p>Proposals to build a new village hall or sports club and associated car parking will be supported.</p> <p>If the facilities are re-configured within the existing site, the play area should continue to have a road frontage and be overlooked by housing. Re-configuration of other uses such as the tennis courts to provide improved access to a new community building and car parking will be supported.</p>	<p>POLICY CS8: RURAL SERVICE CENTRES</p> <p>C. Community Infrastructure Applications for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of, the village.</p> <p>Where no available sites exist within Development Boundaries, proposals for standalone community services and facilities will be supported on sites outside of, but adjoining, these Boundaries where need and long-term viability is proven to the Council's satisfaction and where there is explicit community support for the proposal.</p> <p>Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:</p> <p>i. alternative provision, with explicit community support, of equivalent or better quality will be provided and</p>	<p>Strategic Proposal 5: Rural Bassetlaw's Functional Clusters - Sustainable Rural Settlements</p> <p>Principles for Development and Growth</p> <p>- Support opportunities for the creation of new community infrastructure, facilities and services.</p> <p>- Require the retention of community facilities and services unless it can be satisfactorily demonstrated to be no longer economically viable.</p>	<p>Policy CS8 supports investment in rural community services and facilities and protects existing facilities.</p> <p>Policy DM8 protects existing open space and sports facilities. Such loss will only be acceptable when alternative provision is required, or there is no reasonable prospect of the facility being resurrected, and it is no longer viable and used.</p> <p>NDP Policy E13 supports improvements in local facilities for a new village hall / sports club and car parking. The details are not yet known but there may be some reconfiguration of the existing site, including re-location / re-provision of the play area and tennis courts.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
	<p>made available prior to commencement of redevelopment; or ii. it is evident that there is no reasonable prospect of the service or facility being retained or resurrected; and iii. it is evident that the service or facility is no longer viable; and iv. there is little evidence of local use of that service or facility.</p> <p>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.</p> <p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>D. Open Space and Sports Facilities</p>		

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
	<p>Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of open spaces and sports facilities. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).</p> <p>New development proposals will be expected to provide functional on-site open space and/or sports facilities, or to provide contributions towards new or improved facilities elsewhere locally, as well as contributions for on-going maintenance, to meet any deficiencies in local provision (when assessed against locally defined</p>		

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
	standards) that will be caused by the development. Areas of protected open space will be identified in the Site Allocations Development Plan Document.		
<p><u>Policy E14</u> <u>Protecting Existing Recreational Facilities and Supporting Investment in New Facilities</u></p> <p>A. Provision of new and enhancement of existing facilities Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be encouraged.</p>	<p>POLICY CS8: RURAL SERVICE CENTRES</p> <p>C. Community Infrastructure</p> <p>As above.</p> <p>POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES</p> <p>D. Open Space and Sports Facilities</p> <p>As above.</p>	<p>Strategic Proposal 5: Rural Bassetlaw’s Functional Clusters - Sustainable Rural Settlements</p> <p>Principles for Development and Growth</p> <p>As above.</p>	<p>Policy CS8 supports investment in rural community services and facilities and protects existing facilities.</p> <p>Policy DM8 protects existing open space and sports facilities. Such loss will only be acceptable when alternative provision is required, or there is no reasonable prospect of the facility being resurrected, and it is no longer viable and used.</p> <p>NDP Policy E14 protects existing facilities and provides support for proposals for new facilities.</p>

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>The following local recreational facilities are of recognised importance:</p> <ul style="list-style-type: none"> • Village hall • Football pitch • Cricket pitch • Children's playground • Bowling green • Tennis courts • Allotments. <p>There will be a presumption in favour of the re-use of the above facilities for recreational, health, and community type uses.</p> <p>B. Development resulting in loss of existing facilities</p>			

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p>The change of use of existing facilities to other uses will only be supported where the following can be demonstrated:</p> <ol style="list-style-type: none"> 1. The proposal includes alternative provision, on a site within the village of Everton, of equivalent or enhanced facilities, which are accessible by walking and cycling and which have adequate car parking; or 2. Proposals provide evidence of local community support; and 3. There is no longer a need for the facility or there is evidence that the facility is no longer viable. 			

Everton NDP Policies	Bassetlaw Core Strategy & Development Management Policies DPD Adopted December 2011	Initial Draft Bassetlaw Plan 2016	General Conformity
<p><u>Policy E15</u> <u>Supporting a New or Extended Cemetery</u></p> <p>Proposals for a new or extended cemetery will be supported where:</p> <ol style="list-style-type: none"> 1. The site is in a suitable and accessible location, within the Parish; 2. The proposed location has been subjected to local community consultation and demonstrates support among local people; and 3. Local residential amenity is protected. 	<p>POLICY CS8: RURAL SERVICE CENTRES</p> <p>C. Community Infrastructure</p> <p>As above.</p>	<p>Strategic Proposal 5: Rural Bassetlaw’s Functional Clusters - Sustainable Rural Settlements</p> <p>Principles for Development and Growth</p> <p>As above.</p>	<p>Policy CS8 supports investment in rural community services and facilities and protects existing facilities.</p> <p>NDP Policy C3 supports a new or expanded cemetery.</p>

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA Screening Report was prepared by Bassetlaw District Council to determine whether or not the content of the draft Everton Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

A Habitat Regulations Assessment Screening Report was undertaken for the Neighbourhood Plan to determine whether a Habitats Regulations Assessment (HRA) is required in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The Screening Report was published for consultation with the three consultation bodies, Historic England, Environment Agency and Natural England from 6th May to 10th June 2017.

The Screening Assessment Report set out a summary of findings:

“Summary of Findings

1.10 Following the undertaking of the Screening Assessments it has been shown that the Plan in its current form will not have any significant negative effects on the environment or any identified European sites. It is considered therefore that a full environmental assessment and habitat regulations assessment is not necessary. This determination has been reached by assessing the contents of the Draft Plan against criteria provided in Schedule 1 of the 2004 Regulations and with regard to Regulation 32 of the 2015 Neighbourhood Planning Regulations & the Habitat Regulations.”

The Report went on to conclude:

“6 Conclusions

SEA Screening

6.1 On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the Everton Neighbourhood Plan will not have significant environmental effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a full SEA.

HRA Screening

6.2 The Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of the SAC and SPA to the north of Everton, due to the implementation of the Plan. As such the Plan does not require a full HRA to be undertaken.

6.3 *The main reasons for these conclusions are:*

- *The effects on the SAC and SPA of the allocated development sites are not deemed to be significant,*
- *The development supported in the Plan which may have some effect on the environment, is determined to be local in scale and these local impacts will be addressed and mitigated through Policies contained in the Plan and at the planning application stage.”*

The responses from the Consultation Bodies are set out in Table 3.

Table 3 Responses to Strategic Environmental Assessment & Habitat Regulations Assessment Screening Statement

Consultation Body	Response
Environment Agency	<p>Our ref: LT/2006/000221/OR-30/PO1-L01 Your ref: Date: 10 May 2017</p> <p>(Extract) SEA Screening & Sustainability Appraisal</p> <p>The Environment Agency has no comments to make on the SEA Screening and Sustainability Appraisal.</p>
Natural England	<p>From: Cox, Kristina (NE) Sent: 06 June 2017 12:07 To: James Green (James.Green@bassetlaw.gov.uk) Subject: Attn. James Green ref.214633 Everton Neighbourhood Plan - Sustainability Documents</p> <p>Our ref. 214633</p> <p>Planning Consultation: Everton Neighbourhood Plan -SEA & HRA screening statement Thank you for the attached consultation.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We welcome the Strategic Environmental Assessment & Habitat Regulations Assessment Screening Statement for the emerging Everton Neighbourhood Plan and consider that the methodology and</p>

Consultation Body	Response
	<p>baseline information used to inform the report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.</p> <p>We are pleased to note that the impacts on biodiversity, wildlife habitats and designated sites of</p> <ul style="list-style-type: none"> *Barrow Hills Sandpit SSSI *River Idle Washlands SSSI *Chesterfield Canal SSSI Sites of Special Scientific Interest have been taken into account within the report. <p>We agree with the Council’s conclusion of no likely significant effect upon the named European designated sites Thorne & Hatfield Moors SPA and Hatfield Moor SAC in the screening statement.</p> <p>In relation to the Draft Sustainability Appraisal Scoping Report-we are pleased to see that you have included the Natural Environment.</p> <p>There are opportunities to look further at opportunities in relation to Green Infrastructure. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this email only please contact me on 020822 58987. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>
Historic England	<p>25 July 2017</p> <p>Thank you for your consultation of 3 July 2017 and the request for a Screening Opinion in respect of the Everton Neighbourhood Plan. We refer also to our earlier response, to a previous consultation on the same matter, dated 30 May 2017.</p> <p>For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, “Is it likely to have a significant effect on the environment?” in respect of our area of</p>

Consultation Body	Response
	<p>concern, cultural heritage. Our comments are based on the information supplied with the screening request.</p> <p>On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.</p> <p>The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:</p> <p>https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</p> <p>Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.</p> <p>I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.</p> <p>Yours sincerely,</p> <p>Rosamund Worrall Historic Environment Planning Adviser</p>

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Prepared on behalf of Everton Parish Council by Kirkwells Town Planning Consultants www.kirkwells.co.uk