

Blyth Neighbourhood Plan

2018 – 2035

Regulation 14 Consultation

Draft Plan

January 2019

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Foreword

The Localism Act 2011 introduced support for the production of Neighbourhood Plans: this provides an opportunity for residents to have an influence in the way their area develops over the plan period. Blyth Parish Council appointed the Neighbourhood Plan Steering Group to develop a Plan on its behalf. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

Thanks, must go to the group for the time and effort they have given to developing the Plan over the course of the last year, guided and supported by OpenPlan Consultants Ltd. Thanks, are also due to the residents who have supported the process and actively given their input, using consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding for the production of this Plan has been received from the Department of Communities and Local Government, as well as Locality.

Neighbourhood Plan Steering Group: Stephen Palmer

Blyth Parish Council Chairman: John Orange

1 Introduction to Neighbourhood Plans

1.1 Introduction

1.1.1 This Neighbourhood Plan has been prepared by and for the residents of the Parish of Blyth. The parish area shown in Figure 1 below was designated as a Neighbourhood Plan area, and Blyth Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan by Bassetlaw District Council (BDC) on 28th September 2017. The Blyth Neighbourhood Plan sets out a vision for the future of the community and a proposed set of planning policies intended to help in achieving that vision. The Plan runs from 2018 until 2035.

1.2 What is the Blyth Neighbourhood Plan?

1.2.1 Neighbourhood plans are important elements of the planning system. They were introduced by the Localism Act 2011 to enable local communities to have a more significant influence over changes and developments in their villages and neighbourhoods.

1.2.2 A Neighbourhood Plan must be supported by the communities on whose behalf it has been prepared and cannot be adopted unless a majority voting has approved it in a local referendum.

1.2.3 There are limitations on the matters which a neighbourhood plan can influence. The policies must relate only to land-use and planning, so they cannot, for example, cover matters such as litter, anti-social behaviour and the detailed management of open spaces or community buildings.

1.2.4 A Neighbourhood Plan forms part of what is known as the Development Plan for the area it covers sitting alongside the Local Plan for the wider district. When the local planning authority receives an application for planning permission, it must make its decision under the Development Plan including the Neighbourhood Plan unless material considerations indicate otherwise

(this is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004).

- 1.2.5 Because it carries so much weight when planning applications are being considered and decided, a Neighbourhood Plan has to be consistent with national planning policies and guidance (these are set out in the National Planning Policy Framework, or NPPF, and Planning Practice Guidance), and with the current Adopted Core Strategy 2011-2028 for Bassetlaw District Council (BDC).
- 1.2.6 BDC is in the early stages of preparing a new Plan. This will establish a long-term approach to development in the District up to the year 2035. On adoption, the Bassetlaw Plan will replace the 2011 Core Strategy & Development Plan Document. Until the New Local Plan is adopted the Core Strategy and Development Management Policies will be used to make planning decisions in the area. Following its adoption in 2019, the Bassetlaw Plan will introduce new strategic policies. If, as a result, an element of an existing Neighbourhood Plan becomes out of date, BDC will support Neighbourhood Plan Groups to resolve this matter.
- 1.2.7 As well as being in general conformity with national planning policies and guidance, and local strategic policies, every Neighbourhood Plan must also satisfy certain other conditions before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:
- has been prepared in accordance with the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012; and,
 - contributes to the achievement of sustainable development; and,
 - does not breach and is compatible with EU obligation and the European Convention on Human Rights; and,
 - meets prescribed conditions and complies with specific matters concerning the Neighbourhood Plan.

1.2.8 The Parish Council has worked collaboratively with BDC to ensure that this plan meets these basic conditions.

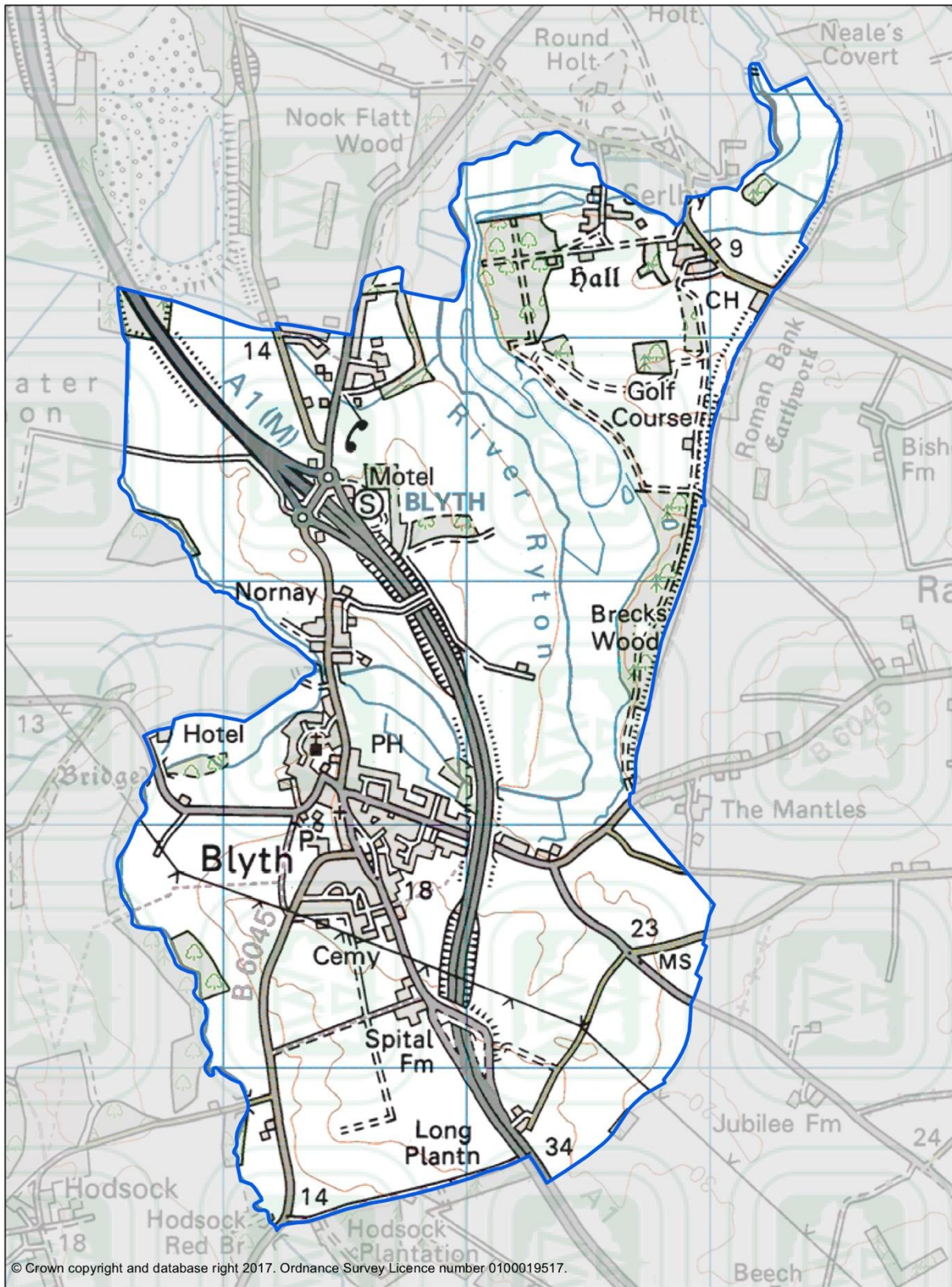


Figure 1: Designated Blyth Neighbourhood Plan Area

2 Making a Neighbourhood Plan for Blyth

2.1 Consultation

2.1.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people regarding their ages and where they live across the Plan area.

2.1.2 As part of the Plan process, Neighbourhood Plan Steering Group has been committed to enabling the community to influence the development of the Plan. The Steering Group has undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions. These are detailed below:

EVENT	DATE	PURPOSE	OUTCOME
Initial Community Consultation	9th October 2017	To introduce the community to the Neighbourhood Planning process	145 parishioners attended the briefing
Community Consultation - Reminder	3rd December 2017	Utilise Christmas Fayre to remind the public of the Blyth Neighbourhood Plan	150+ people attended the Christmas Fayre
"Call for Land" - potential site locations	28th February 2018	A flyer was distributed to every dwelling in the village asking for potential sites	14 potential site locations were offered up
Logo competition - Blyth Primary School	30th April 2018	Competition to create a logo for the Blyth Neighbourhood Plan Steering Group	Logo and Identity for Steering Group
Public Consultation and Walkabout	9th June 2018	To record public opinion- what they want to protect and what they want to change	47 parishioners attended the consultation

Community Consultation - potential sites	7th October 2018	The village community to view the 14 potential sites and make their comments	135 parishioners attended and gave their views
Launch Event - Draft Plan for Blyth	18th February 2019	Community opportunity to comment on the contents of the Plan	

Figure 2: Consultation Events

2.1.3 A number of evidence base reports have also been produced to support the information required to create the Neighbourhood Plan. These include:

- Sustainability Appraisal - Scoping Report
- Site Assessment Report
- Neighbourhood Profile
- Local Green Space Assessment

2.1.4 The Steering Group commissioned OpenPlan Consultants Ltd (OpenPlan) to produce a Sustainability Appraisal - Scoping Report. This document serves as a reference for the required scope and content of the Neighbourhood Plan together with a mechanism for appraising the social, economic and environmental impact of the final plan before public consultation.

2.1.5 The Site Assessment report provides a professional assessment of land available for residential development within the Plan area. The report is based on the views expressed in the engagement event held in the village.

2.1.6 The Steering Group, using an engaging and community-led methodology developed by OpenPlan, producing a Neighbourhood Profile which provides information on the physical characteristics of the Parish as well as identifying key features and key aspects that are addressed through the Neighbourhood Plan policies. The Neighbourhood Profile also contains an assessment of the most important Views protected through Policy 15 of this Neighbourhood Plan.

2.1.7 The Neighbourhood Plan Steering Group also produced an assessment of Local Green Spaces proposed for designation in Policy 16, identified based on the result of the Neighbourhood Profile. Such Assessment is in line with the criteria for Local Green Spaces contained in NPPF paragraphs 99, 100, and 101.

2.2 Next steps

2.2.1 This Draft Version of the Blyth Neighbourhood Plan will be consulted on for a period of 6 weeks, a period known as Regulation 14 Pre-submission Consultation. After the end of the Regulation 14 Pre-Submission Consultation period, all comments will be analysed and addressed by the Steering Group, making amendments to the Plan as necessary. The list of comments, the Steering Group's response to each comment, together with the rationale, will be available in the Consultation Statement.

2.2.2 The Steering Group will finalise the Submission Plan, which will be submitted to BDC for Regulation 16 Consultation. BDC will publish the Plan and consult Statutory Consultees and the community once again for a period of six weeks.

2.2.3 The Steering Group will also prepare a Basic Condition Statement, a document detailing how the Final Plan complies with all policies and principles of the 'basic conditions. These are the Plan:

- has to regard to national policy and advice,
- contributes to the delivery of sustainable development,
- is in general conformity with the strategic policies of the local development plan,
- is compatible with EU obligations,
- does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

- 2.2.4 The Steering Group will submit the Final Submission Plan together with a Consultation Statement, the Basic Condition Statement, and any other supplementary document to BDC.
- 2.2.5 BDC and the Parish Council will together appoint an Independent Examiner to review the Final Plan. The Examiner will verify that the process requirements, particularly in respect of consultation and the representation of the views of the community have been met and that it ensures that the Plan meets the basic conditions is in accordance with the basic conditions:
- 2.2.6 The Examiner will issue a report to BDC and the Parish Council with a recommendation, either that the plan proceeds to the referendum stage or that further amendments are required.
- 2.2.7 Once the Examiner has approved the Plan, BDC will organise a referendum of the electorate of the Parish of Blyth. The Referendum will be successful if supported by a simple majority of the people voting (there is no quorum). If approved, the Plan will be 'made' by BDC, becoming a material consideration for all future planning applications.

3 Introduction to Blyth

3.1 The Past

3.1.1 Location

3.1.2 Blyth is known for providing food and accommodation for travellers and tourist. This has been the story of Blyth for over 900 years. The village grew up around the Benedictine Priory which was founded in 1088 by Sir Roger de Builli of Tickhill. Which he called the Honour of Blyth.

3.1.3 The central nave of the church has changed very little since it was built. It is the oldest Norman building in Nottinghamshire and is a splendid example of Norman workmanship. Sir Roger's architect it is supposed brought the plans from Jumieges in Normandy (the great ruined abbey by the river Seine, which claims to be the first medieval site to become a tourist attraction after the French revolution). The priory at Blyth, built of magnesian limestone called roche Abbey Stone which glints warmly in the sunshine, was dedicated to our Lady and placed in the care of Benedictine Monks from Rouen. The successive priors thus became the Lords of the Manor of Blyth, and each was an excellent overlord, being honest, diligent and clever.

3.1.4 In the Twelfth Century the Angel Inn was founded probably as an extension to the Gatehouse. This was a prosperous time. In 1232 King Henry III granted to the priory the right to permit tournaments on the meadows between Blyth and Styrrup. Noblemen came from all over the land to meet at Tickhill or Blyth and take part in the jousting. Many sent their squires in to compete in their colours. This involved military discipline and practice for real warfare. These tournaments were tremendous events, attracting competitors, spectators, servants and caterers who brought trade to Blyth, and news of the outside world.

- 3.1.5 This was also the period of the crusades when sadly pilgrims and soldiers returning from the Middle East brought with them the disease of leprosy. In 1215 the pious William Cressy of Hodsock founded a hospital to accommodate these unfortunate people. For centuries it served as the village school in the care of the church; during the Second World War, it served as a canteen and restroom for the soldiers camped in Blyth Hall Park. Then forty years ago it was converted into two flats.
- 3.1.6 Blyth being on a branch of the Great Road between London and Scotland is mentioned in the journals of several famous travellers. Robin Hood slept here on his way to meet the Potter of Wakefield. In 1274 Robert de Insila newly elected Bishop of Durham was pleased with the service e received at the Angel. John Layland, the scholarly map-maker of Henry VIII's time, reported the name of Blyth well suited the mirth and good fellowship of the inhabitants therein. Much later, in the time of William and Mary, the traveller Celia Fiennes enjoyed her visit to Blyth Hall. Blyth Hall had then replaced the priory.
- 3.1.7 By about 1400 the great days of the priory were over England was at war with France, so the Priory with its connections with Rouen was taken into the Kings hands. The Lordships of the Manor of Blyth passed to the aristocratic family of Clifton of Clifton, near Nottingham and Hodsock. At the time of the dissolution of the monasteries by Henry VIII (1538) the great painting was whitewashed over. It remained hidden for 450 years. In 1986 – during the preparation of the “Blyth 900” celebrations of 1988 – the painting was re-discovered and the work of cleaning and revealing began. At the crossroads in front of the church is the wooden sign, designed by Nigel Edwards and carved by Tom Rennocks, with reminders of the village history. The White Swan still sells ale, but the Rose and Crown and the White House are now private houses.
- 3.1.8 In the Nineteenth Century when the railways came to Retford and Worksop, visitors of another sort came to Blyth. People began to take holidays, and

Blyth became a resort for holidaymakers from urban Rotherham and Sheffield.

- 3.1.9 Blyth Hall was built in 1690 in the newly-fashioned red brick. The brick was brought from Carlton-in-Lindrick by a carrier named Seaton, hardworking and prosperous, who built the cottages and little chapel at the corner of Oldcotes Road. (The chapel is also now a private house) Members of the society of Friends (Quakers) met here until more recent times. Seaton had his differences with Edward Mellish, the owner of the hall (whose statue lies in Blyth Church). The trouble arose over Mellishe's re-planning of the road to Oldcotes, so that it skirted instead of crossing the new Park.
- 3.1.10 The Hall is very close to the Church, which took its water supply from the Church roof. This was stored in a tank below the north wall of the Church. When other water supplies were made available, the tank was forgotten about until the source of dampness in the Northern aisles had to be dealt with. The great arch at the end of the Monastic nave was also incorporated into the design of the Hall. It became an aviary housing exotic bird, with the Mellish family vault deep below it.
- 3.1.11 The Blyth estate was purchased by Joshua Walker of the iron founding family of Rotherham. The lifetimes of Joshua Walker and his son span most of the Nineteenth Century. During this period, however, the vicar from 1834 to 1874 was the great John Raine a famous scholar and a thorough and diligent antiquarian and author of "History of Blyth", published in 1860 and is a model for all village historians. He gathered together all that was then known of the village past and gave Blyth a pride in its history which it has never lost.
- 3.1.12 But it was at this time that Methodism came to Blyth and an attractive meeting-house was built on land given by the Squire, now known as the old Hall. This was replaced early in the 20th century by the chapel on the main road next to the Memorial Hall. This has now been converted into a house.

3.1.13 At the end of the Nineteenth Century the last Squire came to Blyth Hall from Bradford where he was a wool merchant. He was ambitious to run Blyth as the ideal estate village. The gardens around the Hall were magnificently restored, and the cricket field created in the park 'Tenants were trained to play so they could make the team with Mr Francis Willey's guests. Once a year Blyth show was held in the park, and the Hall grounds were open to the public. with boat trips around the lake. The show which had begun as a pastime for the village men in a field behind the Angel expanded into the popular one-day event which many people still remember. Blyth Agricultural Horticultural and Athletic Show flourished until the 1960's then a series of wet summers washed out a favourite event.

3.1.14 One day in the 1960s when the hall had just been restored and modernised and given its present name of 'The Barnby Memorial Hall'. The second Lord Barnby came and spoke – particularly to the children so that they could tell their children. He said that on August 7th, 1897 his cousin Claude Grahame White, drove the first motor car into Blyth. this was the start of the traffic problems we have today. When the old Blyth Hall was demolished in 1976, all the bricks went back to Carlton and were disposed of down the shaft of the old Firbeck colliery which had closed down. Visitors still came to Blyth for the Bank holiday market.

3.2 The Present

3.2.1 Blyth experienced a significant increase in housing developments during the 1970s which attracted new residents to a population. Previously it had been quite static and made up of multi-generations of families. The influx of new people brought with it a range of new ideas and perceptions of village life. While there was an objection from some of the old-timers and 'hardcore' Blyth residents, these new ways were quite quickly adopted and integrated, to give a great bond and a strong interactive community.

- 3.2.2 In those days, the public houses were most frequented to socialise and to get to know fellow villagers. From these casual meetings, clubs and societies were created and developed from common interests, such as the drama group, badminton club, and the snooker club all enjoyed in the Barnby Memorial Hall. With the new housing came new families which swelled the numbers attending the Brownies, Girl Guides, Cubs, Scouts, youth clubs and sports teams, such as football and cricket. Unfortunately, due to changing times, and population migration, many of the clubs no longer exist in the village, but some do and are still well attended.
- 3.2.3 Blyth is a lovely place to live with a strong sense of community spirit, rallying round to maintain our facilities. The future growth needs to be carefully considered to ensure that it is the right growth for the area accounting for amenities, logistics and management. We are still a village of multi-generational families and growth would be best served to include the younger generations and their families. This will also better secure the future of our school, village hall, church and other facilities that are currently enjoyed. Together with older residents, the village will have a reasonable cross-section of generations and ages of residents to carry the village forward in a way that is beneficial to everyone.
- 3.2.4 At this current period (January 2019), there are 12 sites in the Parish of Blyth which have been granted planning permission for residential dwellings and a further one site which is currently pending for a verdict from BDC planning department. All these sites are listed in the table and figure map below are with their planning application reference number, location and the number of proposed dwellings for each site.

ID	Application Reference Number	Number of dwellings proposed	Permission Granted?
A	18/00342/OUT	10	Granted
B	18/00644/RSB	0	Replacement dwelling
C	7/00435/OUT	10	Granted
D	16/01125/FUL	3	Granted
E	17/00505/OUT	4	Granted
F	18/00022/OUT	10	Awaiting decision, hence not included in total
G	15/00005/FUL	1	Granted
H	18/00760/PDN	2	Granted
I	18/00724/FUL	1	Granted
J	16/01465/FUL	1	Granted
K	16/00544/OUT	4	Granted
L	17/01529/FUL	10	Granted
M	15/01244/FUL	1	Granted

Figure 3: Table of Planning Permissions in Blyth

Blyth

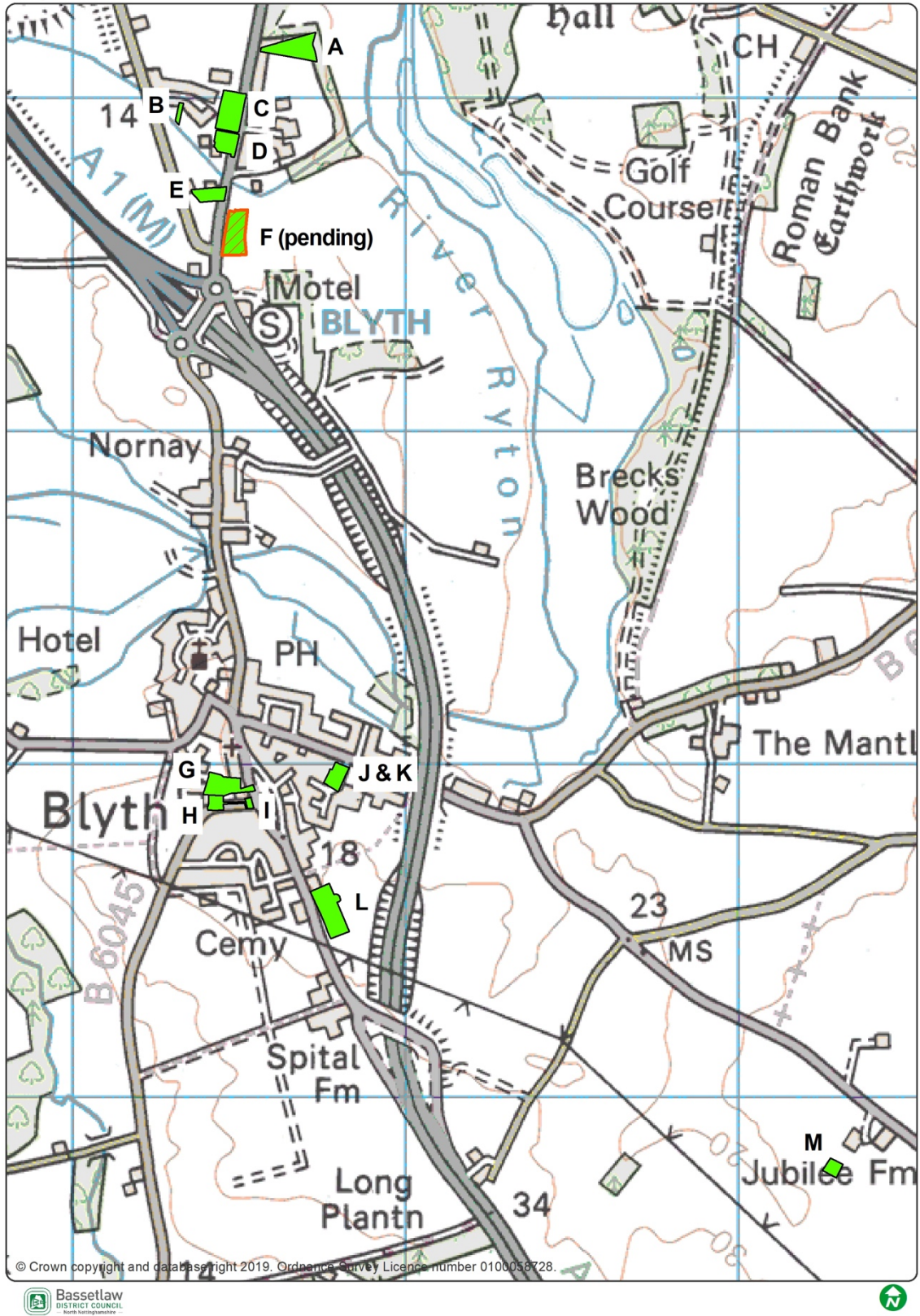


Figure 4: Map of Planning Permissions in Blyth

3.3 Key Issues

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

Sustainability Theme	Identified Issues
Social	<ul style="list-style-type: none"> • A role of the Plan is to deliver sustainable housing developments. The Plan should deliver high quality new housing in the parish that is accessible to local people. • The facilities and services present in the village contribute greatly to the quality of life enjoyed by local residents, these should be protected where appropriate. • The Plan should also ensure that any new housing developed in the Parish is providing for any identified local need, such as affordable housing for first time buyers, as well as properties suitable for downsizing for the ageing population in Blyth.
Economic	<ul style="list-style-type: none"> • The Neighbourhood Plan should sustain and enhance the current economic activities within the village to help preserve its social cohesion. The Plan should look to promote local employment opportunities and protect existing facilities serving the local community in the Parish to potentially provide jobs for those unemployed.
Environmental	<ul style="list-style-type: none"> • The Plan should identify important Local Green Spaces which can then be designated as such, offering protection from unsympathetic and damaging development proposals. The Neighbourhood Plan should also seek to provide where possible for retaining and adding to the range and quantity of open spaces for recreational uses and areas of significant meaning to the parish. • The Neighbourhood Plan should seek to further identify and ensure the protection and enhancement of any environmental and historical assets located in the Parish.

Figure 5: Key Issues

4 Our Vision and Objectives

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

4.1.2 Development proposals will be judged against the whole suite of relevant policies in the Development Plan (i.e. all the relevant policies in the Neighbourhood Plan and the Local Plan together).

4.2 Vision

Blyth will remain a sustainable community and its unique historic and rural character will be protected. Important open spaces, community facilities and a suitable mix of housing will be provided and accessible within a safe environment by 2035

4.3 Community Objectives

4.3.1 The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

1. To support appropriate development and initiatives that contribute to the continued sustainability of Blyth as a place to live and work.
2. To identify and protect the unique features and historic buildings that contribute to the character of the village.
3. To ensure that open spaces and other green infrastructure valued by the local community are identified and protected
4. To ensure that important community facilities that contribute to the continued sustainability of Blyth are provided and accessible.
5. To deliver a mix of high quality and well-designed housing types and tenures as required by the current and future population of Blyth.
6. To provide a safe and pleasant environment for all residents and visitors to the area

5 Local Projects & Aspirations

- 5.1.1 These objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies (in the next section).
- 5.1.2 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the plan policies which will play a crucial part in the implementation of this Plan. These tasks are important to the community, and while they are not part of the Neighbourhood Plan, they are listed in full in Appendix A.
- 5.1.3 Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it the additional investment in the local community. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

6 Neighbourhood Development Plan Policies

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

When development is proposed within Blyth, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in the National Planning Policy Framework (NPPF) and the Bassetlaw District Council's (BDC) Plan.

6.1 Policy 1: Sustainable Development

Justification

- 6.1.1 Paragraph 11 of the NPPF establishes that by planning positively to support local development, shaping and directing development within and adjacent to the built-up area, Policy 1 has regard to the NPPF's presumption in favour of sustainable development.
- 6.1.2 Furthermore, by setting out a positive vision for the future of the area and by taking account of the different roles and character of different areas, the policy has regard to the core planning principles in the NPPF (Paragraph 15). The Policy recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities, and by seeking to contribute to conserving and enhancing the natural environment.

- 6.1.3 The policy has regard to promoting sustainable development and to delivering a wide choice of high-quality homes in rural areas by promoting sustainable development within or adjacent to the village.
- 6.1.4 The policy has regard to NPPF requirements to conserve and enhance the natural environment by not supporting development that is not well-connected to the current built form of the village unless where it is necessary, suited to a countryside location and consistent with local Development Plan policies on local landscape protection and the protection of the natural environment. (Chapter 15 of the NPPF).
- 6.1.5 Policy CS5 of the Adopted Core Strategy 2011 designated Blyth as a Local Service Centre where development will be ‘with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth.’
- 6.1.6 The draft BDC Local Plan provides an indication that a percentage of the housing growth required across the District will be delivered in rural Bassetlaw of which Blyth is identified within. It goes further to provide a housing requirement figure for the area, in addition to a cap on housing growth to ensure the village remains a sustainable place to live.
- 6.1.7 The Neighbourhood Plan process has allowed people to more fully engage and recognise the implications of housing allocations on the viability of existing community facilities, and the impact on social cohesion of a village that does not offer a variety of houses for families to move in the Parish or for those wishing to down size.
- 6.1.8 In addition to housing development on allocated site(s) there may be infill sites that become available either through subdivision or demolishing existing buildings that by their number and nature cannot be identified at this time. It is imperative that such infill development does not spoil the rural character of the Plan area.

- 6.1.9 Blyth Parish Council is a statutory consultee on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and current Core Strategy and emerging BDC Plan. The Parish Council will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.
- 6.1.10 From the comments collected from local consultation in December 2017 there was a common view about the impact of development in the village and the effects on the local community. Local people expressed a need for residential development to offer a variety of housing for different members of the community. Additionally, a common view expressed was to ensure the primary school is adequately sized to cater for all village children for future generations.
- 6.1.11 Furthermore, people are worried about the quality of infrastructure (roads, school, doctors etc.) and if further development will continue to decay of functional infrastructure in the village. Finally, residents expressed that they wanted to protect and enhance Blyth as being a village and preserve it as a rural setting. Policy 1 addresses these factors by the principle of actions which will benefit the village by causing more sustainable development to happen in Blyth for future generation.

Policy 1: Sustainable Development

1. Development will be supported where it can be shown that such proposals would support the continued sustainability of the Parish of Blyth by meeting at least one of the following criteria:
 - a. new homes of a size, type and tenure to meet local requirements; or
 - b. affordable housing of size and tenure to meet the objectively assessed, local housing needs of the parish; or
 - c. infrastructure associated with leisure, recreational pursuits and social and community activities within the parish; or
 - d. provides or seeks to support the provision of sustainable transport options in the Plan area.

2. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not adversely affect the:
 - a. amenity of nearby residents; and
 - b. character and appearance of that part of the village in which it is located; and,
 - c. social, built, historic, cultural and natural assets of the parish.

6.2 Policy 2: Housing Design and Layout

Justification

- 6.2.1 By requiring new development to reflect the character of Blyth, by setting out general criteria on form and scale, visual interest, soft boundary treatments and sympathetic design of parking and storage, and by requiring contextual analysis and compliance with the Neighbourhood Profile (acting as a Character Assessment), Policy 2 has regard to the core planning principles in the NPPF. In particular, it takes account of the different roles and character of different areas, recognising the intrinsic nature and beauty of the countryside and supporting thriving rural communities within it. By requiring connectivity to the centre of the village including, where practicable, safe walking routes, the policy has regard to NPPF core principle to actively manage patterns of growth that make the fullest possible use of public transport, walking and cycling.
- 6.2.2 By ensuring new development reflects the character of Blyth, and by requiring contextual analysis and compliance with the Neighbourhood Profile. Policy 2 has regard to provisions in the NPPF requiring good design, specifically paragraph 124 (great importance is attached to good design), as well as paragraph 125 (Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development).
- 6.2.3 By requiring connectivity to the centre of the village including, where practicable, safe walking routes, the policy has regard to NPPF requirements to promote healthy environments including safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.

- 6.2.4 In accepting the development levels proposed via BDC's Local Plan the community requires that the density of schemes is in keeping with the existing built-up area. The NPPF advises that housing density should reflect local circumstances and BDC's Core Strategy Policy DM5 advises that development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area.
- 6.2.5 BDC Core Strategy policy DM5 also requires development proposals to 'reflect the specific characteristics [densities] of the site and its surrounding area (concerning both built form and landscape)'
- 6.2.6 Building for Life 12 (BFL 12) is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required. In 2013 BDC adopted a Supplementary Planning Document 'Successful Places a Guide to Sustainable Housing Layout and Design' which embraces Building for Life 12. This document is intended to provide a tool kit for:
- a. communities helping them articulate their aspirations in terms of good design and
 - b. developers to assist them in producing planning applications to the best design standards
- 6.2.7 From the comments collected from local consultation in October 2017 and December 2017 there was a common view about housing design, layout and parking in the village. Local people expressed a need for different house sizes to suit different demographics in the village. Furthermore, the community expressed that the design and quality of housing should be in keeping with the current housing stock. Also, another topic stated was the present and further availability of parking in the village. Policy 2 addresses these factors by providing some principles which will benefit the design and layout of housing in Blyth.

Policy 2: Housing Design and Layout

1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the Neighbourhood Profile Report, taking particular account of:
 - a. layouts that maximise opportunities to integrate development within the existing settlements through creating new connections and improving existing ones to and from any new development; and
 - b. consideration of local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and
 - c. consideration of the setting of heritage (both designated and non-designated) and natural assets, in terms of landscaping solutions, boundary treatment, layout, massing, building detailing, colours, shapes and materials; and,
 - d. consideration of important views in terms of landscaping solutions, boundary treatment, layout, massing; and,
 - e. designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole; and,
 - f. that it has been designed in accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide, particularly with regard to future proofing.
2. Where practicable plot sizes should be large enough to accommodate a minimum of 2 off street parking spaces, or alternatively in line with requirements set out in the most up to date 'Parking Standards' document adopted by BDC.[1]
3. Where practicable and necessary the development proposals will adopt the principles of sustainable urban drainage and present related solutions.

4. Major development* will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent) are incorporated at the initial design stage by developers.

5. Applications proposing unsympathetic designs which fail to respect the connections between people and places, are inappropriate to its location, or pay no regard to issues of renewable energy technologies, landscape and biodiversity considerations will not be supported.

*Major development includes:

The creation of at least 10 residential units

- Work on a residential development on a site of 0.5 hectares or more
- Work on a non-residential development on a site of 1 hectare or more
- The creation or change of use of 1000 m² or more of gross floor space (does not include housing)

[1]<http://www.bassetlaw.gov.uk/media/90195/ResidentialParkingSPD.pdf>
[Accessed 10th December 2018]

6.3 Policy 3: Housing Affordability

Justification

- 6.3.1 This policy seeks a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. They also explore the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.
- 6.3.2 Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and includes starter homes. Although the term is often applied to rental housing, the concept is also applicable to purchases. The options typically available to provide affordability include:
- a. Rent to Buy
 - b. Shared Equity
 - c. Social Homebuy
 - d. Shared Ownership
 - e. Intermediate Rent
- 6.3.3 The average asking price for a house in Blyth in was £253,882 (2018-Rightmove) The evidence shows that there are fewer first-time buyer homes than the District or regional average and those that become available will be out of the price range of local people, particularly the younger demographic. It is clear that some affordable housing should be provided as part of any Major development. This Neighbourhood plan supports BDC's Core Strategy Policy CS7 requiring 20% of all major housing developments in the Plan Area on greenfield sites to be affordable.

6.3.4 This Plan also supports BDC's approach that involves all development of affordable housing is allocated based on specific local connection criteria as part of the S106 agreement in securing the planning permission.

6.3.5 From the comments collected from local consultation in October 2017 a common view was shared about the need to provide affordable housing for local people in the Village. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards keeping younger populations in Blyth. This Policy would help strive to develop a sustainable community for future generations in Blyth.

Policy 3: Housing Affordability

1. All new affordable housing provided in the Parish of Blyth will be allocated based on a local connection criteria hierarchy, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. The terms for priority for selection are ordered below, firstly where the applicant(s):
 - a. was born in the Parish of Blyth and have lived there for 5 years or more; or
 - b. has lived in the Parish of Blyth for 5 years or more; or
 - c. used to live in the Parish of Blyth for 5 years or more but had to move away due to a lack of suitable or affordable housing; or
 - d. has been permanently employed in the Parish of Blyth for 5 years or more.
2. If there are insufficient applicants able to prove a strong local connection, then the terms of priority set by BDC apply.

6.4 Policy 4: Pre-application Community Consultation.

Justification

- 6.4.1 Paragraphs 16, 25, 40 and 128 of the NPPF promotes the principle that Local Planning Authorities should involve all sections of the community in planning decisions. Policy 4 seeks to encourage consultation with the community before an application is submitted.
- 6.4.2 The community of Blyth knows its area and wants to be involved constructively in ensuring new development is sustainable and well-designed. Policy 4 is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council before a scheme being submitted for planning permission.
- 6.4.3 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by BDC.

Policy 4: Pre-application Community Consultation

1. Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.
2. In consulting with the community, it will be considered best practice for the applicant to work with the Parish Council to understand local views particularly about the design of new development.
3. The planning application should include a short document explaining how the proposals being submitted following this Consultation have addressed

the views of and any issues or concerns raised by local people and the Parish Council.

6.5 Policy 5: Windfall Sites

Justification

- 6.5.1 By setting a specific policy to support and regulate sustainable and appropriate windfall development, the Policy is in line with paragraph 68 of the NPPF.
- 6.5.2 By providing clear, evidence-based indications on density standards, the Policy supports the NPPF provision to optimise the density of development contained in paragraphs 102, 106, 122, 123, and 137 of the Framework.
- 6.5.3 By supporting the development of brownfield and infill sites, the Policy has regard with the NPPF provision to “makes as much use as possible of previously-developed” land and the use of brownfield sites within settlements, in line with paragraphs 84, 117, 118, 119, and 137.
- 6.5.4 Finally, by supporting design and specifications that complement the local character, the Policy has regard to the NPPF provision for high-quality design, as explained in the justification text of Policy 2 of this Neighbourhood Plan.
- 6.5.5 By supporting good quality design and appropriate density in infilled windfall site, the Policy has regards for the provision contained in the Adopted Core Strategy 2011, in particular, Policy DM4 and DM5.
- 6.5.6 The redevelopment and re-use of brownfield properties is also a policy objective of the draft emerging BDC Local Plan. The Policy also has regards to the key points of Objective 12 Design of the Draft Plan in regard to the appropriate density.
- 6.5.7 The community of Blyth has clearly expressed the desire to protect the current character of the village while allowing for sustainable growth in the Parish. Allowing for regeneration of previously developed land and undeveloped land within the settlement footprint of the village will provide additional residential

opportunity in location and ways that promote social cohesion and yet do not have a detrimental impact on the character of the area.

- 6.5.8 Residents have also expressed a strong desire for new housing delivered in the Parish to reflect local needs, particularly the demand for housing suitable for the elderly to reflect the ageing population. In addition to starter homes needed for young people currently living in the village.

Policy 5: Windfall Sites

1. Proposals for residential developments on infill and brownfield sites within the main village of Blyth, the settlement of Nornay, and the residential area of North Blyth, will only be supported where such development meet all the following criteria:
 - a. fills a small restricted gap in an existing frontage or on other sites within the proposed development boundary (see Appendix B, pp.70); and,
 - b. the density of the scheme reflects the site's location and the immediate surrounding area, and in general do not exceed the following standards:
 - i. Blyth: 11.1 dwellings/hectare; and
 - ii. Nornay: 3.6 dwellings/hectare; and
 - iii. North Blyth: 6.5 dwellings/hectare
 - c. Proposals for a density higher than this will only be supported where the development demonstrably meets an identified local need; and,
 - d. the design and specification complement the established character of the particular area as described in the Neighbourhood Profile Report; and,

- e. Should not cause unacceptable harm to the privacy or amenity of adjoining properties or is inconsistent with the character of the area or requires unsuitable access.

6.6 Allocation of Sites

Justification

- 6.6.1 The following policies will contribute to increasing the supply of housing in the local area, in line with NPPF paragraph 118, by providing new homes. It will assist in maintaining a thriving rural community in a working countryside. The policy promotes the re-use of brownfield land and redundant employment where this exists and minimises the use of greenfield land commensurate with the scale of development needed.
- 6.6.2 It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing.
- 6.6.3 Sites selected for new housing avoid areas at risk of flooding. The policy accords with the core principle of national policy, the presumption in favour of sustainable development.
- 6.6.4 These policies contribute to achieve the housing growth standards set in the Adopted Core Strategy 2011 (CS1) and more in general the presumption in favour of sustainable development set in the Core Strategy for Rural Service Centre (SC8). The Policy has regards for the provisions of the Adopted Core Strategy 2011 in terms of location and density of development (Policy DM4), provision of community facilities, protection of natural and heritage assets, and resiliency to flood hazard.

- 6.6.5 These policies also have respects for the provision of the BDC Draft Local Plan in regard to location, density, protection of green infrastructure and natural heritage, flood risk, and protection of the character and historic heritage of the village.
- 6.6.6 The Draft Bassetlaw Plan published in January 2019 provides an overview of the strategic housing needs for the entire District of Bassetlaw up to the year 2035. The rural areas of the District are expected to contribute to this housing requirement and figures are provided for the village of Blyth.
- 6.6.7 The housing requirement taking into account existing permissions for Blyth up to the year 2035 is therefore calculated to be 8 houses as below, with the 20% cap being 106 houses.

Total Housing number (August 2018)	553
Housing requirement 2018 to 2035 (10%)	55
Total dwellings in settlements (Blyth, Blyth North, Nornay) (August 2018)	530
Capped growth 2018 to 2035 (20% of existing dwellings in settlements)	106
Planning permissions in parish at 1st April 2018 (Net)	47
Neighbourhood Plan allocation figure to meet requirement (Net)	8
Neighbourhood Plan allocation figure to meet cap (Net)	59

Figure 6: Blyth Housing Figures and Requirements

- 6.6.8 To provide assurance and security to local people on the location of future development, this Neighbourhood Plan allocates land to deliver the remaining houses required to meet the identified 20% cap for the growth of the village, taking into account already permitted developments. These sites are anticipated to come forward over the Plan period up to the year 2035 providing a steady supply of new housing in the area.
- 6.6.9 The sites that have received planning permission as of January 2019 are identified on Figure 3: Table of Planning Permissions in Blyth.

6.6.10 Following consideration of feedback from the various informal consultations, the Neighbourhood Plan Steering Group, decided to progress work on a site allocations exercise to meet the expected requirements for the village as outlined in the Draft Bassetlaw Plan.

6.6.11 A list of potential housing sites was published for informal consultation. This comprised all the sites that had been submitted following the formal Call for Sites process undertaken by Bassetlaw District Council for the new Draft Bassetlaw Plan in January 2016, and all the sites submitted through a further local Call for Sites process conducted by the Neighbourhood Plan Steering Group in 2018.

6.6.12 All sites have been submitted to the community for consultation, as well as statutory consultees, according to the methodology agreed with BDC and presented in the Site Allocation Assessment Report.

6.6.13 Fourteen sites were put forward by landowners. Some did not meet the statutory consultees' thresholds for further consideration. All sites were assessed against the ten criteria outlined in the Site Allocation leaflet and the Site Allocation Assessment Report;

- 1) Initial assessment by Bassetlaw District Council
- 2) Landowner support
- 3) Local community support
- 4) Compatibility with neighbouring land
- 5) Will the site result in loss of the best and most versatile agricultural land?
- 6) Is the site in a landscape area that should be conserved?
- 7) Will the development enhance or detract from the neighbourhood?
- 8) Will the development enhance or detract from the natural environment?
- 9) Will the site impact on heritage assets?

10) What impact would the site have on existing infrastructure?

6.6.14 The maps were accompanied by information provided by Bassetlaw District Council setting out the key planning issues for each site to be considered. A total of 56 people returned the response forms about the sites.

6.6.15 The comments from statutory consultees (i.e. BDC Planning Officers, Conservation Officers, and NCC Highway Authority) were used to identify suitable, suitable under certain circumstances, and unsuitable sites. The feedback from the community consultation was used to select and allocate the preferred sites. As a result of this assessment, explained in detail in the Site Assessment Allocation Report, seven suitable sites were identified. Design and planning requirements for each site have been identified through the consultation comments.

6.6.16 Therefore, to address the housing allocation requirement of the Neighbourhood Plan, these seven suitable sites were ranked in order of local community support, with the sites supported the most by the local community, and able to deliver the housing allocation requirement identified. In addition to this, a number of the identified seven sites received planning permission through the preparation stages of this Plan, these have therefore been removed from the allocation process.

6.6.17 This final assessment has resulted in the allocation of 4 sites within the Blyth Neighbourhood Plan for housing development (Figure 7), a Policy for each site has been prepared and are presented in Figure 8, Figure 9, Figure 10 and Figure 11 below.

Blyth



Figure 7: Allocated Sites for Residential Use

6.7 Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)

NP03

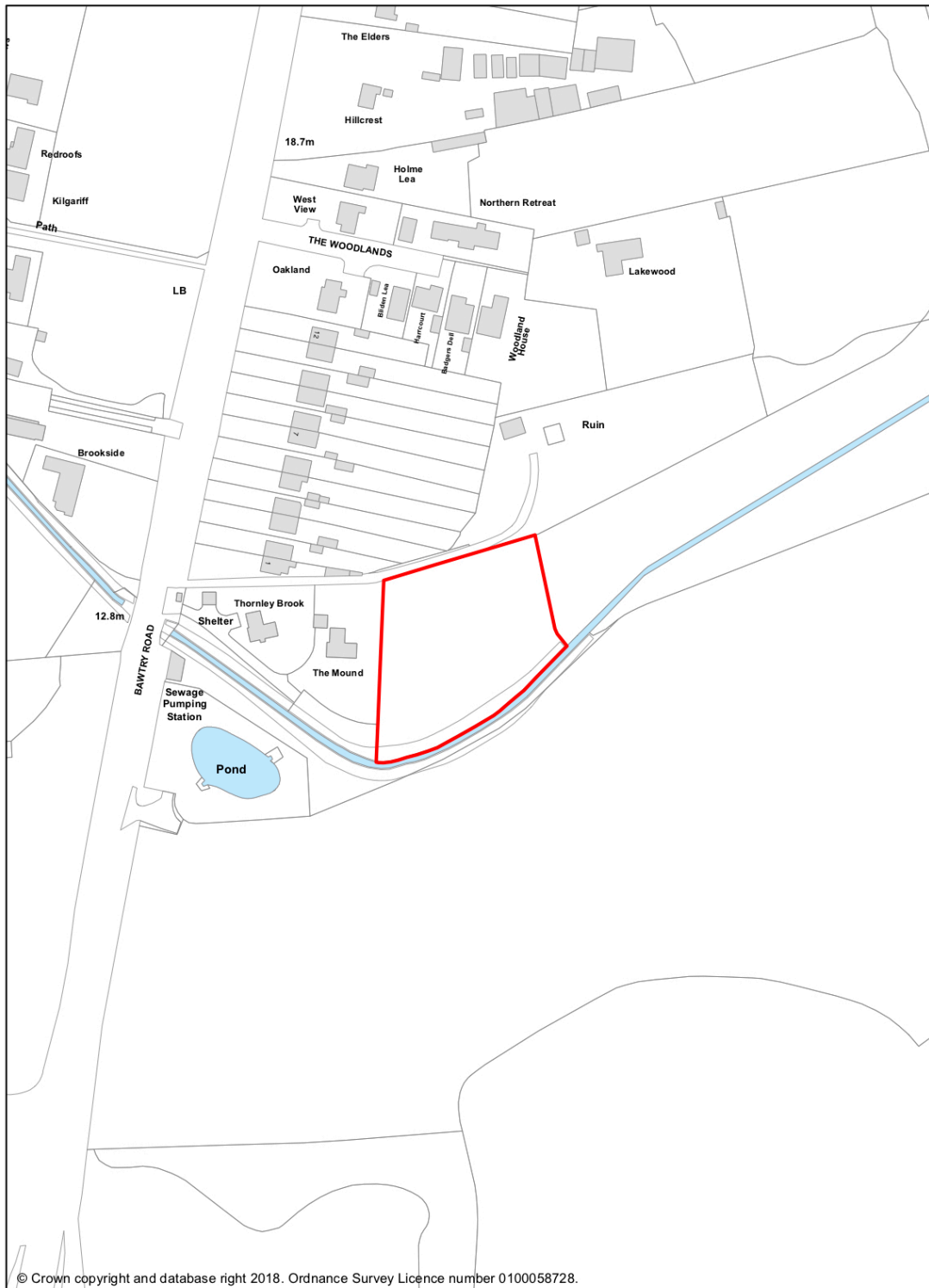


Figure 8: NP03 Land east of Bawtry Road (to the rear of The Mound)

Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)

1. The land identified above is allocated for residential development of 1 new dwelling.
2. Development proposals will be supported provided they take into consideration the findings of the Neighbourhood Profile Report, are in line with all other relevant Policies and give consideration to the following:
 - a. Provide safe access to the site for vehicles, cyclist and pedestrians, providing enough space for on-site parking and manoeuvring; and,
 - b. A Flood Risk Assessment is performed, and necessary Sustainable Urban Drainage are incorporated in the design of the development proposal.

6.8 Policy 7: NP05: Land East of Bawtry Road (at Lynwood)

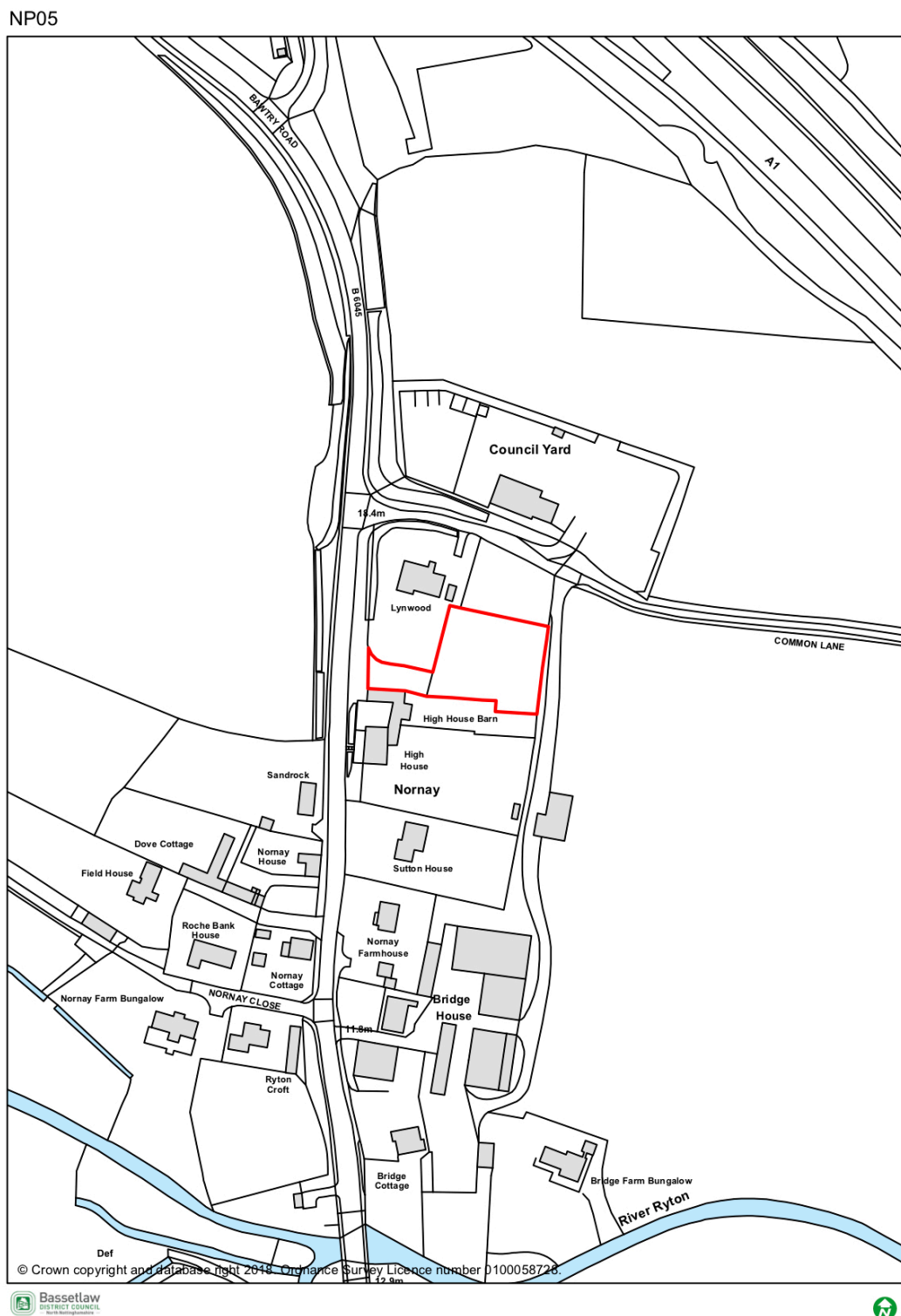


Figure 9: NP05 Land East of Bawtry Road (at Lynwood)

Policy 7: NP05: Land East of Bawtry Road (at Lynwood)

1. The land identified above is allocated for residential development of, up to and including, 2 new dwellings.
2. Development proposals will be supported provided they take into consideration the findings of the Neighbourhood Profile Report, are in line with all other relevant Policies and give consideration to the following:
 - a. The impact on the setting of the nearby Listed Buildings, in particular High House and High House Barn. The development proposal will be asked to demonstrate how the design, layout and materials will do not have a detrimental impact and will complement the setting of the Listed Buildings; and,
 - b. Safe access to the site for vehicles, cyclist and pedestrians, providing enough space for on-site parking.

6.9 Policy 8: BDC02: Land to the north of Retford Road

BDC02

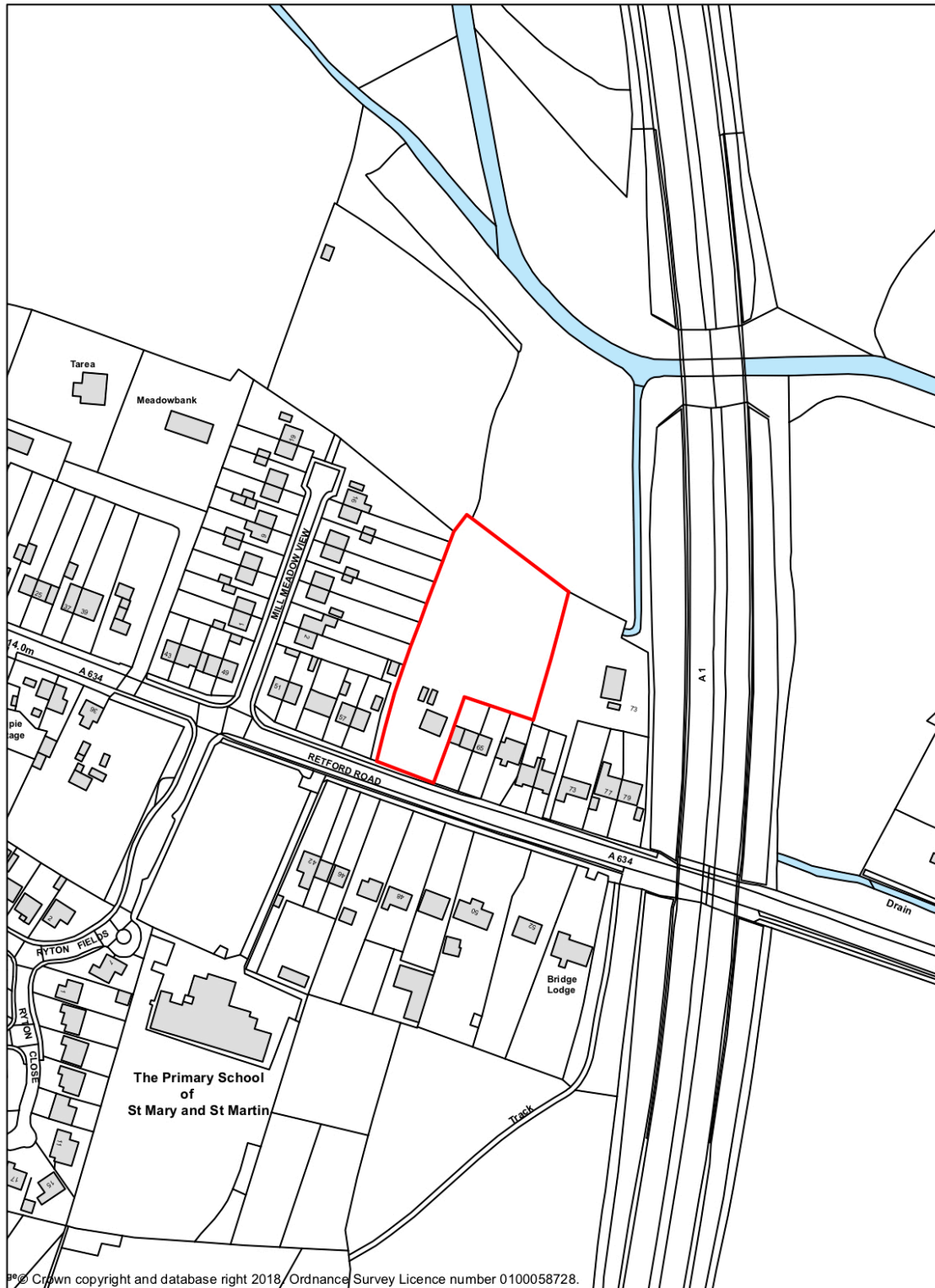


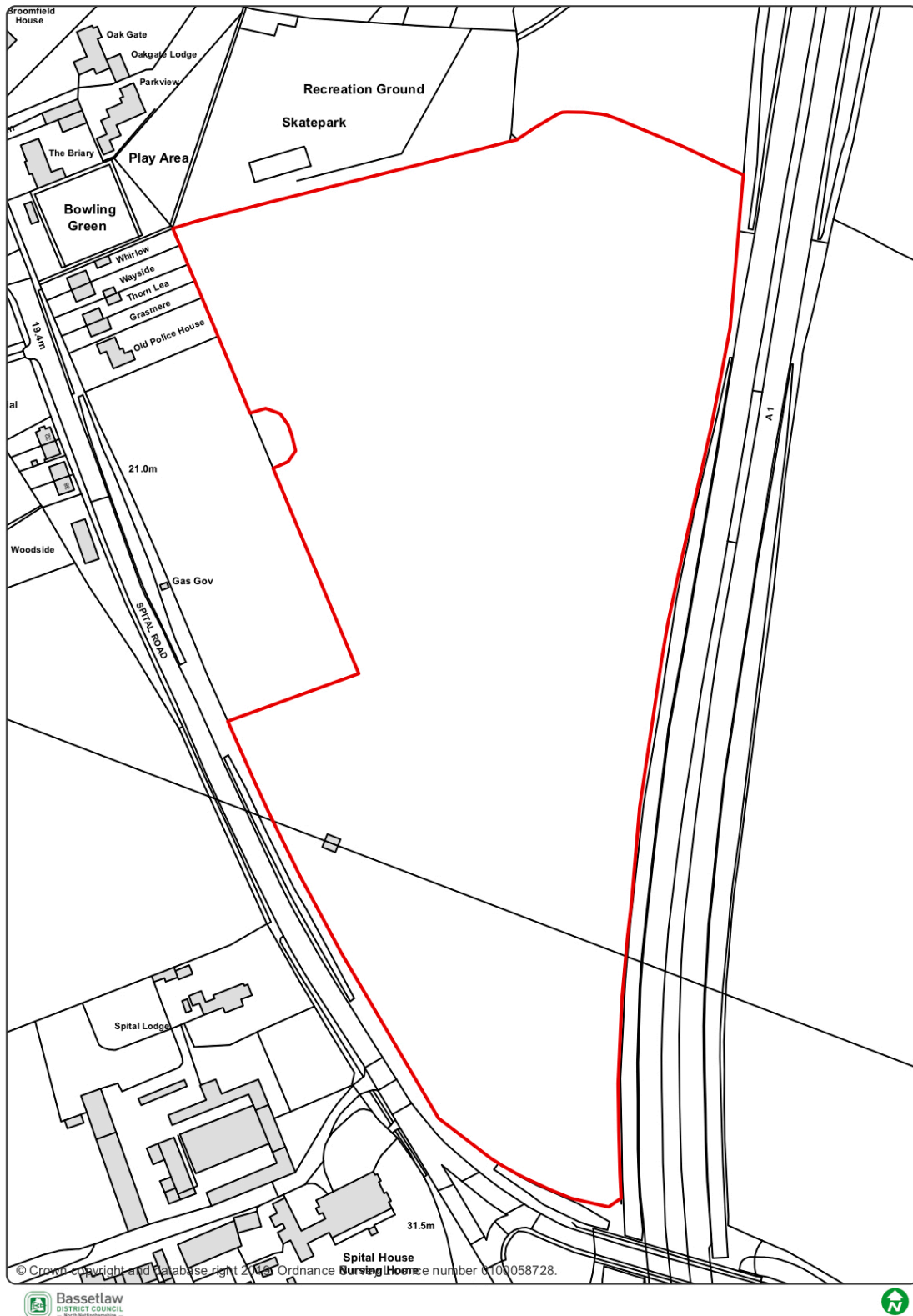
Figure 10: BDC02 Land to the north of Retford Road

Policy 8: BDC02: Land to the north of Retford Road

1. The land identified above is allocated for residential development of, up to and including, 3 new dwellings.
2. Development proposals will be supported provided they take into consideration the findings of the Neighbourhood Profile Report, are in line with all other relevant Policies and give consideration to the following:
 - a. Safe access to the site for vehicles, cyclist and pedestrians, providing enough space for on-site parking and manoeuvring. The development should not have a detrimental impact on the surrounding traffic; and,
 - b. A Flood Risk Assessment is performed, and necessary Sustainable Urban Drainage, infiltration, soakaways solutions are incorporated in the design of the development proposal. A buffer zone to the northern side of the site should be considered.

6.10 Policy 9: BDC03: Land to the east of Spital Road

BDC03



Policy 9: BDC03: Land to the east of Spital Road

1. The land identified above is allocated for residential development of, up to and including, 53 new dwellings.
2. Development proposals will be supported provided they take into consideration the findings of the Neighbourhood Profile Report, are in line with all other relevant Policies and give consideration to the following:
 - a. The impact on the setting of the nearby Listed Buildings and non-designated heritage, in particular Spital House, Blyth & Hodsock War Memorial, Old Police House, and Blyth Cemetery unregistered park & garden. Consideration should be given to the impact on views towards the Church of St Mary & St Martin. The development proposal will be asked to demonstrate how the landscaping, boundary treatment, design, layout and materials will do not have a detrimental impact and will complement with the above-mentioned heritage and character features; and,
 - b. Safe access to the site for vehicles, cyclist and pedestrians, providing enough space for on-site parking and manoeuvring, including a 2.0m footway across the site frontage connecting into the village. A Transport Assessment should be produced for the site; and,
 - c. The site location being next to a major road highway (A1), providing a landscaped buffer between properties and the A1 for air quality and noise reasons; and,
 - d. The overhead power line running through the site, and potentially an undeveloped buffer around the powerline.

6.11 Policy 10: Employment

Justification

- 6.11.1 The National Planning Policy Framework requires planning authorities to '*allow for new and flexible working practices (such as live-work accommodation)*'. As that requirement has not been directly interpreted into a Core Strategy policy by BDC, this Neighbourhood Plan makes some provision through this policy.
- 6.11.2 This can be done by encouraging mixed-use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and promote Blyth as a place where to live, shop and work. Increasing activity in the day time in the village also supports local businesses.
- 6.11.3 BDC's Core Strategy Policy CS8 already supports proposals that would deliver 'rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses' within the Plan Area.
- 6.11.4 Any review of the potential redevelopment of the site would be in accordance with BDC's Policy DM7 of the Core Strategy which has a presumption to protect employment sites for economic development purposes. This Neighbourhood Plan supports this approach. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish. BDC's Core Strategy Policy CS8 already supports proposals that would deliver 'rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses' within the Plan area.
- 6.11.5 The Neighbourhood Profile displays how Blyth is an employment-generating area and that promoting the local economy and providing additional employment opportunities is vital to the functionality of the village. Due to the movement and growth of online technological services based online, this policy will support the growth of people working from home and teleworking.

Policy 10 addresses these factors through a series of actions and will benefit the future employers living in Blyth.

Policy 10: Employment

1. Development proposals to allow business to operate from integrated home/work locations will be supported, so long as such proposals do not have a detrimental impact on:
 - a. the character of the village; and
 - b. residential amenity or; and
 - c. highway safety.

6.12 Policy 11: Community Facilities

Justification

6.12.1 The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities and policies that prevent the reduction of community service and facilities offered unless it can be demonstrated the unviability of such facilities. Although the NPPF does not define what constitutes community facilities, it provides a series of examples to clarify the concept (local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.).

6.12.2 The NPPF identifies the importance of planning for the facilitation of social interaction and creating healthy, inclusive communities (paragraph 91). Paragraph 92 of the NPPF reads; "to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

6.12.3 Policy CS7 of Bassetlaw District Council’s Core Strategy document further re-emphasise the importance of community facilities and their role in maintaining Blyth role as a Local Service Centre. Policy CS8 requires community facilities outside of the Development Boundary to be of a scale appropriate to the village and to have community support.

6.12.4 Blyth’s important communities’ facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. Most residents identified the General Store and Post Office as a critical community hub. From the comments collected from local consultation in October 2017, local people expressed concerns about the potential loss of community facilities in Blyth and the needs to conserve and enhance the community facility infrastructure in the village. Policy 11 addresses these factors by a principle of actions which will benefit the future of community facilities in Blyth.

Policy 11: Community Facilities

1. The following buildings, as identified on Figure 12, are identified as community facilities:
 - a. *Jayne’s Café; and,*
 - b. *The Angel Inn; and,*
 - c. *The Red Hart; and,*
 - d. *The Fourways Hotel; and,*
 - e. *White Swan; and,*
 - f. *Barnby Memorial Hall; and,*

- g. Blyth Medical Surgery; and,*
- h. Cricket ground & pavilion; and,*
- i. General Store and Post Office; and,*
- j. Dental Surgery; and,*
- k. Blyth Primary School; and,*
- l. Play Park on Spital Road; and,*
- m. Play Park on Briber Road; and,*
- n. Bowling Green & pavilion*

2. Proposals for the enhancement, improvement and extension of existing community facilities across the plan area are supported.
3. Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:
 - a. Alternative provision, with explicit community support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or,
 - b. It is evident that there is no reasonable prospect of the service or facility being retained or resurrected*; and,
 - c. it is evident that the service or facility is no longer viable*; and
 - d. there is little evidence of local use of that service or facility*.

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

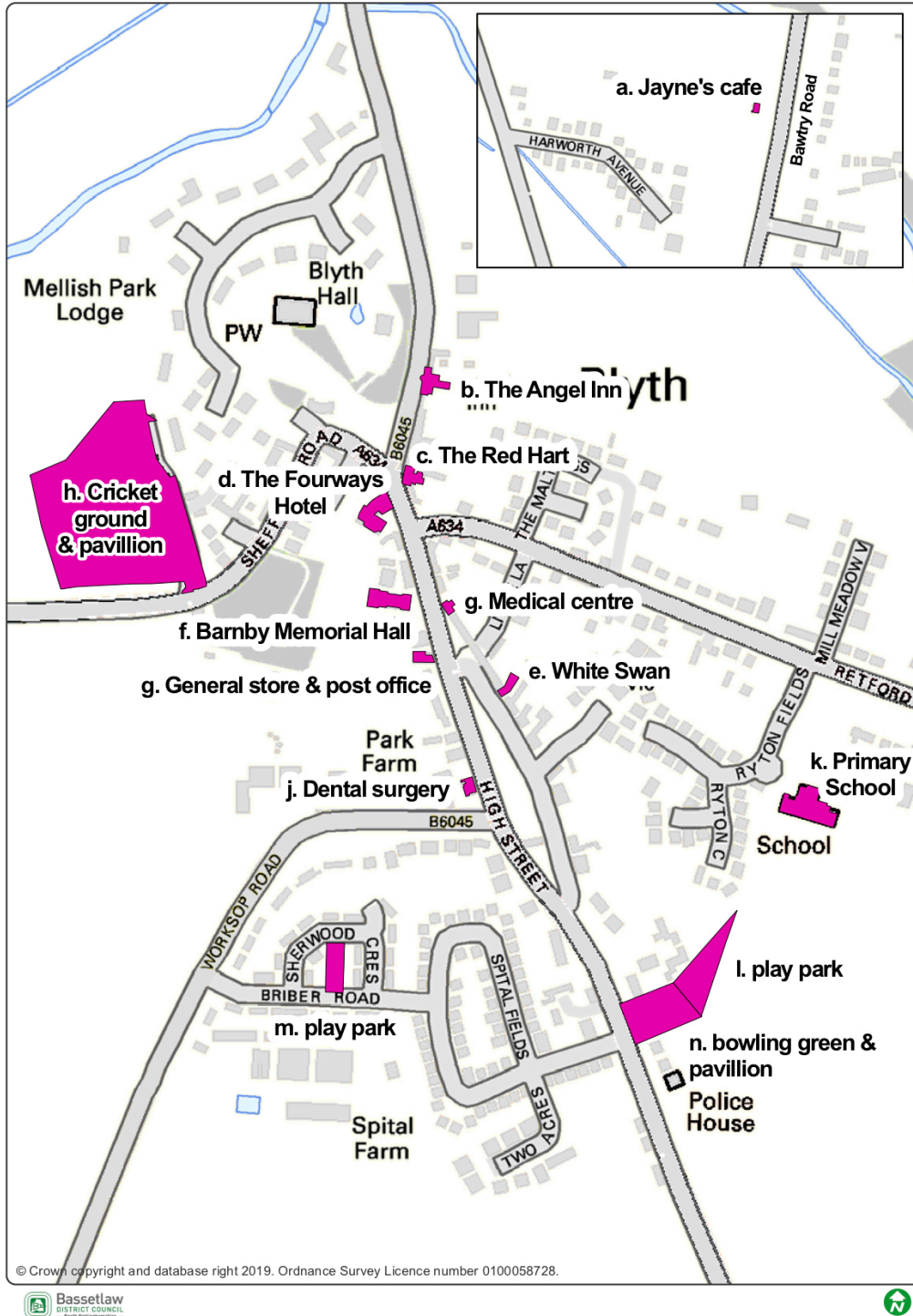


Figure 12: Policy 11 Map of Community Facilities in Blyth

6.13 Policy 12: Important Views

Justification

- 6.13.1 Green Infrastructure is the term used to describe all the different elements that form the network of natural and semi-natural open spaces within and around settlements and open countryside. Green Infrastructure covers a variety of types of areas including woodland, parks and gardens, green lanes, public rights of way, church-yards, sports facilities, water-courses.
- 6.13.2 Chapter 15 of the NPPF, in particular, encourages planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- 6.13.3 It is widely recognised that certain views and vistas are vital in defining the character of a settlement: these views involve the countryside surrounding settlement as much as views toward village or within the built environment. The NPPF promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognise "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".
- 6.13.4 The policy is justified with CSR3 (Community facilities and rural transport) by resisting the loss of community facilities and where possible providing new facilities or extending existing ones.
- 6.13.5 When undertaking the Neighbourhood Profile, residents conducted walkabouts around different neighbourhood areas in Blyth. The aim of the walkabout is to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, residents identified certain views which had significant meaning and beauty to the local community. These sights of the village are ones they want to protect for future generations. Policy 12 addresses these factors by principle

of actions which will conserve, preserve and enhance the views of Blyth. The location of such views is present in Policy 12 Map Important Views.

Policy 12: Important Views

1. The following views, as identified on Figure 13 and described in in the Views and Vistas sections of the Neighbourhood Profile Report are identified as Important Views:
 - a. *Approach south into Nornay; and,*
 - b. *Church from Sheffield Road; and,*
 - c. *Church Green from Bawtry Road; and,*
 - d. *Blyth Village Green from High Street; and,*
 - e. *Ivy Cottages from Sheffield Road; and,*
 - f. *Village Entrance from Worksop Road; and,*
 - g. *Views of the western approach; and,*
 - h. *The approach to the Village from the East; and,*
 - i. *The western end of Retford Road; and,*
 - j. *The vista to the east of Bawtry Road; and,*
 - k. *Approach from the south of the village; and,*
 - l. *Views of Blyth Hall parkland and cricket ground.*
2. Development proposals will be supported provided that they demonstrate to have taken account Local Views and Vistas and have demonstrated how they are maintaining and responding positively to such views in terms of landscaping solutions, boundary treatment, layout, massing.
3. Development proposals that may cause harm to the Key Local Views and Vistas will need to demonstrate how the benefits of the development outweigh the harm: in such circumstances the harm should be minimized and mitigated.

Blyth

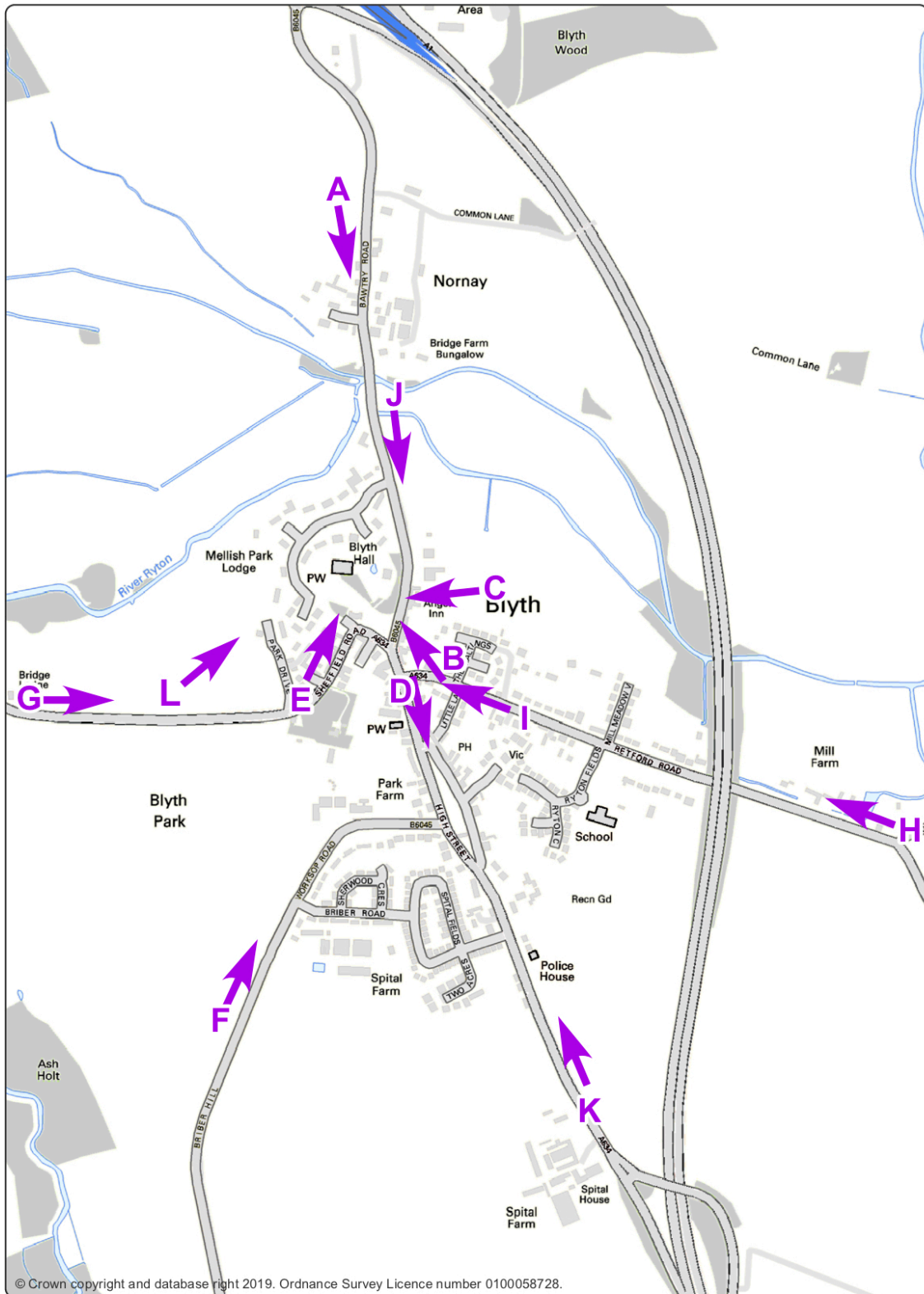


Figure 13: Policy 12 Map Important Views

6.14 Policy 13: Local Green Space

Justification

6.14.1 The sites listed in Policy 13 Map Local Green Space have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS local communities can rule out development other than in exceptional circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:

- a) the green space is in reasonable proximity to the community it serves; and,
- b) the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,
- c) the green area concerned is local in character and is not an extensive tract of land.

6.14.2 Core Strategy Policy SO8 and S019 support the protection of the natural environment and landscape character, Policy DM9 expects proposals to enhance Green Infrastructures, restore or enhance biodiversity and respect landscape character. Blyth's Policy 13 designates areas as Local Green Space in Policy 13 Map that will be a focus for environmental improvements over the Plan period.

6.14.3 To find Local Green Spaces, residents undertook walkabouts around different neighbourhood areas in Blyth. The aim of the walkabout is to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, residents identified certain green spaces which had significant environmental meaning, beauty and local recreational use to the community. Additionally, from the local consultation taken place in October and December 2017, a common view expressed by local people was to preserve the village green and open spaces within the conservation area in Blyth. Policy 13 addresses these factors by a principle of actions which will conserve, protect and enhance the identified green spaces (Policy 13 Map Local Green Space) in Blyth.

Policy 13: Local Green Space

The sites listed below and identified in

1. Figure 14 below are designated as Local Green Spaces:
 - a. *The Adventure Play Area Football Fields; and,*
 - b. *Church Green; and,*
 - c. *The Village Green; and,*
 - d. *The Ridings; and,*
 - e. *Park and Gardens of former Blyth Hall*
2. Applications for development that would adversely affect the function of a Local Green Spaces will not be permitted

Blyth

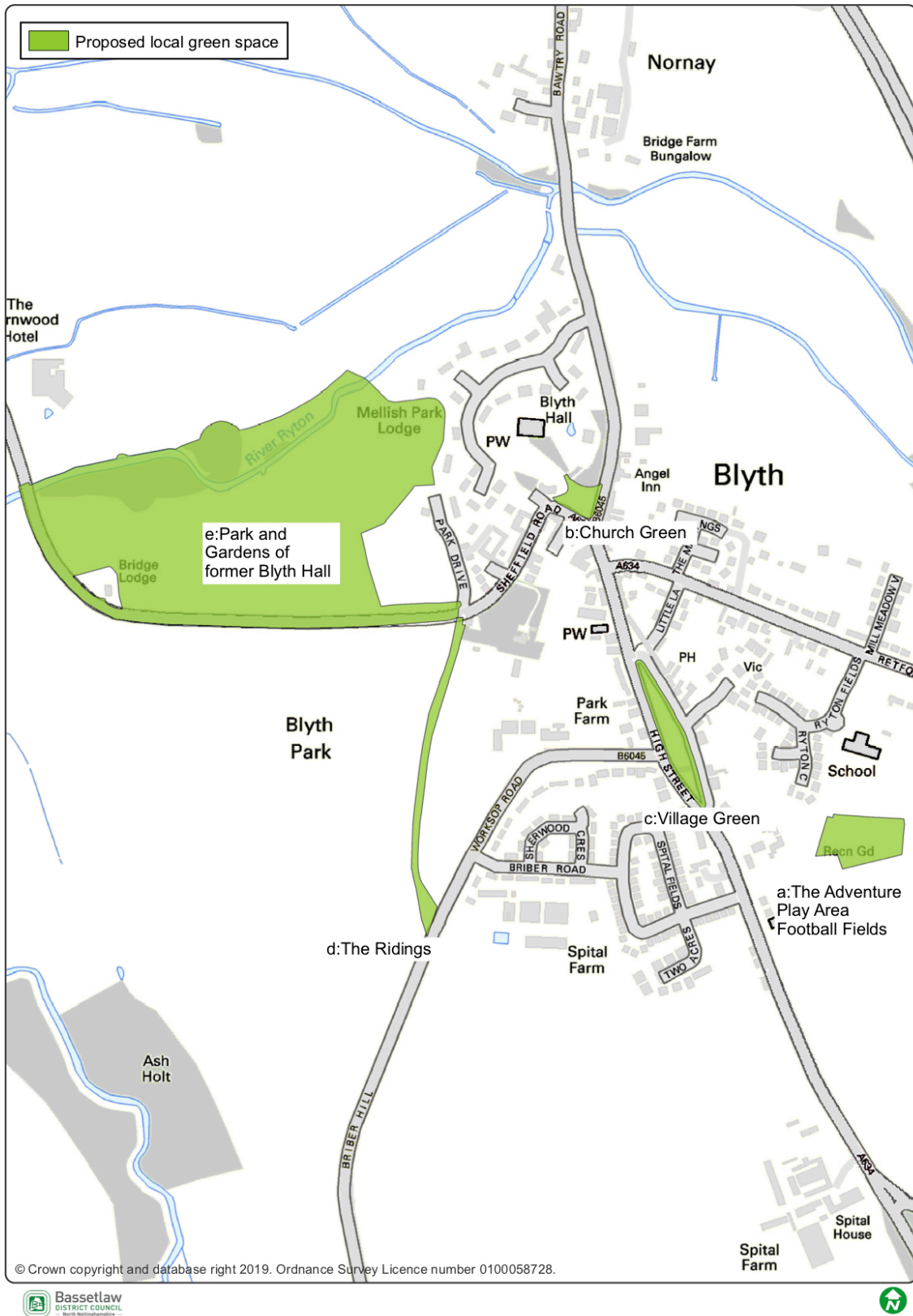


Figure 14: Policy 13 Map Local Green Space

6.15 Policy 14: Green Infrastructure

Justification

- 6.15.1 The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." The Framework requires to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Since we can list sustainable connectivity, carbon sequestrations, physical and mental wellbeing etc., among the benefits provided by green infrastructures, we can conclude that they contribute to fulfilling many other objectives of the NPPF, such as promoting sustainable transport, enhancing the natural environment and promoting healthy communities.
- 6.15.2 The Bassetlaw Core Strategy Policy DM9 (C) – “Landscape Character”. Policy DM9 of the Core Strategy requires that new development proposals in and adjoining that countryside should be designed to be sensitive to their landscape setting.
- 6.15.3 Bassetlaw’s Green Infrastructure Study May 2010 describes the assets in the Plan area, identifying components of the existing green infrastructure network for the district. Assets are divided into nodes (for discrete features, e.g. parks) and corridors (for linear features, e.g. watercourses). Minor nodes and corridors ‘represent features which have high potential to deliver great value through increases in their accessibility to all users, facilities provision or habitat value.’
- 6.15.4 Recommendations in the Landscape Character Appraisal Study and to maximise the opportunities highlighted in the Green Infrastructure Study. The protection of Landscape Character and the support for development

proposals that make a positive gain to the areas green infrastructure as cited in BDCs Policy DM9 is also expected to apply.

6.15.5 When selecting areas of Green Infrastructure in Blyth, residents undertook walkabouts around different neighbourhood areas. The aim of the walkabout is to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, residents identified certain managed network of accessible natural spaces and access routes, landscapes, biodiversity and heritage. Which included some public rights of ways (PROW). These areas had significant meaning to local users to the community. This green infrastructure of the village are ones they want to protect for future generations. Additionally, from the local consultation taken place in October and December 2017, a common view expressed by local people was to preserve the village as a rural setting and protect and enhance the character, heritage and functionally of the village. Policy 14 addresses these factors by a principle of actions which will conserve, protect and improve the identified green infrastructure (Policy 14 Map Green) in Blyth.

Policy 14: Green Infrastructure

1. Development which is directly related to improving or extending access to green infrastructure as well as opportunities for walking and cycling in the parish will be encouraged where the proposals:
 - a. do not detract from the landscape character or ecological value; and
 - b. are for improving access to the local wildlife sites and green infrastructure corridors as identified on Figure 15.
2. Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets* and priority habitats and species** affected by development and show the opportunities taken to improve green infrastructure linkages, as identified on Figure 15.
3. Development proposals will be expected to demonstrate, where possible, how they protect and enhance the green infrastructure assets as identified in Figure 15 of this Neighbourhood Plan

*Defined in the Bassetlaw Green Infrastructure Study 2010

**Defined in the Natural Environment and Rural Communities Act 2006

Blyth

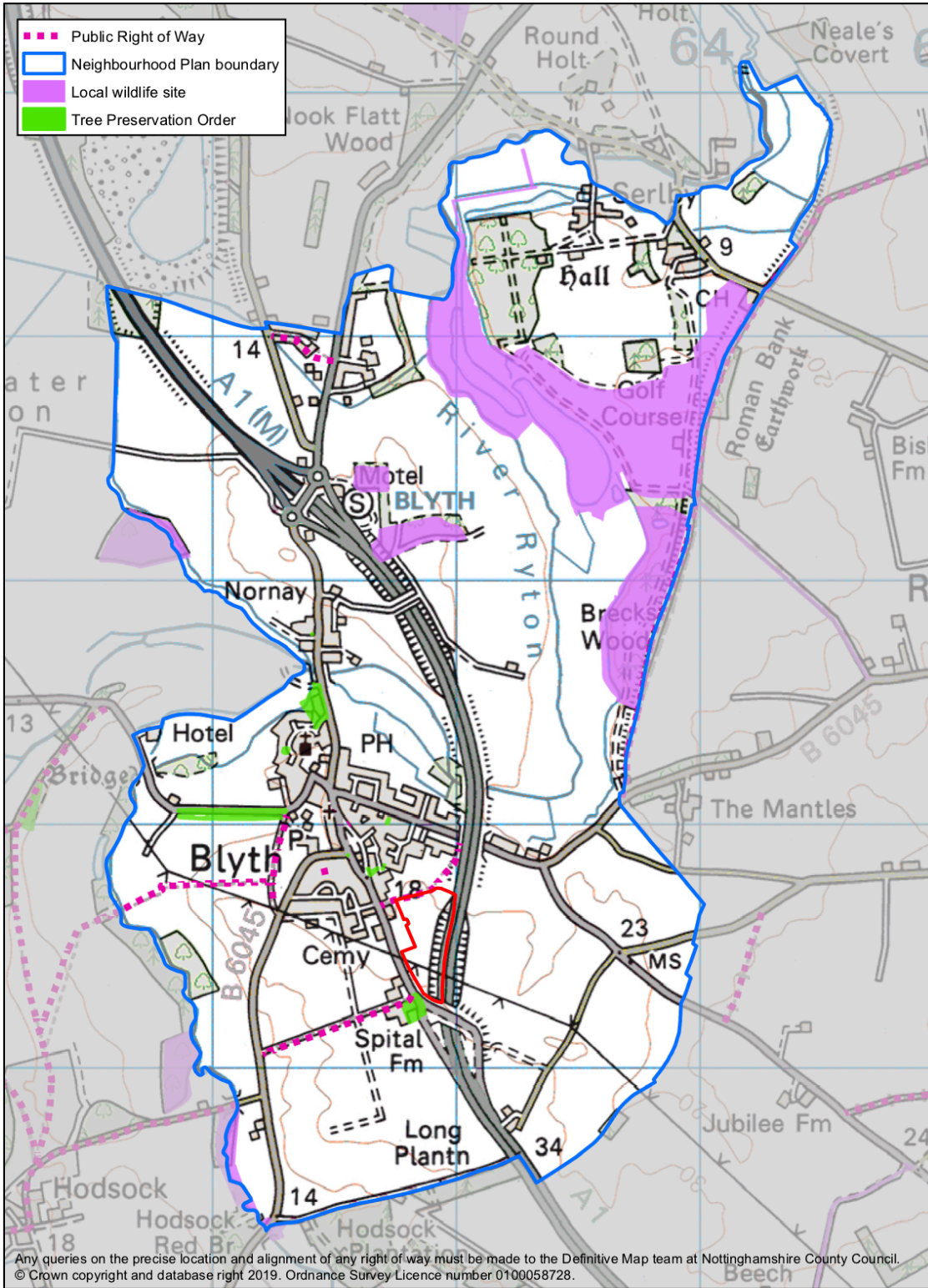


Figure 15: Policy 14 Map Green Infrastructure

7 Reviewing the Neighbourhood Plan

- 7.1.1 This Plan operates until 2035, in parallel with the intended timescales of the emerging Bassetlaw Local Plan. Bassetlaw District Council will implement the policies in this plan as part of their development management process.
- 7.1.2 Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 7.1.3 It is anticipated that the need to review the Plan over this period will arise, for example, if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.
- 7.1.4 In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 7.1.5 Following review, the Parish Council will agree, in conversation with Bassetlaw District Council, any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be following legal requirements in force at that time.

Appendix A: Community Projects & Aspirations

The following community aspirations are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

The community and the Parish Council have identified a series of projects directly related to the plan policies which will play a crucial part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan, they are listed in full below. The Blyth Parish Council will seek the collaboration of BDC and any other relevant partner for the implementation of these aspirations

1. Provision and upgrade of footpaths – Nornay (access to the main village), Harworth Rd & the A614; and,
2. Provision of cycle tracks on the Blyth Road and Bawtry Road; and
3. Clearance of overgrowth from Whitewater Drain; and,
4. Reduction of speed limit on Harworth Rd; and,
5. Provision of some recreational facilities/open spaces in Character Area 1; and,
6. Ridings Public Footpath that leads down to the River needs maintenance; and,
7. The constant speed of traffic over 40mph – speed signs would improve this; and,
8. The narrow pavement, making it dangerous for pedestrians to walk from North Blyth to the village, and particularly when walking back up the hill, as lorries driving mirrors have come dangerously close to pedestrians; and,
9. The pavement needs re-surfacing in a lot of places on Bawtry Road in Nornay; and,
10. Pedestrians have to duck under overhanging branches in some places on Bawtry Road in Nornay; and,
11. Get rid of the graffiti on the side of the bridge on Bawtry Road in Nornay; and,
12. The narrow pavement, making it dangerous for pedestrians to walk from North Blyth to the village, and particularly when walking back up the hill, as lorries driving mirrors have come dangerously close to pedestrians; and,

13. The pavement needs re-surfacing in a lot of places on Bawtry Road in Nornay; and,
14. Pedestrians have to duck under overhanging branches in some places on Bawtry Road in Nornay; and,
15. Get rid of the graffiti on the side of the bridge on Bawtry Road in Nornay; and,
16. The footpath to the Recreation Park requires substantial improvement i.e. constructing with stone and asphalt plus footpath signs; and,
17. Retford Road requires resurfacing as do the footpaths; and,
18. The footpath to the east of the A1 up to Ranskill Road needs improving i.e. widening and surfacing; and,
19. The speed limit of 30mph on Retford Road is rarely maintained and would benefit from a speed indicator on the east bound side of the road between The Maltings and Mill Meadow View. To ensure the traffic speed is safe past St Mary & St Martin School; and,
20. Footpath off Spital Road narrows and only allows space for one person to pass which is difficult for parents with young children or staff from the nursing home taking elderly/disabled residents out in wheelchairs; and,
21. The footpath on the southern side of the busy Worksop Road narrows and overgrown hedging and grass verge makes it difficult to pass; and,
22. Spital Road is the primary exit road southbound and merges with the junction to the A1. A speed restriction of 30 mph has been imposed with a flashing speed alert sign placed outside of the cemetery gates. Traffic entering the village from the south often exceeds this limit which is dangerous for children who use the footpath to the school as there is no formal crossing over Spital Road; and,
23. Car owners who park partially on pavements or within the legal restrictions of junctions impact the safety of residents; and,
24. Surface water drainage impacts pedestrians along the western side of Spital Road.
25. Seek improvements to Blyth Cricket Ground & Pavilion

Appendix B: Proposed Development Boundary

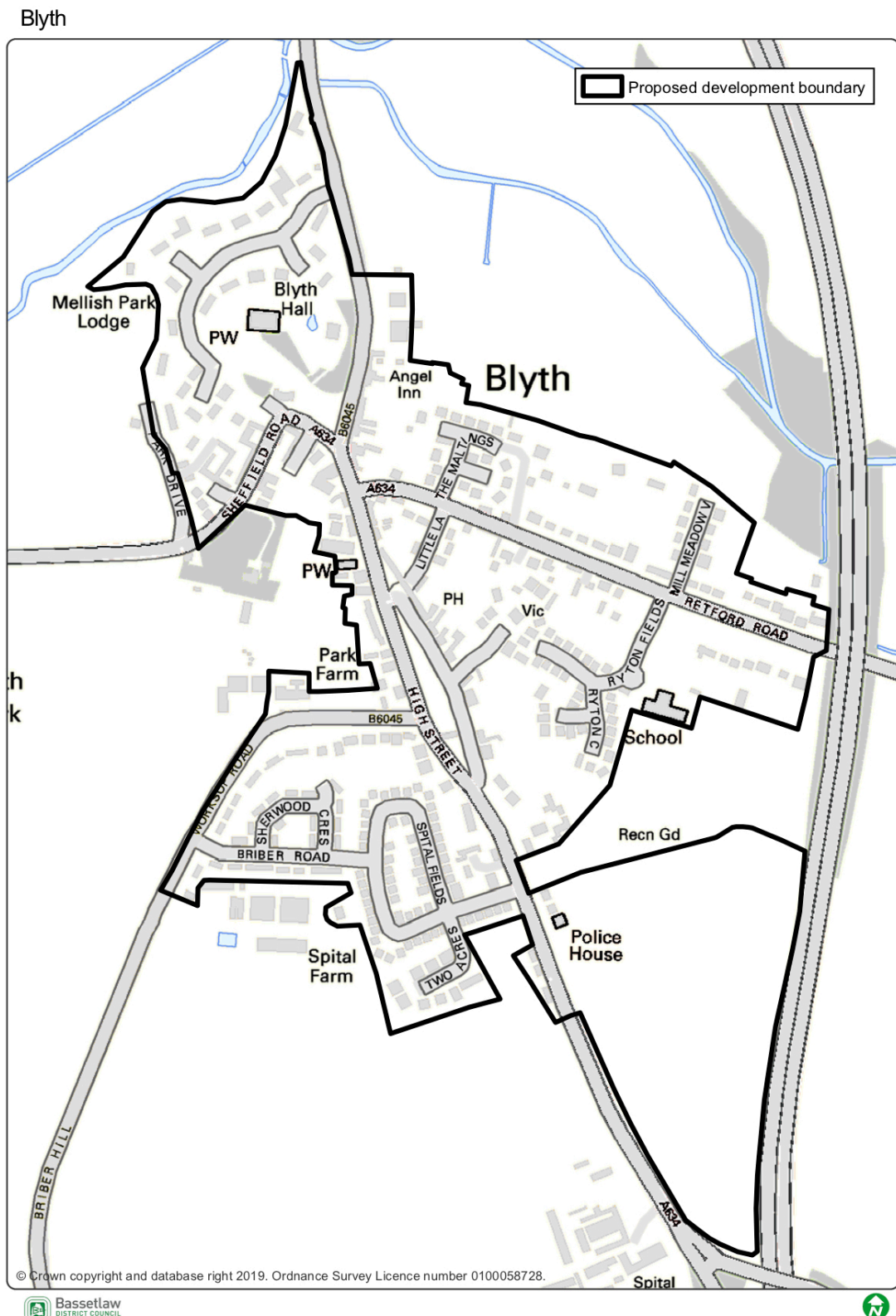


Figure 16: Proposed Development Boundary