



**Everton Parish**  
**Neighbourhood Development Plan**  
**2019 - 2034**  
**Everton Parish Council**



Summer  
2019



# Public Consultation: Post-Hearing Amendments to the Everton Neighbourhood Plan

## Overview

Further to the public hearing held on the 10<sup>th</sup> January 2019, Everton Parish Council have sought to respond to the issues detailed by the Examiner in his Post Hearing Notes, dated 15<sup>th</sup> January 2019. Six weeks of public consultation on the proposed amendments to the Neighbourhood Plan commenced on **Wednesday 15<sup>th</sup> May 2019**, closing at **1700 on Tuesday 25<sup>th</sup> June**. Two documents have been produced to support the consultation:

- A complete version of the Neighbourhood Plan, incorporating the proposed amendments.
- A summary document, including only the amended content (Chapter 6 and Appendix IV).

Both documents are available to download from the Bassetlaw District Council website:

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/everton-neighbourhood-plan/>

## Consultation Events

Two public consultation events are to be held in order to allow members of the public to view hard copies of the documents and to seek clarification on the proposed amendments. The events are to be hosted as follows:

- Friday 17<sup>th</sup> May 2019, 1600 – 2000, Everton Village Hall
- Saturday 18<sup>th</sup> May 2019, 1000 – 1400, Everton Village Hall

## Representations

Comments on the amendments to the Neighbourhood Plan are welcomed, and should be made in writing via email or post:

### Email:

[will.wilson@bassetlaw.gov.uk](mailto:will.wilson@bassetlaw.gov.uk)

### Post:

Neighbourhood Planning  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
S80 2AH

## Data Protection

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The Council will hold the personal information provided by you for the purpose of the Everton Neighbourhood Plan examination and your data may be published at the end of the consultation and/or shared with third parties. The lawful basis under which the Council uses personal data for this purpose is consent.

## Next Steps

Once the six week consultation has closed, all representations received will be sent directly to the appointed examiner, who will assess any issues raised in order to complete the examination of the Neighbourhood Plan.

## Extent of proposed amendments to the Neighbourhood Plan

This document is a complete version of the Everton Neighbourhood, incorporating the amendments suggested by the Independent Examiner. The amendments can be summarised as follows:

- Chapter 6 (pages 44 – 69)
  - Changes to the supporting text throughout
  - Policy E8
  - Policy E9
- Appendix IV (pages 92 – 93)

The proposed changes to the plan have been colour-coded as follows:

### Notes for proposed examination amendments

- Black text indicates existing / former text in the Submission NDP
- ~~Red strike through text~~ indicates proposed deleted text
- Blue text indicates proposed new supporting text or revised policy wording.
- Please note Policy E8 has been completely re-written and is therefore shown entirely in blue.

**Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council**

With assistance from



Supported by grant funding from



## Table of Contents

<b>Section</b>	<b>Page</b>
Executive Summary	4
1.0 What is a Neighbourhood Development Plan (NDP)?	5
2.0 A NDP for Everton Parish	8
3.0 Key Planning Issues	10
4.0 Vision and Objectives	12
Everton NDP Planning Policies	14
5.0 Protecting and Enhancing our Environment	15
6.0 Providing Housing	44
7.0 Supporting Business and the Local Economy	70
8.0 Protecting and Improving Recreational and Community Facilities	73
9.0 Improving Local Infrastructure	78
10.0 Next Steps	80
<b>Appendices</b>	<b>81</b>
Appendix I Extracts from Landscape Character Assessment – Bassetlaw, Nottinghamshire 2009 and Historic Field Boundaries	82
Appendix II Listed Buildings	87
Appendix III Housing Developments in Everton Parish since the 1950s	91
Appendix IV Recent Planning Applications	92
Appendix V List of Local Businesses in Everton Parish	94
Appendix VI Letter from Metcalfe Trust	96
Appendix VII CIL and Developer Contributions	98
Appendix VIII Summary of Characteristics of Character Zones	99

## Executive Summary

Everton Parish Neighbourhood Development Plan (NDP) has been prepared to guide new development in the Parish up to 2034. It will be used alongside Bassetlaw District Council planning policies and national planning policies to help determine planning applications.

This is the submission version of the NDP. The NDP includes a vision and objectives, planning policies, and proposed housing sites.

The Plan has been prepared building on wide ranging local public consultations including drop in events, a household and business questionnaire, an issues and options document, identified housing site allocations and a preferred options plan, all promoted through the local HEDS parish magazine. The emerging Draft Plan was published for two formal Regulation 14 consultation periods.

The NDP includes planning policies and proposed site allocations under the following planning themes:

- **Protecting and Enhancing our Environment** – this includes policies to protect local landscape character and wildlife and to ensure new development is of a high quality and is sympathetic to built heritage and archaeology in the Parish.
- **Providing Housing** – this includes a criteria based policy to guide new development and identified housing site allocations for Everton Parish to help deliver Bassetlaw's housing requirement over the Plan period of at least 16 years. There is also a policy to guide the size, type and tenure of new housing to help ensure new housing is appropriate to local needs and a policy promoting sustainable, energy efficient design.
- **Supporting Business and the Local Economy** – this includes a policy to support appropriate economic development and rural diversification.
- **Protecting and Improving Recreational and Community Facilities** – this includes a policy to support investment in facilities by the Metcalfe Trust land or any other proposals coming forward, a policy to protect existing recreation and community facilities and support investment in new facilities, and a criteria based policy to guide proposals for an extended or new cemetery.
- **Improving Local Infrastructure and Transport** – this refers to actions by the Parish Council supporting improvements to transport and accessibility.

Following a further 6 week period of public consultation by Bassetlaw District Council, the Plan then will be examined by an independent Examiner, and eventually subjected to a local Referendum. If there is a majority Yes vote, the NDP will be made and used to help determine planning applications in Everton Parish.

## 1.0 What is a Neighbourhood Development Plan (NDP)?

***“A neighbourhood plan seeks to identify what type of development we want within the Parish. If approved, our Neighbourhood Plan will form part of the development plan for Bassetlaw alongside the Bassetlaw LDF / Local Plan. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.***

***Our Neighbourhood Plan should set out a shared vision for the future of the Parish, helping to determine the location, type and size of new development, including housing, services, business and leisure opportunities, as well as protecting and enhancing important features.***

***The objective is to make our future development sustainable within the context of wider national and local planning policies.”***

**Residents and Business Survey, June 2016**

- 1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document, prepared by parish councils and other bodies to guide new development within a defined area, such as a parish. They are used alongside local authority (here, Bassetlaw District Council) and national planning policy documents, to help determine planning applications. NDPs are powerful tools and present significant opportunities for local people to have a real say in how, and where, development should happen within their local area. They can provide the local detail to add value to higher level, more strategic policies. A NDP can cover a range of planning related issues, or just have one, single policy.
- 1.2 Preparing a NDP is a complex and lengthy process and NDPs cannot be prepared in isolation. They have to be in general conformity with local strategic planning policies and have regard to national planning policy. All the NDP planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources, and overall the Plan has to meet a set of “basic conditions” set out in national guidance.

## Planning Policy Context

- 1.3 The current strategic local planning policies are set out in Bassetlaw's Core Strategy and Development Management Policies DPD Adopted December 2011<sup>1</sup>. The Core Strategy is the key Local Development Framework (LDF) document and provides the overarching framework for all other documents that may be produced. It sets out a vision for change in Bassetlaw to 2028, along with the place-specific policy approaches to be taken in order to achieve this vision. A small number of more detailed development management policies, on key issues that will need to be addressed when delivering new development, are also included. The NDP will have to be in general conformity with the strategic planning policies within this document, as it is the most up to date adopted local plan.
- 1.4 Bassetlaw District Council is in the early stages of preparing the Bassetlaw Plan<sup>2</sup>. This will be the new Local Plan for Bassetlaw and will establish the long term approach to development in the District up to the year 2034. On adoption the Bassetlaw Plan will replace the 2011 Core Strategy & Development Management Policies Development Plan Document. The NDP Plan period reflects that of the new Bassetlaw Plan and therefore we are planning for the period up to 2034. However, this may change: Bassetlaw District Council has advised that the Plan period will be at least 16 years.
- 1.5 National planning policies are set out in the National Planning Policy Framework (NPPF)<sup>3</sup> published in 2012. This advises in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development<sup>4</sup>, and that the planning system has to perform an economic role, a social role and an environmental role. Neighbourhood planning is addressed in paragraphs 183-185:

*183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

---

<sup>1</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/core-strategy/the-core-strategy.aspx>

<sup>2</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/the-bassetlaw-plan.aspx>

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> Communities and Local Government, National Planning Policy Framework, March 2012 page 2: **Sustainable Development** - Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

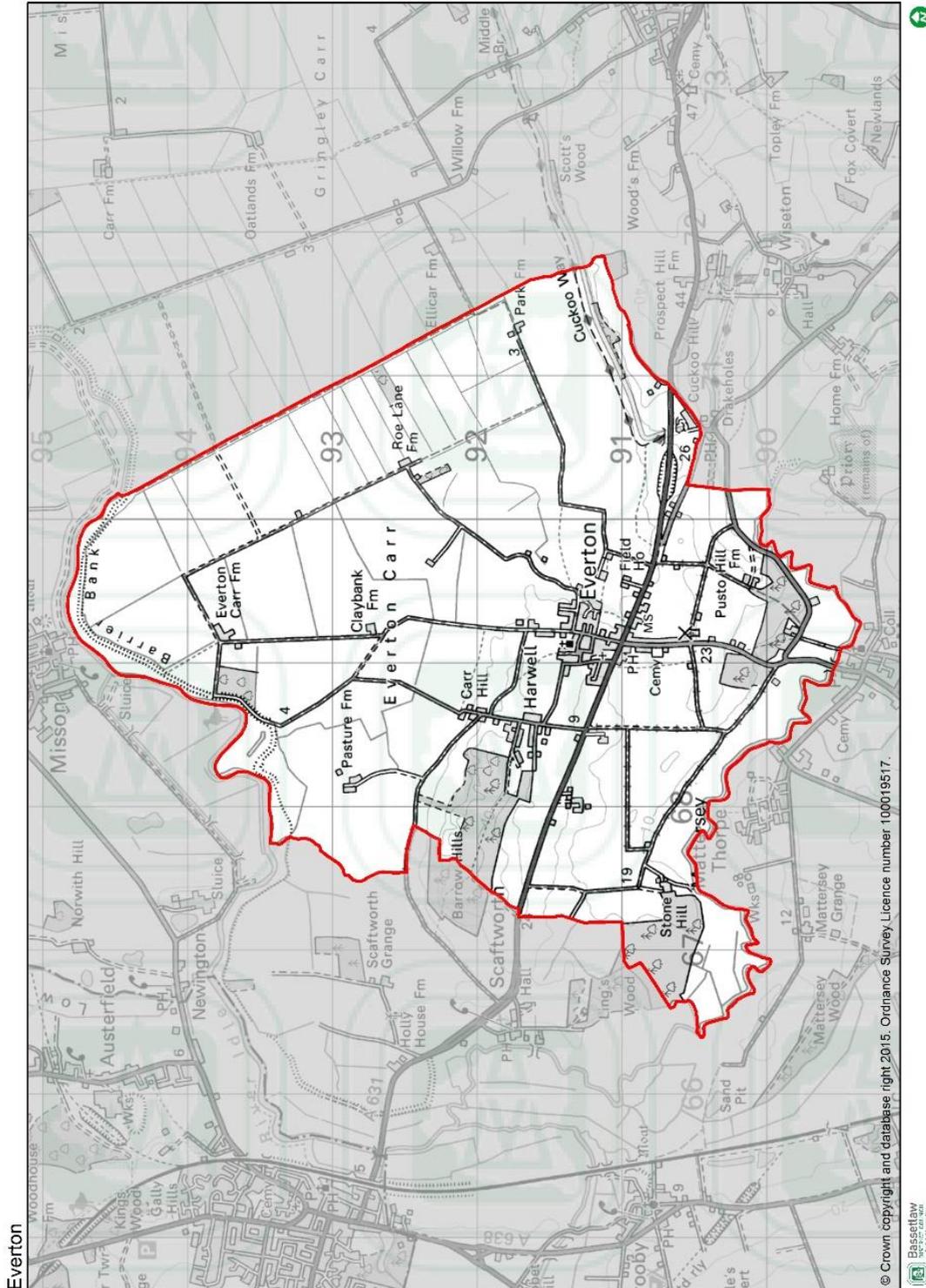
- 1.6 Planning Practice Guidance<sup>5</sup> provides additional guidance on the application and implementation of the Framework's approach.

---

<sup>5</sup> <http://planningguidance.communities.gov.uk/>

## 2.0 A NDP for Everton Parish

Map 1 Everton Neighbourhood Area



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

- 2.1 Everton Parish Council decided to prepare a NDP for Everton Parish in September 2015. The Parish Council applied to Bassetlaw District Council for designation of the Parish as a neighbourhood area and this was approved on 18<sup>th</sup> December 2015. The designated neighbourhood area is the same area as the Parish and is shown in Map 1 above.
- 2.2 The Submission NDP has been prepared through an extensive and wide ranging public consultation process over several years. The residents and business questionnaire survey was undertaken in 2016 under the auspices of Osiris MR Limited, a market research company accredited to ISO2052:2012. For residents the questionnaire was issued on a household basis, but households had the option to request additional copies for individuals. For the residential survey the 234 responses equate to a response rate of 63.4%, based on the total number of properties within the Parish at the time.
- 2.3 Further informal public consultation included consultation on Issues and Options, possible site allocations, and a first draft plan, from 2016 to 2017.
- 2.4 The Draft Everton NDP was published twice for Regulation 14 formal consultation; a Stage 1 Regulation 14 consultation was undertaken in summer 2017, and then the NDP was amended and to include several new housing sites and revised draft policies and was published for a further Regulation 14 public consultation from November to December 2017.
- 2.5 The Consultation Statement sets out in detail all the stages of informal and formal public consultation. The Consultation Statement is available on the NDP page of the Everton Parish Council website: <http://www.evertonvillage.org.uk/>.

### 3.0 Key Planning Issues



Everton Primary School

- 3.1 The identified key planning issues for Everton Parish NDP are drawn from the results of the Drop Ins, NDP Questionnaire and the consultation on the Issues and Options. These are:

#### **Issue 1 Environment**

Everton Parish has an attractive environment. The Plan policies should ensure that new development is designed and sited sensitively, taking into consideration the landscape character of the area around Everton Parish, important local wildlife sites and built heritage and archaeology. Important natural and built heritage assets should be protected and new development should provide opportunities to enhance these assets for their own intrinsic value and the enjoyment of future residents and visitors.

#### **Issue 2 Housing**

The NDP will need to provide a positive planning framework to support the delivery of approximately 40 new houses over the Plan period of at least 16 years. The new housing will be provided through a mix of identified site allocations and the criteria based policies.

#### **Issue 3 Employment**

Everton Parish has a mix of businesses in the Parish and supporting opportunities for local employment is key to the area's sustainability as a rural settlement. The Plan should provide a positive planning framework to support and guide appropriate economic development and investment in businesses in the Parish.

This will help to support the sustainability of Everton Parish by providing opportunities for employment locally and reducing the need for residents to travel. It will also help to support existing businesses such as the shop and public houses by retaining a daytime population in and around the village.

#### **Issue 4 Community Facilities and Services**

Everton Parish is fortunate to have a good range of recreational facilities, a primary school and a village hall. There are proposals by the Metcalfe Trust to invest in some facilities and the NDP should provide the planning framework to guide these proposals and protect other locally valued assets.

#### **Issue 5 Infrastructure**

Everton Parish is likely to continue to grow over the Plan period of at least 16 years. The NDP provides an opportunity to identify where investment is needed in local infrastructure to accommodate this growth and ensure pressures on existing infrastructure are managed appropriately. Some areas of the Parish are in areas designated as Zone 3 for flooding.

- 3.2 The above key planning issues have informed the Vision and Objectives in Section 4.0 and are addressed in the planning policies set out in the Sections 5.0 to 9.0 of the Plan.

#### **4.0 Vision, Aim and Objectives**

- 4.1 A NDP is required to have a vision and a clear set of objectives. The planning policies should be designed to meet the identified objectives.
- 4.2 The Vision, Aim and Objectives have been prepared by the Steering Group and are set out below.

##### **Vision for Everton Parish NDP**

**The Vision for our Neighbourhood Development Plan is that by 2034 we leave the Parish even better than it is already, by guiding new developments, as well as enhancing and protecting important features, so that our good fortune can be shared by future generations.**

##### **NDP Aim and Objectives**

**Overall Aim: To promote sustainable development in Everton Parish up to 2034.**

**This will be achieved through the following 5 Objectives:**

**Objective 1 – To ensure that the rural landscape character and built heritage of the Parish are protected and enhanced.**

New development should be sustainable, support local biodiversity objectives and be designed as sensitively as possible taking account of the distinctive character of existing buildings within Everton village, and the surrounding smaller settlements of the Idle Lowlands and the small area in the Mid Nottinghamshire Farmlands (see Map 3).

(Addressed in Policies E1, E2, E3, E4, E5, E6 and E7)

**Objective 2 – To provide a positive planning framework to guide new housing development within the Parish.**

New housing development should respond positively to local housing needs. The target housing number will be set out by the NDP, and the

scale, location, size and type of housing in new developments will be appropriate for the rural area.

(Addressed in Draft Policies E8, E9, E10 and E11 and Site Allocations.)

**Objective 3 – To support appropriate local economic development to encourage investment and provide improved opportunities for local employment, subject to other objectives.**

Appropriate new business development in the Parish will be encouraged to help ensure Everton Parish continues to prosper and provide local job and training opportunities, suitable for the countryside location.

(Addressed in Policy E12)

**Objective 4 – To protect and enhance local services, community and recreational facilities**

Everton Parish's existing local facilities will be protected and investment in new facilities will be encouraged. This will include a positive planning framework to guide proposals by the Metcalfe Trust to provide an improved village hall /sports club house.

(Addressed in Policies E13, E14 and E15)

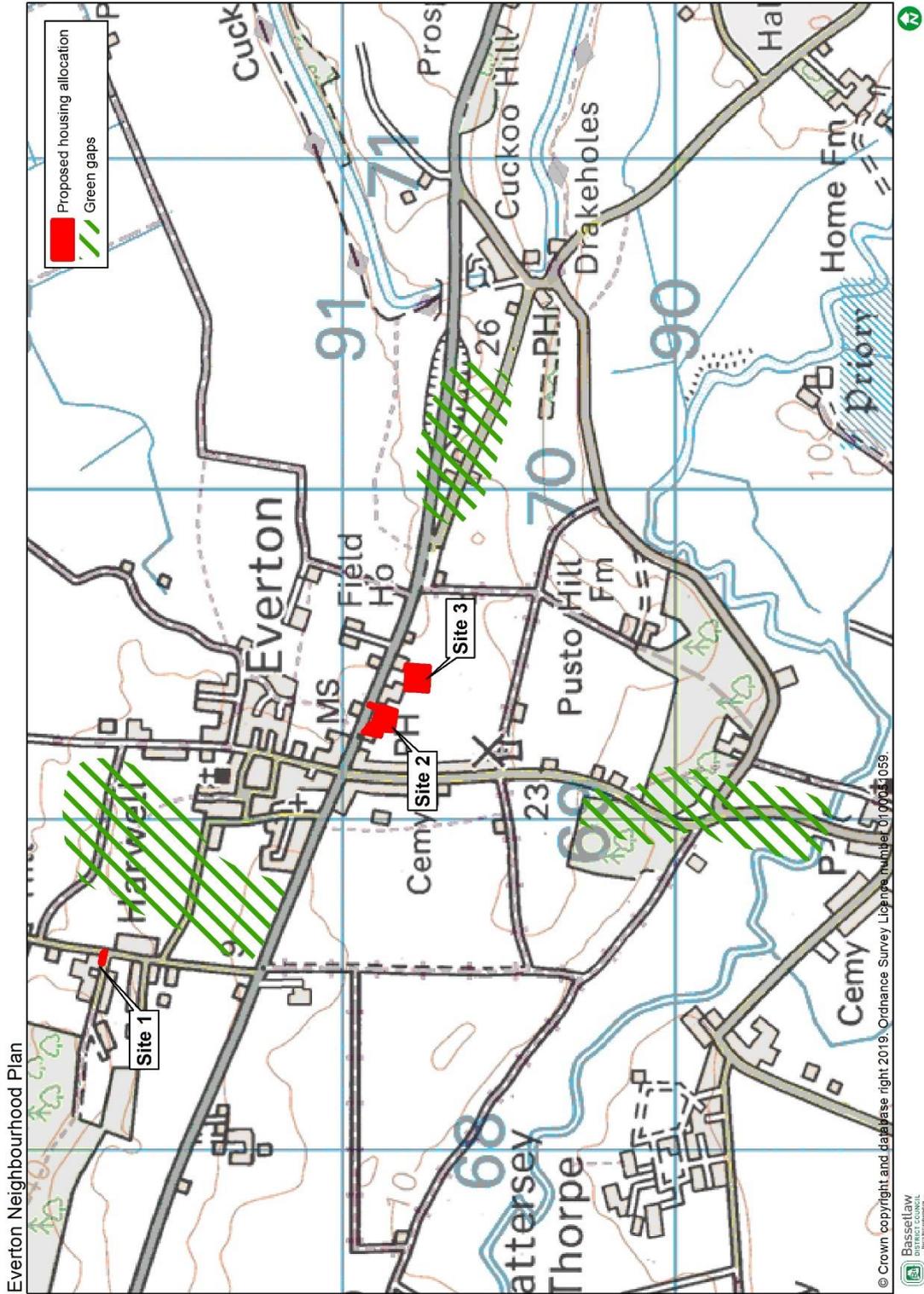
**Objective 5 – To support investment in local infrastructure to help ensure new development is successfully accommodated and integrated into the village and wider area**

New development will increase pressures on existing infrastructure but also offers opportunities for investment to ensure new development is successfully accommodated within the village. The NDP should identify where investment is required.

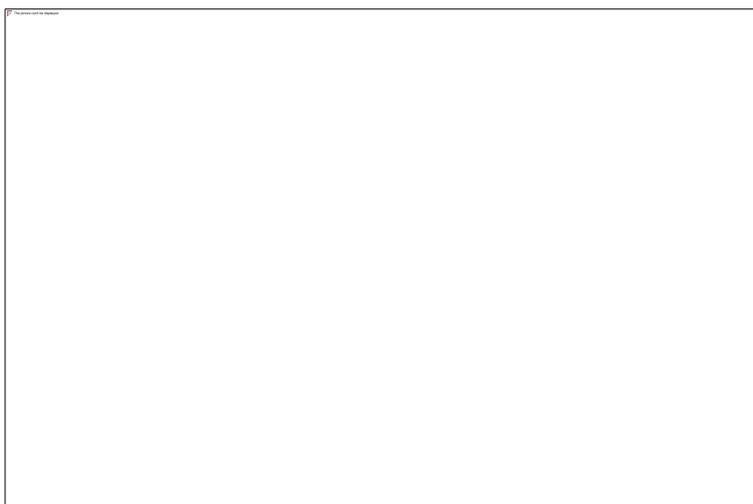
(Addressed in Policies E13 and E14, Section 9 and Appendix VII)

### Everton NDP Planning Policies

Map 2 Everton NDP Policies Map



## 5.0 Protecting and Enhancing our Environment



### Gringley View

- 5.1. The village of Everton is built on the higher ground within a wide horseshoe bend of the River Idle. To the north, the low flat Carr lands stretch into Yorkshire. Most of the village was centred originally to the north of the A631 around the Parish church (Holy Trinity) with a small amount of development lining the road. Later, from the late 19<sup>th</sup> century, the village expanded to the south around the A631 and Mattersey Road with development such as the windmill, cemetery and Victorian buildings on higher ground. The smaller settlement of Harwell lies to the north west of the main village, separated by a green gap of open fields, and there are other smaller scattered settlements and farmsteads around the Parish. The population was 839 in 2011 (Census 2011)<sup>6</sup> and the Parish extends over 1,542 hectares.
- 5.2 This is a rural area, with a distinctive landscape character and it is significant in terms of wildlife and biodiversity. The built character of the village of Everton and surrounding settlements and rural buildings is also distinctive in terms of the widespread use of traditional local materials, and the scale and form of rural buildings. These range from traditional farm cottages to some substantial farm houses and “Polite”<sup>7</sup> three storey houses, to more modern residential properties.
- 5.3 The NDP provides an opportunity to “set the bar high” and aim for high quality in new development to ensure that change is integrated successfully, and that our environment is protected and enhanced.

---

<sup>6</sup> <https://www.nomisweb.co.uk/reports/localarea>

<sup>7</sup> Polite houses are buildings designed to include non-local styles for aesthetically-pleasing decorative effect by professional architects.

### **Natural Environment – Landscape Character and Biodiversity**

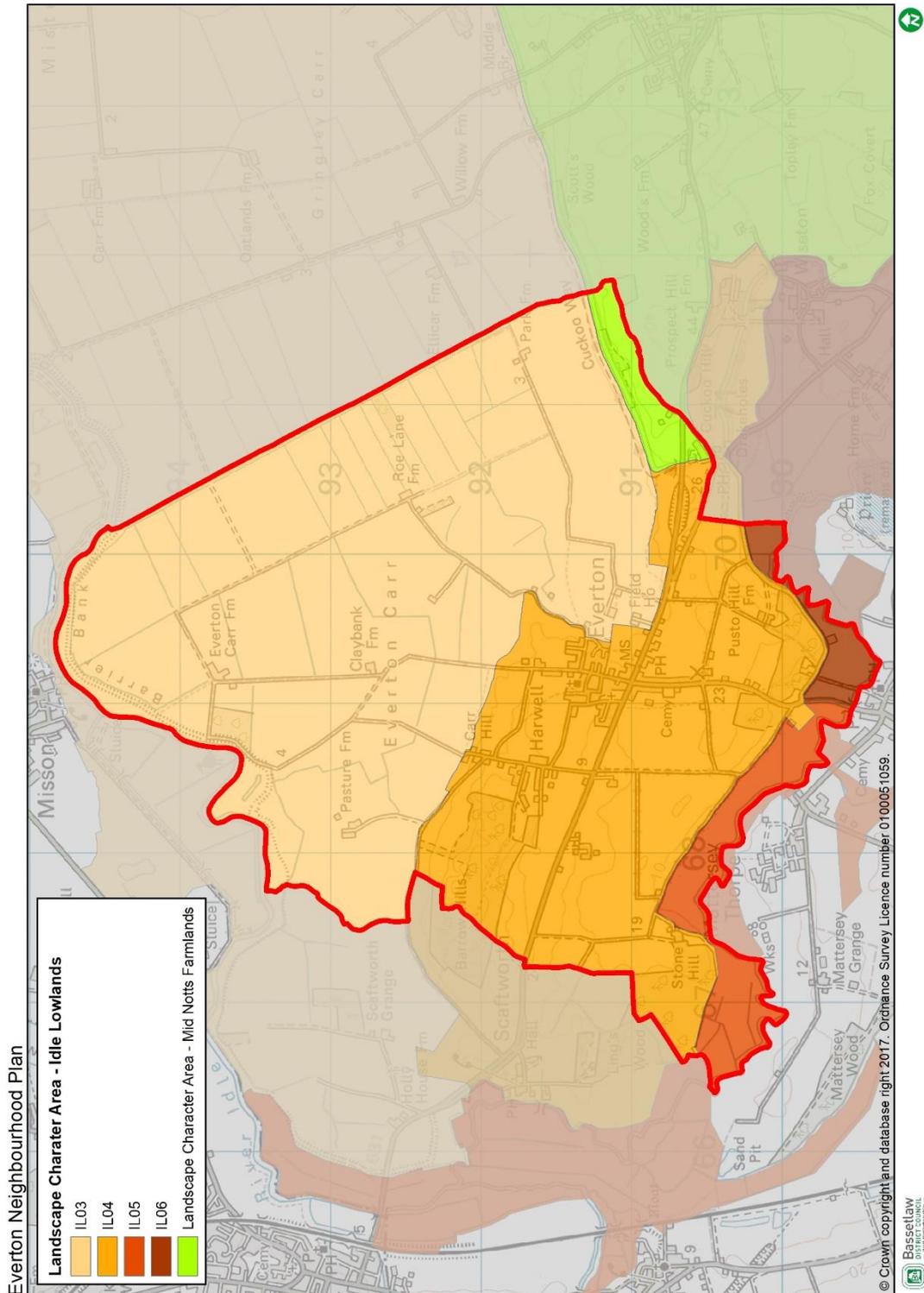
- 5.4 The comments submitted during the March 2016 consultation showed that the open aspect of the Parish, woods, footpaths and bridleways are all valued. The results of the residents and business survey also demonstrated that local people enjoy their local environment. When respondents were asked to consider what is important to them about living in the Everton, 40.2% said the local landscape was important and 53.7% said it was very important. In fact, the Parish landscape was considered the most important thing about living in Everton Parish. The responses to the Issues and Options consultation reinforced the view that there is a need for the NDP to protect local landscape character and wildlife and to protect the green gaps of open countryside between the settlements.
- 5.5 Natural England has defined and prepared profiles for 159 distinct National Character Areas<sup>8</sup>. National Character Areas are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Everton lies within the south eastern corner of Natural England's National Character Area 39 Humberhead Levels. The Humberhead Levels is a flat, low-lying and large scale agricultural landscape bounded to the west by the low ridge of the Southern Magnesian Limestone and to the east by the Yorkshire Wolds (north of the Humber) and the Northern Lincolnshire Edge with Coversands (south of the Humber).



View north west from A631 towards Harwell

<sup>8</sup> <http://publications.naturalengland.org.uk/publication/1843305?category=587130>

Map 3 Landscape Character Areas



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

- 5.6 The landscape character around Everton Parish is described in more detail in The Bassetlaw Landscape Character Assessment (2009) (LCA)<sup>8</sup>. The vast majority of Everton Parish lies in the Regional Character Area of Idle Lowlands with a small area to the south east in the Mid Notts Farmlands Character Area.
- 5.7 Much of the Idle Lowlands area consists of sparsely inhabited levels and former carrlands, which are now intensively cultivated for arable production. Most of the settlements are located on “islands” of higher ground. Open arable farmland dominates the landscape with some pastoral and rough grazing. The pastoral enclosures are often adjacent to isolated farmsteads. Drainage ditches feature strongly and provide field boundaries, and many are covered by ecological designations. Narrow tree belts and hawthorn hedgerows also align the fields. Historic field boundaries are evident from maps in the Nottingham Historic Environment Record (HER)<sup>9</sup> and the map provided in Appendix I.
- 5.8 The Landscape Character Assessment describes in detail the historical significance and changes in the landscape from early hunter gathering communities c. 5000 BC who lived in a landscape of rivers and woodland characterised by oak, elm and hazel, through Neolithic and Bronze Age activity of woodland clearance, drainage and farming, Roman and Anglo Saxon occupation, and to major drainage of the levels from the 17<sup>th</sup> century.
- 5.9 The Character Areas are divided into Zones, with each Zone having specific policies for new development. There are 4 Zones in Everton Parish: Zone IL03 (Misterton), which covers the area of Everton Carrs; the village itself, which is in Zone IL04 (Everton); to the far south on the border with Mattersey is Zone IL 05 (Scrooby) and to the far south east is Zone IL06 (Wiseton) - see Map 3. All potential development referred to in this plan is located in Zone IL04.
- 5.10 Bassetlaw District Council’s strategic policies for each of the 4 Character Zones in Everton Parish are: Zone IL03 (Misterton, mainly covering Everton Carrs) is “*conserve*” - the highest category, where any new development should respect the open sparsely settled and rural character of the landscape by concentrating new small scale development around existing settlement located at the boundaries of the Policy Zone, while being sympathetic to the scale and extent of existing settlement.
- 5.11 The strategic policy for zone IL04 (Everton) is “*conserve and reinforce*” - the next highest category, where policies are to conserve existing landscape features and conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell and Everton. Policies for zones IL05 (Scrooby) and IL06 (Wiseton) are “*Reinforce and Conserve and restore*”.

---

<sup>9</sup> <http://www.nottinghamshire.gov.uk/culture-leisure/heritage/historic-environment-record>

- 5.12 Further detailed information about the relevant Policy Zones, their landscape and built features and detailed policies is provided in Appendix I.

### **Green Gaps in Everton**

- 5.13 The generally open nature of gaps between settlements in Everton Parish were regarded by parishioners as important. In the questionnaire survey of parishioners 94% of respondents wished to preserve the gap between Everton Village/Harwell, 90.6% between Everton Village/ Mattersey and 85.2% between Everton Village/ Drakeholes. In the same survey the landscape was rated the most important feature of Everton with 94% of responding parishioners rating the local landscape as important or very important.
- 5.14 In the Landscape Character Assessment all these areas are covered by the designation IL04, *conserve and reinforce*, requiring actions that conserve distinctive features and features in good condition and strengthen and to reinforce those features that may be vulnerable. For Everton and Harwell the assessment notes that further expansion of the built up area would have a moderate effect on a landscape that is characteristic, historic and unified and rated as requiring conservation and reinforcement.
- 5.15 Further development along fields bordering the A631 towards Bawtry and bordering Harwell Lane could compromise views between the windmill at Mattersey Road (a listed building) and Harwell Woods (containing a site of special scientific interest (SSSI)) particularly from public footpaths and bridleways, notably Broomhill Lane and the footpath from this towards Chapel Lane, as well as compromising views from the footpath connecting Middle Cross Lane to Everton Village towards the South and West.
- 5.16 The gap between Everton Village and Mattersey along Mattersey Road to the junction with Eel Pool Road lies in Policy Zone IL04, *conserve and reinforce*. From Broomhill Lane bordering Mattersey Road to the South and West is a distinctive wooded area. From Mill Lane to the South and East, Mattersey Road is bordered by a Local Wildlife Site through which a public footpath runs. There is also a prominent view of a listed windmill.
- 5.17 The gap between Everton Village and Drakeholes lies mainly in IL04, *conserve and reinforce*, together with an area in IL03, *conserve*. It is marked by both Gainsborough and Old Gainsborough Road, the latter probably following the line of an old Roman Road from Lincoln to York. Views along Gainsborough Road (and Old Gainsborough Road) towards the conservation area of Everton Village reveal the contextual importance of the landscape and topography of the area, with significant views of open countryside between and around groups of buildings. The spaces between

these groups of buildings are a significant feature of the character area. Development should only be permitted within these gaps if; it would not undermine the physical and/or visual separation of settlements and it would not compromise the integrity of these gaps, either individually or cumulatively with other existing or proposed development. The green gaps are identified on Map 2 Everton NDP Policies Map.

**Policy E1 Protection of the Landscape**

**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 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 individual settlements remain distinct.**

- 5.18 Rural and agricultural development could have significant adverse visual impacts on the setting of the wider parish of Everton. Where possible, development should be sited sensitively within this gently undulating landscape and adjoin existing built form. Large modern agricultural buildings should be set against a backdrop of rising land or wooded slopes and not sited on the crests of hills where they would visually dominate the horizon and impact on the area's extensive open skies, therefore breaking the skyline.

### **Policy E2 Type and Location of Development in the Countryside**

**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 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.**

#### **Wildlife**

- 5.19 Everton Parish has a number of significant local biodiversity assets. There are two Sites of Special Scientific Interest (SSSIs) within the neighbourhood area at Barrow Hills Sandpit (1.9 ha) and a 1.6 km section of the Chesterfield Canal (which covers 29.1 ha in total). These are shown on Map 4. River Idle Washlands (88.5 ha in total) borders the Plan area. Sites of Special Scientific Interest (SSSIs) conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations, under the Wildlife and Countryside Act 1981.

**Barrow Hills Sandpit** comprises a fine example of species-rich grassland and scrub developed on freely-draining unconsolidated sands of glacial origin and is representative of grassland developed on baserich sandy soils.

**Chesterfield Canal** is a stretch of canal between Retford and Misterton in north Nottinghamshire, which supports a nationally uncommon aquatic plant community characteristic of the brackish, eutrophic (nutrient-rich) water. The flora includes a number of nationally scarce species. The presence of this brackish water community, over 50 km inland, is of particular interest.

**River Idle Washlands** comprises good examples of wet grassland plant communities, and attracts large numbers of wintering and passage waterfowl.

- 5.20 Everton Parish also has 13 Local Wildlife Sites. Local Wildlife Sites are sites of local importance for nature conservation but are not legally protected. Local Wildlife Sites are usually selected by the relevant Wildlife Trust, along with representatives of

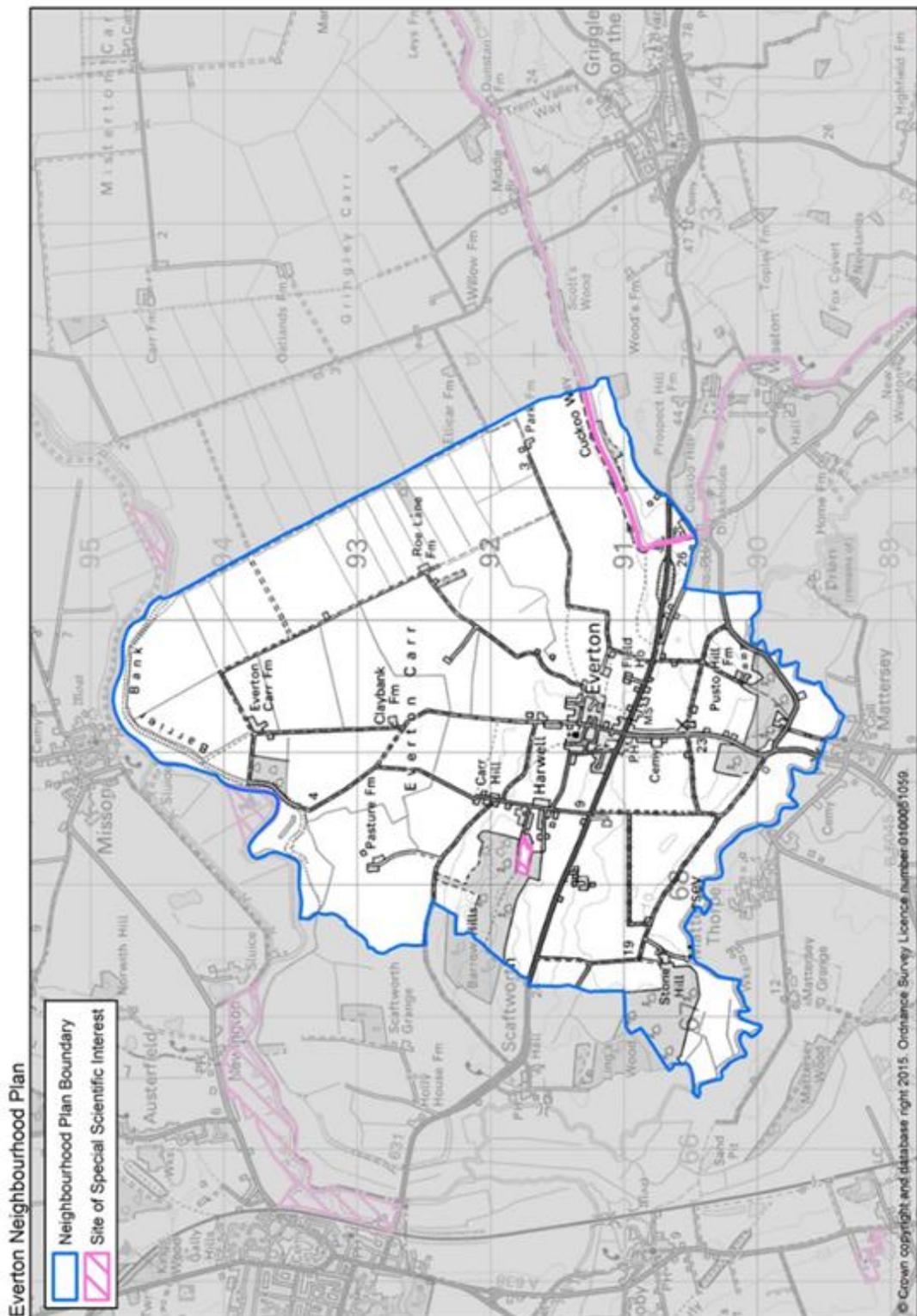
Bassetlaw District Council and other local wildlife conservation groups. The Parish also has a number of Tree Preservation Orders (TPOs); these are concentrated in the conservation area, along the Chesterfield canal and at Claybank Farm. Local Wildlife Sites and TPOs are shown on Map 5.

- 5.21 Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, developers should undertake further consultation with Natural England<sup>10</sup>.

---

<sup>10</sup> See: <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species>

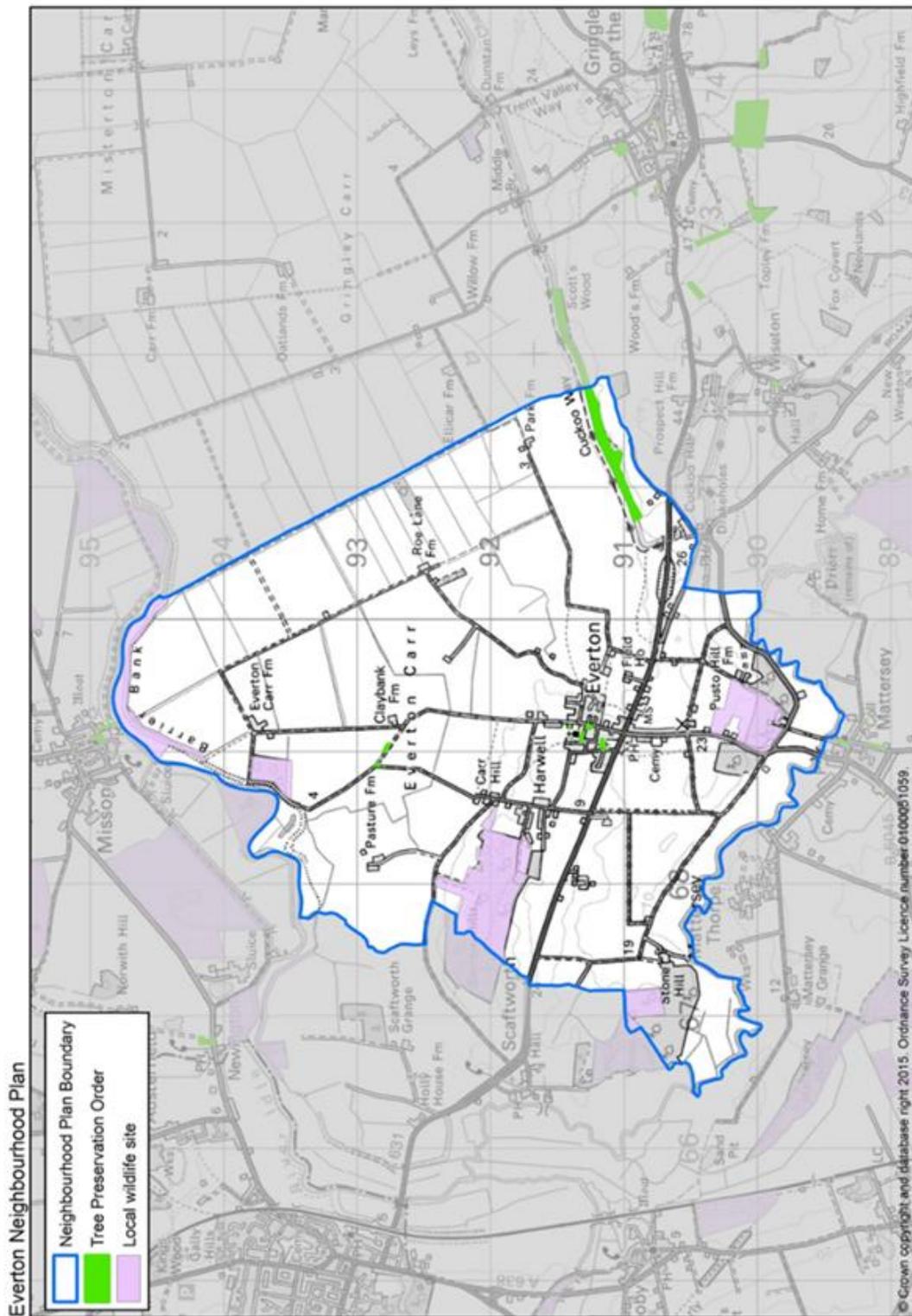
Map 4 Sites of Special Scientific Interest<sup>11</sup>



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

<sup>11</sup> Sustainability Appraisal – Scoping Report Everton Neighbourhood Plan 2017 – 2031, Bassetlaw District Council, 2016

Map 5 Local Wildlife Sites<sup>12</sup>



@Crown copyright and database rights [2015] Ordnance Survey 10005940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

<sup>12</sup> Ibid.

### **Policy E3 Protecting and Enhancing Biodiversity**

**Appropriate development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them will be supported.**

**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 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.**

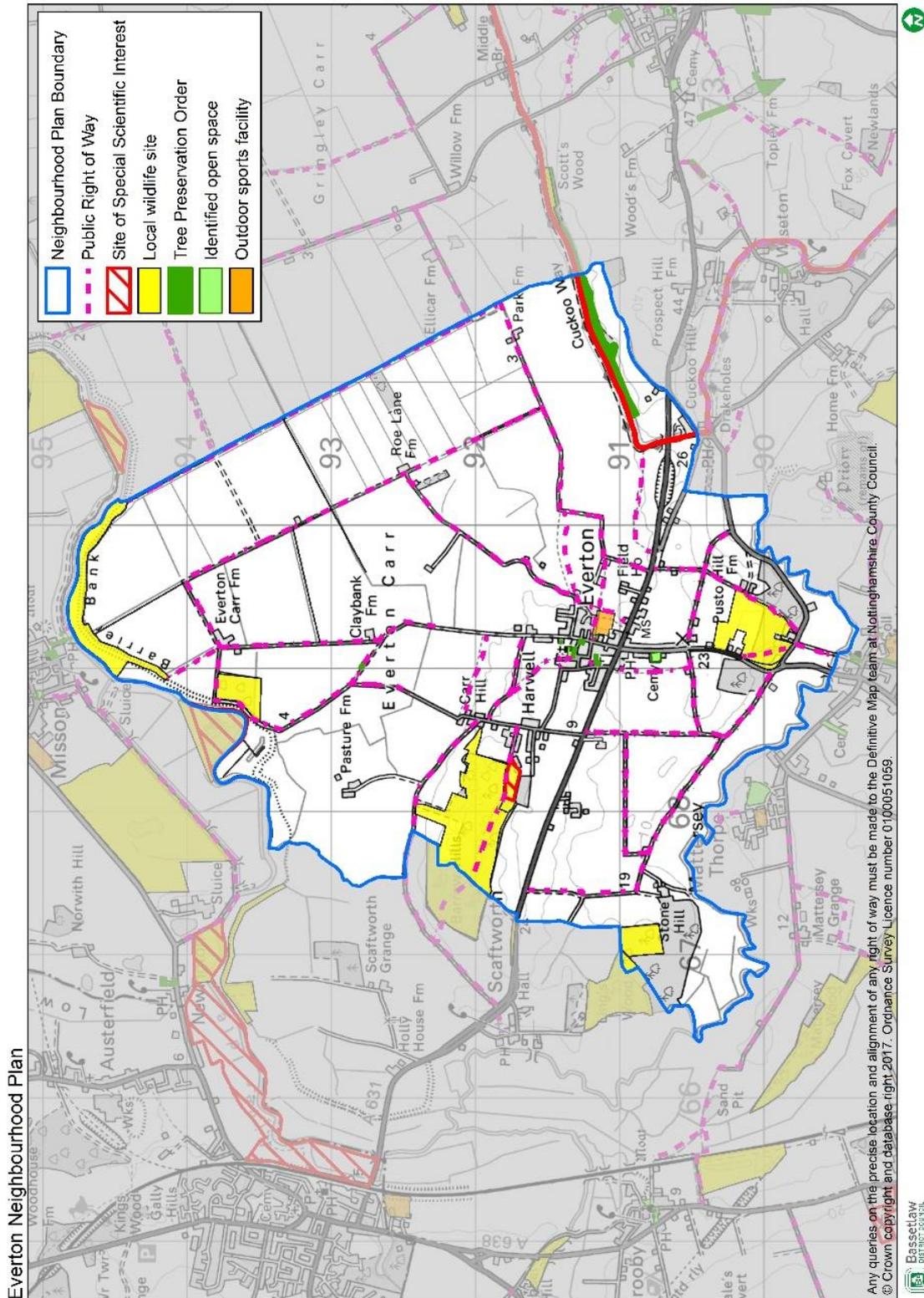
#### **Green Infrastructure (GI)**

- 5.22 Green Infrastructure (GI) is defined in the NPPF 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*”. Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity.
- 5.23 An example of a green infrastructure provision is sustainable drainage systems (SuDS). These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multi-functional benefits, including benefiting flood attenuation, and woodland planting can also help mitigate flooding. Development proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.
- 5.24 Bassetlaw District Council's strategic policies support a green infrastructure approach to new development. The Bassetlaw Green Infrastructure Study, 2010<sup>13</sup>

<sup>13</sup> <http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>

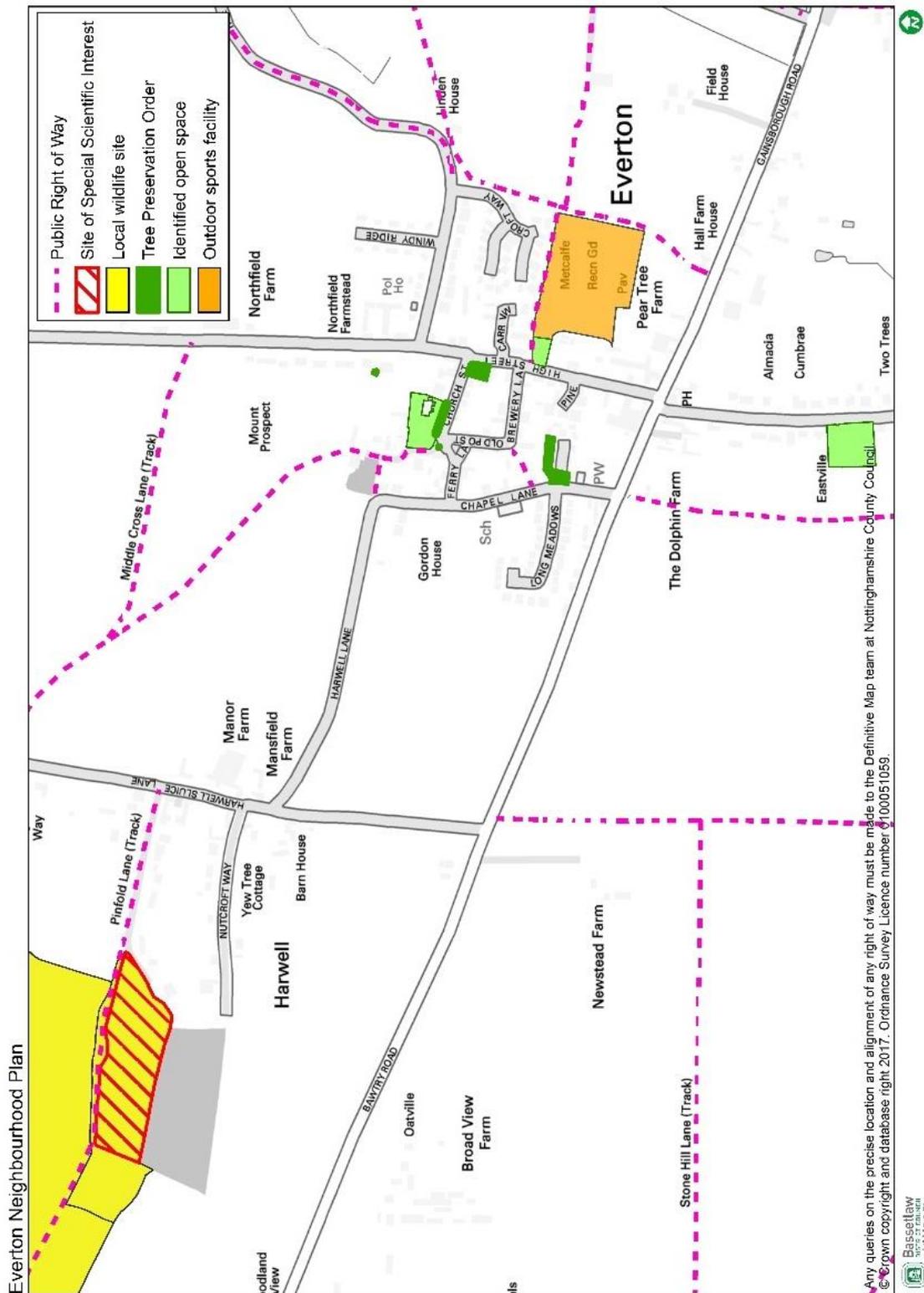
sets out green infrastructure standards for sustainable development and these have been brought forward into Policy E3. Green Infrastructure assets in Everton Parish are shown on Maps 6a and 6b.

Map 6a Green Infrastructure Assets in Everton Parish



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
 Everton Parish Council (Licensee) License number 100051059  
 By kind permission of Bassetlaw District Council

Map 6b Green Infrastructure Assets in Everton Village



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
 Everton Parish Council (Licensee) License number 100051059  
 By kind permission of Bassetlaw District Council

### **Policy E4 Green Infrastructure**

**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 Everton Parish. Proposals should demonstrate how these networks will be achieved and maintained in perpetuity.**

### **Woodland**

**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.**

### **Walking and Cycling Routes and Bridleways**

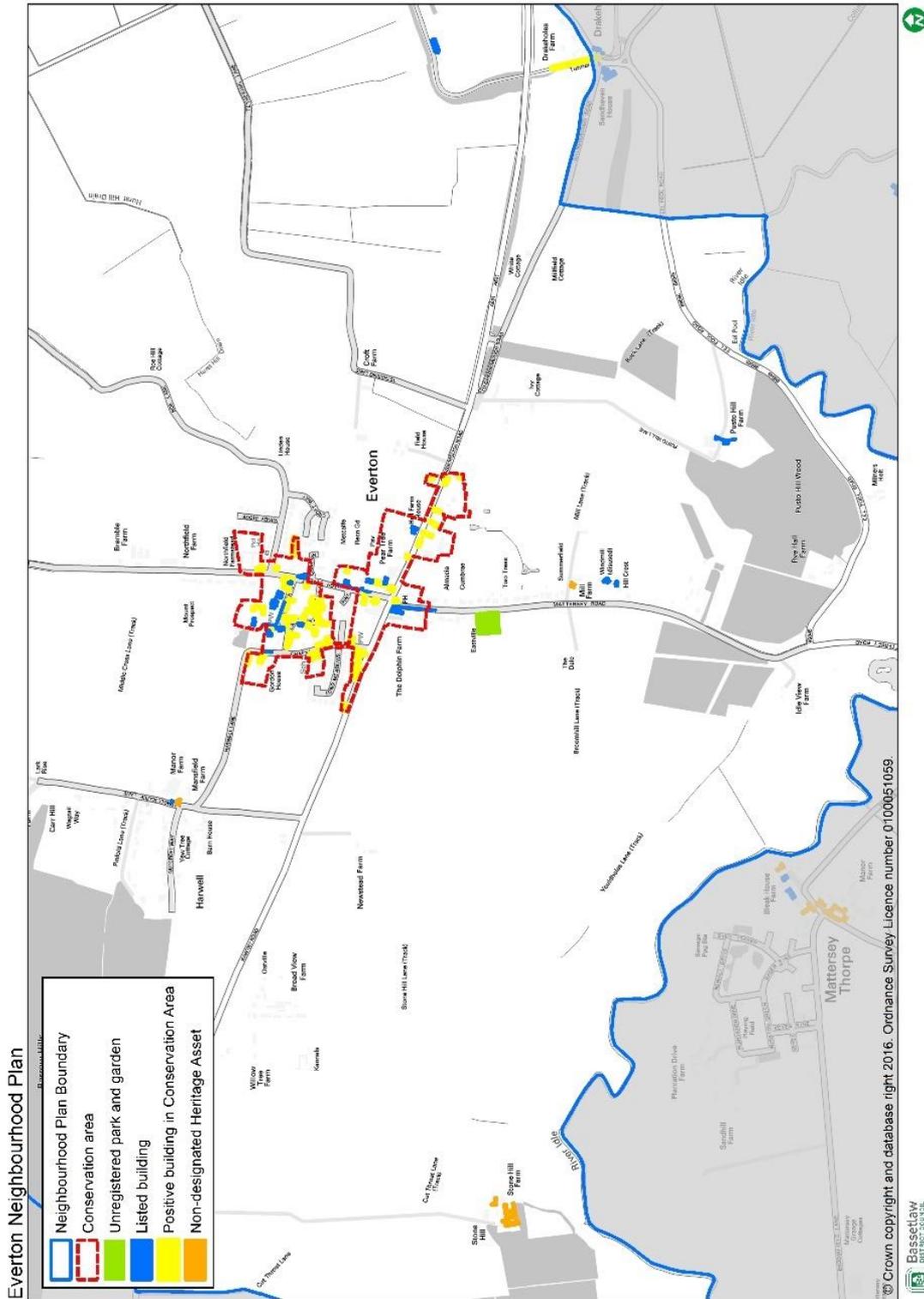
**Opportunities should be taken to extend existing footpath and cycle networks into the open countryside. Wherever possible, footpaths, bridleways and cycleways should be linked to green corridors, neighbouring amenities and communities to enhance their multi-functionality.**

## Built Heritage



Glebe Cottage and Glebe Farmhouse

- 5.25 Everton Parish’s built heritage and distinctive character are clearly valued locally as positive assets. In the March 2016 consultation, people identified the “local character” and “pleasant village” amongst the things they like about Everton. There were concerns about recent developments such as housing which was “very large and not in keeping with surrounding houses”. The consultation on the Issues and Options also demonstrated support for a policy to protect the conservation area and promote high quality design which responds to local character.
- 5.26 Built heritage assets in the Parish include a conservation area around the village centre and 24 listed buildings including the Grade II\* Church of Holy Trinity. A complete list of all listed buildings in the Parish is provided in Appendix II. Many of the listed buildings are within the conservation area, but some are in the wider rural area. There are 3 non-designated heritage assets of local interest which have been identified by Bassetlaw District Council: Stone Hill Farm; Mill Farm, Mill Lane; and Manor Farm, Harwell. Heritage assets are shown on Map 7.



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
 Everton Parish Council (Licensee) License number 100051059  
 By kind permission of Bassetlaw District Council

### Historical Development of Everton

- 5.27 The Everton Conservation Area Appraisal and Management Plan<sup>14</sup> provides information about the historical development of Everton. Archaeological spot finds from both the Palaeolithic and Bronze Age have been found within the Parish demonstrating that the Parish has been occupied for millennia. The route of the A631 through the village of Everton is believed to be along the line of the Roman road from Littleborough, which runs northwest in a straight line from the River Trent. The A631 has been straightened and it is believed that the Roman route today follows the road between Drakeholes and Everton, recently given the name “Gainsborough Old Road”. This is also believed to be the route the Pilgrim fathers took and those from Gainsborough and Lincolnshire, are thought to have congregated at Gainsborough Old Hall. Near to the Roman route between Everton and Drakeholes, Romano-British period artefacts have been found, including a bronze brooch.
- 5.28 Pre-Conquest archaeological evidence from Everton includes a penny of Aethelred II (978-985) and a twisted silver wire bracelet associated with Scandinavian presence (10<sup>th</sup> /early 11<sup>th</sup> century). Holy Trinity Church contains a tympanum<sup>15</sup> (south side) which has a Viking influence with two horse-like dragons seemingly licking each other’s muzzles. The Domesday Book (1086) refers to *Evretone* in the North Clay Wapentake as a settlement of 38 freemen and 18 villagers (20 smallholders had 25 ploughs), all under the lordship of Roger de Busli and the Archbishop of York. Like most local North Nottinghamshire villages, the productive land included meadows, woodland and ploughed land. The village name is a Saxon derivation, possibly meaning the *tun or farmstead of Eofer or place of the wild boar*.
- 5.29 In the 14<sup>th</sup> century the settlement was largely focussed around the Church of Holy Trinity, although it is probable that the numerous red brick farmsteads seen today along Bawtry/Gainsborough Road were built on older toft and croft plots.
- 5.30 An Enclosure Awards map from 1760, suggests a well-established series of farmsteads along the old Roman highway. In addition, evidence of medieval strip fields can still be traced in crop marks on Tethering Lane, north of Gainsborough Road to the east of the village. Despite extensive drainage from the 17<sup>th</sup> century and significant enclosure in the latter half of the 18<sup>th</sup> century, there remained large swathes of marshes to the northwest of Everton. Turnpike legislation in this period

---

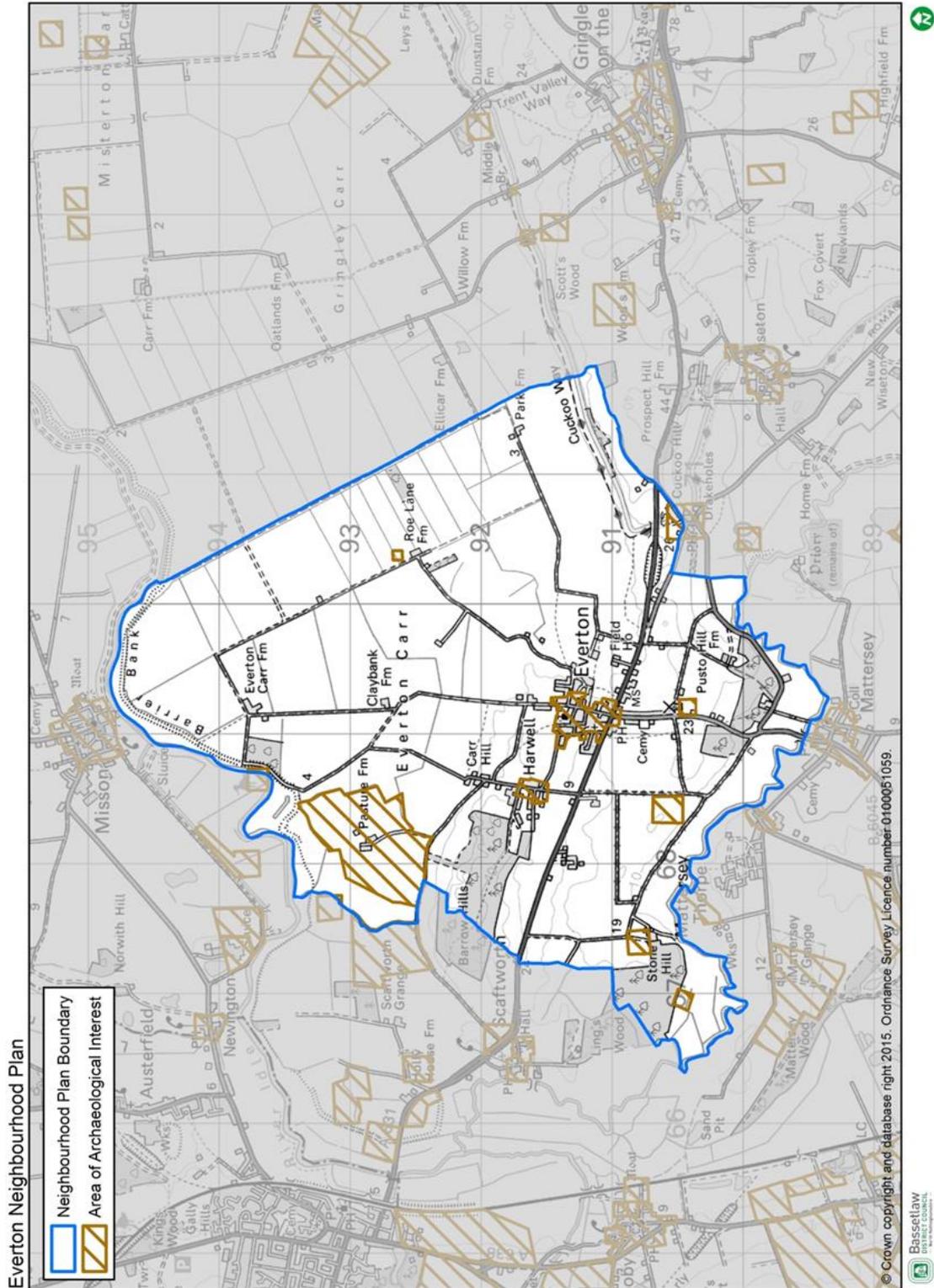
<sup>14</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/conservation-areas/conservation-area-appraisals.aspx>

<sup>15</sup> A semi-circular or triangular decorative wall surface over an entrance, bounded by a lintel and arch.

led to road improvements throughout the area. The common land in Everton was enclosed in 1760.

- 5.31 By 1848 a brick and tile yard was well-established on the Gainsborough Road. The dark brown Humber clay gives the distinctive colouration to local bricks and clay pantiles, many of which remain visible on historic buildings in the village and surrounding area. There were also active gravel pits at Everton, reflecting the varied resources available locally.
- 5.32 By the 1850s, the Parish of Everton had a population of 888 and 3,521 acres of land that was chiefly arable. Wheat, oats and barley were the principal crops. Everton appeared to be thriving and could boast a number of shops and businesses, including a post office, tailors, butchers, joiners, blacksmiths, nail makers, grocers, shopkeepers, boot/shoe makers, a wheel wright and a surgeon.
- 5.33 By the early 20<sup>th</sup> century, Everton's plan form and layout still reflected older historic plots. The nucleated group of historic development around Holy Trinity Church and the grid pattern of streets and lanes between High Street and Chapel Lane, for example, remained a distinctive and cohesive area, with a linear pattern of historic farmsteads and cottages predominantly located along the Bawtry/Gainsborough Road and the northward section of High Street.
- 5.34 The 20<sup>th</sup> century saw the village grow significantly and a large band of housing sprang up in the post-war period between the two historic areas (formed by Croft Way/Croft Farm Close, Pine Close/The Willows and Long Meadows. Although this has resulted in a degree of integration in built form, it has effectively truncated the two historic areas in terms of their character. This is most evident with the central band of modern cul-de-sac housing between High Street and Chapel Lane which turns in on itself rather than respecting the historic street character. Conversely, however, this band of modern houses is well-defined and distinct, ensuring that the historic environment of Everton remains well-defined and broadly intact.
- 5.35 The Nottinghamshire Historic Environment Record (HER) is a database of information on archaeological sites and finds, historic buildings and historic landscapes in Nottinghamshire. It includes sites dating from the Palaeolithic (from about 500,000 years ago) through to the 20<sup>th</sup> Century.
- 5.36 Map 8 indicates areas within the Parish of archaeological interest. The NDP has a role in helping to protect these and other, as yet undiscovered, sites of archaeological interest.

Map 8 Archaeology



@Crown copyright and database rights [2015] Ordnance Survey 10055940  
Everton Parish Council (Licensee) License number 10051059  
By kind permission of Bassetlaw District Council

### **Policy E5 Archaeology**

**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 archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.**

**In all instances the Nottinghamshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.**

### **Everton Conservation Area**

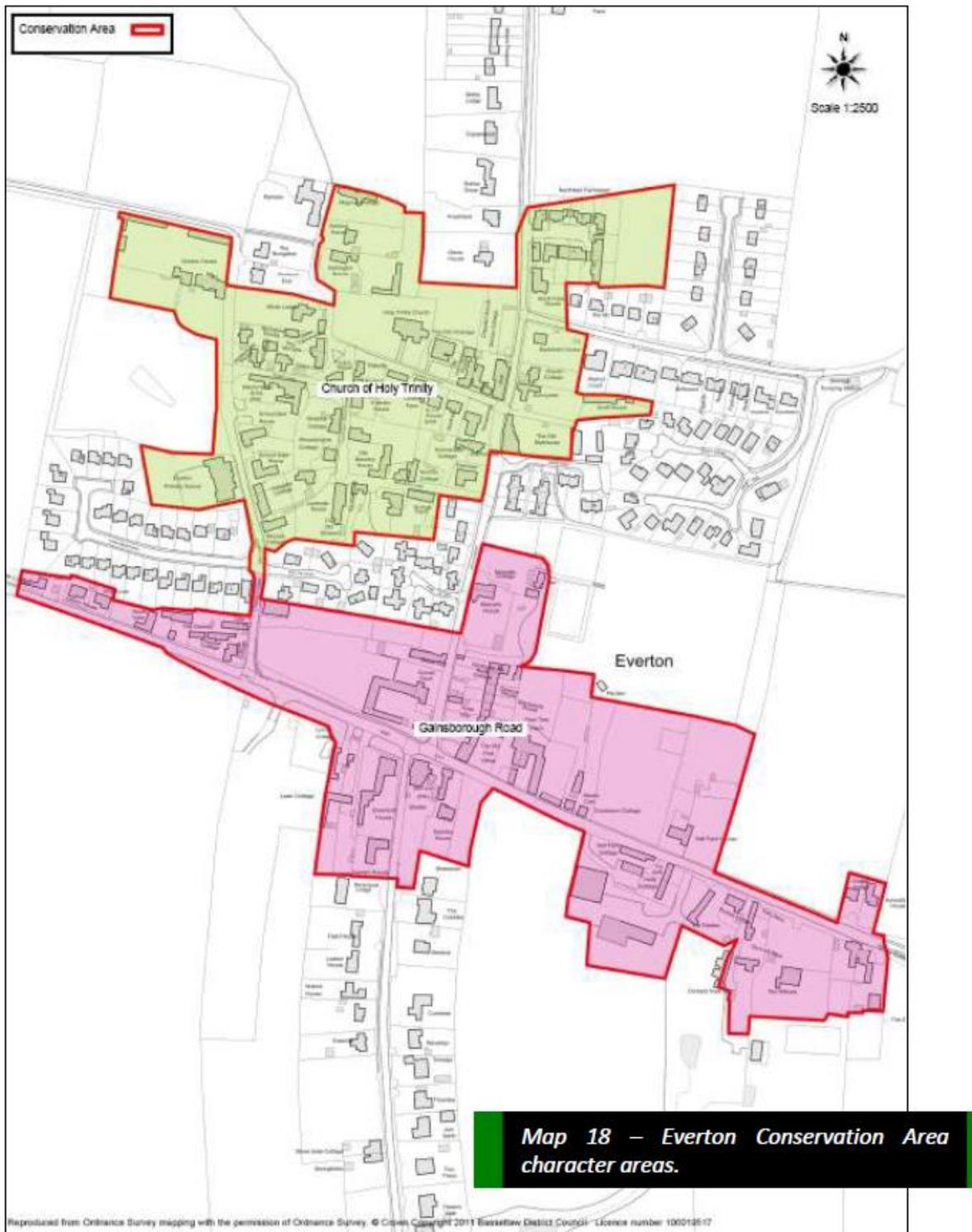
- 5.37 Bassetlaw District Council has published a range of useful information in relation to the Conservation Area (as shown on Map 9). This includes a leaflet, a designation statement and a Conservation Area Appraisal and Management Plan<sup>16</sup>.
- 5.38 There are 2 identified character areas (shown on Map 10):
- a) Church of Holy Trinity: This area is focussed on the Church of Holy Trinity, which stands at the north end of the village and dates back to the 11<sup>th</sup> century. The churchyard is an important space and the church is a significant landmark in the surrounding area. Historic buildings in the character area predominantly date from the 18<sup>th</sup> century onwards (although older buildings are evident) and are mainly of traditional red brick construction with natural red clay pantile roofs. Buildings are mostly sited within the historic grid pattern of streets which provide an attractive series of views;
  - b) Gainsborough Road: This is a distinct character area focussed on the Roman road (now the Gainsborough/Bawtry Road, the A631). The roadway dominates, but is interspersed with clusters of close-knit farmsteads, houses and cottages with positive spaces between them, which retain a close relationship with the rural countryside. The historic buildings predominantly date back to the 18<sup>th</sup> and 19<sup>th</sup> century, usually in red brick with natural clay pantile roofs.

---

<sup>16</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/conservation-areas/conservation-area-appraisals.aspx>



**Map 10 Everton Conservation Area Character Areas**



**@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council**

- 5.39 Bassetlaw District Council's strategic policies protect the historic environment.
- 5.40 Detailed design principles for Policy E5 are set out in the Everton Conservation Area Appraisal and Management Plan, 2013. These are summarised below:

Developments are encouraged to use the following facing materials which are considered to best reflect the historic and architectural interest of the 2 character areas:

- Traditional red brick
- Natural clay pantiles (non-interlocking)
- Painted timber joinery (including windows and doors)
- Cast iron rain water goods.

Appropriate detailing and references to historic architectural features are encouraged. Those that contribute to the special interest of the 2 character areas are:

- Brick arch window and door headers
- Flemish and English brick bond patterns (and variations of these)
- Brick string courses (at first floor level)
- Dentil detailing at the eaves
- Tumbling-in on gable ends
- Painted timber sash and casement windows
- Panelled/plank timber doors
- Chimney stacks with oversailing courses
- Half round gutters on rise and fall brackets or timber box gutters on corbels.

#### Church of Holy Trinity Character Area

1. Buildings should be two or three storeys with narrow gables and steep roof pitches (over 35°) and based on a rectilinear form, fronting directly onto the street or be gable end facing.
2. Landscape and boundary features such as green verges, open spaces and trees contribute to the special character of the Conservation Area and should be protected. High red brick garden walls and gate piers with recessed panels are a common feature and are encouraged. Siting should take into consideration important views within and outside of the character area, notably in and around the churchyard and Green. The church is a landmark building and proposals should consider any impacts on its setting and views towards it.

Gainsborough Road Character Area

1. Buildings should be two storeys with narrow gables and steep roof pitches (over 35°) and based on a rectilinear form.
2. Landscape and boundary features such as green verges, fields/open spaces and trees contribute to the character of the Conservation Area and should be protected. Siting should take into consideration important views in and around the High Street junction with the A631 and towards Davenport House (a focal building).

**Policy E6 Protecting the Conservation Area and its Setting**

**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 heritage assets above or underground, and to put in place measures to avoid or minimise impact or mitigate damage.**

**Significance of the Heritage Asset**

**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.**

**Appropriate Scale and Design**

**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.**

### **Character Areas**

**Special attention should be paid 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.**

#### **Encouraging High Quality Design**

- 5.41 There is also an opportunity to promote high quality, perhaps contemporary, designs in new buildings outside the conservation area and in the wider rural area of the Parish.
- 5.42 Around the village of Everton, most traditional buildings use similar materials ie local Humber red brick and clay pan tile roofs, with some painted and whitewashed white or off white properties. Buildings are generally modest in scale (one and a half to two storeys) but there are some larger detached houses in substantial plots in modern courtyard and infill developments. These are generally of brick with slate or tiled roofs. As new developments take place the village and wider Parish will continue to evolve and the Plan should encourage appropriate contemporary responses to the traditional vernacular which reflect the era in which they were built. Map 11 shows the different character areas identified around the village by the Steering Group, based on analysis of buildings' approximate age, scale, height, roof pitch, openings, materials used, density, provision of parking and gardens etc. Appendix VIII provides a summary of the key characteristics of the different identified character areas.



- 5.43 Bassetlaw District Council's strategic policies promote high quality design which complements and enhances existing character.
- 5.44 The priority actions for Landscape Character Area Idle Lowlands (see The Bassetlaw Landscape Character Assessment 2009), within which most of Everton Parish lies, are to conserve and reinforce. In this area the aim is to conserve distinctive features and features in good condition and strengthen and reinforce those features which may be vulnerable.
- 5.45 The NDP supports good design and provides more detailed information about the local context. Developments should be encouraged which offer modern architectural approaches, for instance promoting sustainable, energy efficient design which minimises the building's carbon footprint and contributes towards affordable warmth priorities. Designs should also their take cues from the local character, distinctiveness and sense of place of Everton and overall provide high quality designs rather than generic house types which are promoted by housebuilders throughout the country.

#### **Policy E7 Encouraging High Quality Design**

**New development should demonstrate a positive approach to design. In particular, development schemes should incorporate the following design principles:**

- 1. Schemes should use locally appropriate materials and be of a design, scale, mass and built form that respond to the characteristics of the site and its surroundings within the identified character areas on Map 11 and which are described in Appendix VIII.**
- 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.**
- 3. 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.**

- 4. Where planning permission is required, extensions must be small in scale and subordinate to the original building.**
- 5. Proposals for new housing should not feature generic schemes, but demonstrate how they take account of the locally distinctive character of the area in which they are to be sited.**
- 6. 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.**
- 7. In larger schemes where groups of several houses are proposed, the creation of focal points and through routes should be provided to enhance permeability and create a sense of place.**

**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.**

## 6.0 Providing Housing



The Willows

### Background

- 6.1 The village of Everton has grown incrementally over a long period of time and it will continue to do so. Supporting the provision of new housing is a key issue for the Everton NDP. The NDP has a role in setting out the target number of new homes in the village over the Plan period of at least 16 years, where they should be located, and the house types and sizes. A list of housing development built since the 1950s is provided in Appendix II.
- 6.2 Both current and emerging Bassetlaw strategic policy regard Everton as a sustainable location for a limited amount of growth.
- 6.3 Strategic Proposal 5 also sets out the following Principles for Development and Growth:
- Support appropriate organic housing growth in Defined Rural Settlements with the aim of enhancing rural sustainability.
  - Work alongside Neighbourhood Plans to:
    - 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.

## Identifying the Local Housing Requirement for Everton Parish

### Notes for proposed examination amendments

- Black text indicates existing / former text in the Submission NDP
- ~~Red strike through text~~ indicates proposed deleted text
- Blue text indicates proposed new supporting text or revised policy wording.
- Please note Policy E8 has been completely re-written and is therefore shown entirely in blue.

- 6.4 The results of the informal consultations undertaken in 2016 show that new housing is one of the single most important issues for local residents.
- 6.5 In the questionnaire survey respondents were asked to consider housing requirements for the next 16 years, covering the intended life of the neighbourhood plan. The responses suggest that respondents would prefer to see fewer houses being built within the Parish with 63.4% of respondents suggesting that they would like to see less than 20 houses built in the next 16 years.
- 6.6 26.9% of people would like to see between 20 and 39 houses built but fewer than 10% (9.7%) would like to see more than 40 houses built over the next 16 years.
- 6.7 At the drop in events there were suggestions that future building should be infill, and existing sites utilised rather than extending the boundaries of the village.
- 6.8 However, taking into account recent house building rates in the Parish and the findings of the recently updated SHMA, the NDP recognises that a higher rate of growth is required. From other responses to the questionnaire it is apparent that Everton Parish has a maturing, ageing population. Some 36.2% are over 60 years of age with 19.9% less than 18 years of age. The time between house moves for Parishioners averages 23 years with 30.8% having lived in the Parish for over 31 years. Of those likely to move out of the Parish in the next 5 years 34.8% would do so for 'further education' purposes which could indicate a younger generation leaving with the rest of their families remaining in their properties.
- 6.9 Respondents to the questionnaire indicated that the number of local children who would attend Everton Primary School over the next 5 years would fall by over 20%, leading to possible sustainability issues for the school. Parishioners identified a range of amenities they would like to see. 77.2% of respondents indicated a shop/post office/café, and a larger population may help sustain at least some of these amenities.
- 6.10 ~~In considering how many houses should be built in the Parish over the plan period of 16 years, (the lifetime of the Neighbourhood Plan and new Local Plan) the Parish~~

~~Council and Steering Group were faced with a dilemma, as a specific housing growth target for the settlement has not been identified by Bassetlaw District Council.~~

6.10 The responses of parishioners to the questionnaire, showed that a large majority (63.4%) favoured the building of fewer than 20 houses over the lifetime of the Plan. However, by only building a limited number of properties over a 16 year period Everton Parish could face an increased aging population leading to pressures on valued local services and facilities such as the school, shops and pubs.

~~6.12 The SHMA Update, The North Derbyshire and Bassetlaw SHMA – OAN Update October 2017<sup>17</sup> has recently been completed for the North Derbyshire and Bassetlaw sub-region. Table 92: Conclusions on Objectively Assessed Housing Need, 2014-35 sets out a requirement of 374 dwellings per annum (dpa) for Bassetlaw District, but based on the Indicative Need figures arising from Government's Proposed Standardised Methodology (see Table 93) this figure could be revised to 324 dwellings pa (note these projections may alter during 2018).~~

~~6.13 In 2011 there were 49,401 dwellings in Bassetlaw in 2011 and 369 dwellings in Everton Parish. This indicates that Everton represents about 0.75% of Bassetlaw's total number of dwellings.~~

~~6.14 The higher growth figure in the SHMA Update of 374 dpa gives an equivalent proportionate growth of approximately 2.8 dwellings pa or 45 dwellings in the Parish over the lifetime of the Plan (up to 2034). The lower figure of 324 dwellings gives a proportionate growth of approximately 2.4 dwellings pa or 39 dwellings in the Parish over the lifetime of the Plan.~~

~~6.15 In the Bassetlaw Annual Monitoring Report (AMR) 1st April 2016 – 31st March 2017<sup>18</sup>, paragraph 2.5, Everton is noted as a Rural Service Centre with 38 housing completions in the 12 years 2005-2017, indicating a growth rate of approximately 3 dwellings pa. If extrapolated over the lifetime of the Plan this would indicate a growth rate of about 48 dwellings in the Parish.~~

~~6.16 When taking into consideration existing commitments of 41 units with outline planning consents (but not under construction) as at May 2018 (see Appendix IV), accommodating around 40 further new houses for the next 16 years from 2018 would give a potential growth figure for Everton of about 21% (81 dwellings) from 2018. Planning for a further 40 units is within the range of proposed housing growth in the SHMA Update (39-45), and is slightly less than the recent growth in Everton as set out in the AMR (48). The figure is only slightly higher than the proposed 20% growth figure indicated in the Initial Draft Bassetlaw Plan 1, 2016, page 38 as a "backstop" to prevent uncontrolled sprawl (see paragraph 6.18 below). This calculation is set out in Table 1.~~

<sup>17</sup> <http://www.bassetlaw.gov.uk/everything-else/housing-services/strategic-housing-market-assessment.aspx>

<sup>18</sup> <http://data.bassetlaw.gov.uk/browse-the-catalogue/annual-monitoring-reports.aspx>

**Table 1 Housing Growth in Everton**

A No. Dwellings in 2011 (Census)	B +3 dpa average over 7 years 2011 to 2018 (AMR)	C Approximate No. Dwellings in 2018 (A+B)	D Existing Commitments as at May 2018	E Proposed Number of houses in NDP 2018–2034	F Total Additional Houses 2018– 2034 (D+E)	G Proposed Overall Growth Figure as a proportion of houses in 2018
369	21	390	41	40	81	$81/390 = 0.21$ = 21%

~~6.17—The NDP therefore identifies a proposed housing figure of around 40 additional dwellings. This level of growth would make a significant contribution to the housing needs of both Everton Parish and Bassetlaw District. It would not undermine the Local Plan strategy of targeting most of the housing and other development to more urban areas, and should avoid undue impact on the character of the village and the sense of community so valued by Parish residents who have thus far successfully accommodated an above District level of growth but have demonstrated a reluctance for more.~~

#### **Everton NDP Housing Strategy**

~~6.18—Bassetlaw District Council has supported the Everton NDP process to help identify the type and location of new housing in Everton Parish. The District Council has advised that no growth targets are proposed for rural villages in the Initial Draft Bassetlaw Plan (IDBP). The 20% cap referenced in the IDBP is proposed as a ‘backstop’ to prevent uncontrolled sprawl and is not regarded as a development target. The proposed site allocations, together with a suitable amount of windfall development on small sites would balance the desire of Parishioners to limit housing numbers, with the need to sustain the viability of the school and local amenities. This would also bring growth in the Parish into line with that of Bassetlaw as a whole. It could help also to address the aging profile of the local community. It is proposed that this housing target of around 40 new dwellings over the plan period of 16 years will be met through a combination of small infill development and proposed site allocations.~~

6.11 During the Examination process for the NDP the Examiner recommended that the Parish Council should work with Bassetlaw District Council to prepare a revised Policy E8 and publish it for consultation with residents, landowners and other stakeholders.

6.12 The 2018 Rural Settlements Study<sup>19</sup> identifies Everton as one of 73 rural settlements suitable for growth (see Figure 3, p9). Appendix 6: Dwelling Figures per Designated

<sup>19</sup> 2018 Bassetlaw Rural Settlement Study

Neighbourhood Area / Parish and Settlement (see extract in Figure 1 below) shows that there were 371 dwellings in the Parish as at August 2018, giving a 10% minimum growth target of 37 dwellings. In Everton village there were 300 dwellings and in Harwell there were 38 dwellings. The proposed capped growth (20%) is therefore 60 dwellings for Everton and 8 for Harwell.

Figure 1 Extract from 2018 Rural Settlements Study Appendix 6

*UPRN DATA CURRENT AS OF 13-08-18		PARISH / DESIGNATED NP LEVEL		SETTLEMENT LEVEL			
PARISH / NP AREA	Designated NP Area?	DWELLINGS (2018 UPRN*)	REQUIREMENT (10%)	SETTLEMENTS	UPRN COUNT: INCLUDED / EXCLUDED	DWELLINGS (2018 UPRN*)	CAPPED GROWTH (20%)
Elkesley	Yes	358	36	Elkesley	Included	328	66
Everton	Yes	371	37	Everton	Included	300	60
				Drakeholes (part)	Excluded	N/A	N/A
				Harwell	Included	38	8

- 6.13 The emerging new Draft Bassetlaw Plan (Part 1 Strategic Plan, January 2019)<sup>20</sup> completed its second consultation on 10th March 2019. The Plan sets out that a local plan housing requirement of 390 dwellings per annum for the Plan Period (2018 to 2035) is appropriate to deliver housing to meet the population and economic growth needs of the district (paragraph 6.13).
- 6.14 Paragraph 8.13 explains that *"In designated neighbourhood plan areas, in accordance with paragraph 65 of the NPPF, a housing requirement figure has been set ..... The upper limit is the 20% cap, as described above (a theoretical maximum of 3,281 new homes across the plan period), whilst the minimum achievable figure is based upon 10% growth of all the designated neighbourhood plan areas, equating to an overall rural growth target of 1777 dwellings over the plan period."*
- 6.15 As shown in Figure 1 above the minimum requirement in the emerging BDC Local Plan for new dwellings in the Parish of Everton in order to meet housing requirements is 37 new homes delivered after August 2018. The figure of 40 homes proposed in our Neighbourhood Plan exceeds this. There are 5 sites in Everton where full planning permission has been granted and construction is currently underway; these total 24 dwellings. The proposed allocated sites in this plan comprise a further 16 dwellings, making a total of 40 deliverable homes, equalling the number proposed in our plan and exceeding BDC's minimum requirement. In addition, full planning permission has been granted for a further 10 dwellings and outline permission for 12 dwellings (with an application for the discharge of conditions relating to 5 dwellings submitted 02/04/2019), which, if delivered would take the total of new dwellings in the plan period to a total of 62, approaching the 20% cap (equating to 68 dwellings) proposed in the emerging BDC Local Plan. A list

<https://www.bassetlaw.gov.uk/media/3812/2018-bassetlaw-rural-settlement-study.pdf>

<sup>20</sup>Draft Bassetlaw Local Plan

<https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan/>

of the relevant planning applications is at Appendix IV. Given potential windfall development, it is considered highly likely that the 20% cap total could be reached and indeed exceeded within the plan period. Therefore, the Everton NDP does not have to plan for additional allocated sites. A policy for future windfall development that is consistent with and underpins the windfall policy proposed in the emerging Bassetlaw Local Plan is proposed for windfall development in Everton (Policy E8).

6.16 It is likely therefore that the minimum proposed housing requirement of 37 new dwellings will be met from recent completions and existing commitments (provided they come forward). Furthermore the Parish is already approaching the proposed 20% cap. Therefore the Everton NDP does not have to plan for further significant housing growth from windfall development.

~~6.19 It is proposed that the majority of new dwellings would be delivered through the identified site allocations and these are the priority for new development in Everton. Some windfall development is also likely and such~~ Where proposals for windfall development come forward they will be considered against the criteria set out in Everton NDP Policy E8.

6.17 Limited infill development should be interpreted as the filling of a small gap within an otherwise built-up frontage with not more than two dwellings. Adjoining existing built form should be taken to mean contiguous with the boundary of existing residential development on at least one side.

6.18 Smaller schemes were preferred by local residents in the public consultations. The different character areas identified in the NDP and more recent development history provided in Appendix IV demonstrate that the village has experienced incremental growth over a long period of time, generally of small to medium sized schemes. Such developments are considered appropriate to the village's character, form and layout of small clusters of properties, such as in cul-de-sacs and around courtyards. Larger, suburban style developments are considered alien to Everton's character of a traditional, rural Nottinghamshire village with a historic core.

6.19 Development which relates well to local context and existing buildings should be of a similar size and scale to neighbouring buildings and should not dominate the street scene.

6.20 The proposed housing allocations are located in flood zone 1 (low risk), however a large part of the neighbourhood plan area is situated in flood zone 3 (high risk). At the second stage Regulation 14 consultation, the Environment Agency submitted a response requesting incorporation of a flood risk policy to cover any windfall development that is submitted to ensure development is steered to areas at a lower risk of flooding wherever possible.

### **Policy E8 Housing within Everton Parish**

**Around 16 new houses will be provided through site allocations under Policy E9.**

**In addition some further limited infill development and small scale schemes (of up to 9 dwellings) in or adjacent to the existing built form of Everton village will be supported where:**

- 1. They relate well to the immediate local context and neighbouring buildings, and have strong visual and physical linkages to surrounding residential areas, taking account of the character areas identified and described In the Conservation Area Appraisal and Appendix VIII; and**
- 2. Greenfield extensions to the built up area of the settlement are designed so as to enhance the urban-rural interface through appropriate siting, orientation, landscaping and boundary treatments; and**
- 3. The development would not result in coalescence with any neighbouring settlement; and**
- 4. The proposal would not have an adverse impact on the landscape character of surrounding countryside and farmland; and**
- 5. The proposal is of a scale and density and is in a location that is in keeping with the character areas identified in Appendix VIII and will not adversely harm the area's distinctive character and appearance; and**
- 6. The development conserves and enhances local natural and built heritage; and**
- 7. The development can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and**
- 8. It can be served by existing social infrastructure (such as schools and community facilities) or it can be demonstrated that the proposal is capable of funding any necessary improvements to mitigate for its impact; and**
- 9. It does not, through a single housing proposal, increase the number of dwellings in the relevant settlement by 5% or more (from the baseline date of August 2018); and**
- 10. It does not, through a housing proposal, cumulatively increase the number of dwellings in each of the settlements in the**

**Parish by 20% or more (from the baseline data of August 2018) when in combination with other development built or committed in the settlement; and**

**11. Development does not lead to the loss of community or recreation facilities or local employment opportunities or where such loss is unavoidable, suitable alternative provision should be made; and**

**12. Suitable access is provided linking to existing local vehicular, pedestrian and cycle networks to facilitate sustainable travel options; and**

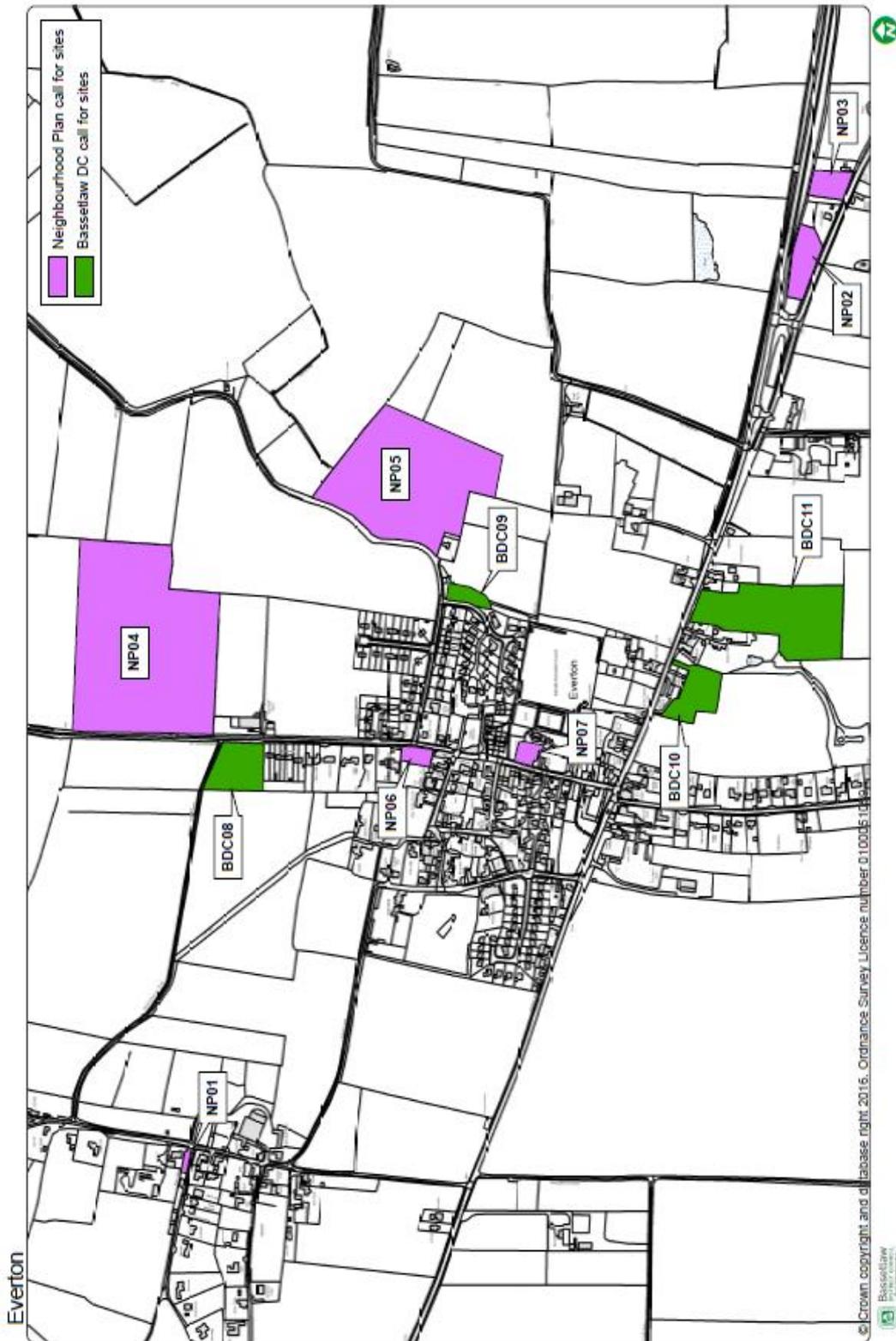
**13. All proposals for new housing follow a sequential approach to ensure development is steered to areas at a lower risk of flooding wherever possible.**

### **Site Allocations**

- 6.21 Following consideration of feedback from the various informal consultations, the Neighbourhood Plan Steering Group on behalf of the Parish Council decided to progress work on site allocations in the NDP to contribute towards the target of around 40 dwellings.
- 6.22 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 November 2015 to January 2016, and all the sites submitted through a further local Call for Sites process undertaken by the Neighbourhood Plan Steering Group (NPSG) in November 2016. Maps and basic information about the sites were displayed at an open drop in event on 8th December 2016 at Everton Village Hall, and this information was also provided on the Parish Council website. The long list of sites put forward for consideration is shown on Map 12.
- 6.23 In total 11 sites were considered. The maps were accompanied by information provided by Bassetlaw District Council setting out the key planning issues for each site to be considered. 33 people attended the event and 16 completed response forms were returned. Consultees were asked to nominate 3 sites as the “most suitable” for residential development and to identify 3 sites which were considered to be “less suitable”, and to provide reasons for each response. The sites which had the largest number of “most suitable” responses were NP01 which had 8 responses, and NP02, NP03 and NP06 and with 7 responses. There were 2 sites that had a high number of “less suitable” responses: NP04 13 and NP05 with 12 responses. The full

report summarising the consultation responses is available on the Neighbourhood  
Plan pages of the Parish Council website <http://www.evertonvillage.org.uk/> .

Map 12 Site Options for Public Consultation, December 2016



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

6.24 Following this early informal consultation, Bassetlaw undertook a detailed technical Site Assessment Process in January to February 2017. The Site Assessment Report is provided on the Parish Council website <http://www.evertonvillage.org.uk/>. Sites were scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict. There were three key criteria whereby sites would not be allocated if they were to score a **red** light:

- the initial assessment made in the Site Assessment Report;
- the landowner being supportive of the site and
- whether the local community is supportive of the proposal.

6.25 Two sites in the Site Assessment were identified as not suitable (ie they scored a red light in one or more of the above three criteria): NDP04 and NDP05. The comments for these are set out below and explain why the sites were not brought forward as Preferred Option sites:

#### **NP04**

*The site is suitable for development but is removed from the main village; the landowner has promoted the site through the NP process and is willing for the site to be developed; there is no local support for the site; the site is within residential area; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; developing the site in its entirety would be out of character of the locality and would be removed from the village within land to the south being developed out first; no designations in close proximity to the site but would result in the loss of a greenfield site; no heritage assets in close proximity to the site; would require the road to be upgraded and is large enough to ensure there is off-road parking provided as part of the development.*

#### **NP05**

*The site is suitable for development but is removed from the main village; the landowner has promoted the site through the NP process and is willing for the site to be developed; there is no local support for the site; the site is within residential area; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; developing the site in its entirety would be out of character of the locality and would be removed from the village within land to the west being developed out first (part BDC09); no designations in close proximity to the site but would result in the loss of a greenfield site; no heritage assets in close proximity to the site; and the site is large enough to ensure there is off-road parking provided as part of the development.*

6.26 Site NP07 was not brought forward as a Preferred Option due to concerns from Bassetlaw District Council about potential impacts on the conservation area. The

site may come forward at some point in the future as part of a comprehensive package of proposals by the Metcalfe Trust for investment in a new village hall and recreational facilities, and could then be considered for compliance with policies in the NDP. However, it was considered by the Steering Group that the concerns of the conservation team at Bassetlaw District Council could not be addressed sufficiently at this early stage and therefore the site should not be included as a Preferred Option.

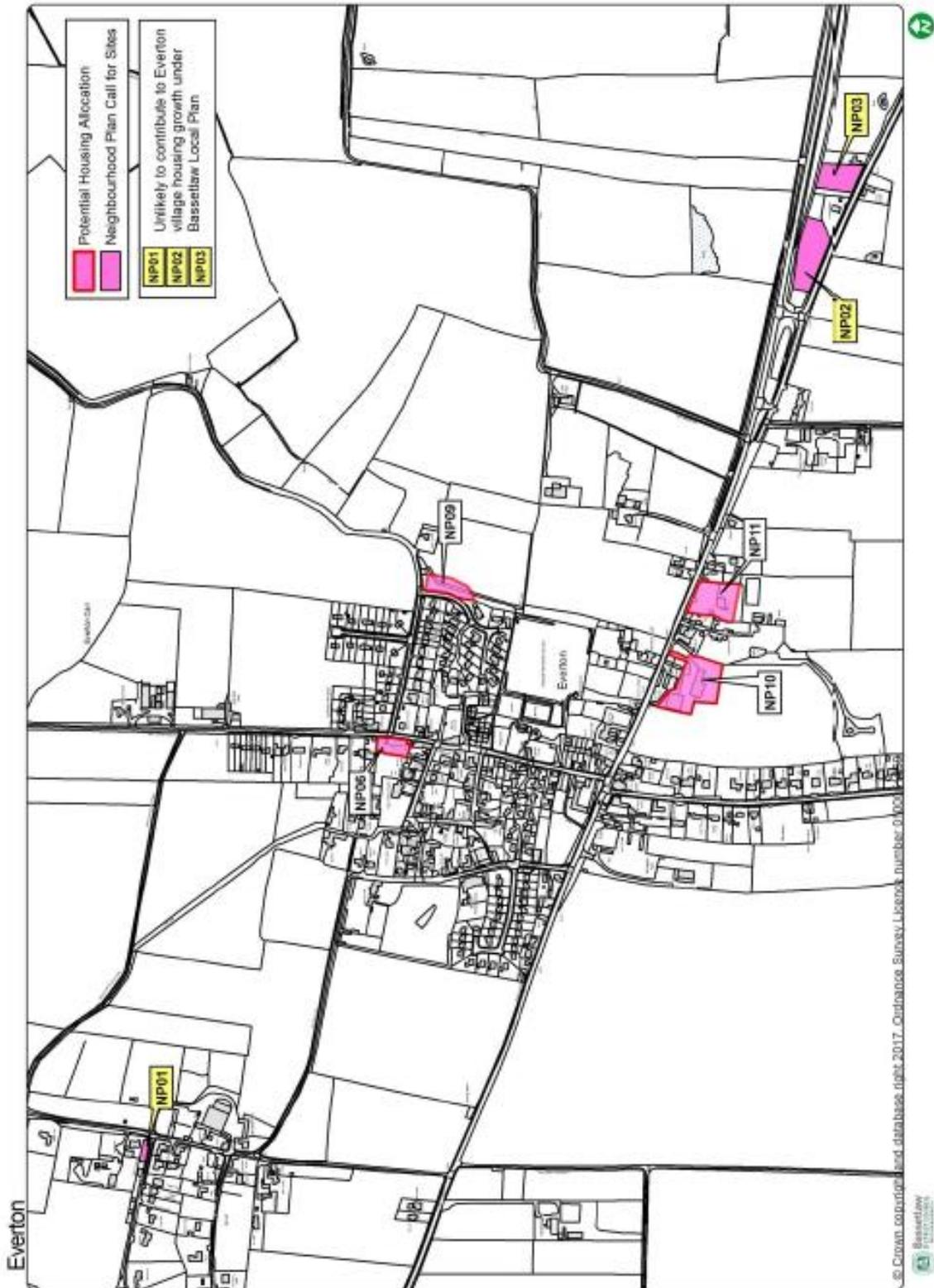
6.27 Site BDC08 was not included as a Preferred Option as the site was granted outline planning consent for housing on 27<sup>th</sup> Oct 2016.

6.28 Therefore 7 sites were identified by the Steering Group as possible Preferred Option Sites, based on the technical assessment and the results on the first public consultation on the site options. These were:

- Site NP01
- Site NP02
- Site NP03
- Site NP06
- Site NP09
- Site NP10 and
- Site NP11.

6.29 The Preferred Option sites are shown on Map 13.

Map 13 Preferred Option Site Allocations



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Everton Parish Council (Licensee) License number 100051059  
By kind permission of Bassetlaw District Council

6.30 A further public consultation on these Preferred Option sites was undertaken following the publication of the Site Assessment Report in March 2017. An open drop in event was held on 7<sup>th</sup> March in the village hall, with a short response form asking whether consultees supported the identified sites. Response forms were also sent to each household, inserted in local parish magazine that is delivered to each household, and made available on the Parish Council website. The report of this Preferred Options consultation is available on the Parish Council website (<http://www.evertonvillage.org.uk/>).

6.31 A summary of the Results of the public consultation is provided below:

Each of the seven sites had a reference number. The response form asked parishioners, for each of the 7 sites if they supported the site for allocation Yes/No. There were 47 responses returned but not all respondents voted for all the sites.

Site number	Number of Yes votes	Number of No votes
NP01	33	11
NP02	30	16
NP03	31	15
NP06	29	15
NP09	25	19
NP10	28	17
NP11	27	20

6.32 These Preferred Option Sites were carried forward into the Everton Draft NDP which was published for Stage 1 Regulation 14 public consultation in April 2017.

6.33 Following consideration of representations on the Draft Plan, including objections from local landowners, residents, Bassetlaw District Council and Historic England (a Consultation Body), the proposed site allocations in the revised Draft Plan were amended.

6.34 All submitted sites were subjected to an updated site assessment process (see Everton Neighbourhood Plan Site Allocation - Assessment Criteria and Assessment, Bassetlaw District Council, October 2017 <http://www.evertonvillage.org.uk/>) to inform the process of site selection. In total three sites have been deleted and three new sites are proposed (including one existing commitment with planning consent).

6.35 Bassetlaw District Council formally objected to the proposed Site Allocations 2 and 3 (NP02 and NP03) on the basis that they are too far removed from the defined built-up area of the village. The revised site assessment process concluded that the principle of allocating both sites for housing would not be supported.

6.36 Therefore former Site 2 (NP02) and former Site 3 (NP03) were deleted.

- 6.37 In addition former Site 4 (NP06) was deleted following an objection from Historic England. There are significant constraints associated with this site, that would have to be addressed through the development management process. Any community benefits associated with a development proposal would also require further detailed consideration.
- 6.38 A new site Land off Mattersey Road (NP13) was assessed as not suitable by Bassetlaw District Council as it harmed the existing character of the area and would comprise substantial "backland" development. This site was not included in the revised Draft Plan. New sites Land east of Everton Sluice Lane, Everton (NP04), Land west of Everton Sluice Lane, Everton (south) (NP08) and Land west of Everton Sluice Lane, Everton (north) (NP12) were included in the revised Draft Plan.
- 6.39 Two of these sites (NP04 and NP12) were put forward for consideration by landowners and the third site (NP08) is an existing commitment and was recommended for inclusion in the Draft Plan by Bassetlaw District Council to secure the longevity of the planning permission.
- 6.40 Following consideration of responses to the Stage 2 Regulation 14 public consultation, four sites have been deleted from the submission NDP. These are former Site 2 (NP04), former Site 3 (NP12), both following objections from Bassetlaw District Council and a number of local residents, former Site 4 (NP08) which is now shown as a commitment for consistency, and former Site 5 (NP09) following a representation from a local landowner who owned a ransom strip, advising that this area of land would not be made available and therefore the proposed development would be undeliverable.
- 6.41 **The proposed site allocations are all those sites that the site assessment process concluded would be supported.** The criteria for each proposed housing site are generally drawn from the comments in the Site Assessment Report and responses to the consultation. The estimated capacity for each site has been calculated for mid density development (30dph) and low density development (20dph).
- 6.42 ~~The housing capacity should be read as indicative figures based on the total area of each site and should not be read as the proposed housing numbers for each site. Planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises all the relevant planning policies in the Everton NDP as well as Bassetlaw District Council's planning policies. Therefore the final number of houses on each site will be determined taking into consideration such matters as the appropriate scale of each development (Policy E8 states that each development should be modest in scale ie less than 10 dwellings), sensitivity to the character of the surrounding area, and impacts on highways and local amenity; these and a range of other matters are set out in the criteria of other planning policies in the Everton NDP. In addition, local opinion about planning proposals~~

**will be taken into consideration through the development management consultation process.—**

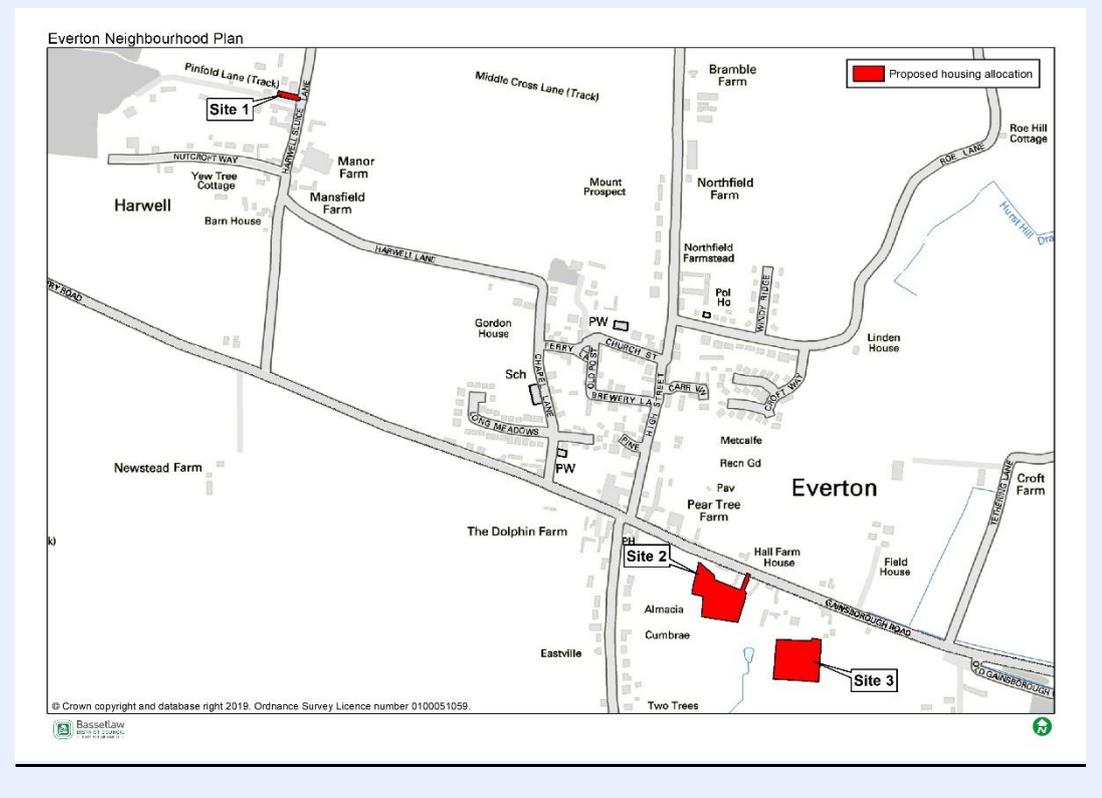
During the Examination of the NDP the Examiner proposed several amendments to the site allocations. These changes included amendments to the site boundary of Site 2 to allow for improved access to Gainsborough Road and to support the development of 10 new houses including 50% smaller dwellings, and a new boundary for Site 3 showing a reduced area to accommodate the proposed 5 new houses.

- 6.43 Overall therefore the NDP would support 16 new houses through the site allocations and a limited number of additional dwellings on windfall sites where proposals meet the requirements set out in Policy E8.

### **Policy E9 Site Allocations for New Housing Development in Everton Parish**

**The following sites shown on Map 2 Everton NDP Policies Map and Map 14 below are allocated for housing development.**

**Map 14 Housing Sites**

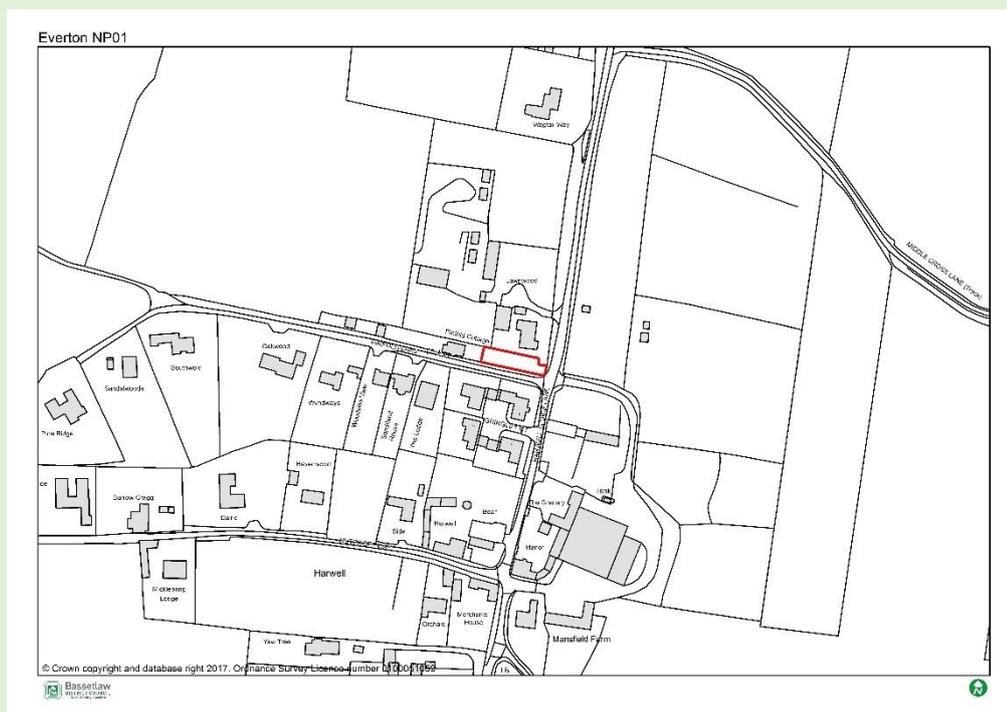


6.44 Site 1 at Harwell is not located within Everton Village. Harwell is a smaller settlement comprising around 40 houses which has a close geographical and social relationship with Everton village and supports the sustainability of the larger settlement. Harwell is separated from Everton by fields (providing a valued “green gap” of open countryside) but a single-track road and public right of way along a track provide connectivity between the two settlements and are well used by residents from both areas for walking / cycling etc. Modest development of an additional housing unit within Harwell on a site which was occupied historically by a small dwelling would support the future sustainability of both Harwell and Everton without undermining the proposed overall growth strategy of focusing new development within Everton village.

**Site 1: Land north of Pinfold Lane, Harwell (NP01)**

**Developable area: 0.03 ha**

**Capacity: 1 dwelling**



**Residential development will be supported on this site where:**

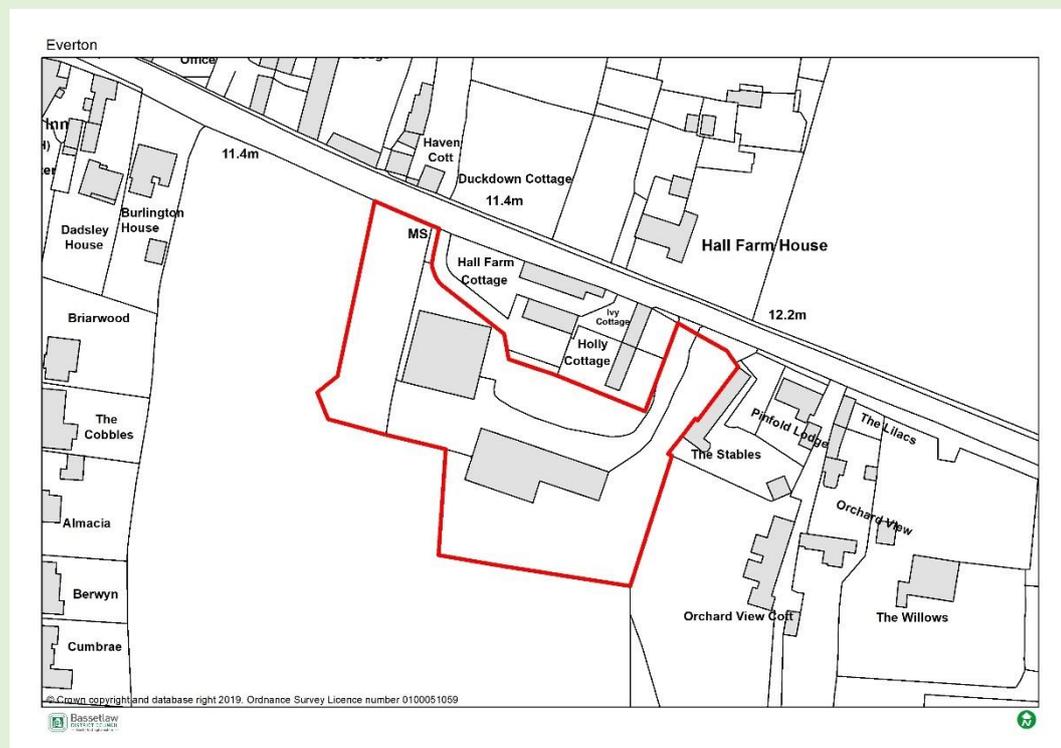
- a) Development of the site is for a single dwelling;**
- b) Access is from Harwell Sluice Lane;**

- c) Development does not exacerbate existing drainage problems; and
- d) The layout, access, parking and servicing arrangements meet the Highway Authority's requirements.

**Site 2: Land at Hall Farm, Gainsborough Road, Everton (NP10)**

Developable Area: **0.74 ha**

Capacity: **10 dwellings**



**Residential development will be supported on this site where:**

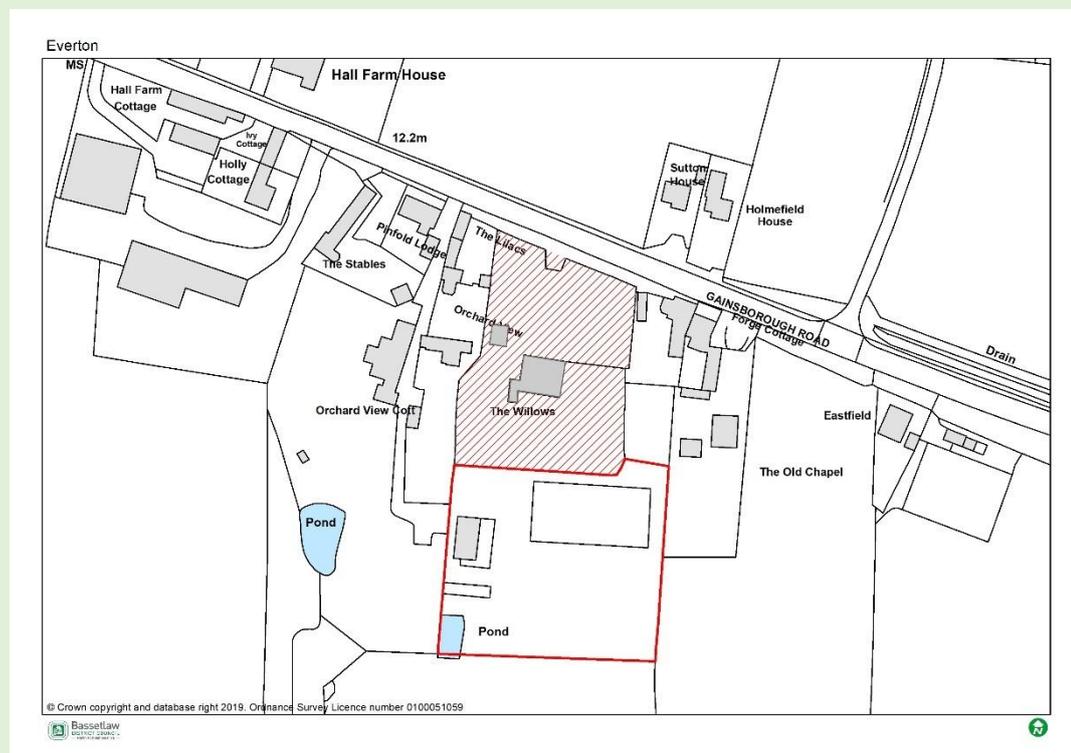
- a) Any adverse impacts on the setting of the Conservation Area are minimised;
- b) Development **reflects** the built form and historic character of Gainsborough Road;

- c) A new access with a turning head is provided off Gainsborough Road to ensure that safe access to the site and the required visibility splays can be achieved;
- d) The layout, access, parking and servicing arrangements meet the Highway Authority's requirements;
- e) Development includes 50% smaller units of 2-3 bedrooms and 50% larger units; and
- f) Development does not exacerbate existing drainage problems.

**Site 3: Land at The Willows, Gainsborough Road (NP11)**

**Developable Area: 0.5 ha**

**Capacity: 5 dwellings**



**Residential development will be supported on this site, as bounded by the red line, where:**

- a) Any adverse impacts on the setting of the Conservation Area are minimised;**
- b) Development reflects the built form and historic character of Gainsborough Road;**
- c) The scheme can ensure safe access to the site is provided, through the grounds of the current dwelling (the area hatched in red on the plan), with exact details of layout, visibility splays, parking, and servicing to be agreed with the Highway Authority; and**
- d) Development does not exacerbate existing drainage problems.**

### House Types and Sizes

- 6.45 The questionnaire results identified a demand for smaller properties. In the owner occupier sector 59.1% of respondents identified a need for two bedroom properties with 58.6% identifying a need for 3-4 bedroom properties. The building of smaller, cheaper homes may enable younger families to come into the Parish as well as enabling older residents to downsize and remain in the Parish, thus freeing up more family sized homes.
- 6.46 At the drop in events there were concerns that recent developments included housing which was very large in scale, and people would like to see some smaller houses being built for first time buyers and for older people who would like to downsize.
- 6.47 The Sustainability Appraisal – Scoping Report Everton Neighbourhood Plan<sup>21</sup> notes that there were 369 dwellings in Everton according to the 2011 Census and the number of completed properties has increased by 16% since 2001. Table 2 below shows the percentage of each property type. The most prominent housing type within Everton is detached properties which comprise approximately 74.3% of the current housing stock; this figure is substantially higher than levels recorded for Bassetlaw District at 34%.

---

<sup>21</sup> Sustainability Appraisal – Scoping Report Everton Neighbourhood Plan 2017 – 2031, Bassetlaw District Council, 2016

**Table 2 House Types**

	<b>Everton %</b>	<b>Bassetlaw %</b>
<b>Detached</b>	<b>74.3</b>	<b>34.0</b>
<b>Semi-detached</b>	<b>18.2</b>	<b>42.4</b>
<b>Terraced (including end-terrace)</b>	<b>6.5</b>	<b>16.4</b>
<b>Flat, maisonette or apartment:</b>	<b>0.8</b>	<b>7.1</b>
<b>Caravan or Other Mobile or Temporary Structure</b>	<b>0.3</b>	<b>0.4</b>

6.48 The Sustainability Appraisal also provides information about house sizes in Everton; in relation to the number of bedrooms, the majority of dwellings are three bedroom units; these comprised approximately 38.2% of the occupied dwellings in 2011. Dwellings with four bedrooms comprised 32.8% of the current stock which was significantly higher than levels for the District, whereas two bedroom units comprised 13.1% of the current stock, a figure significantly lower than District levels.

**Table 3 Occupied Housing Size**

	<b>Everton %</b>	<b>Bassetlaw %</b>
<b>1 Bedroom</b>	<b>3.1</b>	<b>6.3</b>
<b>2 Bedrooms</b>	<b>13.1</b>	<b>23.3</b>
<b>3 Bedrooms</b>	<b>38.2</b>	<b>49.5</b>
<b>4 Bedrooms</b>	<b>32.8</b>	<b>16.2</b>
<b>5 or more Bedrooms</b>	<b>12.5</b>	<b>4.4</b>

## Housing Tenure

- 6.49 The Sustainability Appraisal notes that within Everton the majority of housing is owner occupied, this being split further into either owned outright, or owned with a mortgage or loan. The levels of housing owned outright in Everton currently make up 85.5% of the current occupied housing stock; this is significantly higher than figures for Bassetlaw District. There is a lower level of both socially and private rented households in Everton than in Bassetlaw.

**Table 4 Housing Tenure**

	Everton %	Bassetlaw %
<b>Owned: Owned outright</b>	<b>49.3</b>	<b>34.2</b>
<b>Owned: Owned with a mortgage or loan</b>	<b>36.2</b>	<b>35.3</b>
<b>Shared ownership (part owned and part rented)</b>	<b>0.3</b>	<b>0.4</b>
<b>Social rented</b>	<b>6.6</b>	<b>15.9</b>
<b>Private rented</b>	<b>7.4</b>	<b>12.5</b>
<b>Living rent free</b>	<b>0.3</b>	<b>1.7</b>

- 6.50 The Sustainability Appraisal also notes that the population of the Parish has a higher proportion of residents over 45 years than Bassetlaw District and this will have an impact on the type of housing required over the Plan period of at least 16 years. The results of the informal consultation on Issues and Options suggested that there is a local need for more smaller houses and bungalows for first time buyers and older residents which are relatively inexpensive. Respondents felt that there is no need for more large (eg 4 bedroomed) houses.

- 6.51 The SHMA 2014 recommends the following strategic mix of housing in Bassetlaw:

### Recommended Mix of Homes, 2011-31

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
Market	0-5%	35-40%	40-45%	15-20%
Affordable	40-45%	30-35%	0-15%	10-15%

6.52 The October 2017 SHMA update sets out in Paragraph 9.41 that "Based on the evidence, it is expected that the focus of new market housing provision will be on two and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay."

Table 94: Strategic Conclusions on the Appropriate Mix of Different Sizes of Homes

	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>
Market	0-5%	30%	50%	15-20%
Low-cost home ownership	10-15%	40-45%	35-40%	5-10%
Affordable housing (rented)	25-30%	45%	20%	5-10%

### **Affordable Housing**

6.53 A written Ministerial Statement of 28th November 2014<sup>22</sup> sets out that affordable housing contributions should not be sought from developments of 10-units or less. However Everton is a 'designated rural area' and therefore is eligible to apply a lower threshold of 5 dwellings. NPPG states: *'In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development.'*<sup>23</sup> Affordable housing contributions will be sought therefore in all developments of 5 units or above in line with the evidence in the most up to date version of the SHMA.

### **Policy E10 Providing Appropriate House Types and Sizes to meet**

#### **Local Needs**

**Support will be given to housing developments where:**

- 1. They provide small to medium sized accommodation, of 1 to 3 bedrooms to meet the needs of first time buyers and smaller households within the built form of Everton village; or**

<sup>22</sup>

<https://publications.parliament.uk/pa/cm201415/cmhansrd/cm141128/wmstext/141128m0001.htm#1411284200008>

<sup>23</sup> <https://www.gov.uk/guidance/planning-obligations>

**2. Schemes provide housing specifically designed for older people wishing to downsize or relocate to suitable accommodation within the village; or**

**3. Proposals are for community-led sustainable housing schemes and self-build projects.**

**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. Affordable housing contributions will be sought in line with the evidence set out in the most up to date Strategic Housing Market Assessment (SHMA).**

#### **Sustainable Design and Tackling Fuel Poverty**

- 6.54 The NPPF (Ministerial Forward) sets out that the purpose of planning is to help achieve sustainable development. New housing development can contribute towards climate change objectives through, amongst other things:
- using locally sourced and sustainable materials to minimise energy consumption in transport and manufacturing processes;
  - designing and siting buildings to maximise solar gain, and using shelter belts in landscaping schemes to reduce exposure to prevailing winds;
  - maximising thermal efficiency through insulation; and
  - reducing carbon consumption in heating and power by using low carbon technologies such as solar panels, ground source heat pumps etc.
- 6.55 Bassetlaw District Council's strategic planning policies promote sustainable development.
- 6.56 The responses to the consultation on Issues and Options included suggestions for "land around the village to be used in a design / eco way". This could be brought forward, through for example a community-led sustainable housing scheme or self-build projects.
- 6.57 Everton Parish Council is committed to ensuring that new development proposals such as housing are designed and sited to maximise energy and resource efficiency, and to minimise greenhouse gas emissions which contribute towards climate change. Developers and landowners are strongly encouraged to consider the use of one or more of the following standards for sustainable construction:

**BREEAM** <http://www.breeam.com/>

BREEAM is the world's leading sustainability assessment method for masterplanning projects, infrastructure and buildings. It addresses a number of lifecycle stages such as New Construction, Refurbishment and In-Use. It inspires developers and creators to excel, innovate and make effective use of resources. The focus on sustainable value and efficiency makes BREEAM certified developments attractive property investments and generates sustainable environments that enhance the well-being of the people who live and work in them.

**Passivhaus** [http://www.passivhaustrust.org.uk/what\\_is\\_passivhaus.php](http://www.passivhaustrust.org.uk/what_is_passivhaus.php)

Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany, and can be certified through an exacting quality assurance process.

**Lifetime Homes** <http://www.lifetimehomes.org.uk/pages/about-us.html>

The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts. The group was formed because of concerns about how inaccessible and inconvenient many homes were for large sections of the population. Lifetime Homes was developed to ensure that homes are accessible and inclusive.

Lifetime Homes are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage.

**Fuel Poverty**

- 6.58 Energy efficiency in housing can also reduce fuel costs and contribute to addressing fuel poverty. Fuel poverty can have an extremely adverse effect on both the physical and mental well-being of residents, as well as development in children and young adults.
- 6.59 Fuel poverty results from a number of factors, including high energy prices and under occupation, but the main reasons are low income and energy inefficient housing. As fuel prices increase, the level of fuel poverty is likely to increase. Good thermal performance of buildings helps to reduce fuel poverty rates, ensuring that residents are able to live in warm, healthy homes.

- 6.60 The Home Energy Conservation Act 1995 (HECA) requires all Local Authorities to prepare a report setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area. Bassetlaw's HECA Report 2012/2013<sup>24</sup> is the most up to date report on the District Council's website although there is a commitment to updating this every 2 years.
- 6.61 The HECA Report sets out that *"A householder is considered to be in fuel poverty when they are spending more than 10% of their income on home energy to heat the home to 21 degrees in main living area and 18 degrees for other occupied rooms. Levels of fuel poverty are affected by the cost of domestic energy, the energy efficiency of the home, the way that energy is used in the home and household income. Rising fuel prices, and incomes reducing in real terms will both contribute to the challenge of eradicating fuel poverty. Using 2010 Department of Energy and Climate Change (DECC) data we find that about 19% of the households in Nottinghamshire and Derbyshire are vulnerable to fuel poverty. The average across England is 16.3%".* The Report goes on to say that in Bassetlaw there were 9,334 (19.7%) households which were fuel poor.
- 6.62 Fuel poverty is particularly prevalent in areas without mains gas or where there are older properties that are difficult or expensive to insulate. Numbers of households with access to mains gas in the Everton Parish are low. Everton lies within Bassetlaw LSOA 0003A where the proportion of non-gas properties is 95.1%<sup>25</sup>.

### **Policy E11 Sustainable Design and Tackling Fuel Poverty**

**New housing development is encouraged to incorporate sustainable design and energy efficiency measures wherever possible, in order to minimise carbon 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.**

#### **Energy Saving Materials**

**Where appropriate and subject to other policy requirements schemes should incorporate the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency.**

<sup>24</sup> <https://www.bassetlaw.gov.uk/media/108219/hecareport.pdf>

<sup>25</sup> See <https://www.nongasmap.org.uk/>

## 7.0 Supporting Business and the Local Economy



Tonicraft Gallery off Church Street

- 7.1 Everton Parish has a range of local businesses providing employment opportunities. A list of local businesses is provided in Appendix III. The 2011 Census showed that of the 400 residents aged 16 – 74 years in employment, 90 (22.5%) were Managers, Directors and Senior Officials, 83 (20.8%) had Professional Occupations and 54 (13.5%) were in Skilled Trades Occupations. It should be noted that these percentage rates are all higher than those for Bassetlaw District and England.
- 7.2 The future sustainability of the Parish could be enhanced by maintaining a buoyant local economy and services.
- 7.3 The responses from the informal consultations demonstrated that local people value the economic diversity of the local area. At the drop in events comments included that people liked the fact that the village has two public houses and the recent developments of the farm shop and garden centre café.
- 7.4 The questionnaire survey also included specific questions about work and business. There were 42 responses to the business survey and 90.5% of business respondents were residents of Everton Parish. The range of business sectors represented was agriculture (8) 27.6%, professional (7) 24.1%, retail (3) 10.3% and manufacturing (1) 3.4%. 37.9% of respondents cited other businesses as the most prolific sectors, these included haulage, education and hair dressing amongst others. Agriculture accounts 27.6% and professional services account for 24.1% of Parish business. The majority of parishioners employed by the businesses in the Parish are in full time employment (60%) according to the respondents, with a 1/3 of people employed part time.

- 7.5 The businesses were asked about the advantages of being in a rural parish, and the responses included good local transport (road) links, peace and tranquillity, walks and less pollution. 51.9% of businesses within the Parish saw expansion as a possibility within the next 16 years but there was a need to improve broadband facilities and local facilities.
- 7.6 In terms of the employment status of residents, a third of respondents were employed either full or part time work outside of the Parish and 35.3% were wholly retired. 26.8% of respondents are only part time retired. A relatively high number worked from home; 8.2% of respondents were full time and 21.4% were part time. Unemployment and seeking work either full time or part time was very low according to respondents.
- 7.7 Respondents supported the encouragement of service and business development within the Parish to provide local employment with 63.1% of respondents supporting this view. 27.1% of respondents identified retail as the most requested business opportunity for the Parish. Low impact and artisan business was identified by 16.7% of respondents. There was a call from 10.4% of respondents specifically for a Post office. Although the respondents were asked to specify where they would like to position these businesses they did not specify many locations. The answer “anywhere” or “Everton” was the most prevalent answer.
- 7.8 The results of the Issues and Options consultation suggested local support from more small businesses such as crafts and manufacturing.
- 7.9 National and local policy gives broad support for economic development in the countryside.

**Policy E12 Supporting Local Economic Growth and Rural Diversification**

**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 where:**

- 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 units and facilities which support local services and the visitor economy, particularly linked to the enjoyment of the countryside**

**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).**

## 8.0 Protecting and Improving Recreational and Community Facilities



Bowling Green



Play Area

8.1 Everton Parish is fortunate to have a good range of local recreational and community facilities. These include a village hall, recreation ground including sports field, tennis, bowls and children's play area (provided by the Metcalfe Trust), a church, and primary school. A list of local facilities and services is provided in Appendix III and is shown on Map 15.



Cricket Pavilion



Village Hall

### Metcalfe Trust Proposals

8.2 The Metcalfe Trust manages facilities that were left for the benefit of Everton and Scaftworth parishioners. These facilities include the village hall in the centre of Everton Village, a recreation ground and allotments. A cricket pavilion, changing rooms and tea rooms are situated at the recreation ground. The village hall is very well used to the point where it is difficult to accommodate new activities. The hall has no parking facilities and on street parking by hall users can create traffic problems. Storage space for equipment used by clubs and societies is very limited and this is becoming a problem. The hall is very important as it supports community activities and cohesion. It is currently in a good state of repair.

- 8.3 A letter from the Metcalfe Trust setting out possible future proposals for its land and buildings is provided in Appendix V. The Metcalfe Trustees feel that the costs are increasing in maintaining such an old building and that the facilities are limited as there is no room for expansion. The cricket pavilion and tea rooms will also need replacing in the near future. The Trustees would like to build a new village hall, situated at the recreation grounds, that would include space that would replace the cricket pavilion, tea rooms and provide larger village hall facilities. However, to raise the funds to complete this project the Trust will need to sell land and buildings for development and apply for funding from outside bodies such as the National Lottery. The Trustees have indicated that these plans are dependent on the support of residents in the Parish.
- 8.4 The village hall is an important piece of infrastructure in the village, helping to foster the sense of community that 90% of survey respondents regarded as important or very important to them. There is clearly a requirement for new facilities, and this will become even more apparent as the population of Everton increases in line with this Plan.
- 8.5 Two potential sites were put forward by the Trust in the Plan Steering Group's call for sites. These sites were assessed by Bassetlaw District Council along with sites submitted by other landowners. One potential site submitted by the Trust (adjacent to the existing village hall) was assessed by Bassetlaw District Council as a possible site for development and, following public consultation, this site was included in the list of preferred development sites. However following comments from Historic England (the site is near a listed building) and further discussion with Bassetlaw District Council's Conservation Officer, a number of issues have been raised that have yet to be resolved. This site was not identified as a site allocation in the revised Draft Plan.
- 8.6 The second site currently comprises allotments (un-adopted) adjacent to the playing fields and Bassetlaw District Council identified some potential technical constraints; more detail of any proposed development would be required to provide assurance that these could be overcome and this would need to be considered in the context of the entire site, including the proposed new facilities and location of the existing play park, which a majority of respondents thought should retain a position fronting onto high street. This site was not therefore included in the list of preferred housing sites and is not identified as a site allocation. It is instead proposed that the NDP strongly supports in principle the building of a new village hall and sports facilities funded by the sale of Trust land for building. This will require a scheme to be developed (in consultation with Bassetlaw District Council Planning and Regeneration) for the entire site of the new facilities, including the existing playground and allotments. This scheme should then be the subject of further

consultation with residents. Policy C1 provides broad support for the scheme, but allows for the details to be developed at a later stage.

**Policy E13 Supporting Investment in New Facilities**

**Proposals to build a new village hall, including facilities for sports clubs and associated car parking will be supported.**

**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.**

- 8.7 The informal consultation responses showed that the local facilities are valued by residents and businesses but there are concerns about possible changes in the future. There were particular concerns related to proposals by the Metcalfe Trust to build a new village hall and to re-configure the existing recreation area site to accommodate a new building. The results of the questionnaire survey showed that 60% of respondents were supportive of building a new Village Hall and of those respondents 68% would support the building of houses on Trust land to help fund a new Village Hall. There were also comments that school is oversubscribed and needs more indoor and outdoor space. 54.3% of respondents were opposed to the proposed relocation of the play area; its current location is overlooked and it is a focal point within the village.
- 8.8 In terms of questionnaire responses from young people, the majority (66.7%) identified the park, field, and tennis court as things they liked about living in Everton Parish. According to the young people responding to the survey the most popular facility within the Parish is the play park with 95.1% saying that they used it. The tennis court and football pitch were used by three quarters of the young people who responded. The young people did not appear to get much use out of the snooker room with only 16.2% of them saying that they used it.
- 8.9 Existing and proposed local strategic planning policies protect existing facilities and support investment in new facilities.

**Policy E14 Protecting Existing Recreational Facilities and Supporting Investment in New Facilities**

**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.

The following local recreational facilities are of recognised importance:

- Village hall
- Football pitch
- Cricket pitch
- Children's playground
- Bowling green
- Tennis courts
- Allotments.

There will be a presumption in favour of the re-use of the above facilities for recreational, health, and community type uses.

**B. Development resulting in loss of existing facilities**

The change of use of existing facilities to other uses will only be supported where the following can be demonstrated:

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 Cemetery**

- 8.10 The Everton Cemetery, located on Mattersey Road, is owned by the Parish Council and managed by the Everton and Scaftworth Joint Burial Committee. It was apparent several years ago to the Council and Burial Committee that the cemetery would, in the longer term, run out of capacity, and a fund was established to save up for the purchase of land for an extension at the appropriate time. The Parish Council and Burial Committee are now of the view that it is time to commence looking at options for an extension.
- 8.11 It is difficult to forecast accurately how quickly the remaining space will be used up, but additional room will certainly be required within the timeframe of the Neighbourhood Plan and could be needed within the next 5-7 years.
- 8.12 The apparently straightforward option of extending the existing cemetery has difficulties associated with access and with its proximity to the borehole that supplies drinking water to the area. The Environment Agency regulations (not in force when the cemetery was created) prohibit burials within 250 meters of the borehole.
- 8.13 The Parish Council (which would be the purchaser of any additional land) is therefore starting to investigate options for an extension in an alternative site.
- 8.14 The consultation on Issues and Options showed that there is a split in terms of local opinion as to whether the Plan should include a site for a new cemetery.
- 8.15 Bassetlaw District Council's strategic policies support provision of rural community services and facilities.

#### **Policy E15 Supporting a New or Extended Cemetery**

**Proposals for a new or extended cemetery will be supported where:**

- 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.**

## 9.0 Improving Local Infrastructure



Busy Traffic through Everton on Gainsborough Road (A631)

### Traffic and Transport

- 9.1 Everton village is located on the Gainsborough/Bawtry Road (A631), which runs east-west through the village. The A631 is a busy road with heavy traffic. There are bus services to Retford (8 miles away), Doncaster (12 miles away) and Gainsborough (9 miles). Retford and Doncaster are on the East Coast Mainline with fast, frequent rail services to London. Robin Hood Airport is 8 miles from Everton.
- 9.2 The informal consultation responses indicated that the need to improve local infrastructure was a significant issue. At the drop ins there were comments about drainage, on street parking, traffic and telecommunications although people valued the footpaths and walking opportunities. The village hall has no public car park.
- 9.3 In the questionnaire survey there was a call for improved parking provision and rules, particularly in relation to dropping off and picking up of children attending the school. Whilst the majority of respondents supported traffic calming on all of the nominated roads High Street garnered not only the most responses but also the highest proportion of support with 67.4% of respondents agreeing that traffic calming should be implemented.
- 9.4 The NDP could be used to promote travel by means other than the private car as part of contributing towards wider sustainability aims and objectives. Steering group members have made contact with local representatives from Sustrans<sup>26</sup> regarding possible support in the Plan for local cycling. Ideas include the suggestion that the footpath between Everton and Bawtry should be upgraded to a shared cycle / walking route. It is likely that additional, external funding would be required to

<sup>26</sup> <http://www.sustrans.org.uk/>

provide a better surface for a cycle route. There are also wider proposals to create a Retford to Doncaster cycle route which would include a crossing of the Idle to Misson - perhaps linking to the area where the ferry used to be. This would then become part of a route from Worksop to Doncaster, linking Everton to the main National Cycle routes. There are also discussions about proposals to create local Pilgrim Father routes to attract American tourists during the up-coming celebrations of the 400<sup>th</sup> anniversary of the sailing of the Mayflower in 2020.

- 9.5 Bassetlaw District Council's strategic policies set out the District Council's approach to developer contributions and infrastructure provision, address flood risk, sewerage and drainage and sustainable transport. Councils may seek contributions towards infrastructure and community facilities on the back of new development, but that these must be: necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; and fairly and reasonably related in scale and kind to the development.
- 9.6 Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can levy on most types of new development in their area. Bassetlaw Council adopted its Community Infrastructure Levy (CIL) charging schedule in June 2013<sup>27</sup>. Everton is in Retford and Rural East Charging Zone. Parish Councils which have a made NDP are entitled to 25% of CIL generated by a new development, and those without a NDP are entitled to 15%. It should be recognised that at the current rate of £55 psm the CIL for Everton Parish has the potential to make a significant contribution to village infrastructure, and could be used as match funding to support applications for further funding.
- 9.7 NDPs have a limited role in influencing decisions about infrastructure investment. However, developer contributions, including Community Infrastructure Levy, offer opportunities for supporting local improvements, recognising that new development has an impact on existing networks and services. Further information about the types of schemes and projects that would be supported in Everton Parish are provided in Appendix VI.

---

<sup>27</sup> <http://www.bassetlaw.gov.uk/media/93880/CILChargingSchedule.pdf>

## **10.0 Next Steps**

- 10.1 This submission NDP for Everton Parish will be published for a further 6 weeks consultation by Bassetlaw District Council.
- 10.2 The NDP will then be examined by an independent Examiner who will check whether the NDP meets the required “Basic Conditions”. If the Examiner recommends that, subject to any modifications, the NDP can go forward to a local referendum, then a referendum will be held in Everton Parish. A majority “Yes” vote will mean that the Plan will be made by Bassetlaw District Council and used to determine planning applications alongside Bassetlaw’s planning policies and national planning policies.

## **Appendices**

## Appendix I

### Extracts from Landscape Character Assessment – Bassetlaw, Nottinghamshire 2009<sup>28</sup>

The northern half of the Plan area (Parish) is covered by Policy Zone 03<sup>29</sup> of the Idle Lowlands character area. This Policy Zone is in a good condition and of high sensitivity, with the recommended action for the area being conservation.

#### Landscape Features

- Conserve the ecological diversity, setting and character of the River Idle and Chesterfield Canal corridors, the Idle Washlands [SSSI] and designated SINCs. Enhance biodiversity where appropriate.
- Conserve drainage ditches/hedgerow field boundaries and the historic field pattern, restoring where they have been lost.
- Conserve pastoral farmland and seek opportunities to restore arable to permanent pasture.

#### Built Features

- Conserve the open sparsely settled and rural character of the landscape by concentrating new small scale development around existing settlement located at the boundaries of the Policy Zone, while being sympathetic to the scale and extent of existing settlement.
- Conserve historic field pattern by containing new development within historic enclosed boundaries.
- Conserve the local brick vernacular of isolated buildings and reinforce in any new development.
- Conserve the architectural features of the Chesterfield Canal.
- Sensitive design and siting of new agricultural buildings.

The majority of the southern half of the Plan area (Parish) is covered by Policy Zone 04<sup>30</sup> of the Idle Lowlands character area. This Policy Zone is in a good condition and of moderate sensitivity, with the recommended action for the area being to conserve and reinforce.

---

<sup>28</sup> <https://www.bassetlaw.gov.uk/media/103365/bslandscapecharacteroverview.pdf>

<sup>29</sup> <http://www.bassetlaw.gov.uk/media/245791/Idle-Lowlands-Policy-03.pdf>

<sup>30</sup> <http://www.bassetlaw.gov.uk/media/245794/Idle-Lowlands-Policy-04.pdf>

### **Landscape Features**

- Conserve the hedgerow pattern and reinforce with new planting where these are gappy/in poor condition and to replace fencing. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce further hedgerow trees where appropriate.
- Conserve permanent pasture and seek opportunities to restore arable land to pastoral.
- Conserve and reinforce the ecological diversity of the River Idle corridor, Barrow Hills Sand Pit [SSSI] and other designated SINCs, enhancing where appropriate.

### **Built Features**

- Enhance visual unity and soften built development through additional woodland and landscape planting; this applies to both the existing settlements of Everton and Harwell, and new development.
- Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell and Everton.
- Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries.
- Conserve the local brick built vernacular and reinforce this in new development.
- Conserve the architectural features of the Chesterfield Canal.
- Sensitive design and siting of new agricultural buildings.

The southern border of the Plan area (Parish) is covered by Policy Zones 05<sup>31</sup> & 06<sup>32</sup> of the Idle Lowlands character area. Policy Zone 05 is in very good landscape condition with very low landscape sensitivity and the recommended landscape action is to reinforce.

### **Landscape Features**

- Reinforce hedgerows where necessary, seek opportunities to restore the historic field pattern where this has been lost and introduce hedgerow trees where appropriate.
- Reinforce the rural character of the Policy Zone by concentrating new development around existing settlement.
- Reinforce the historic field pattern by containing new development within historic enclosed boundaries.

---

<sup>31</sup> <http://www.bassetlaw.gov.uk/media/245797/Idle-Lowlands-Policy-05.pdf>

<sup>32</sup> <http://www.bassetlaw.gov.uk/media/245800/Idle-Lowlands-Policy-06.pdf>

- Enhance and reinforce visual unity across the Policy Zone through further appropriate tree and woodland planting.

#### **Built Features**

- Reinforce the local brick vernacular in new built development.
- Reinforce the ecological diversity of the River Idle corridor and the designated SINCs, enhancing where appropriate.
- New development should take account of the distinctive ecological elements within the Policy Zone.

Policy Zone 06<sup>33</sup> is in moderate landscape condition with high landscape sensitivity and the recommended landscape action is to conserve and restore.

#### **Landscape Features**

- Conserve the rural and open character of the landscape, seek opportunities to restore the arable farmland to pasture.
- Conserve existing hedgerows and restore where in poor condition. Seek opportunities to restore the historic field pattern/drainage ditches and hedgerow boundaries where they have been lost.
- Conserve the ecological diversity of the River Idle and Chesterfield Canal, and other wildlife habitats across the Policy Zone, seek to enhance as appropriate.

#### **Built Features**

- New development should be of appropriate design, scale and siting.
- Conserve the local brick vernacular and reinforce in new built development.
- Conserve the architectural features of the Chesterfield Canal.

The south-west border covered by Policy Zone 01<sup>34</sup> of the Mid Notts Farmlands character area. The landscape condition is moderate, with moderate landscape sensitivity and the recommended landscape action is to conserve and create.

#### **Landscape Features**

- Conserve the remaining field pattern, restoring hedgerow boundaries where necessary.
- Create new hedgerows seeking opportunities to restore the historic field pattern where this has been lost.

---

<sup>33</sup> <http://www.bassetlaw.gov.uk/media/245800/Idle-Lowlands-Policy-06.pdf>

<sup>34</sup> <http://www.bassetlaw.gov.uk/media/245830/Mid-Nottinghamshire-Policy-01.pdf>

- Conserve permanent pasture, meadow and improved pasture and seek opportunities to revert arable land to pastoral.
- Enhance tree cover and landscape planting generally to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINCs and create ecological enhancements where appropriate.

#### **Built Features**

- Create woodland to contain and soften urban development, preferably in advance of construction.
- Conserve the historic character of existing settlement, create new development that is sympathetic to both character and setting.
- Conserve the local built vernacular and create new development that reflects this.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal.

**Copy of 1754 Plan of Everton Lordship with Manor of Harwell Showing Historic Field Boundaries**



## Appendix II

### Listed Buildings

Listed Buildings, © Historic England 2015<sup>35</sup>

There are 24 listed buildings and scheduled monuments in Everton Parish.

#### DAVENPORT HOUSE AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location: DAVENPORT HOUSE AND BOUNDARY WALL, BAWTRY ROAD, Everton, Bassetlaw, Nottinghamshire

#### WHITE LODGE AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location: WHITE LODGE AND BOUNDARY WALL, CHAPEL LANE, Everton, Bassetlaw, Nottinghamshire

#### GLEBE COTTAGE

Heritage Category: Listing

Grade: II

Location: GLEBE COTTAGE, CHURCH LANE, Everton, Bassetlaw, Nottinghamshire

#### MAGNUS COTTAGES

Heritage Category: Listing

Grade: II

Location: MAGNUS COTTAGES, 1 AND 2, CHURCH LANE, Everton, Bassetlaw, Nottinghamshire

#### CHURCH STREET COTTAGE

Heritage Category: Listing

Grade: II

Location: CHURCH STREET COTTAGE, CHURCH STREET, Everton, Bassetlaw, Nottinghamshire

#### HALL FARM

Heritage Category: Listing

Grade: II

Location: HALL FARM, GAINSBOROUGH ROAD, Everton, Bassetlaw, Nottinghamshire

---

<sup>35</sup><https://www.historicengland.org.uk/listing/the-list/>

THE OLD MALTHOUSE OUTBUILDING AND WATER PUMP

Heritage Category: Listing

Grade: II

Location: THE OLD MALTHOUSE OUTBUILDING AND WATER PUMP, HIGH STREET, Everton, Bassetlaw, Nottinghamshire

EVERTON WINDMILL

Heritage Category: Listing

Grade: II

Location: EVERTON WINDMILL, MATTERSEY ROAD, Everton, Bassetlaw, Nottinghamshire

PUSTO HILL FARM HOUSE LINK WALL AND OUTBUILDING

Heritage Category: Listing

Grade: II

Location: PUSTO HILL FARM HOUSE LINK WALL AND OUTBUILDING, PUSTO HILL LANE, Everton, Bassetlaw, Nottinghamshire

CHURCH OF HOLY TRINITY AND BOUNDARY WALL

Heritage Category: Listing

Grade: II\*

Location:

CHURCH OF HOLY TRINITY AND BOUNDARY WALL, CHURCH STREET, Everton, Bassetlaw, Nottinghamshire

THE OLD VICARAGE

Heritage Category: Listing

Grade: II

Location: THE OLD VICARAGE, CHURCH STREET, Everton, Bassetlaw, Nottinghamshire

ROSE COTTAGE AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location:

ROSE COTTAGE AND BOUNDARY WALL, HIGH STREET, Everton, Bassetlaw, Nottinghamshire

BOILER HOUSE AND CHIMNEY AT EVERTON WINDMILL

Heritage Category: Listing

Grade: II

Location: BOILER HOUSE AND CHIMNEY AT EVERTON WINDMILL, MATTERSEY ROAD, Everton, Bassetlaw, Nottinghamshire

WISTERIA COTTAGE

Heritage Category: Listing

Grade: II

Location: WISTERIA COTTAGE, OLD POST OFFICE STREET, Everton, Bassetlaw, Nottinghamshire

CHESTERFIELD CANAL, CANAL MILEPOST AT SK 7082 9093

Heritage Category: Listing

Grade: II

Location: CHESTERFIELD CANAL, CANAL MILEPOST AT SK 7082 9093, CHESTERFIELD CANAL, Everton, Bassetlaw, Nottinghamshire

PIGEONCOTE AT MANOR FARM

Heritage Category: Listing

Grade: II

Location: PIGEONCOTE AT MANOR FARM, HARWELL LANE, Everton, Bassetlaw, Nottinghamshire

METCALFE HOUSE AND METCALFE COTTAGE AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location:

METCALFE HOUSE AND METCALFE COTTAGE AND BOUNDARY WALL, HIGH STREET, Everton, Bassetlaw, Nottinghamshire

GLEBE FARMHOUSE

Heritage Category: Listing

Grade: II

Location: GLEBE FARMHOUSE, CHURCH LANE, Everton, Bassetlaw, Nottinghamshire  
MONUMENT 2 METRES TO NORTH OF CHURCH OF HOLY TRINITY

Heritage Category: Listing

Grade: II

Location: MONUMENT 2 METRES TO NORTH OF CHURCH OF HOLY TRINITY, CHURCH STREET, Everton, Bassetlaw, Nottinghamshire

PEAR TREE FARMHOUSE

Heritage Category: Listing

Grade: II

Location: PEAR TREE FARMHOUSE, GAINSBOROUGH ROAD, Everton, Bassetlaw, Nottinghamshire

NORTH END COTTAGE AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location: NORTH END COTTAGE AND BOUNDARY WALL, HIGH STREET, Everton, Bassetlaw, Nottinghamshire

MILL HOUSE

Heritage Category: Listing

Grade: II

Location: MILL HOUSE, MATTERSEY ROAD, Everton, Bassetlaw, Nottinghamshire

K6, Everton

Heritage Category: Listing

Grade: II

Location: K6 telephone kiosk outside Metcalfe House, High Street, Everton, Doncaster, Nottinghamshire, DN10 5AR, Everton, Bassetlaw, Nottinghamshire

Everton and Scaftworth War Memorial

Heritage Category: Listing

Grade: II

Location: Everton, Bassetlaw, Nottinghamshire

### **Appendix III**

#### **Housing Developments in Everton Parish since the 1950s**

Since WWII Everton Parish has slowly evolved and seen the delivery of new housing schemes and planning permissions. Approximate dates provided.

- Windy Ridge 1950s
- Mount Prospect 1950s new greenfield scheme
- Roe Lane 1960s - 80s ribbon infill
- Long Meadows 1970s new greenfield scheme
- Pinfold Lane Harwell 1950s – 80s ribbon infill
- Mattersey Road 1950s – 2000s ribbon infill
- Pine Close – 1980s new infill scheme
- Croft Farm - 1990s new greenfield scheme
- The Willows - 2000s new infill scheme
- Harwell Lane – 2000s Barn Conversions and new greenfield schemes
- Northfield Farmstead – 2000s Barn rebuilds/new scheme
- Gainsborough Road – 2000s Barn rebuilds/conversions
- Metcalf Court – 2010s new infill 3 units
- The Crew Yard 2010s Barn rebuilds 7 units
- Mattersey Road Bungalows – 2010s detailed approval for 4 units (ribbon dev)
- Chapel Lane – 2010s outline approval for 8 units (infill)
- Sluice Lane – 2016 11 units
- Bawtry Road – 2016 outline approval for 9 units
- Mattersey Road 2016 – outline approval for 2 units

## Appendix IV

### Recent Planning Applications

#### GRANTED FULL APPLICATIONS IN COURSE OF CONSTRUCTION

##### Ref No

1. 17/00482/FUL | Erection of 2 New detached Dwellings with Integral Garages. Land at Springfields Mattersey Road Everton South Yorkshire
2. 18/00812/FUL Proposed Residential Development of Nine Dwellings Incorporating 2 No. Rural Offices. Land West of Corner Farm Bawtry Road Everton South Yorkshire
3. 17/01588/RES Reserved Matters Application for the Approval of the Layout, Scale, Appearance and Landscaping following Outline Application 15/01165/OUT to Erect Ten Dwellings and Construct New Access. Land Off Everton Sluice Lane Everton South Yorkshire
4. 16/00593/COND Discharge of Conditions 4 and 5 of Planning Permission 15/00881/FUL - Re-submission of Application ref: (14/01346/COU) for Conversion of Existing Outbuildings and Barn into 2 No. Dwellings. Pear Tree Farm Gainsborough Road Everton Doncaster South Yorkshire
5. 16/00287/RSB Conversion of Redundant Chapel to Dwelling, Change of Use of Land to Domestic, Erection of Triple Domestic Garage and Construct New Access. Former Methodist Church Chapel Lane Everton Doncaster DN10 5BH

#### GRANTED FULL APPLICATIONS YET TO COMMENCE CONSTRUCTION

6. 18/01461/FUL Erection of One Dwelling and Construction of New Access with Proposed Diversion of Existing Footpath. Land at Hall Farm Gainsborough Road Everton South Yorkshire DN10 5BW
7. 17/00757/RES Reserved Matters Application Seeking Approval for Access, Appearance, Layout and Scale Following Outline P/A 16/01508/OUT. Erection of 9 Dwellings | Land West of Stonegate Farm on The South Side Of Bawtry Road Everton South Yorkshire

#### GRANTED OUTLINE APPLICATIONS

8. 17/00635/OUT Outline Planning Application with Some Matters Reserved (Approval Being Sought for Access) to Erect Five Dwellings. Land Off Mattersey Road Bawtry Road Everton Doncaster South Yorkshire. **NB Application for discharge of conditions submitted 02/04/2019.**
9. 18/00632/FUL\_Hybrid Application Comprising a) Full Application for the Erection of a Residential Outbuilding Comprising Stables and Office above For Stonegate Farmhouse, a Rearranged Parking Area for the Existing Retail Unit and a New Internal Access Road Serving the Farm Shed and Outline Housing Units; and b) an Outline Application With Means of Access Only With Other Reserved Matters For the Erection of Seven Dwellings, Associated Garaging With Offices Above and a Granny Annexe for Stonegate Farmhouse

<b>SUMMARY</b>	<b>No. Dwellings</b>
<b>Granted full applications in course of construction</b>	<b>24</b>
<b>Granted full applications yet to commence construction</b>	<b>10</b>
<b>Granted outline applications</b>	<b>12</b>
<b>TOTAL:</b>	<b><u>46</u></b>

## Appendix V

### List of Local Businesses in Everton Parish

Everton is classed as a Rural Service Centre by the Local Authority and boasts the following businesses:

- XG Broadband
- Eel Pool Lane Livery/Equestrian tutor
- Secure Storage Facility – Tethering Lane
- MC Wilkinson Vintage Car Repairs – Tethering Lane
- Mech Spec MG Repairs – Gainsborough Road
- Jaques Haulage Firm – Tethering Lane
- Mick Torr Developments – Gainsborough Road
- Citadel Partners Planning Consultants – Bawtry Road
- Green Stripe Garden Services – Long Meadows
- Create a Scape Landscaping – Windy Ridge
- Dee Cee Property Services – Windy Ridge
- Power Plant Services Bawtry Road
- Paul Kirby and Co Accountants
- Tonicraft – Church Lane
- Rebecca Davis Hairdressing Salon
- Dog Grooming Parlour
- Dog Kennels
- Livery and Trekking Stables
- Garden Centre and Café
- Licensed Farm Shop and Café
- Agricultural Machinery Repairs/Spares Stonegate
- Stonegate Farm
- Mansfield Farm Harwell
- Bramble Farm Everton Sluice Lane
- Ultimate Signs Everton Sluice Lane
- Vegetable and Egg sales Harwell
- Beautician Harwell
- Sureflow Irrigation Harwell
- Painter Decorator Mattersey Road
- Free House Pub
- Brewery Chain Pub with Accommodation
- Davenport Planning Consultancy
- Personal Trainer Drakeholes
- Hamlyn Pottery Gainsborough Road

- Mantra Medical Ltd
- McGuigan Design

**Local Services and Facilities include:**

- Village School, pre-school and wrap around care
- Village Hall incl Billiard Table
- Church
- Cemetery
- Anglian Water Pumping Station
- Allotments/Play Park/Bowls/Cricket/Football Pitch/All-weather tennis courts, pavilion, Tea Rooms/changing rooms
- Metcalf Trust sinking fund associated with the above
- Bus Services to Retford, Doncaster and Gainsborough
- School pick-up for Macauley Catholic High School Doncaster, Hillhouse School Doncaster, Elizabethan High School Retford, The Orchard School Retford, Gainsborough Grammar.
- Bridleways, Public Footpaths, By-Ways Open to All Traffic
- Societies/Clubs – Garden Holders, Page and Grape, Stitch and Bitch etc

**Map 15 Location of Village Services**



## Appendix VI

### Letter from Metcalfe Trust

## Metcalfe Charitable Trust

Registered Charity No. 213982

Tel: 01777 818530 E-mail: RogerSEyre@aol.com

---

Mr Tony Ballarini  
Everton Neighbourhood Plan Steering Group

22 April, 2016

Dear Tony

Thank you very much for meeting with Keith Pugh, Roger Eyre and myself the other day and consulting with the Metcalfe Charitable Trust regarding the Everton Neighbourhood Plan 2016 to 2032.

As you are aware the Trust provides and maintains the Recreation Ground and Village Hall facilities for the benefit of the Parish of Everton and supports other village activities from surplus income as the Trustees deem fit.

I have provided below some background to the Trust's recent proposal with regard to the Village Hall and buildings on the Recreation Ground and our current position.

Over the past 18 months the Trust has consulted with the village regarding

- i) The replacement of the buildings on the Recreation Ground (Tea Rooms, Changing Rooms and Cricket Pavilion) all of which are now 'not fit for purpose' and which are becoming increasingly expensive to maintain.
- ii) Proposal to build a new Village Hall as the current hall is becoming out dated, with increased maintenance costs and is becoming too small for the increasing village size. Furthermore it has no car parking.

The proposal was to replace all of the above with a single, energy efficient, modern building located at the Recreation Ground which could be built either altogether or in two phases –

Phase 1 : Replacement of the Recreation Ground Buildings  
Phase 2 : Village Hall.

As this project would require high levels of external funding and significant match funding from the Trust, the Trustees put forward the suggestion of gaining planning consent on two areas of land owned by the Trust for the building of small cottages and gaining change of use on the current Village Hall into a dwelling and selling it, to raise this match funding for the project.

There was good initial support from the Villagers who attended the Open Afternoon / Evenings and the Clubs and User Groups of the Hall and Recreation Ground, however this only represented a small proportion of the village in total. An article was therefore written for HEDS and a feedback form included to reach the whole village population.

The feedback we received from this HEDS insert has been very mixed and although there is general support for the replacement of the buildings on the Recreation Ground the village appears to be divided regarding the building of a new Village Hall. The Trustees therefore

---

Mr . R. Eyre, Garden House, Mattersey Road, Everton, Doncaster, S. Yorkshire. DN10 5BN

## **Metcalfe Charitable Trust**

Registered Charity No. 213982

Tel: 01777 818530 E-mail: RogerSEyre@aol.com

---

will progress Phase 1 but cannot commit to Phase 2 at this time due to the lack of support from the village.

The Trustees welcome the development of the Neighbourhood Plan and feel that any future developments in relation to requirements for a new Village Hall should now be driven by this process.

We thank you for consulting with us and will use the Neighbourhood Plan to help formulate our own planning going forward.

Yours sincerely

Penny

Penny Harley  
On behalf of the Metcalfe Charitable Trust

## **Appendix VII**

### **CIL and Developer Contributions**

Developer contributions and other sources of funding will be sought wherever possible to support and improve existing public transport links to local towns and facilities, and to improve local routes and networks for walking and cycling.

Examples identified as part of the consultation process and which will be subject to future public consultation include the following:

- Traffic calming on High Street;
- Minor road / pavement improvements
- Parking;
- Cycle / pedestrian routes, particularly to Bawtry
- Contributions towards the village hall
- A new bus shelter at the bus stop used by the school bus on High Street
- Additional recreational facilities for young people, for instance a bike park or skate track.

## Appendix VIII Summary of Characteristics of Character Areas

### Area 1 - Pine Close (Cul-de-sac)

**Density (dwellings per hectare?):** 6

**Number of storeys:** Two storeys

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick, 1 part rendered

**Facing materials (roofs):** Concrete tiles (pan-tile style)

**Roof form, pitch, etc:** Varied. Generally duo-pitched, 35 – 50 degrees, some gabled dormers. 2 with solar panels

**Windows:** uPVC (white), 1 wood

**Garages:** Mostly double garages

**Porches:** Various designs

**Boundary treatment:** Open to front with drives, well maintained gardens and mature shrubs

**Architectural style:** Modern two storey brick housing

**Topography:** Very slight fall towards the east and High Street

**Parking:** Off road



**Area 2 – High Street (West side Bungalows)**

**Density (dwellings per hectare?):** 1 privately owned, 2 pairs of semi-detached (local authority owned?)

**Number of storeys:** 1

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red/pink brick

**Facing materials (roofs):** Concrete tiles (pan-tile style)

**Roof form, pitch, etc:** 45

**Windows:** uPVC white

**Garages:** No

**Porches:** No

**Boundary treatment:** Low walls, low hedges, well maintained front gardens, one drive

**Architectural style:** Flat fronted

**Topography:** Flat, facing east towards the children’s playground and pedestrian entrance to the village sports ground, tennis courts and bowling green

**Parking:** On road parking



**Area 3 – Carr View (Bungalows on East side of High Street)**

**Density (dwellings per hectare?):** 10

**Number of storeys:** 1

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick

**Facing materials (roofs):** Concrete tiles (pan-tile style), 1 with solar panels

**Roof form, pitch, etc:** 45

**Windows:** uPVC white

**Garages:** No

**Porches:** Front and rear

**Boundary treatment:** Large grassed areas to front of bungalows (maintained by Local Authority) with small flower bed (maintained by villagers), seat and Best Kept Village sign. Each property has small enclosed rear garden. Mature, small trees, bus stop and footpath to farmland

**Architectural style:** Typical of Local Authority properties of the era

**Topography:** Mostly level but falls towards the south east corner

**Parking:** Two small parking areas for residents



**Area 4 – Roe Lane**

**Density (dwellings per hectare):** 17

**Number of storeys:** 1, 1.5, 2

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick

**Facing materials (roofs):** Clay pan-tiles, concrete

**Roof form, pitch, etc:** Varied, 35-50, 2 flat topped dormers, some hipped

**Windows:** uPVC, some small panes

**Garages:** All have garage or car port

**Porches:** Some

**Boundary treatment:** Both sides of lane properties are higher than the lane (suggesting an ancient road, was this originally the way to Gringley on the Hill?), front gardens and drives slope steeply down to the road with red brick retaining walls, 1 wooden fence and 1 grass bank, some iron railings. Mature shrubs, small trees and well maintained gardens.

**Architectural style:** Modern two storey brick housing.

**Topography:** Lane slopes towards the east

**Parking:** Some on road parking but all properties have a drive



**Area 5 – Windy Ridge (Cul-de-sac)**

**Density (dwellings per hectare):** 10 pairs of semis

**Number of storeys:** 2

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick

**Facing materials (roofs):** Concrete tiles (pan-tile type)

**Roof form, pitch, etc:** 35-45

**Windows:** uPVC white

**Garages:** Lower 40% have garages, top end drives or forecourts

**Porches:** 50% have porches

**Boundary treatment:** Low red brick walls (some old brick), hedges, iron gates, mature shrubs and small trees, spacious front gardens

**Architectural style:** Modern two storey red brick houses

**Topography:** Rises steeply from south to north with views over farmland to the Carrs from the top of the road.

**Parking:** mostly off road



**Area 6 – Croft Way (Cul-de-sac)**

**Density (dwellings per hectare):** 11

**Number of storeys:** 1 - 2

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick

**Facing materials (roofs):** Concrete pan-tile type

**Roof form, pitch, etc:** 45 - 50

**Windows:** Brown uPVC plus 1 white

**Garages:** Mostly single garages

**Porches:** Some

**Boundary treatment:** Open, grass, flowers, shrubs and small trees. Paved drives

**Architectural style:** Modern red brick two storey houses

**Topography:** Gently sloping towards the east and open farmland

**Parking:** Off road



**Area 7 – Croft Farm Close (Cul-de-sac)**

**Density (dwellings per hectare):** 14

**Number of storeys:** 1 - 2

**Approximate date:** 20<sup>th</sup> century

**Facing materials (walls):** Red brick

**Facing materials (roofs):** Concrete pan-tile type

**Roof form, pitch, etc:** 35 -50

**Windows:** Brown uPVC

**Garages:** Yes

**Porches:** Yes

**Boundary treatment:** Open fronted, mature shrubs and small trees, well-tended gardens

**Architectural style:** Modern red brick houses and bungalows

**Topography:** Gentle slope east down towards farm land

**Parking:** Off road



## Area 8 – Mattersey Road

**Density (dwellings per hectare):** 33

**Number of storeys:** 1, 1.5, 2

**Approximate date:** 20<sup>th</sup>, 21<sup>st</sup>, (Mill Farm 18<sup>th</sup>?)

**Facing materials (walls):** Red/buff brick, tile hung

**Facing materials (roofs):** Clay pan-tiles, slate, concrete

**Roof form, pitch, etc:** Various, often duo-pitched 35-50, gabled dormers, Velux roof lights, solar panels

**Windows:** Wood, large panes and small, various designs, some uPVC

**Garages:** Yes

**Porches:**

**Boundary treatment:** All but 1 fenced, walled (mostly low-medium but some high) or hedged, some post and rail. Hedges low and high, several imposing wrought iron gates mature shrubs and small trees, well maintained gardens

**Architectural style:** Various, from a large house on a small plot of land to a small bungalow on a large plot

**Topography:** From the cross roads and A631 the road rises southwards to a short steep hill with the windmill to the east

**Parking:** off road



## Area 9 – Sluice Lane

**Density (dwellings per hectare):** 6 large houses, Terrace of 4, 2 semi's, 3 bungalows

**Number of storeys:** 1 - 2

**Approximate date:** early 20<sup>th</sup> C, 20<sup>th</sup> C, 21<sup>st</sup> C

**Facing materials (walls):** Red brick, some rendered, 1 painted, small amount of herringbone brickwork

**Facing materials (roofs):** Pan-tiles, slate, concrete

**Roof form, pitch, etc:** Various, multi-pitched

**Windows:** Wood, various size panes, uPVC

**Garages:** 6 large houses and bungalows have garages or off road parking most of the Terrace and semis do not

**Boundary treatment:** Tall brick walls with wrought iron gates, post and rail fences, mature shrubs, very mature trees line the road/garden edges, well maintained gardens

**Architectural style:** Various

**Topography:** Sluice Lane rises from the village centre, crests where the Terrace is then begins a downward slope northwards to the Carrs. The Terrace houses look eastwards over open pasture over the Carrs towards Gringley on the Hill

**Parking: On and off road**



## Area 10 – The Willows

**Density (dwellings per hectare):** 8

**Number of storeys:** 2

**Approximate date:** 21<sup>st</sup> C

**Facing materials (walls):** Red brick with decorative brickwork on each house

**Facing materials (roofs):** Red pan-tiles

**Roof form, pitch, etc:** Various, 35 – 50, duo-pitched, gabled dormers and some Velux roof lights

**Windows:** Wood

**Garages:** All double

**Porches:** Various

**Boundary treatment:** Some open some low railings, mature shrubs, tidy gardens, road and drives all paved

**Architectural style:** Modern 18<sup>th</sup> C

**Topography:** Gentle fall west towards Chapel Lane

**Parking:** Off road



## Area 11 – Long Meadows

**Density (dwellings per hectare):** 27

**Number of storeys:** 1.5 - 2

**Approximate date:** 1970s

**Facing materials (walls):** Red brick/concrete brick, some uPVC cladding, some rendering, some tile hung

**Facing materials (roofs):** Pan-tiles, mostly concrete

**Roof form, pitch, etc:** Various forms and pitches, 35 – 50, Velux roof lights, solar panels

**Windows:** uPVC, white

**Garages:** Yes

**Boundary treatment:** Mostly open with concrete drives, few paved, some hedges, few tall, mature shrubs and small trees

**Architectural style:** 1970s

**Topography:** The road slopes to the west and the bungalows at the end of the road look out over arable land towards Harwell and the woods

**Parking:** off road



**Area 12 – Gainsborough Road (A631)**

**Density (dwellings per hectare):** Low

**Number of storeys:** 1 - 2

**Approximate date:** 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>

**Facing materials (walls):** mainly red brick, some rendering

**Facing materials (roofs):** clay pan-tiles, concrete

**Roof form, pitch, etc:** Various, 35-50,

**Windows:** Mainly wood some metal

**Garages:** Yes

**Boundary treatment:** Medium height walls, fences

**Architectural style:** Various

**Topography:** From the cross roads the road rises slightly then slopes down in an easterly direction

**Parking:** Off road

**Notes:** This is a busy road with extremely narrow pavement which ends before the properties do, and traffic that frequently does not obey the speed limit. Walking along the pavement with clip-board & pen certainly slows the traffic down!





