



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

Summer

2019

**Post-Hearing**  
**Amendments Summary**

# 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 an extract of the Everton Neighbourhood, incorporating only the sections impacted by the amendments suggested by the Independent Examiner. The amendments can be summarised as follows:

- Chapter 6
  - Changes to the supporting text throughout
  - Policy E8
  - Policy E9
- Appendix IV

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.

## 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

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- 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>1</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>2</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.~~

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<sup>1</sup> <http://www.bassetlaw.gov.uk/everything-else/housing-services/strategic-housing-market-assessment.aspx>

<sup>2</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>3</sup> identifies Everton as one of 73 rural settlements suitable for growth (see Figure 3, p9). Appendix 6: Dwelling Figures per Designated

<sup>3</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>4</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>4</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**

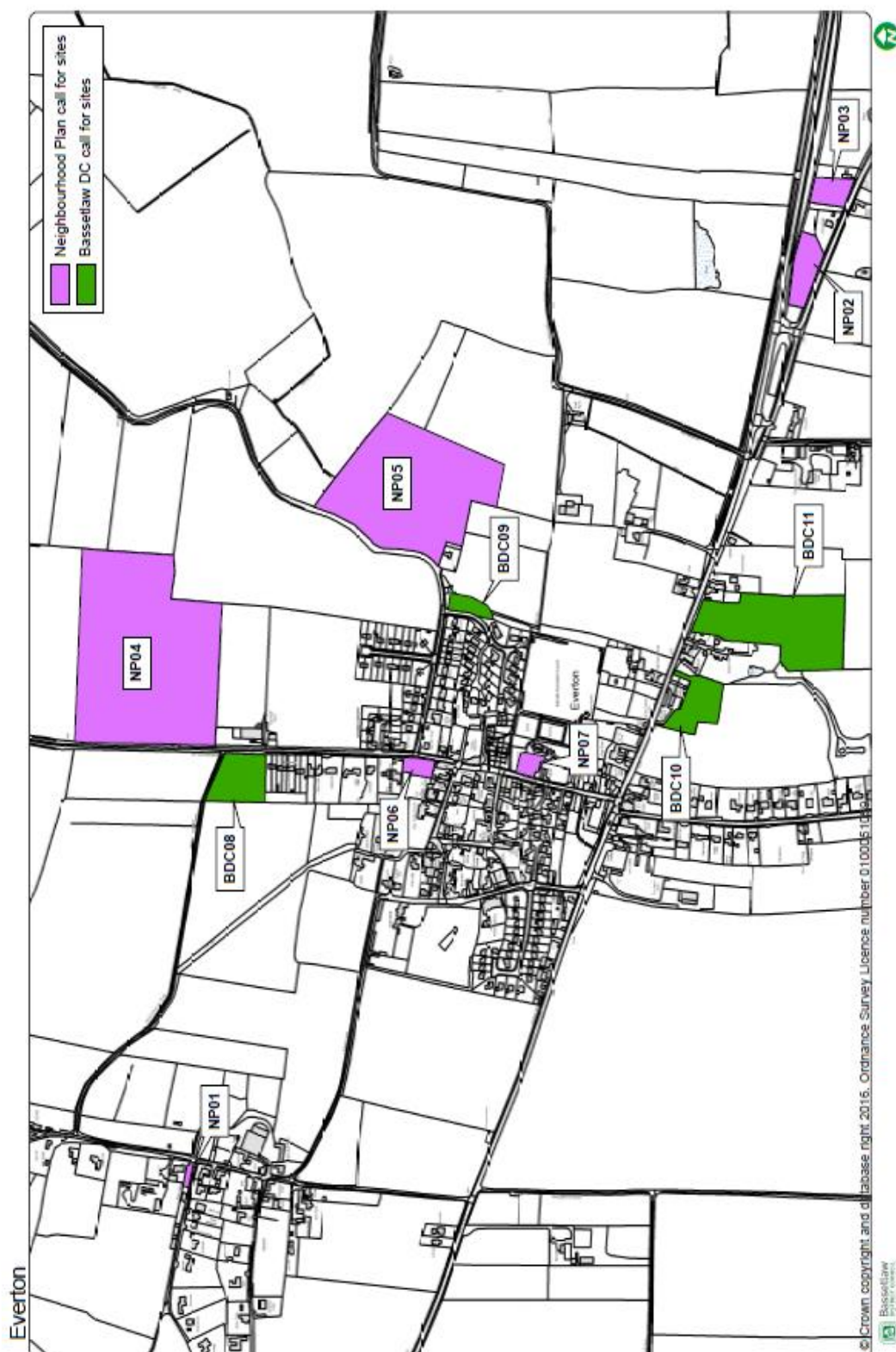
**13. All proposals for new housing follow a sequential approach to ensure development is steered to areas at a lower risk of flooding wherever possible.**

### **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



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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.

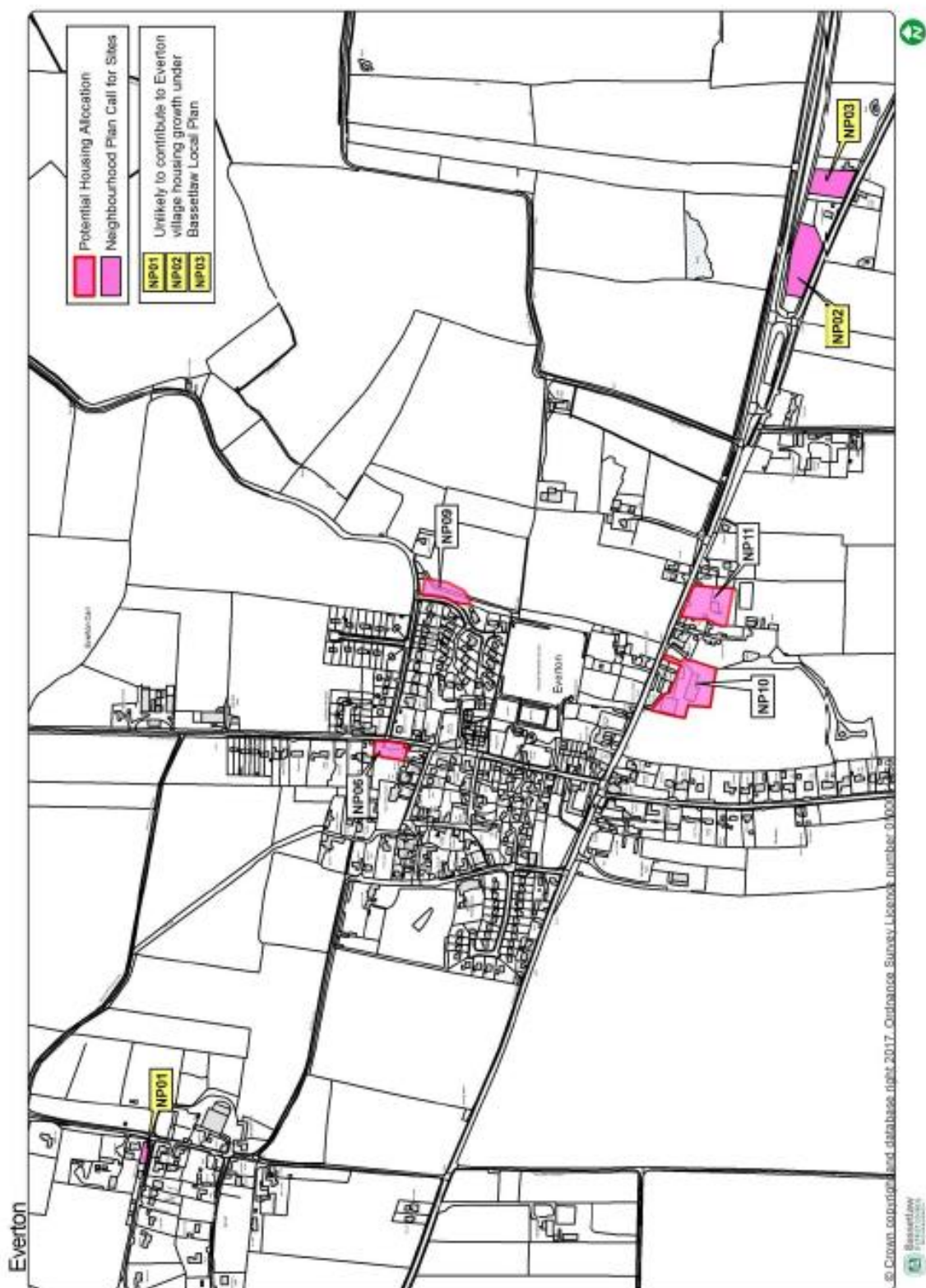
6.28 Therefore 7 sites were identified by the Steering Group as possible Preferred Option Sites, based on the technical assessment and the results on the first public consultation on the site options. These were:

- 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



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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.~~

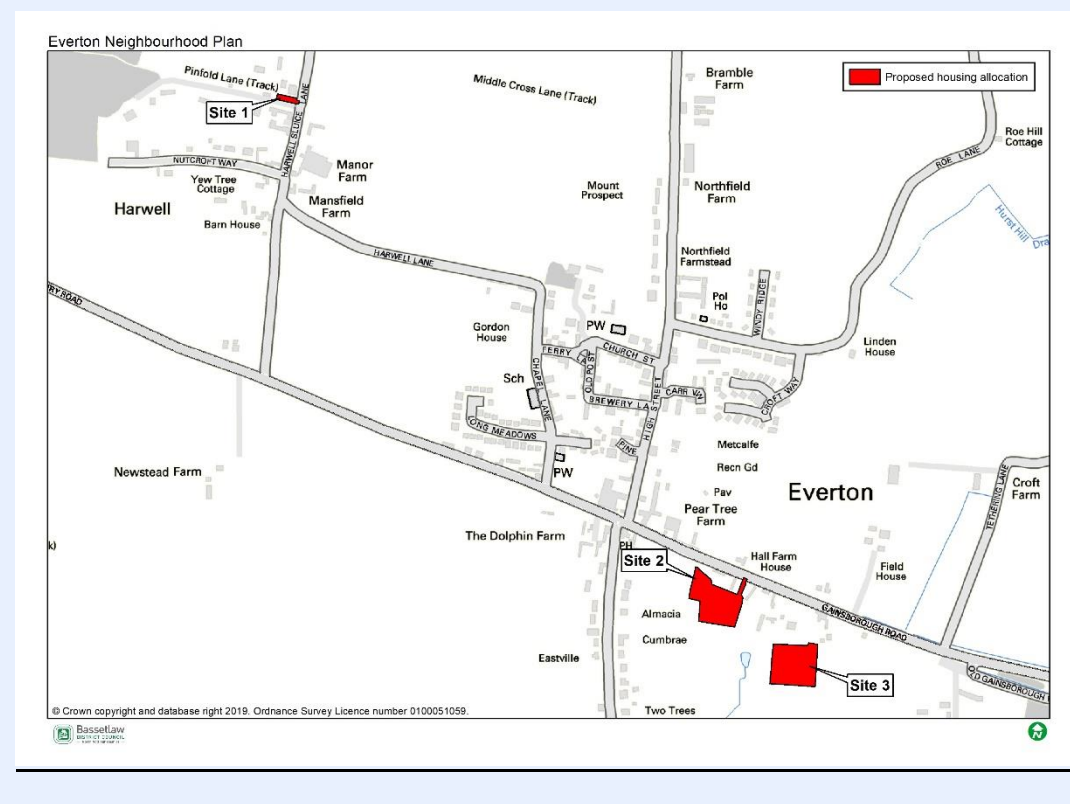
During the Examination of the NDP the Examiner proposed several amendments to the site allocations. These changes included amendments to the site boundary of Site 2 to allow for improved access to Gainsborough Road and to support the development of 10 new houses including 50% smaller dwellings, and a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



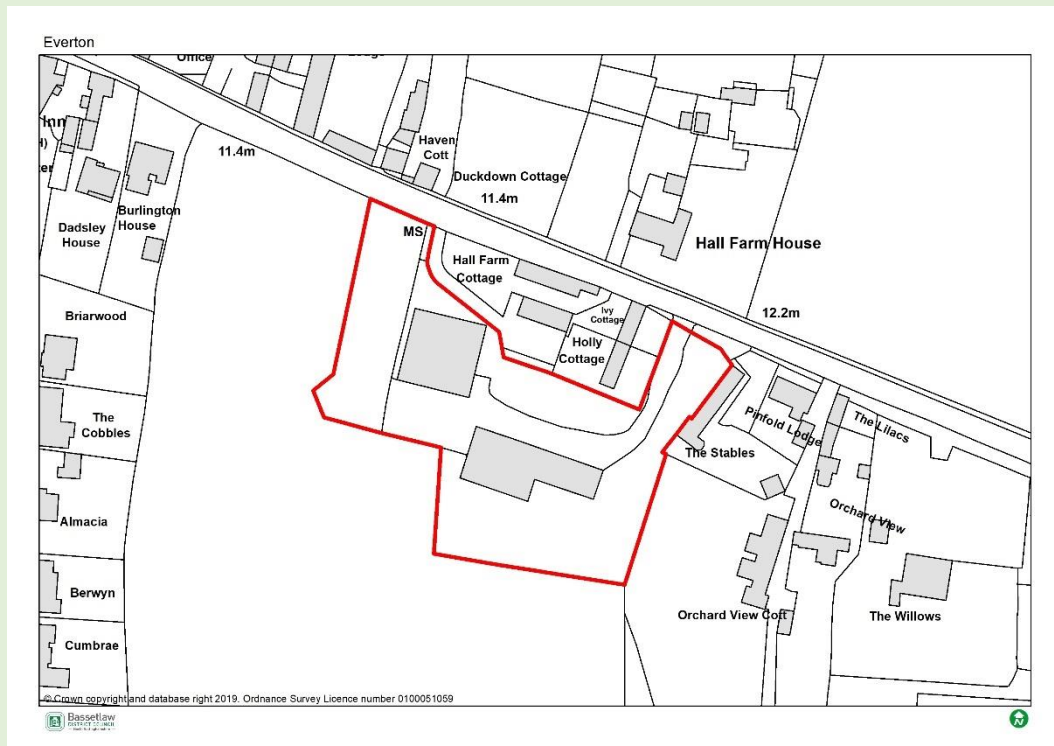


- c) Development does not exacerbate existing drainage problems; and
- d) The layout, access, parking and servicing arrangements meet the Highway Authority's requirements.

### **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;

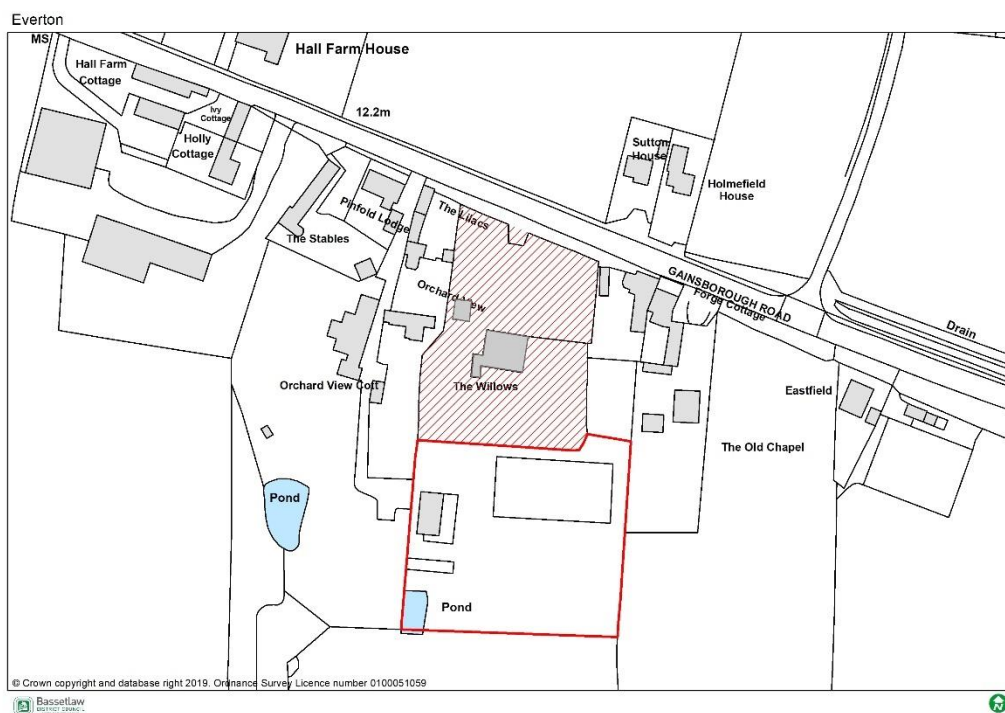


- c) A new access with a turning head is provided off Gainsborough Road to ensure that safe access to the site and the required visibility splays can be achieved;
- d) The layout, access, parking and servicing arrangements meet the Highway Authority's requirements;
- e) Development includes 50% smaller 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>5</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%.

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<sup>5</sup> Sustainability Appraisal – Scoping Report Everton Neighbourhood Plan 2017 – 2031, Bassetlaw District Council, 2016

**Table 2 House Types**

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

- 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**

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

## 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>6</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>7</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**

6

<https://publications.parliament.uk/pa/cm201415/cmhansrd/cm141128/wmstext/141128m0001.htm#14112842000008>

<sup>7</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>8</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>9</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>8</sup> <https://www.bassetlaw.gov.uk/media/108219/hecareport.pdf>

<sup>9</sup> See <https://www.nongasmap.org.uk/>



## 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

**SUMMARY****No. Dwellings****Granted full applications in course of construction****24****Granted full applications yet to commence construction****10****Granted outline applications****12****TOTAL:****46**