

Walkeringham NHP Consultation Statement

Documents referred to in this statement can be found at the following address:

<https://www.walkeringham.info/np-surveys-reports/>

Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 in respect of The Walkeringham Neighbourhood Plan (NP). The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should

- Contain details of the persons and bodies who were consulted about the proposed NP
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed NP.

Village Public Meeting – Saturday 13th February 2016

Walkeringham Village Hall

A village meeting inviting all interested parties was called to discuss producing a Walkeringham Neighbourhood Plan. The meeting included a presentation from Bassetlaw DC Planning about the NHP process and questions were taken. The meeting was well attended and several villagers put themselves forward to form a Neighbourhood Plan Steering Group.

Gathering Information

The NHP Steering Group were keen to consult widely with the village and to access as many views as possible regarding the future development of the community.

It was decided to use the bi-monthly Village Magazine 'Walkeringham News' to issue a simple questionnaire asking Four Questions to gauge village views and feed into a much more detailed questionnaire which would be delivered to each household.

Initial Questionnaire – June 2016

This was placed in the June/July 2016 'Walkeringham News' magazine and asked four questions What do you like about your village? / What do you dislike about your village? / What would you like to see change in the village? / What aspects of the village are most important to you?

What do you like about the village?		What do you dislike?		What would you like to see change in the village?		What aspects of the village are most important to you?	
Peace and quiet	31	Shop - not got one	22	Shop (selling toys, sweets, food)	26	School	14
Friendliness	21	Post office - not got one	11	Play area - improve it	13	Community spirit	13
Rural situation	15	Speed of traffic on all roads	11			Village hall (and events)	11
Village hall and committee	15			Marina development	9	Peace and quiet	7
Open spaces	14	Park is too small	8	Post office	9	Facilities	6
Community spirit	13	Nothing for teenagers	4	Grass cutting done properly	5	Pub / child friendly / good food	6
School (within walking distance)	12	Play park - not enough play equipment	4	Improve pavements for wheelchairs and prams	5	Friendliness	5
		Not enough for older children to do	3	Pub - child friendly & good food	5	Playground (for all ages)	5
Village events	9	Not enough for children to do	2	Speed camera	5	Security	5
Pub (and events there)	7	No youth clubs	1	Emphasis on small housing developments	4	Large housing developments - none	4
Church	6			More involvement in the village by the village residents	4	Church	3
Size	6	Speed of traffic on the main road	8	Speed bumps - add them	4	Developments in keeping with rest of village	3
Balance of housing to open space	5	Losing 2 pubs (with eating facilities)	7	The park	4	Open spaces	3
Crime - none/low	5	Community apathy (to Community Events)	5	Employment	3	Rural character	3
Village life	5	Grass not cut properly - a mess	4	Facilities for younger generation	3	Size	3
Bus service	4			Seats on footpaths, canal and river walks	3	Bus service - to Doncaster, Retford, Gainsborough	2
Clean and tidy	4	Lack of facilities in general	3	Hedges trimmed properly	3	Character	2
Countryside (surrounding)	4	New houses and big developments	3	Local produce for sale	3	Clean and tidy	2
Traffic free spaces to walk dogs	4	Nothing	3	Mark a 400 metre track after football season	3	Looking out for each other	2
Chesterfield Canal - access to	3	Planning for new houses	3	Play area in the middle of village not near main road	3	Moor as it's an open space	2
Everything	3	Village centre - not got one	3	Somewhere to eat out	3	Nice people	2
Not overcrowded	3	Cars parked on narrower roads	2	Bakery	2	Not overdeveloped	2
Quiet roads	3	Dormitory village	2	Central area with e.g. duck pond, village green	2	Playing field	2
Views	3	Drainage and sewage systems not adequate	2	Cleaning up after dogs	2	Post office	2
Birds singing / wildlife	2	Eat out within walking distance - nowhere to go	2	Dog waste bins - need more	2		
LAYOUT	2	Employment - lack of local	2	Focus on beautiful stretch of Chesterfield Canal - information boards, car parks, access information etc.	2		
People know each other	2	Houses - lack of houses for younger families at lower prices	2	Off-road parking - lay-bys, council garages	2		
Playing field and park	2	Pub	2				
Superfast broadband	2	Urbanisation (creeping in)	2				
Vandalism - none	2						
The Moor	2						

Figure 1 Summary of Initial Questionnaire Answers as presented in the August/September 2016 Walkeringham News

Detailed Household Questionnaire – September 2016

<https://www.walkeringham.info/np-surveys-reports/>

The questionnaire was designed by the Neighbourhood Plan Steering Group with input from Osiris MR. Osiris MR is a full service market research consultancy based in Nottingham providing customers with bespoke market research solutions across the UK. Quality and standards were important. Osiris MR are Market Research Society Company Partners and accredited with ISO 20252:2012 which is the international standard for market research.

These questionnaires were hand delivered to each household in the NHP area with an explanation of the purpose of the survey given to the person (adult) who answered the door. They were delivered on the 16th/17th September 2016 and collected up to 18th September 2016. All questionnaires returned before 25th September 2016 were included within the survey.

400 questionnaires were delivered in total to local properties. Collections were made by members of the parish at varying times with up to 3 attempts to recover the forms.

In total 223, completed questionnaires were sent to Osiris MR for processing and analysis. For the residential survey the 223 responses equate to a response rate of 55.75%; based on the total number of properties within the NHP area. This level of response is reflected with a high confidence level of 95% ± 5%. In reality any question with a response in excess of 172 responses would have the equivalent confidence level.

The questionnaire was designed to be confidential without the inclusion of names and addresses, although postcode has been collected for overview purposes

Housing Planning (continued)

4 When new homes are built, which of the following tenures do you think it important to encourage? Please tick a **SINGLE** box in each row. Rate 1 to 5 (1 being Unimportant and 5 being Very Important)

	1	2	3	4	5
Social rented – Houses which are owned/managed by a Housing Association	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private rented – Privately owned houses rented directly from the landlord/owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership – Houses that are provided through Housing Associations but tenants can buy a share of the house and rent the remaining share	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner occupied – The residents both fully own the house and live there	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5 What types of new homes do you think are important for the Parish? Please tick a **SINGLE** box in each row. Rate 1 to 5 (1 being Unimportant and 5 being Very Important)

	1	2	3	4	5
Detached private houses (executive homes – 3, 4 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private semi-detached/terraced houses (2 or 3 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Houses with workshops attached for cottage industries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eco-homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable homes for sale or rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered accommodation for elderly people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Houses for multiple-occupancy (i.e. small flats, hostels etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Which of the following statements best reflect the importance of your views of housing growth within the Parish? Please tick a **SINGLE** box in each row. Rate 1 to 5 (1 being Unimportant and 5 being Very Important)

	1	2	3	4	5
New build should be...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Figure 2 Example page from Detailed Household Questionnaire

Household Questionnaire Results Document – Nov. 2016

<https://www.walkeringham.info/np-surveys-reports/>



Walkeringham Parish Neighbourhood Plan 2016

Survey Summary Report November 2016

Figure 3 Front Cover of Questionnaire Results Document

Over half of the properties within the NHP area took part in the survey. Statistically this means that the data produced at the broad level will be robust $95\% \pm 5\%$.

The community rated that having a peaceful, safe and crime free neighbourhood was most important to them as a community issue. Of the options provided, to the respondents, all were considered either important or very important by over 70% of respondents.

The community appear to understand the need for additional housing with 63.5% considering the development of housing of between 2 and 5 properties to be either important or very important to the Parish. There is little support for developments over 25 properties with over 80% of respondents scoring this option negatively. 84.4% believe that it is important or very important that any developed properties should be owner occupied. The other ownership options scored weakly in comparison. The Parishioners do consider that any new homes should be affordable, although the definition of affordable wasn't considered within the research parameters. In locating the development(s) support is given to the importance of it being spread evenly throughout the village.

It is clear from the survey that the majority of people use personal transport to get to work or study. 88.2% specifically use a car or van as their usual means of transport.

Supporting local employment is important or very important to 60.4% of respondents with nearly as many feeling it is important that any employment sites receive some protection from change of use in the future. Parishioners would like to see people working from home, or utilising garden centres or farm shops for employment.

91% feel that any future development should be in keeping with the existing landscape and environment. In fact all of the proposed limits considered for the future of the built environment scored highly.

Significantly across a number of questions it is apparent that concern exists that any development be mindful of and not impact the potential risk for flooding.

In looking at the neighbourhood facilities high speed broadband is of most importance (85.3%) scoring more highly than road safety and facilities for the young or elderly.

People are supportive of Solar energy within the village with 2/3 supporting but 60.5% are against the installation of domestic wind turbines. They are split on the views of heat pumps with the other 'green' energy scoring less favourably.

Looking at the roads and associated travel routes people support that they are adequate, and safe; with a majority supporting that they are well maintained. 70.4% of respondents identified that in their opinion the roads are insufficiently gritted in the winter. There are also issues with pavement and benches which need to be addressed.

Generally there is support for making the most out of community assets such as the canal and bridleways, although there are mixed views on encouraging tourism.

In all there are some substantive views from the parishioners supporting development of the village as long as this is done with respect and consideration for what exists. There are

clear priorities within certain areas which will help with the formulation of the Neighbourhood Plan.

Neighbourhood Plan Call for Sites – March 2017

In March 2017 Walkeringham NHP Group issued a Call for sites within Walkeringham using the Village Magazine and website. Additionally Bassetlaw DC Planning staff attended the Annual Assembly in Walkeringham (an annual village meeting) to answer any landowner questions with regard to this call.

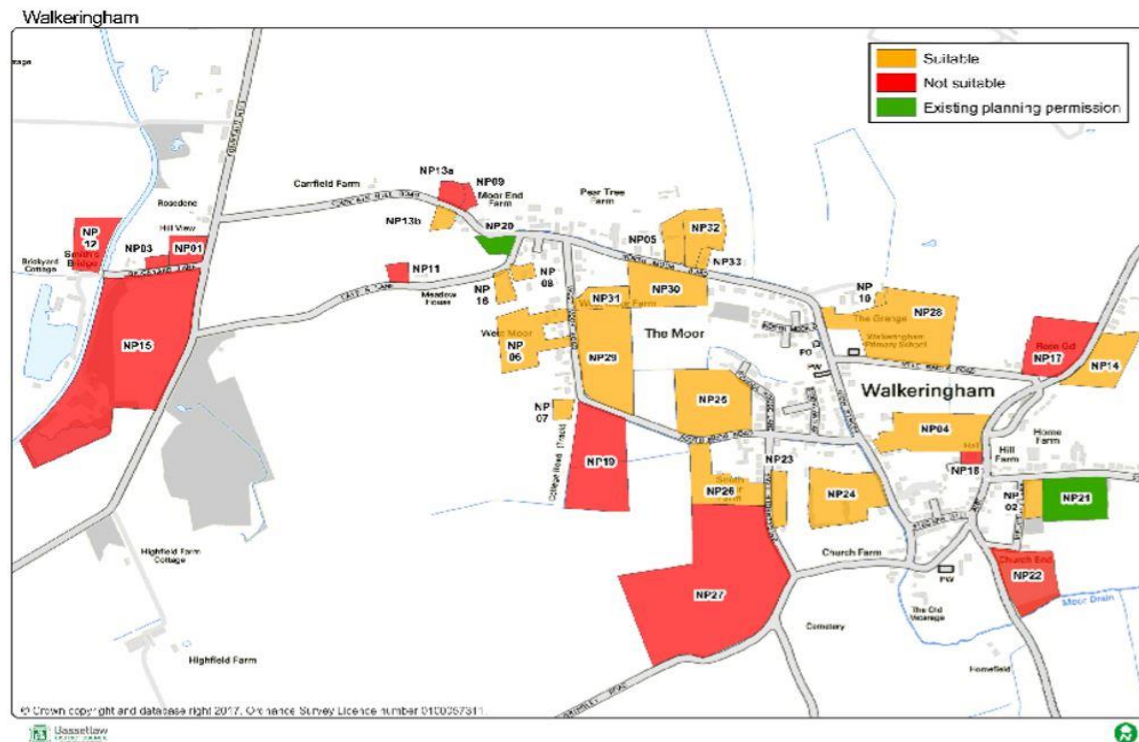
This call was additional to a previous call for sites across the whole of Bassetlaw (including Walkeringham) which had been made by Bassetlaw DC.

<p>Walkeringham Neighbourhood Plan</p> <p>Call for Sites - Important</p>	<p>Official Call for Sites Notice</p> <p>As you will be aware Walkeringham has recently embarked on putting together a Neighbourhood Plan for the Parish.</p> <p>A Neighbourhood Plan is a mechanism for helping communities, including local residents and businesses to influence the planning of the area in which they live and work. It can be used to:</p> <ul style="list-style-type: none">* Develop a shared vision for the neighbourhood.* Propose where new homes, shops, offices and other development should be built.* Identify and protect important local green spaces.* Influence what new buildings should look like. <p>The Steering Group (made up of people from the village) has so far conducted a detailed survey to gain a better understanding of how residents would like to see the village evolve over the next 15 years or so. The information has now been analysed and the full report is available on the Parish Council website. This information will now form the basis of the Plan. We thank all those who took the time to complete the survey and attend our consultation events.</p> <p>Walkeringham Parish is preparing a Neighbourhood Development Plan under the provisions of the Localism Act 2012. As part of its work in assessing future housing and commercial development needs (eg shops, offices etc), the Walkeringham Neighbourhood Plan Steering Group is now calling upon landowners and agents of land within the village for expressions of interest in applying for future development permission.</p> <p>Why are we calling for sites?</p> <p>This is an informal opportunity for landowners, residents and developers to propose sites (large and small) within Walkeringham Parish for development. This exercise will not in itself decide whether a site would be allocated for development by the neighbourhood plan nor will it commit the proposer(s) to applying for planning consent, but it will enable the Steering Group to better understand the needs and wishes of the residents within its Parish area.</p> <p>The site suggestions received by us will be used to guide and inform the preparation of the Allocations of Land and Site Development section of the Neighbourhood Plan.</p> <p>If you would like a site/s to be considered for development by the neighbourhood Plan, we should like to hear from you. The sites need not be in your ownership. The sites submitted by local people will be added into the sites submitted to BDC as part of Bassetlaw Council's call for sites.</p> <p>Following on from the 'call for sites', there will be a series of consultation events in order to give all residents the opportunity to give their opinions on the possible site allocations. The residents of the village will choose which sites are to be allocated for possible development as well as having a say of its size, type and style.</p> <p>If you would like to put forward any sites for consideration, please send details to: - Angela Hayward, The Clerk to the Council, Walkeringham Parish Council at Lindale Villa, Gringley Road, Walkeringham, Doncaster DN18 4HT email: angela@walkeringhamparishcouncil.org.uk Tel 01427 891118</p> <p>The parish map can be viewed on the Parish Council website www.walkeringhamparishcouncil.org.uk</p> <p>Alternatively, there will be the opportunity at the Annual Assembly to view the Parish map up to have your say or ask any questions. The Annual Assembly is to take place on Wednesday 19th April at 7.30 pm in Walkeringham Village Hall</p> <p>Please let us hear from you no later than 30th April 2017.</p>
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Figure 4 Copy of Call for Sites pages in Walkeringham News

The call for sites was a resounding success and eventually 33 sites would be put forward for a Site Assessment process undertaken by Bassetlaw DC Planning Department.

Following a lengthy process, in January 2018 Bassetlaw Planning submitted a map of suitable sites for public consultation as well as sites it considered unsuitable.



Proposed Sites Village Drop in Event – Saturday 10th February 2018 10.00am to 4.00pm

Walkeringham Village Hall

A public event was undertaken to allow all villagers to assess the sites and to vote yes or no for their development as well as space to provide written comments via a suitable questionnaire. Voting & comment sheets and map were also printed in the February/March 2018 Village Magazine. It was decided to let the village comment on ALL the sites put forward and not just the ones Bassettlaw DC had proposed.

The event was extremely well attended and engagement with the process was robust

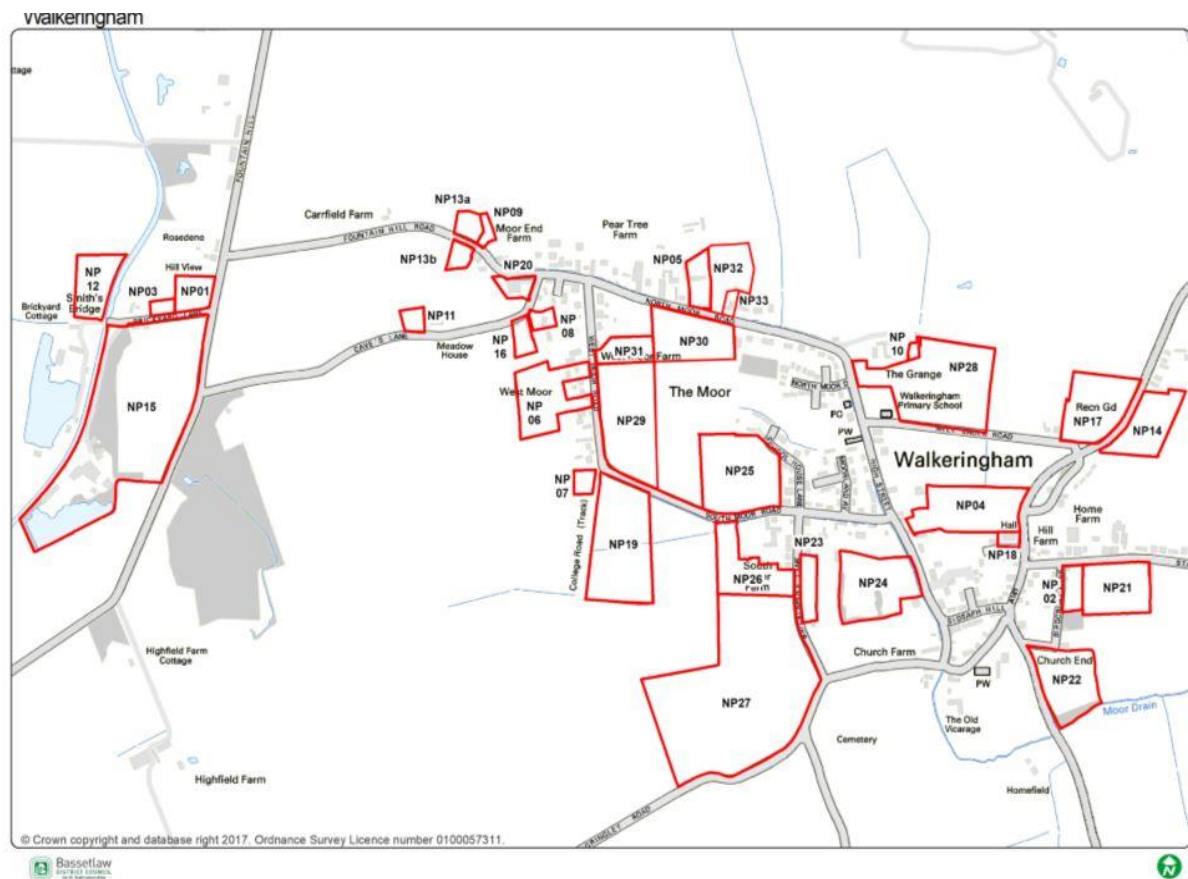


Figure 6 Map of all sites put forward by the village



Figure 7 Good village turnout for the Sites Questionnaire

Proposed Sites Results Document – March 2018

<https://www.walkeringham.info/np-surveys-reports/>



Figure 8 Front Cover of Sites Questionnaire Results Document

The NHP group decided to use Osiris Market Research Ltd, Nottingham again to produce a statistical report based on the raw data from the site questionnaire.

Its summary stated:

As part of the new Bassetlaw Local Plan which will be in force for 15 years from 2020, Walkeringham must make development land available for up to a maximum of 100 new dwellings.

- Local residents' views were sought to inform which of the proposed sites are to be included and which are to be excluded.
- A Drop-In event was held on Saturday 10th February 2018 at the village hall. Residents were given the opportunity to complete a questionnaire indicating their agreement or disagreement as to which of the proposed sites should be put forward for development. They were also asked for written comments they might have about each site.
- In addition, any resident who could not attend the event was invited to make written comments beforehand with comment sheets posted through the Village Hall letterbox before the 10th February.
- In total 134 completed questionnaires/comment sheets were returned.
- These have been analysed by an external market research provider.

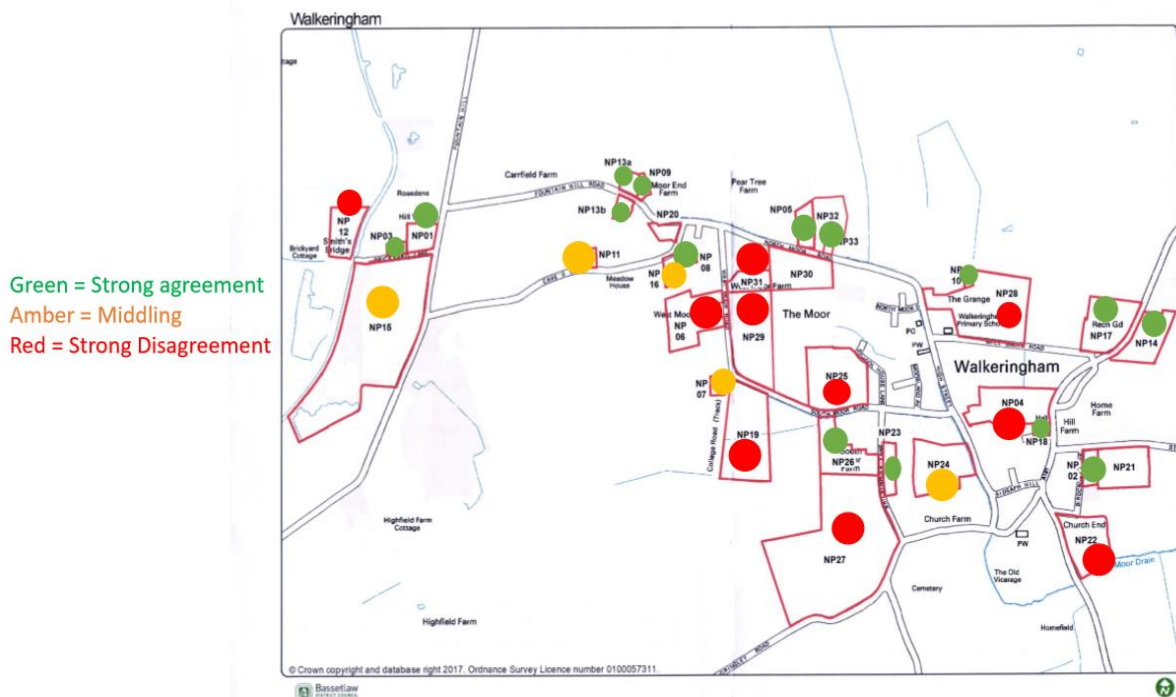


Figure 9 Summary of which sites received most support from the public

Walkeringham Neighbourhood Plan Version One & Regulation 14 Consultation

<https://www.walkeringham.info/np-surveys-reports/>

The lengthy process of writing the policies and objectives based on the Questionnaire Data and the incorporation of the site allocation data was then started leading to a completed first draft submitted to Bassetlaw DC on 15th February 2019. Thus started an eight week Regulation 14 Consultation Period.

Pre - Submission Draft

Walkeringham Neighbourhood Plan 2019-2035



*Produced by Walkeringham Neighbourhood Plan Steering Group on behalf of
Walkeringham Parish Council and residents*

15/02/2019

Figure 10 Front Cover of NHP Document First Draft



Figure 11 Village Poster Invitation to Reg.14 Presentation

As part of the Regulation 14 consultation a hard copy and on-line questionnaire established asking interested parties if they agreed or disagreed with each policy in the plan and a final question asking if they supported the plan, yes or no. Comments on each policy and the overall plan were also encouraged.

Two well attended Presentations of the NHP process were made to villagers on Thursday 21st February 2019 and Saturday 6th April 2019 where following the presentation questions were answered and discussion took place.



Figure 12 Powerpoint Reg.14 Presentation

Results of Regulation 14 Public Consultation – including percentage support information per policy

<https://www.walkeringham.info/np-surveys-reports/>

Policy 1 Sustainable Development & The Development Boundary (91.66% FOR) 77/7

Policy 2 Protecting the Natural Environment & Landscape Character (97.62% FOR) 82/2

Policy 3 Design Principles (93.9% FOR) 77/5

Policy 4 A Mix of Housing Types (93.97% FOR) 78/5

Policy 5 Designation of Local Green Spaces (96.39% FOR) 80/3

Policy 6 Maintaining Local Employment (97.56% FOR) 80/2

Policy 7 Enhancing Community Facilities (98.78% FOR) 81/1

Policy 8 NP02 Laurels Station Road (89.28% FOR) 75/9

Policy 9 NP07 Kilmeadon West Moor Road (88.09% FOR) 74/10

Policy 10 NP09 Fountain Hill Road (95.12% FOR) 78/4

Policy 11 NP13A & NP13B Fountain Hill Road (93.9% FOR) 77/5

Policy 12 NP14 East Stockwith Road (90.48% FOR) 76/8

Policy 13 NP16 Lilacs Caves Lane (93.97% FOR) 78/5

Policy 14 NP23 Brickenhole Lane (80.72% FOR) 67/16

Policy 15 NP24 High Street (72.62% FOR) 61/23

Policy 16 NP26 South Moor Road (78.57% FOR) 66/18

Approval of Plan (97.37% FOR) 74/2

Consultation Responses

This section contains the responses and comments received on the draft Walkeringham NP throughout the Regulation 14 consultation period 22nd February to 20th April 2019 from both local residents and other consulted bodies and statutory consultees.

Comments from Statutory Consultees

Bassetlaw District Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Welcomes positive approach towards new residential development – NP is well written and contains very detailed information about the parish which will greatly assist in the decision-making process. It has a logical structure and covers the relevant planning related issues affecting Walkeringham parish.	Noted	NA
Vision	Amend reference to built heritage to be conserved and enhanced rather than retained and protected	Amended	Y
NPP 1	Criteria 2 amend 'will be controlled and limited in accordance with ' to will be limited to development that is necessary to support the rural economy in accordance with'	Amended	Y
NPP 2	Criteria 6 – not sure how decision taker would show exceptional circumstances suggest change to will not support	Amended	Y
NPP 4	Criteria 2 suggest add more detail about what M4 (2) is Also query re viability	More detail added in the policy on M4 (2) and more justification regarding having this higher housing standard	Y
Flood zones for all sites	Clarify that flood risk is pluvial (surface water) not fluvial	Amended in all reference to the sites – Map 6 shows extent of surface water run off and is referred to in each site description	Y

Historic England

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	The area covered by your Neighbourhood Plan encompasses a number of important designated heritage assets including GI Church of St Mary Magdalene and 8 GII listed buildings, also the Standing Cross on Walkeringham Village Green Scheduled Monument. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.	None – approach reflected in NP	N

Canal Trust

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	We welcome the recognition in the draft plan of the potential redevelopment at the brickwork site ... The site lies next to the Chesterfield Canal some of the buildings on site have value that complement the canal side environment redevelopment of this site for leisure or tourism use could help to safeguard the future of existing buildings on site and also attracts people to the canal in this location. Improved use of our waterways by the community could help provide an improved access to the green infrastructure asset that our canal can provide which could encourage walking and cycling.	Specific reference to the Brickworks site has been removed due to the response from Natural England about development in the vicinity of the SSSI - the detailed assessment required by the landowner to demonstrate no harm would be caused was not forthcoming. NP 6 still provides a framework for development outside the development boundary for tourist uses where biodiversity is not harmed and heritage assets are reused.	Y NP 6 Criteria 3

Natural England

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Allocation of Old Brickworks Site as employment site	<p>This has the potential to impact the designated features of Chesterfield Canal SSSI. This site consists of a 20km stretch of canal between Retford and Misterton in northern Nottinghamshire. it supports a nationally uncommon aquatic plant community characteristic of brackish, nutrient-rich water communities including nationally rare species. The presence of brackish water communities over 50km inland is of particular interest. Additional interest is provided by the rich marginal vegetation.</p> <p>The SSSI is currently in unfavourable condition but it may be possible to develop the site if measures to prevent damage were incorporated into the design. No industrial discharges should be discharged from the site into the SSSI. Sustainable drainage systems that have been designed in accordance with CIRIA's SuDs manual would need to be incorporated into the development.</p>	Removal of Brickworks Site as an allocation – not considered suitable to be supported by the NP due to the concerns about biodiversity harm and the requirement for the landowner/developer to provide much more detailed information about development proposals demonstrating no harm to the SSSI.	

Nottinghamshire County Council (Highways)

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NP 1	It would be useful for Policy 1 to <i>'satisfy the principles of sustainable development by'</i> promoting walking, cycling, and the use of public transport, as well as safe access for all people	NPP 1 g added	Y
NPP 8	The Highway Authority has concerns with respect the suitability of Birdcroft Lane to serve additional development, particularly the A161 Stockwith Road junction.	Criteria 3 added Proposals will need to show how safe access can be achieved from Station Road and/or Birdcroft Lane given the proximity to the A161 Stockwith Road Junction.	Y
NPP 9	It is likely that the initial section of College Road would require making up to achieve a suitable access into the site. This doesn't appear to be in the allocation area. Sufficient visibility splays will be required from the junction and in a forward direction. Linking footway will be required. The 30mph village speed limit will require extending.	Query site footprint/ownership 1 f added 'that safe access and egress from College Road can be achieved with linking footway to West Moor End with the public footpath route safeguarded and 30 mph speed limit extended in accordance with NCC Highway standards'	
NPP 10	The footway will require widening to a minimum of 2.0m across the site frontage. It would make sense for the development to be combined with NP13a to avoid multiple accesses unnecessarily.	The site has minimal frontage but safe pedestrian access is required. 1 f added 'access arrangements for pedestrians and vehicles that meet NCC Highway standards (particularly minimizing the number of access points from Fountain Hill Road by combining access with site NP13a'.	
NPP 11	It would need to be demonstrated that adequate visibility splays can be provided at the site access. A 2.0m footway would be required across the site (s) frontage with crossing points to the footway	A footway already exists on the north side of Fountain Hill Road but may need to be widened. There is no footway on the south side and the site layout will need to allow for this.	

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	opposite	Add 1 g safe access for NP 13a (and NP 09) with adequate visibility splays and a footway across the frontage of sites 13a and 13b is provided in accordance with NCC Highway standards.	
NPP 12	The site (NP 14) is within the 30mph village speed-limit. However, Stockwith Road remains a rural 'A' road at this point. The speed of traffic could therefore be expected to be high. As the site is on a bend, it must be demonstrated that satisfactory visibility splays can be provided from the junction and in a forward direction on the approaches. The footway across the site frontage will require widening to a minimum of 2.0m.	1 g added with visibility splays ensuring safe access to Stockwith Lane in accordance with NCC Highway standards There is already a footway across the site frontage	
NPP 13	Any development on the Lilacs (NP16) would need to provide access with suitable visibility splays, provide a 2.0m footway, and a widened carriageway. I don't believe that's possible without demolishing part of the property, and even then, the works may not go far enough. It may be more feasible if combined with the Hazels but the access to the Walnuts would also need to be included. Most of Caves Lane is a derestricted single track country lane, lacks footway, passing opportunities, and generally offers poor visibility in a forward direction and from junctions/accesses. There is therefore a high probability of vehicle conflict that would be exacerbated by any increase in traffic generated by more	Advise removal of this site from the NP due to narrowness of Cave Lane	After discussion with the NPWG this site was removed – the highway constraints were considered unsurmountable

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	development. Therefore, even if land could be assembled to achieve the above, I'm not likely to view a development of more than a handful of dwellings favourably but would accept some given that there would be a local improvement to an existing situation		
NPP 14	Brickenhole Lane will require widening to a minimum of 5.5m. A 2.0m wide footway will be required across the site frontage.	The character of this village includes grass verges rather than hard surfaces for pedestrian movement the road width requirements need to reflect the rural nature of this part of the village and low vehicle movements 1h amended 1 h) a highways scheme that provides adequate road width to accommodate the safe movement of vehicles and pedestrians on this country lane and adequate space to allow safe pedestrian movement across the site frontage in accordance with NCC Highways requirements.	Y
NPP 15	A watercourse would need to be crossed to gain access to the site and a 2.0m wide footway would be required across the site frontage which may interfere with the watercourses alignment. The railings would currently obstruct visibility from any proposed site access.	Access to the site will require crossing the water course to the site whilst a space for pedestrians to stand before crossing the road will be required as part of the improved access, the character of the street would not necessitate a 2m wide footway. 1g amended to a highways scheme that provides safe access across the water course and visibility at the access point to the site for pedestrians and vehicles in accordance with NCC Highways standards.	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 16	<p>Access should be from South Moor Road with appropriate footway links unless Brickenhole Lane has been improved as part of site references NP23. Space would need to be safeguarded to allow a Brickenhole Lane improvement. There is a road side ditch across the South Moor Road frontage that would have to be crossed.</p> <p>There is a road side ditch across the South Moor Road frontage that would have to be crossed.</p>	<p>Given the concerns about Brickenhole Road access would need to be from South Moor Road.</p> <p>1 f) amended to a highways scheme that allows safe access and egress from South Moor Road across the water course to the site for pedestrians and vehicles in accordance with NCC Highways standards.</p>	Y

Nottinghamshire County Council (other)

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Minerals and Waste	<p>It is noted the eastern boundary of the Walkeringham Neighbourhood Plan area, as identified in the Plan, falls within the Minerals Safeguarding and Consultation Area (MSA/MCA) for sand and gravel.</p> <p>The Walkeringham Neighbourhood Plan could include reference to the MSA/MCA in the introduction section of the plan, perhaps in section 8a which provides background on the local area. It could also be noted that whilst there are currently no active or proposed extraction sites within the Neighbourhood Area, there are active sites in surrounding areas and that in the future, proposals may come forward within the Neighbourhood Area for extraction given that there is a mineral resource on the eastern boundary. Such proposals would be determined by Nottinghamshire County Council as the Minerals Planning Authority.</p>	New paras 68 and 69 added	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Buses	<p>Additional information about bus services provided</p> <p>Statement recognising importance of encouraging public transport use and sustainable development</p> <p>Request that sites nearest public transport routes be given priority</p>	<p>Text added at para 36 and 37</p> <p>The bus routes run through the village it was considered that no site was too far from a bus stop – the issue is with the frequency of the service</p>	<p>Y</p> <p>N</p>
Public Health Team	<p>Health report provided to show that health indicators are: <i>similar to and not better than the England average</i> with Limiting long term illness or disability worse than the England average for this area. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 with the Planning and Health Engagement Protocol 2017 identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally.</p> <p>The Nottinghamshire Rapid Health Impact assessment (Appendix 2) includes a checklist to be used when developing local plans and assessing planning applications:</p> <p>Does the proposal seek to address housing needs? Does it meet Building for Life Standards?</p> <p>Does the proposal promotes development that will reduce energy requirements and living costs?</p>	<p>The NP supports the protection of existing footpaths and open spaces to encourage active leisure</p> <p>NPP3 requires high design quality and encourages the use of Building for Life. NPP 3 retitled to the importance of energy efficiency and high quality design and criteria added at 5,6 and 7 to use of energy efficient design to reduce heating costs and carbon emissions as follows: Well-designed buildings should be appropriate to their location and context this may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		<p>Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported. Examples would include but would not be limited to: siting and orientation to optimise passive solar gain; and</p> <p>the use of high quality, thermally efficient building materials; and</p> <p>installation of energy efficiency measures such as loft and wall insulation and double glazing.</p> <p>The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards heritage assets and development is done with engagement and permissions of relevant organisations</p>	

Sport England

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Importance of active design	Relates to County wide comments from NCC Health Team which have been incorporated into the NP	Y

Coal Authority

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	No specific comments to make	No	NA

Severn Trent Water

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 1	It is important that all new developments consider the management of surface water drainage at an early stage in the planning process, identifying opportunities to direct flows towards natural outfalls such as infiltration into the ground or watercourses. Whilst there is a surface water system within Walkeringham, opportunities to outfall to a natural source should be assessed first in accordance with Planning Practice Guidance 80. The inclusion of SuDS within new development allows surface water flows to be managed sustainably at source and mitigate the impact of development on flood risk.	More information about sustainable urban drainage systems added at para 49 and 50 NPP 1 1 h) added include Sustainable Urban Drainage Schemes that improve biodiversity as well as mitigating surface water flood risk.	Y
NPP 2	SuDS can provide biodiversity and amenity benefits alongside flood risk mitigation benefits. When considering the layouts of developments it is advised that blue-green corridors are considered providing routes for wildlife to pass through the urban environment. The allocation of SuDS adjacent to or as part of these corridors can enable greater benefits to occur.	Additional text added at para 99 to illustrate role of SuDs in enhancing biodiversity NPP 2 7 added Development should incorporate sustainable drainage systems (SuDS) where applicable. SuDS proposals should be managed in line with the Government's Water Strategy ¹ . In particular SuDs proposals should; provide multifunctional benefits; and provide natural flood management and mitigation through the improvement or creation of green infrastructure; and take account of advice from the lead local flood authority and sewage management company.	Y

¹ <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 8 to 16	Additional criteria re SuDs scheme added	Criteria added 'Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity.'	Y

National Grid

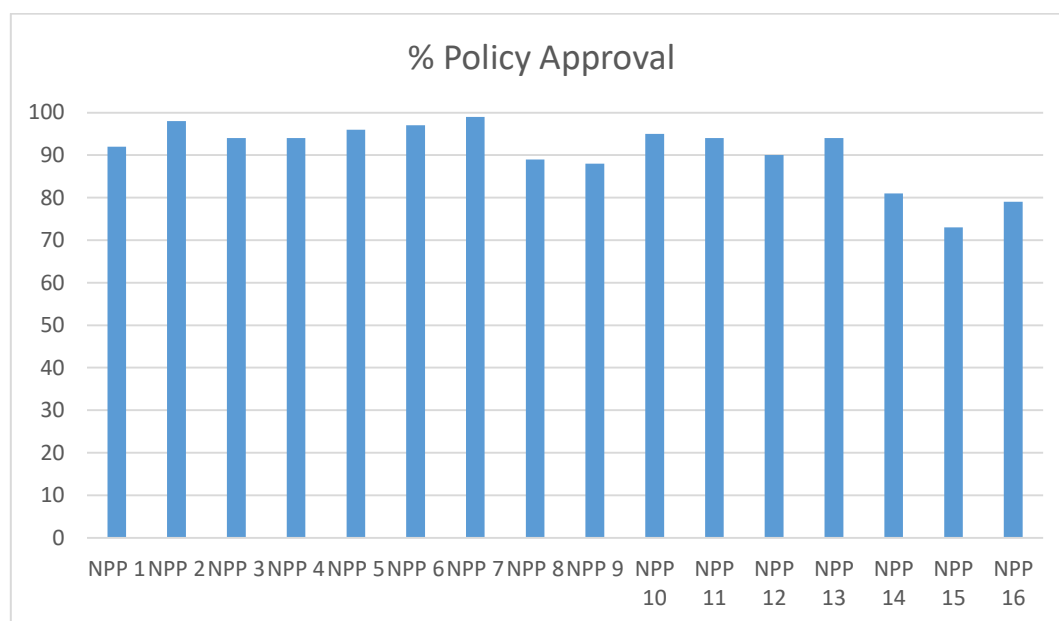
Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	<p>National Grid has identified the following high voltage overhead powerlines / high pressure gas transmission pipeline as falling within the Neighbourhood area boundary:</p> <p>4TM Route - 400kV two circuit route from Keadby substation in North Lincolnshire to West Burton substation in Bassetlaw</p> <p>ZDA Route – 400kv two circuit route from Keadby substation in North Lincolnshire to Cottam substation in Bassetlaw .</p>	Information added at para 70	Y

West Lindsey District Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	No comments	-	NA

Resident Comments

Overall Approval of the Plan 97.37% (74 for 2 against)



Specific Resident Comments

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Sustainable Development and the development boundary	Concept fine but boundary drawn too tightly Mill Baulk Road should be included	Some revisions of boundary made but not along Mill Baulk Road – landscape and character analysis has demonstrated the value of maintaining green gaps here	N
	Boundary should include Meadow House on Cave Lane as very close to the Lilacs proposals and brickworks site is included	Highways comments regarding safety issues has already resulted in the removal of the Cave Lane allocation – not considered appropriate to extend boundary further. Brickworks allocation also removed due to comments from Natural England	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	What you are proposing is way too long, in 17 years I will be 35 and was hoping to live in this village and build on my family's land that has been here for generations however if this is implemented, the big companies will take over and I will not be able to	Sites have been identified to meet the housing requirement across the parish – a variety of house types is encouraged	N
	Sustainable is meaningless and the development boundary is unreasonably arbitrary and unnecessarily restrictive	The boundary has been defined based on an agreed criteria (using landscape analysis) and community consultation	N
NPP 2	Because I have a "green area" which is my family's land, you're saying we can't build on this	The development boundary and the significant green gaps have been defined based on landscape character analysis and community consultation	N
NPP 3	You are making the village into 3 separate compartments i.e. 3 different areas of the village.	The sites have been identified following a robust site assessment process and community consultation	N
NPP 4	<p>Whilst I am happy for 2/3 bed housing developments, I also support the building of larger properties if required or wanted</p> <p>If a developer wishes to build 4/5 bedroom houses, this should not be an issue, what if housing needs were deemed to be 2 storey apartment blocks</p> <p>The demography of Walkeringham is unbalanced – too many old folk, so I do not think we need many more bungalows. A1 Housing can't often find enough local people to fill them. We need 3 bedroom family homes – especially semi-detached house to fulfil densities</p>	<p>The housing mix proposed is based on district and parish analysis of the existing housing stock and the future demands. Where developers wish to depart from this approach they will need to provide the evidence.</p> <p>A mix of housing is proposed which will include larger houses – 2 storey apartment blocks may be acceptable if they are in keeping with the surrounding character</p> <p>NPP3 has been amended to include criteria allowing innovative design where they are well-designed and appropriate to their location and context</p>	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Very important not just 4 bedroomed – need mix of people in village also homes with workspaces /office</p> <p>No three storey toy-town houses like the new development in Misterton – they need to be in keeping with the other houses and bungalows in Walkeringham</p>	House design will need to reinforce existing character	
NPP 5	<p>No infill development allowed within the village.</p> <p>I think there should be more green spaces protected within the village</p> <p>Should not build on green spaces this is what differentiates a village from towns</p> <p>Because times change, we live in a village, all they have to do is walk to the outside, no need for green spaces within the village</p> <p>Current proposals okay – green fingers more planning nonsense</p>	<p>The submission plan will include additional areas (in accordance with the original criteria) that are identified as significant open spaces and identifies Local Green Spaces also to be given additional protection.</p> <p>Some sites are identified on green fields to reflect need for additional housing sites</p> <p>The approach in the NP is consistent with the landscape analysis and establishes a justifiable rationale for identifying these important open spaces</p>	N
NPP 6	<p>Only local employment is pub, school and care home? There is none to maintain</p> <p>Not sure whether this can be achieved but a good policy</p> <p>Yes vital to growth of and ongoing village life</p> <p>I would like the village hall & play area be more central in the village – maybe the site behind the school.</p>	<p>These are employers – there are also a lot of people working from home in the village.</p> <p>Noted</p> <p>Noted</p> <p>This aspiration is referred to in NPP 7</p>	N
NPP 7	<p>How is this achieved?</p> <p>Not sure whether this can be achieved but a good policy</p>	NPP 7 sets a policy framework for the consideration of future development to support more community facilities and to protect what you have at present	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 8	<p>Issues with drainage already for the 3 properties down Birdcroft Lane cannot logistically cope</p> <p>Also Birdcroft Lane cannot cope with more vehicles as stated by Bassetlaw Council who have stopped bin lorries coming down the lane issue with bin storage also</p> <p>Beautiful orchard would be destroyed</p> <p>I feel the Laurels site would add to an over development at Station Road/Manor House side of the village – with permission in place currently for 35/25 houses – although only outline. Potential for 20% development in one area.</p>	<p>Constraints noted – Severn Trent Water and Highways have been consulted and BDC amendments to NP to reflect drainage issues – detailed requirements would be discussed as part of planning application process</p> <p>Noted the NP seeks to minimize the impact on landscape and biodiversity but also is seeking to meet the housing need figures</p>	N
NPP 9	<p>Issue with access.</p> <p>Encroachment into countryside. Potential to impact on vista</p> <p>Same issues and reasons for refusal and dismissal of appeal for 17/01317/out</p>	<p>The planning app that was refused was on the east side of College Road – so not the same site. NP 07 is on the end of the existing row of houses and would not result in the harm to character identified by the inspector for this site.</p> <p>A requirement to meet highways standards for access has been added to the policy.</p>	N
NPP 10	<p>More suitable locations in the village. These properties are not in-fill. The land proposed is subject to flooding and access onto the highway can be particularly hazardous.</p> <p>Additional 6 properties are currently being built very close to this site - increased traffic volume on the highway, particularly combined with Plan Policy 11</p>	<p>The site is proposed after extensive consultation and site assessment of a number of sites around the village.</p> <p>Highways have commented on the need for one access for site 09 and 13a and any proposal would be required to meet highway standards to ensure safety.</p> <p>A Sustainable urban drainage scheme clause has been added to all site allocations where surface water run off has been identified as an issue</p>	

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 11	<p>Similar comments to those above</p> <p>Design is critical here as these houses mark the entrance to our village, hopefully as with policy 10 the road will be maintained here</p> <p>Site is isolated to some degree and would not form part of the community due to isolation</p>	<p>See above</p> <p>Agree and NPP 3 will require high quality design</p> <p>NP 13a is an extension to the village but when developed with NP09 will be contiguous to existing development</p>	
NPP 12	<p>Will spoil the entrance to the village as will the already agreed NP22 site, when eventually built on, at the other entrance to the village on Beckingham Road. It will be interesting to see whether Walkeringham Parish Council's Neighbourhood Plan Policy, when approved, will have any influence on any plans presented for the NP22 site as this is a field which no one in the village wanted to be developed despite Bassetlaw Planning Committee overruling the villages wishes and being outside the current and planned Development Boundary</p> <p>12 still not many</p> <p>Too many properties on one location</p> <p>Makes a mockery of the development boundary principle. All 9 sites require an extension of the existing boundary but this one is separate and isolated</p>	<p>The site is proposed after extensive consultation and site assessment of a number of sites around the village that took into account impact on landscape character.</p> <p>NP22 is not proposed by the NP and where landowners/developers who have other similar proposals in the village are approaching the parish council the NP approach is being reflected in revised proposals.</p> <p>The NP is seeking to identify sufficient land on small sites but needs to balance that with the need to meet the housing requirement figure.</p> <p>The development boundary has been revised to include the properties that exist to the north and south of this site to more accurately reflect the extent of the development boundary</p>	<p>N</p> <p>Y</p>
NPP 13	<p>Road infrastructure too narrow for more traffic</p> <p>I think 4 is a lot for the space and is not in character with adjacent lower density properties</p>	<p>Agreed – site proposed for removal from NP</p>	Y
NPP 14	<p>Too many properties on one location; Walkeringham should</p>	<p>The NP includes policies in NPP 2 to minimize the loss of</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>not be a village with large estates. I would like to see no more than 6 properties on any one new site.</p> <p>Site could be larger</p> <p>Protected trees the centre of the village needs to be green and attractive and wildlife protected</p> <p>Wildlife haven, birds, starlings and Barn Owls</p> <p>Brickenhole Lane is mainly a single track road with no pavements. It has limited visibility at both ends of the lane turning into and out of the lane</p>	<p>nature and landscape character. The NP is seeking to identify sufficient land on small sites but needs to balance that with the need to meet the housing requirement figure.</p> <p>The importance of the local wildlife and biodiversity of the parish is reflected in NPP2.</p>	
NPP 15	Concerned re. 2 x dyke access (flow restriction). Concern re. speed of traffic on high street.	The constraints about the need to cross the water course and the need to ensure existing water management is not harmed (and that new development does not increase surface water run off) have been added to policy	Y
NPP 16	Brickenhole Lane is a beautiful leafy lane, so quiet & peaceful for walks and listening to birdsong. Please do not spoil it.	<p>The NP includes policies in NPP 2 to minimize the loss of nature and landscape character.</p> <p>Access will only be from South Moor Road.</p>	