

SCROOBY NEIGHBOURHOOD PLAN



SNAP

DRAFT PLAN V6 – JANUARY 2020

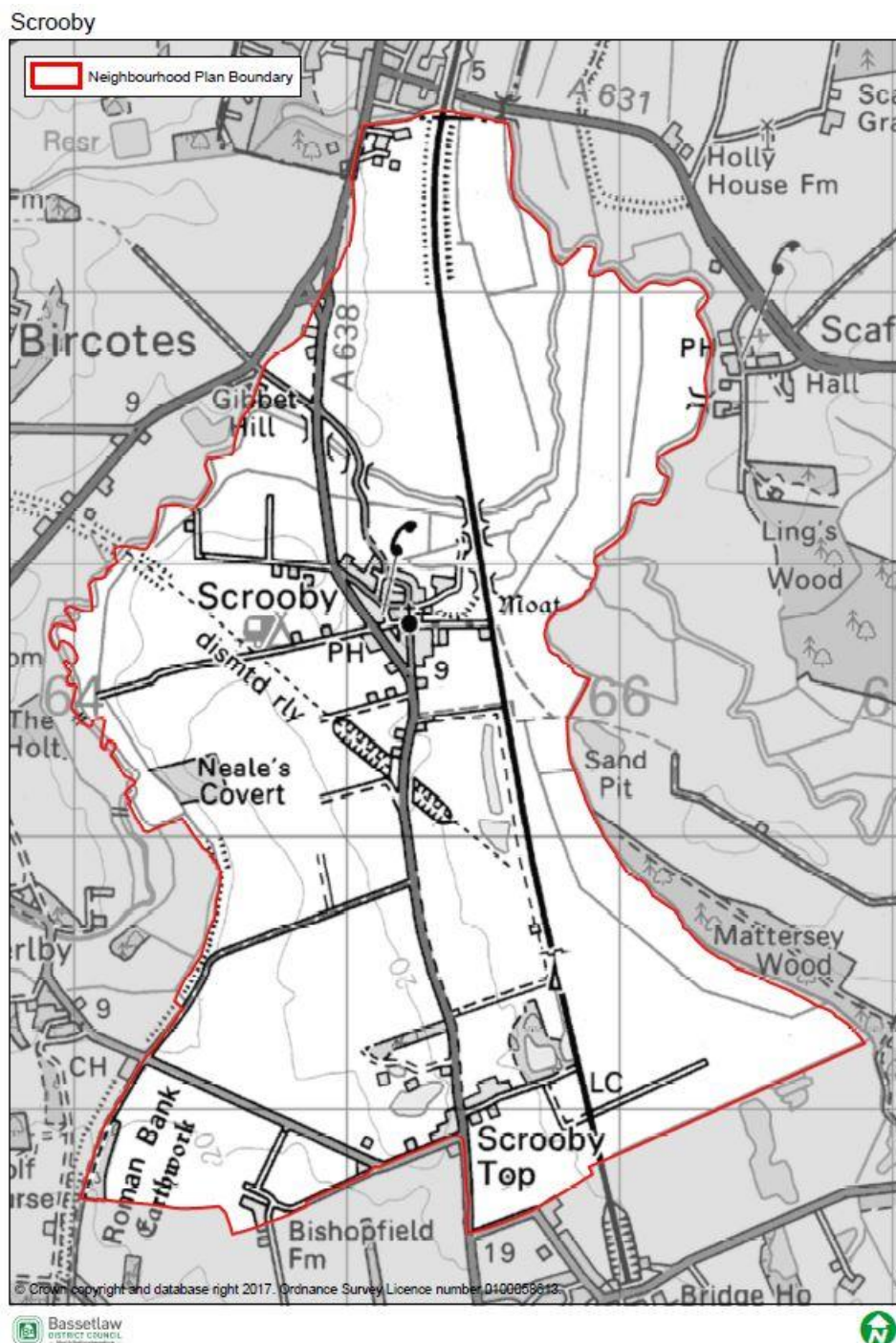
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1 What is the Scrooby Neighbourhood Development Plan?

- 1.1 This Neighbourhood Plan has been prepared by the local people of Scrooby Parish. The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land-use planning documents. The Parish area shown in Map 1 was designated as a Neighbourhood Plan area and Scrooby Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in January 2018.

Map 1: Neighbourhood Plan Area



- 1.2 The aim is for local communities to have greater influence over the development that takes place in their area.
- 1.3 Scrooby Parish Council is leading the plan process, as part of the process a working group (Scrooby Neighbourhood Plan Action Plan (SNAP)) has been established made up of representatives of the local community. The working group has had and will continue to have input into the plan making process and help represent the views of local people in the plan making process.
- 1.4 The Scrooby Neighbourhood plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessments and Habitat Regulations Assessments.

2 Public Consultation and Engagement

- 2.1 The Neighbourhood Plan has been developed by the community through several public consultation events. The issues identified within the Plan are those that have been raised by members of the community. The SNAP undertook a series of public engagement methods designed to encourage as many people as possible to participate in the process.

2.2 Table 1: List of consultation events and methods

Date	Event	Attendance/ responses
12 May 2017	Introduction to Neighbourhood Planning	36
September 2017	Scrooby Show	50
January 2018	Village Survey	32% response
September 2018	Scrooby Show	65
July- September 2018	"call for sites" consultation	10 sites received
October 2018	Proposed sites public consultation	52
February 2019	Final sites consultation	15

3 About Scrooby

- 3.1 Scrooby is considered an ‘other settlement’ within the Bassetlaw Core Strategy (2011). The village has expanded slowly over the past 20 years with only few small-scale developments. Within the Neighbourhood area, there are two separate built-up areas including Scrooby Village and a small collection of dwellings at Scrooby Top which runs along part of the A631 to the south of the Parish between Ranskill and Scrooby. Scrooby has some 139 properties and a population of over 315 people.
- 3.2 Local Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District’s planning policies must also be in general conformity with the National Planning Policy Framework (NPPF (July 2018)) to meet the set of ‘basic conditions’ as stated within the Neighbourhood Planning Regulations (amended) 2012.

Local Planning Policy

- 3.3 The Core Strategy classifies Scrooby as an ‘other settlement’ under Policy CS9. This limits the level of residential development within the parish and considers the area unsustainable. The current policy only supports limited residential development or redevelopment under the conversion of existing buildings or the replacement of existing buildings.
- 3.4 In January 2019, the Draft Bassetlaw Local Plan was subject to a period of public consultation. Although this emerging Plan has no weight, it is proposing a different approach to the current Core Strategy in terms of the need to provide housing. The emerging Bassetlaw Local Plan is proposing a ‘housing requirement’ for designated Neighbourhood Plan Areas and a cap on residential development within Scrooby of up to 20% over the Plan period up to 2035.

Strategic Environmental Assessment (SEA)

- 3.5 The Strategic Environmental Assessment (SEA) Screening Report, was subject to a consultation with relevant agencies and stakeholders for a 6-week period during the Regulation 14 public consultation between the 11th April and the 30th May 2019.

Local Historic Context

- 3.6 Though at first glance a small and sleepy rural Nottinghamshire village, Scrooby has a particularly rich and fascinating history, those influence stretches well beyond its East Midlands setting.
- 3.7 Scrooby is likely a settlement of Danish origins, as can be ascertained from the ‘by’ in the village. An ancient settlement, Scrooby has been the focus of settled human habitation for well over 1,000 years, and certainly from at least 958 A.D. when King Edgar granted considerable land here to Oscytel, Archbishop of York. Scrooby is

described in the Domesday Book (1086) as “Scrobi,” and as a berewick attached to the Archbishop’s manor of “Sudtone,”. At this point in history it was host to 6.7 households, which would have equated to a population of up to approximately 35 inhabitants.

- 3.8 Through the Middle Ages and up until the 18th, Scrooby’s position along the Great North Road and its hosting of the Archbishops of York’s manor house were important factors in the village’s evolution and development. During coaching times Scrooby was an important stop along the stage between Tuxford and Doncaster.
- 3.9 However, it is Scrooby’s association with the Pilgrim Fathers that represents the village’s most significant and enduring historical legacy. Indeed, few English villages can claim such a pivotal role in the colonisation of the United States and the religious beliefs that helped shape that nation. Scrooby was the birthplace of William Brewster, a leading figure in the Separatist movement and one of a core group of individuals, later referred to as ‘The Pilgrim Fathers’, who rejected the ways of the Anglican Church, and would first flee to Holland to escape persecution and pursue religious freedom, before boarding the Mayflower to Plymouth. Massachusetts where they established the first permanent New England colony in 1620. The influence of the Pilgrim Fathers still resonates today across the modern religious landscape of North America.

Evolution of the Village

- 3.10 The maps found across the following pages visually communicate how Scrooby has evolved since 1884 and the degree of change that it has experienced during these the past decades. Looking at the 1884 map development is focused around several loosely dispersed groupings to the east of Great North Road, which pre-1776 followed the route of the present-day Mill Lane but was turnpiked in 1776, subsequently bypassing the heart of the village of Scrooby. The greatest concentrations of development appear (1) in and around the junction of Manor Road and Low Road, and (2) at St Wilfrid’s Church and its southern setting.

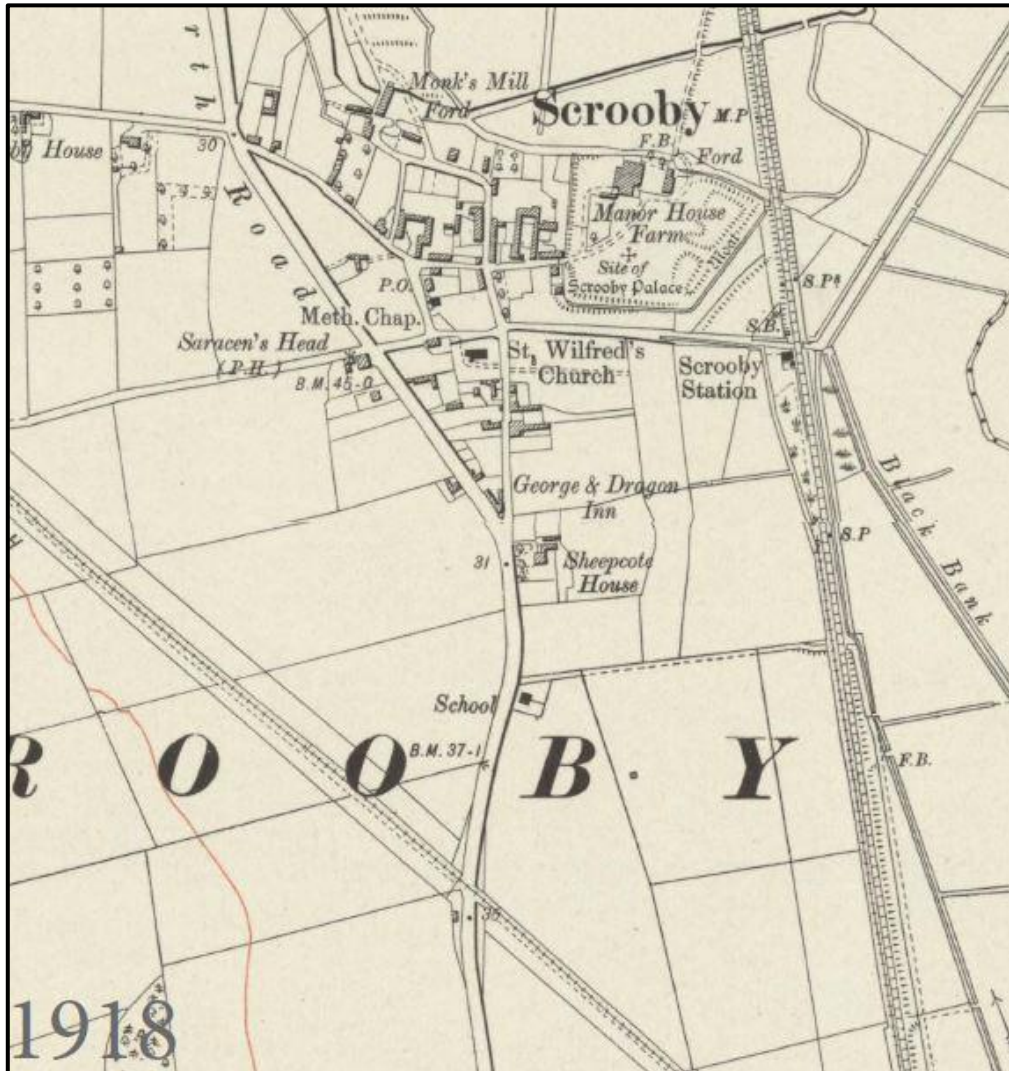
1885 map of Scrooby



- 3.11 In spite of its small size, in the late 1800s Scrooby was host to an impressive mix of buildings with many different uses and typologies, including a working water mill, two public houses (The Saracens Head and The George and Dragon), a post office, a railway station, a Wesleyan Methodist Chapel, St Wilfrid's Church and vicarage, and several working farms, including Holmfield Farm and Low Farm, both of which displayed distinct, expansive courtyard layouts, and Manor Farm, located on the site of the medieval palace of the Archbishop of York.
- 3.12 Looking forward to 1918, Scrooby's village core appears practically unchanged from as it was in 1884, and development has been limited to a small number of standalone buildings located at the village's outer edges, including (1) the residences of Northfield House on Great North Road and Kirkby House along Vicarage Lane, (2) West End Farm at the entrance to Chapel Lane, and (3) Scrooby Council School, which opened in 1907 and lies in an isolated location south of the village along Great North Road.

3.13 Change is similarly limited within the 1948 map, with only a handful of ad-hoc, incremental additions to Scrooby's village footprint being apparent. These include (1) some infill development on previously open land along the northern side of Chapel Lane, which has resulted in an almost continuous built frontage to this roadside, (2) the terraced row of Home Farm Cottages on Low Road, and (3) several standalone residences to the west of Great North Road, and down Saracens Lane and Vicarage Lane.

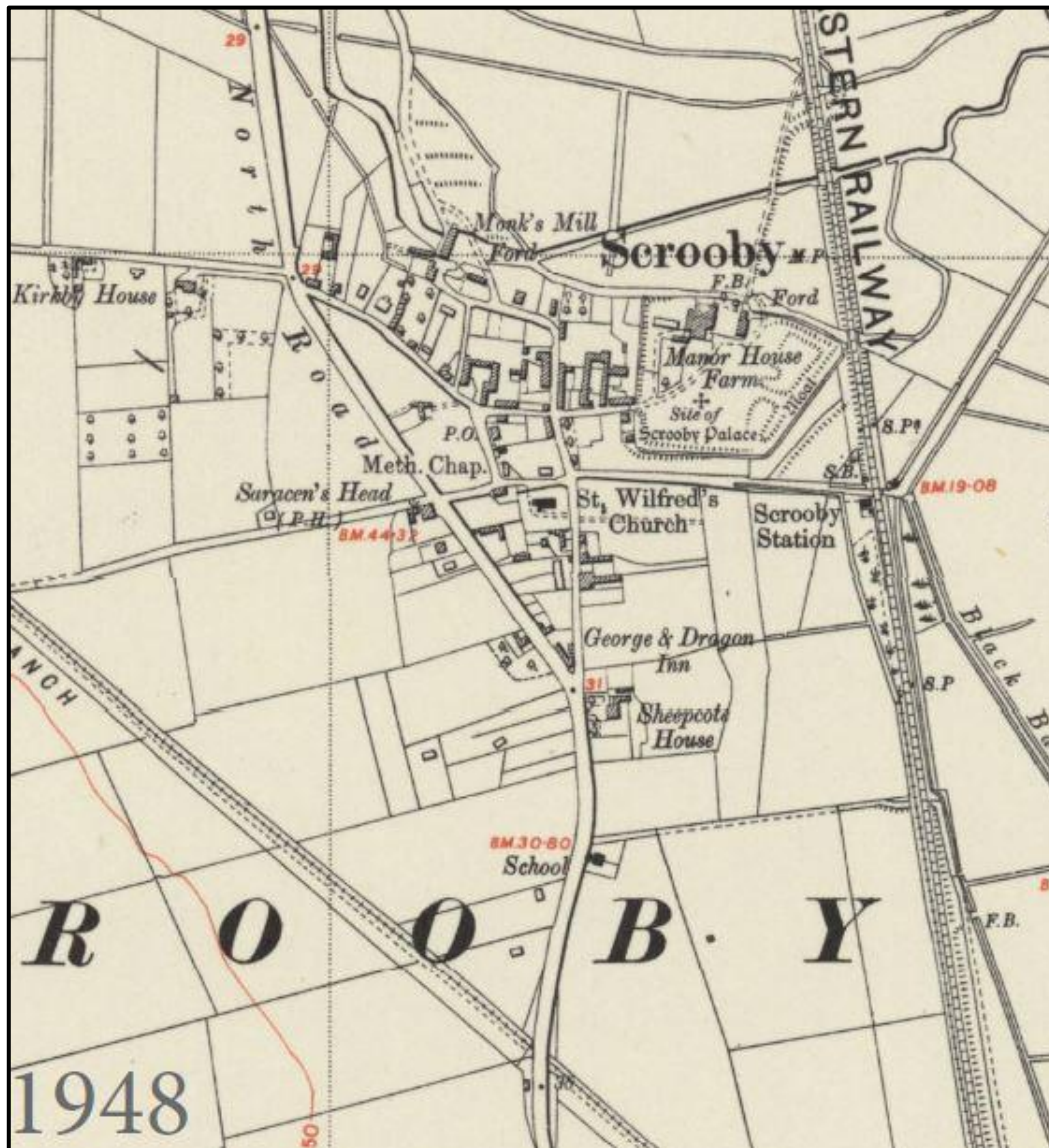
1918 map of Scrooby



3.14 The period between 1948 and 1983 sees a much greater degree of growth within Scrooby, which results in a marked change in the village's form and layout. Whereas previously the wedge of land bounded by Great North Road to the west and Chapel Lane to its east had largely remained in an open and undeveloped state aside from a single residence (Holly Tree Cottage), by 1983 this land has been sub-divided into smaller residential plots and each hosting a detached residence. During this same period, Scrooby become the focus of its first (and to date, its last) large planned development; the local authority-built Mayflower Avenue and Church View, which

represented a move away from the more piecemeal approach to development that had previously characterised the village's expansion and growth. Situated along the southern edge of Station Road, at the corner of Low Road, this residential grouping is notable for being the first development in recent times to add to the historic road network, with the residential cul-de-sac of Mayflower Avenue being arranged around a new, dedicated central access route.

1948 map of Scrooby



- 3.15 Between 1983 and the present day, new housing in Scrooby has primarily been delivered within the village's established built extents via modest levels of infill and backland development, or through the conversion of existing buildings, and nothing as sizeable or expansive as the Mayflower Avenue development have occurred since.
- 3.16 Significantly, despite an intensification of the residential uses within the village and the gradual evolution of a more densely developed settlement, Scrooby has managed to stay relatively true its late 19th century layout and arrangement. It retains a compact

footprint, with the bulk of development focused along the historic road network within the settlement that lies to the east of Great North Road. The village has largely resisted sprawl and outwards growth; ribbon development has been minimal, it being limited to a few dwellings south of Scrooby along Great North Road, and aside from the Mayflower Avenue development, the village has avoided outward expansion into its adjoining landscape setting.

- 3.17 A further positive in the way Scrooby has evolved since the late 1800s, are the number of historic properties that have survived to the present day, which can in part be attributed to the village's enthusiasm for infill development rather than a demolition-and-rebuild approach to housing, with new dwellings having been accommodated in and around those more established properties.

How has this Neighbourhood Plan been developed?

- 3.18 As part of the process, Scrooby Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the SNAP has undertaken a significant level of community consultation at various stages from events, parish meetings, a village survey and an assessment of each of the sites identified as potential development areas in the village.

Main Issues through Consultation

- 3.19 The key issues that were raised through the public consultation and in discussion with the SNAP are set out below.

<p>Strengths</p> <p>Strong ‘sense of place’ local community</p> <p>Historical Significance</p> <p>Close to nearby larger settlements such as Ranskill, Bawtry and Harworth</p> <p>Conservation Area</p> <p>Distinctive local character, including the narrow green lanes and village green.</p> <p>Important archaeology</p> <p>Local wildlife, trees and hedgerows</p> <p>Narrow “green lanes”</p>	<p>Weaknesses</p> <p>Constrained heavily by issues such as the railway line, minerals extraction, the Old Great North Road and flooding issues.</p> <p>Small population</p> <p>Lack of local services and facilities</p> <p>Lack of a mixture of house types</p> <p>Lack of affordability of the existing housing stock</p> <p>Main road separating some properties with the main apart of the village</p> <p>Lack of off-street parking</p>
<p>Opportunities</p> <p>Build on our important local history and encourage local tourism opportunities</p> <p>Improve the design of new developments in the area</p> <p>More bungalows</p> <p>More Family housing – more affordable properties</p>	<p>Threats</p> <p>Ageing population</p> <p>Lack of a mix of housing to accommodate new residents</p> <p>New developments not being designed in a way that respects the local character of the village.</p> <p>Increased traffic and parking on the street</p> <p>New development on the A638</p>

4 Our Vision and Objectives

- 4.1 The Community Vision was prepared following consultation with local people during 2017 and 2018. The Community Vision focuses on how local people would like the area to be in 2034; it is a shared vision created using the views of residents.

“Scrooby is an important Parish historically and is well-known for its contribution to recent history and important buildings and structures. The area should develop in a way that positively contributes towards preserving this heritage, the wider landscape, views, built character and its rural atmosphere. New developments should be of a benefit to existing residents and those that decide to move here, and accommodating the need for smaller properties for younger and older people in the community. Local tourism activity will have increased due to recent events marking the 400th year of the Mayflower and this will support local business and employment and also improving our links to nearby settlements such as Bawtry”.

Community Objectives

- 4.2 The Community’s Neighbourhood Planning Objectives are more focused, covering different themes that residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the area can grow sustainably. The objectives reflect the key issues for the community and the changes the local community want to see to ensure Scrooby continues to thrive as a small Village.

Objective 1: *Preservation of local heritage, natural and built character of the Parish, including the Conservation Area.*

Objective 2: *Encourage the development of small-scale residential developments that benefit, and provide a need, to existing and future residents within the community.*

Objective 3: *To direct new developments in areas that have the least impact on our heritage and the wider environment and to encourage the re-use of suitable existing previously developed land and buildings before the development of greenfield land.*

Objective 4: *To protect, and where possible, enhance our important green spaces and connections to other nearby settlements such as Bawtry and Ranskill.*

Objective 5: *To support, and encourage an increase in, local tourism opportunities based on the Pilgrim fathers and the 400-year Anniversary of the Mayflower.*

Objective 6: *To preserve, and where possible, enhance our existing community facilities to encourage social cohesion and belonging, especially the local church and village hall.*

5 Sustainable Development

- 5.1 The Government's overarching objective of achieving sustainable development, is clearly defined within the National Planning Policy Framework with the role for Neighbourhood Development Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 5.2 The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development that should not be undertaken in isolation, because they are mutually dependent. The three roles are:
- an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 5.3 There is also a desire to see the village develop in a balanced manner to meet the wider employment, recreational and social needs of a diverse population.
- 5.4 When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole parish.

6 New Housing Development

- 6.1 This Neighbourhood Plan supports the level of growth identified within the emerging Bassetlaw Local Plan for Scrooby, but also encourages the successful integration of the new development and enabling the new development to meet the needs of the local population, whilst encouraging new residents and businesses to the village. Due to its isolation, Scrooby Top is not considered a sustainable place for the allocation of new homes.
- 6.2 Throughout public consultation, it became clear that residents have concerns about the level of growth proposed within the area and how this is going to impact the village and the existing infrastructure.
- 6.3 Residents voiced their support for new developments where they are sensitive and appropriate to their location, small-scale, infilling in relation to the existing built form of the village. There was little support for any development on greenfield land.

4.a Where would you prefer to see future development in Scrooby Parish?	Count X or AGREE	Count "" or DISAGREE	Count Other or Blank	% X vs. ""
Number of smaller developments	14	35		28.6%
Infill developments	16	33		32.7%
Conversion of existing dwellings	30	19		61.2%
Brownfield land	12	37		24.5%
Greenfield and Countryside	2	47		4.1%
Larger developments	0	49		0.0%

- 6.4 Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure.
- 6.5 The plan area has seen an increase of the traffic on local roads and the impact of the population growth on its services and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.

3. What type(s) of housing would you like to see in Scrooby / Scrooby Parish?	Count X or AGREE	Count "" or DISAGREE	Count Other or Blank	% X vs. ""	Rank
Flats	2	47		4.1%	10
Bungalows	17	32		34.7%	2
Low cost/affordable / starter homes	20	29		40.8%	1
Family Housing	15	34		30.6%	4
Luxury Housing	2	47		4.1%	10
Rented Accommodation	3	46		6.1%	9
Sheltered Housing	5	44		10.2%	7
Retirement Housing / Apartments	6	43		12.2%	6
Care Homes	1	48		2.0%	12
Eco friendly Housing	8	41		16.3%	5
Two storey houses	16	33		32.7%	3
Three storey houses	1	48		2.0%	12
Social Housing	4	45		8.2%	8
Gypsy / Traveller sites	0	49		0.0%	14

6.6 In addressing the future scale of the Plan area and the location and type of housing that would be appropriate the following principles have been applied:

- Priority will be given to the allocation of infill, the conversion of existing buildings and previously developed land. Greenfield land will only be considered for development if there are not enough infill or previously developed sites to accommodate the required housing;
- All allocated sites will only accommodate up to 3 dwellings (per site) unless a greater number is supported by the community or it delivers a community benefit;
- Seeking to ensure that new housing development sits appropriately within its wider landscape setting;
- Seeking to ensure that new residential developments appropriately contribute to meeting the needs of residents; and
- Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure.

7 The Introduction of a Development Boundary

- 7.1 The purpose of a Development Boundary is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.
- 7.2 The Bassetlaw Core Strategy does not identify boundaries to development instead using criteria-based policies to help determine planning applications. It is accepted practice that re-drawing, updating or introducing Settlement Boundaries is common practice within Neighbourhood Plans, including where they have been removed through Adopted Local Plans.
- 7.3 Therefore, this Neighbourhood Plan designates a Development Boundary for Scrooby.
- 7.4 Within the defined Development Boundary an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within the area are protected from development and all development will be required to take account of the Policies within this Plan.
- 7.5 Focussing development within the Development Boundary will support existing services within the village centre and protect the countryside and the remainder of the Neighbourhood Plan area from significant development which is surplus to demand or out of keeping with the rural setting and highly attractive and historic landscapes of the Parish.

Development Boundary Methodology

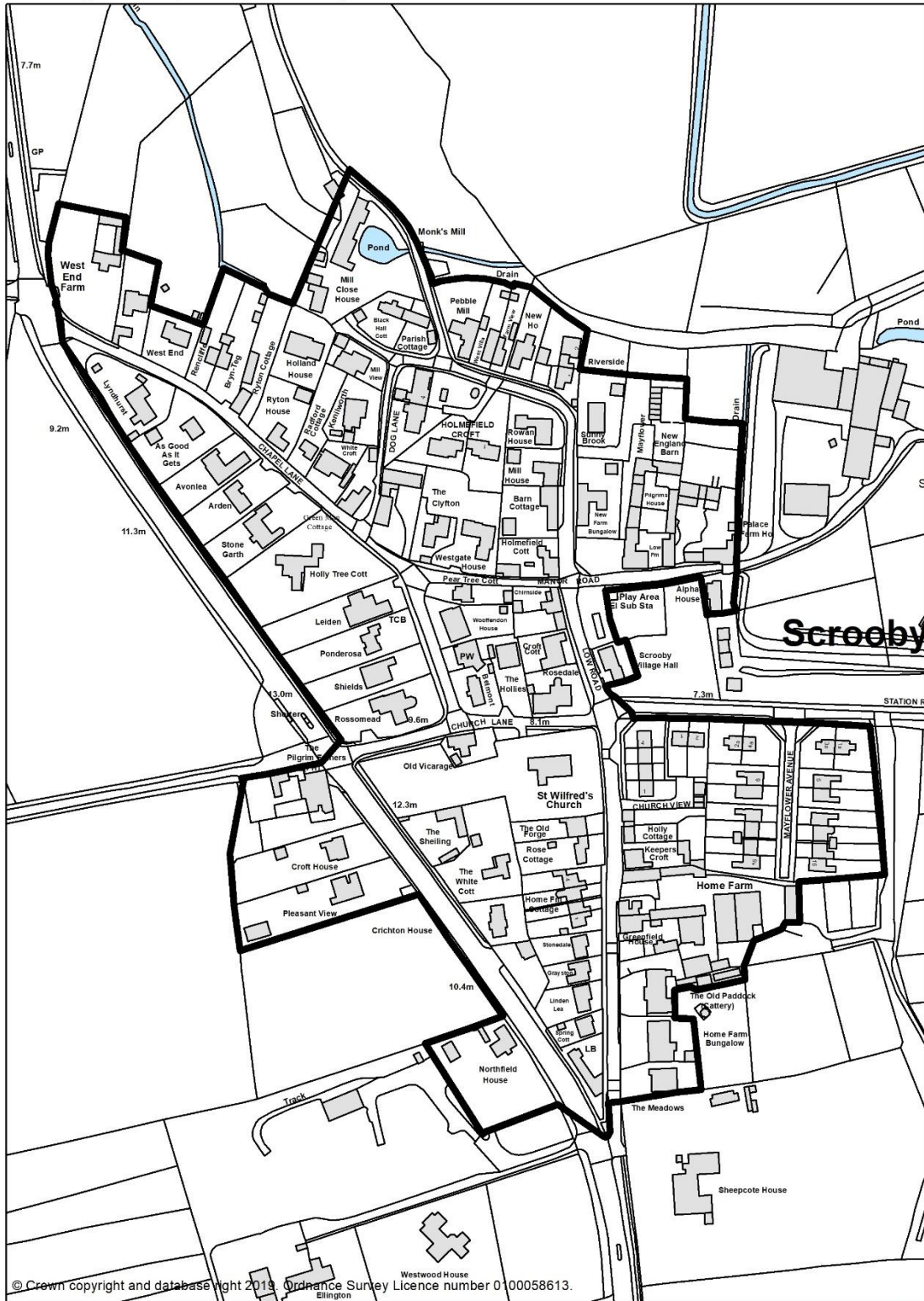
- 7.6 The production of the Development Boundary has been determined using the following Criteria:
 - a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlements have been incorporated;
 - b) Clearly defined physical features such as walls, fences, hedgerows, water courses, allotments and roads have been followed;
 - c) Non-residential land which is countryside, agricultural, paddock, meadow, close, woodland or another green-field use has been excluded.
- 7.7 It is national planning policy that development in the open countryside should be carefully controlled and allowed only when it is appropriate to a rural location, such as for the purposes of agriculture, or as a rural exception site for affordable housing when there is a proven local need. These types of development have been supported by the community in the past.
- 7.8 The Parish is notable for the exceptional visual quality of its landscape, its strong historic character and the quality of its agricultural land. The community, in line with the Plan's Vision statement, has expressed the desire for the Neighbourhood Plan to

maintain the nationally recognised distinctive landscape and settings of the villages as a non-renewable resource for the local tourist and agricultural economy and for the well-being of current and future residents.

7.9 The proposed development Boundary for Scrooby can be viewed on Map 2.

Map 2: Proposed Development boundary

Scrooby Development Boundary



8 Residential Development

8.1 Scrooby is considered an “other settlement” within the existing Bassetlaw Core Strategy and falls under Core Strategy Policy C9 – “All other settlements”. This policy only supports very limited residential development through either the conversion of existing buildings or the replacement of existing buildings. Although this is considered restrictive, it was also produced in 2011 prior to the previous NPPF and other recent legislative changes. Furthermore, the emerging Bassetlaw Local Plan (January 2019) is proposing a housing requirement for each community as part of its distribution of residential development throughout the District and encourages communities to develop Neighbourhood Plans to manage this development.

8.2 The NPPF (paragraph 78) supports the delivery of sustainable residential in rural areas:

“To promote sustainable housing in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

8.3 In addition, the NPPF (paragraph 65) also states that Local Authorities should provide a housing or indicative housing requirement for designated Neighbourhood Plan Areas:

“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement”.

8.4 The emerging Bassetlaw Local Plan (January 2019) is proposing some development within rural Bassetlaw over the plan period up to 2035. A comprehensive assessment of all 103 settlements was undertaken and 73 of those settlements were found suitable to accommodate some, limited, development. Scrooby is classified as one of those suitable settlements.

The scale of this development will respect the variance in size of settlements and allows for growth as a percentage of the existing number of dwellings in the village as of August 2018. Growth in all 73 settlements, including Scrooby, will be limited by a cap, amounting to 20% of the existing number of dwellings in the settlement, providing

it can satisfy all of the other relevant policy requirements in this Neighbourhood Plan, for example, resolving any Flooding, Drainage, Conversation or Highway impacts.

8.5 In addition, the emerging Local Plan states in paragraph 8.13:

“In designated neighbourhood plan areas, in accordance with paragraph 65 of the NPPF, a housing requirement figure has been set. Based on evidence on rural housing delivery in rural Bassetlaw over the last 8 years, equating to 92 dwellings per annum, a growth strategy that sets a minimum achievable figure and a maximum cap has been established, that sits either side of this past delivery rate. This gives some flexibility to local communities, whilst still setting a requirement that will help deliver the wider strategy of this local plan. 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. The lower requirement is also based on a recognition of housing growth in the other strategies, especially the requirement to deliver 1,000 houses in this plan period in two new villages, which will also sit in wider rural Bassetlaw”.

Table 2: The housing requirement and cap for Scrooby

Dwellings required under the emerging Local Plan	Existing number of dwellings (August 2018)	20% Cap on development
Number of dwellings required	139	25

8.6 To try and accommodate this number of new homes, SNAP undertook a “call for land” consultation with landowners during April and May 2018 and a total of 10 sites were submitted as a result of this consultation. A site assessment for the Scrooby Neighbourhood Plan has been carried out by SNAP and Bassetlaw District Council on behalf of Scrooby Parish Council.

8.7 The purpose of the Site Assessment Report was to produce a clear assessment of sites identified by the Parish Council through their ‘Call for Sites’ public consultation, current planning applications and any other known constraints. The report will test whether the identified sites comply with National Planning Policy and the policies within the existing Bassetlaw Core Strategy. The report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.

8.8 The site assessment has found that of the 10 sites assessed, 1 site would be appropriate for allocation (due to its few constraints) for housing within the neighbourhood plan. This is site NP09 land off Mayflower Avenue. However, after recent discussions with the landowner over the deliverability of the site, it was concluded that it not currently available for development in the shorter or medium term.

8.9 The remainder of the sites (those in red) are deemed 'not suitable' for development and are not appropriate for allocation within the Neighbourhood Plan due to constraints consisting of planning policy, flooding, highway safety/access and conservation. Therefore, these sites will no longer be considered as part of the Neighbourhood Plan process.

Policy 1: Residential Development

A maximum of 25 new homes (20% growth) will be supported in the plan area during the lifetime of the Neighbourhood Plan (up to 2037).

1. Proposals for residential development, including the conversion of existing buildings, will only be supported if the proposal is located within, or immediately adjoining, the existing development boundary for Scrooby, as identified on Map 2. In addition, the proposal should be of an appropriate design and scale to its immediate setting and location by demonstrating that they have met all the following:
 - a) it is proposing no more than 3 individual dwellings per site unless a conversion of an existing building is capable of accommodating a greater number of dwellings or it can be otherwise demonstrated through part 2 of this policy;
 - b) for developments proposed to the north of the A638, these must only reflect the existing frontage development;
 - c) It does not, through a housing proposal, cumulatively increase the number of dwellings in the settlement by the level identified in part 1 of this policy or more when in combination with other development or committed in the settlement;
 - d) provides adequate off-street parking provision in relation to the number of bedrooms proposed, per dwelling, as part of the proposal as identified in the Bassetlaw Residential Parking Standards SPD;
 - e) does not create significant or exacerbate existing environmental, highway safety or sewage, water capacity problems; and
 - f) does not cause any unacceptable negative impact to the private amenity of any adjacent properties.

2. In exceptional circumstances, proposals may come forward at a larger scale (more than 3 dwellings) where proposals are providing a community benefit and they have demonstrable community support**.

****For all schemes proposing schemes outside the development boundary or is proposing for more than 3 dwellings on a site, the applicant must complete a consultation statement to demonstrate support from the community (within the designated Neighbourhood Plan Area) for the proposal. The applicant must ensure that the scope of the consultation statement be first agreed with Scrooby Parish Council prior to any consultation taking place. Written confirmation of this agreement, including scope details, must be included in the statement. In terms of scope, consideration must be given to including the following evidence in the consultation statement:**

- a) a written explanation of how a broad cross-section of local people in the immediate area (those likely to be affected by the development proposal) and in the wider neighbourhood area, were consulted on the development proposal, within a set timeframe;
- b) an account of the means used to involve and engage with local people during the consultation period by using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings;
- c) a written record of all comments expressed by local people within the neighbourhood area;
- d) an explanation of how the proposal has addressed any relevant planning issues or concerns raised by local people or the Parish Council through the consultation period;
- e) a description of how the proposal will benefit the local community;
- f) an explanation that the feedback from the community has been positive overall towards the proposal.

Policy 2: Extensions and alterations to existing dwellings

1. For extensions and alterations to existing dwellings in the Neighbourhood Plan Area, that require planning permission, will be supported where all the following criteria are met:
 - a) the size, scale, height and materials of the development are in keeping with the original dwelling and properties in the surrounding area and have taken inspiration from the Scrooby Character Assessment; and
 - b) the extensions and alterations are designed so that there shall be no significant reduction in the living conditions of the occupiers of neighbouring properties. Extensions must not result in a loss of daylight, over-shadow or create overbearing relationships between buildings where this would be detrimental to the private amenity of nearby properties.

9 Local Green Spaces within Scrooby

- 9.1 The community is proud of its rural character and the number of designated environmental sites. However, many of the green spaces and natural assets in the area are not formally designated or protected.
- 9.2 Consultation results showed that most people who attended the consultation on Local Green Spaces (LGS) supported the proposed designations.
- 9.3 The NPPF (paragraph 99) enables local communities, through Neighbourhood Plans, to identify for special protection, green spaces of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:
- the green space is in reasonably close proximity to the community it serves;
 - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - the green area concerned is local in character and not an extensive tract of land.
- 9.4 Having regard to the NPPF criteria, it is considered that there are two green spaces in the Parish that meet this test and merit special designation and protection. These LGS's are defined on Map 4. For each green space, a specific assessment has been prepared, showing a map of the green space, pictures of the green space, details on ownership and dimensions, and how the green space meets the criteria of the NPPF and why it is special to the local community. This can be found in Appendix 1.



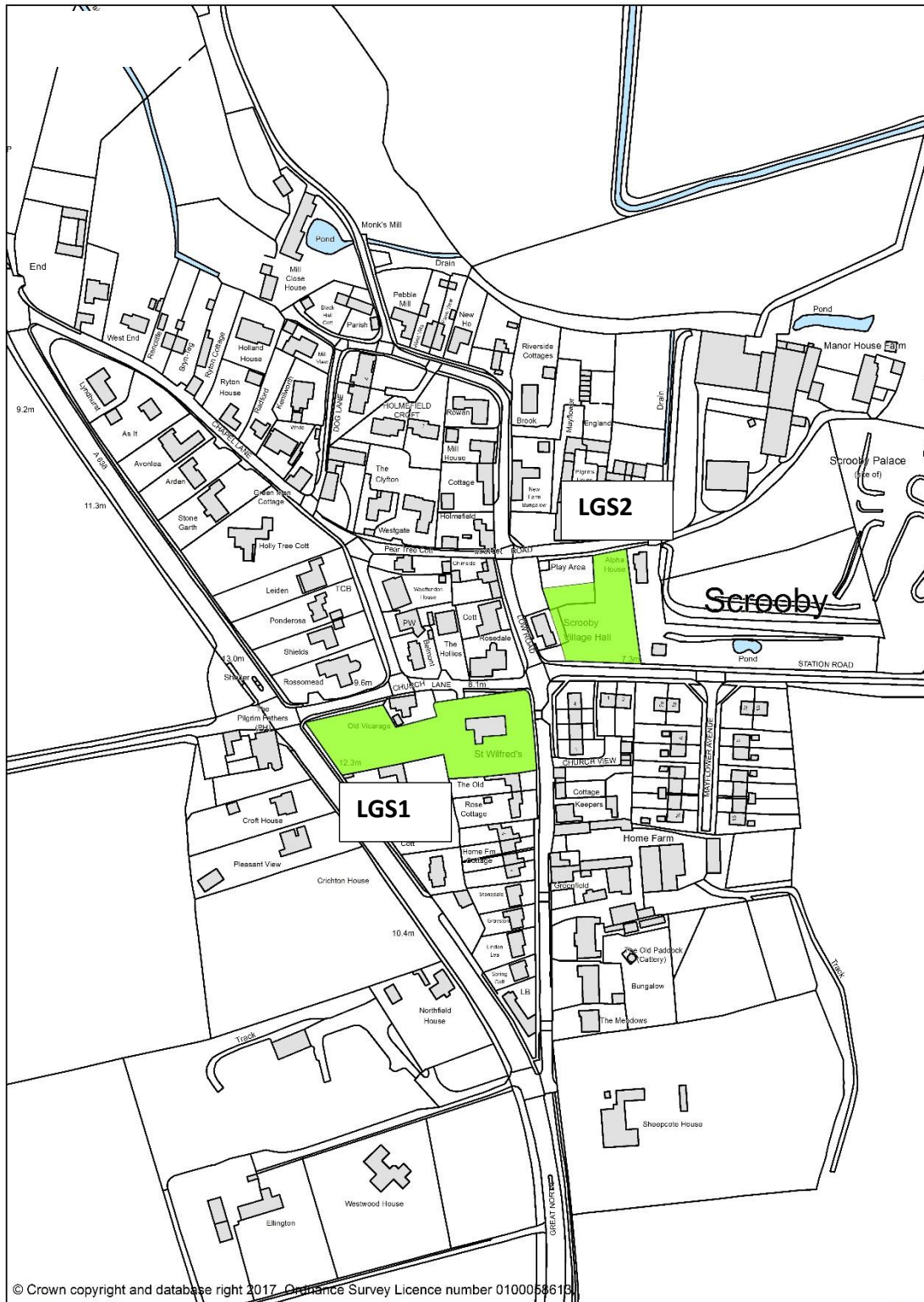
Play and recreation area



St Wildfrid's Churchyard

Map 4: Local Green Spaces

Scrooby



Policy 3: Local Green Space

1. The following green spaces are designated as Local Green Space:
 - a) LGS 1: Village Recreation Space; and
 - b) LGS 2: Churchyard
2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

10 Community Services and Facilities

- 10.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 10.2 For a community to be sustainable, it is vital that there are sufficient services and infrastructure to support their needs. Although Scrooby does not have many services and facilities, it should not be looked in isolation. The village is close to both Bawtry and Ranskill who have additional services and facilities which are accessible to residents by car or public transport. There is a direct footpath from Scrooby through to Bawtry along the A631.
- 10.3 The consultation identified that the built community facilities within the village were of a good quality and provided useful spaces to provide social activities.
- 10.4 Not all community facilities are classified as 'critical' to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis for social interaction and therefore should be identified as key services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.
- 10.5 The key services and facilities within the Parish are identified as:
 - Village Hall;
 - The Pilgrim Fathers Public House; and
 - The Church.
- 10.6 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village.
- 10.7 The Pilgrim Fathers Public House is also formally registered as an 'Asset of Community Value'.



St Wildfrid's Church



Village Hall



The Pilgrim Fathers Public House

Policy 4: Community Facilities

1. The existing facilities listed in this policy and shown on Map 5 will be safeguarded for community purposes throughout the plan period. The facilities include:
 - 1) *St Wildfrid's Church;*
 - 2) *The Village Hall; and*
 - 3) *The Pilgrim Fathers Public House*

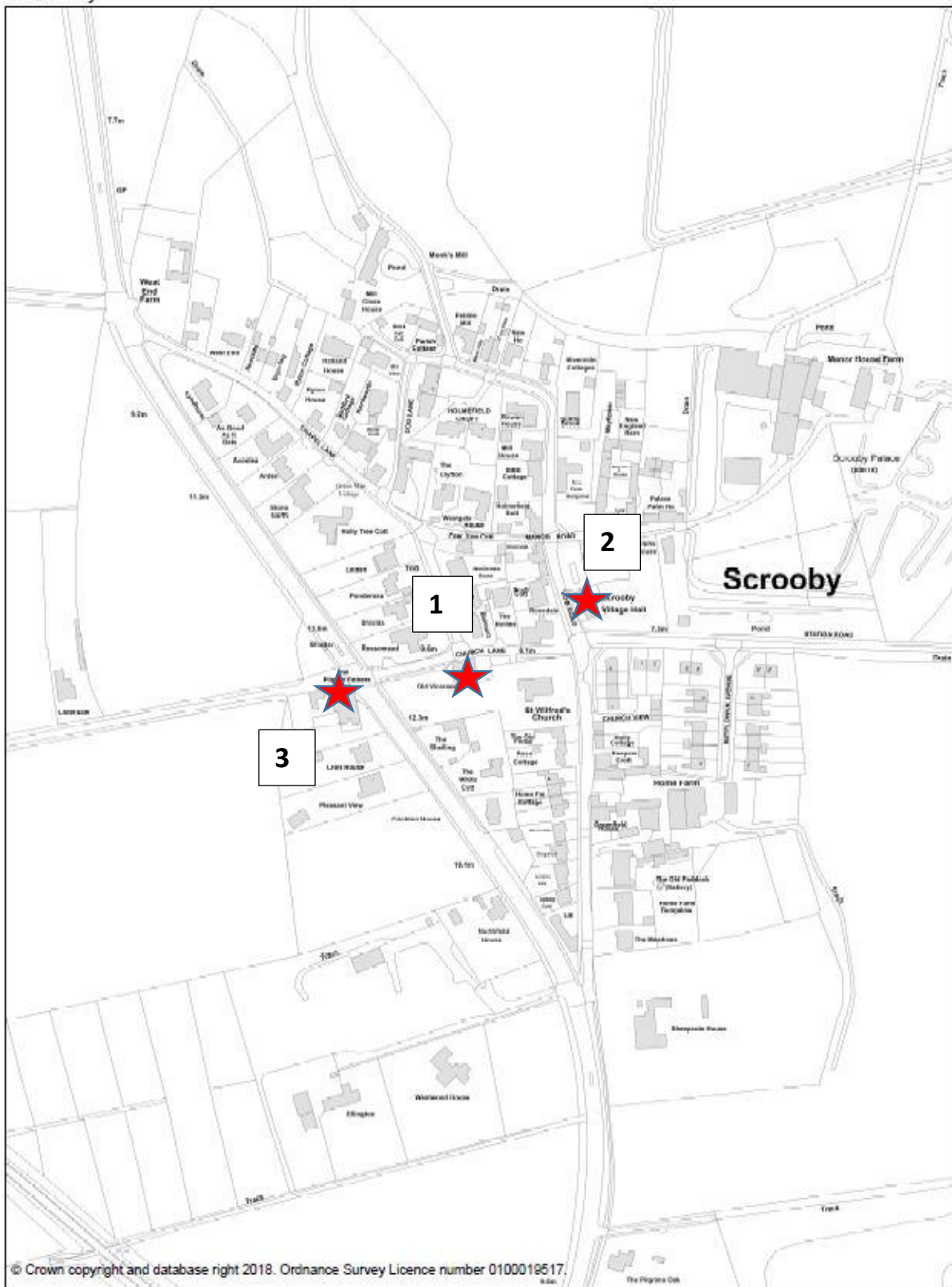
2. Proposals to redevelop, or change the use of, an existing community facility shall only be supported where one of the following conditions is met:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable* to be redeveloped for a new community facility; or
 - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.

3. Proposals for a new community facility within or directly adjacent to the existing developed footprint of Scrooby will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the village.

4. Proposals to enhance existing community facilities for the benefit of the community or local tourism activity will be supported if the proposal for enhancement is appropriate in terms of its character and scale on the existing street scene and does not cause any negative harm to the Conservation Area or other heritage assets.

**Applicants will be expected to demonstrate, to the District Council's satisfaction, that all reasonable efforts have been made to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.*

Map 5: Protected Community Facilities in Scrooby



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11 Local Employment

- 11.1 Scrooby is a historically important settlement and has a growing visitor trend. With the 400 anniversary of the Mayflower in 2020, the village and wider area are expecting an increase in visitors to the village. The legacy of this anniversary is likely to further increase the number of visitors after 2020 and therefore new tourism related business opportunities may arise.
- 11.2 The National Planning Policy Framework requires planning authorities to
‘allow for new and flexible working practices (such as live-work accommodation)’.
- 11.3 As that requirement has not been directly interpreted into a Core Strategy policy by BDC, this Neighbourhood Plan makes some provision through this policy. This can be done by encouraging mixed-use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and promote Scrooby as a place where to live, shop and work. Increasing activity in the daytime in the village also supports local businesses.

Policy 5: Employment Development

1. Proposals that generate new employment opportunities, including the change of use, conversion or subdivision of, existing buildings in the Neighbourhood Plan Area will only be supported, provided the proposal meets all the following:
 - a) The use is appropriate to its location, setting and would not lead to an unacceptable negative impact on the amenity of neighbouring residents;
 - b) it will not lead to an unacceptable negative impact in terms of the height; emissions, noise, smell, vibrations, lighting or dust on nearby residents and the local environment;
 - c) has an appropriate area for vehicles either servicing or delivering to the site; and
 - d) it would not lead to an unacceptable negative impact on the existing highway capacity or safety.
2. The conversion of touring caravan sites into more permanent sites for lodges and static caravans is not considered an appropriate use for the area and is considered "development creep".
3. For industrial buildings that are within, or adjoining, the open countryside, the materials used to clad the building(s) should be of an appropriate colour that blend into its setting and will not lead to a stark contrast between the new building(s) and the surrounding landscape.

12 Important Local Character Features

- 12.1 In 2018, SNAP commissioned an independent character assessment to be undertaken for the whole parish. This assessment was produced to identify the important local characteristics of the area to enable the Neighbourhood Plan to positively influence the design of future development. A full copy of the Scrooby Character Assessment can be found in Appendix 2.

Important Views

- 12.2 The views in and around the area from a public highway or spaces are integral to the character of the parish, serving to bring both the countryside into the more built up areas and as important wildlife corridors that connect habitats and spaces in the wider landscape. They also help to keep Scrooby as a distinct settlement, allowing it to have its own sense of place and providing easily accessible amenity space for residents.
- 12.3 Managing these views in a way that does not critically weaken this important set of functions is paramount in the maintenance of the identity of the area; any new development within these areas will have to be carefully designed to avoid damaging these views, and it may be prudent to keep development away from these views altogether unless it can be adequately demonstrated that harm can be minimised.
- 12.4 The views towards the village from the surrounding countryside form an important part of the character of this area of the parish. Where development does occur, it could harm the relationship between the settlement pattern, the underlying topography and the unbroken historic skyline.
- 12.5 The church tower and Neal's Covert feature as prominent landmarks and contribute enormously to the local character. These buildings are considered important landmarks due to their height, historic merit and dominance on the local landscape.

Map 6: Important Views in Scrooby



Significant Hedgerows and Trees

- 12.6 A key characteristic of the village is its significant hedgerows as a predominant boundary treatment.
- 12.7 Some of these hedgerows are narrow in length - around 1m - but others extend for several metres and add generosity and spaciousness to the streetscape. The informal nature of these hedgerows is one of their key aspects, with no kerb upstand, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.

Map 7: Important Hedgerows in Scrooby

Scrooby



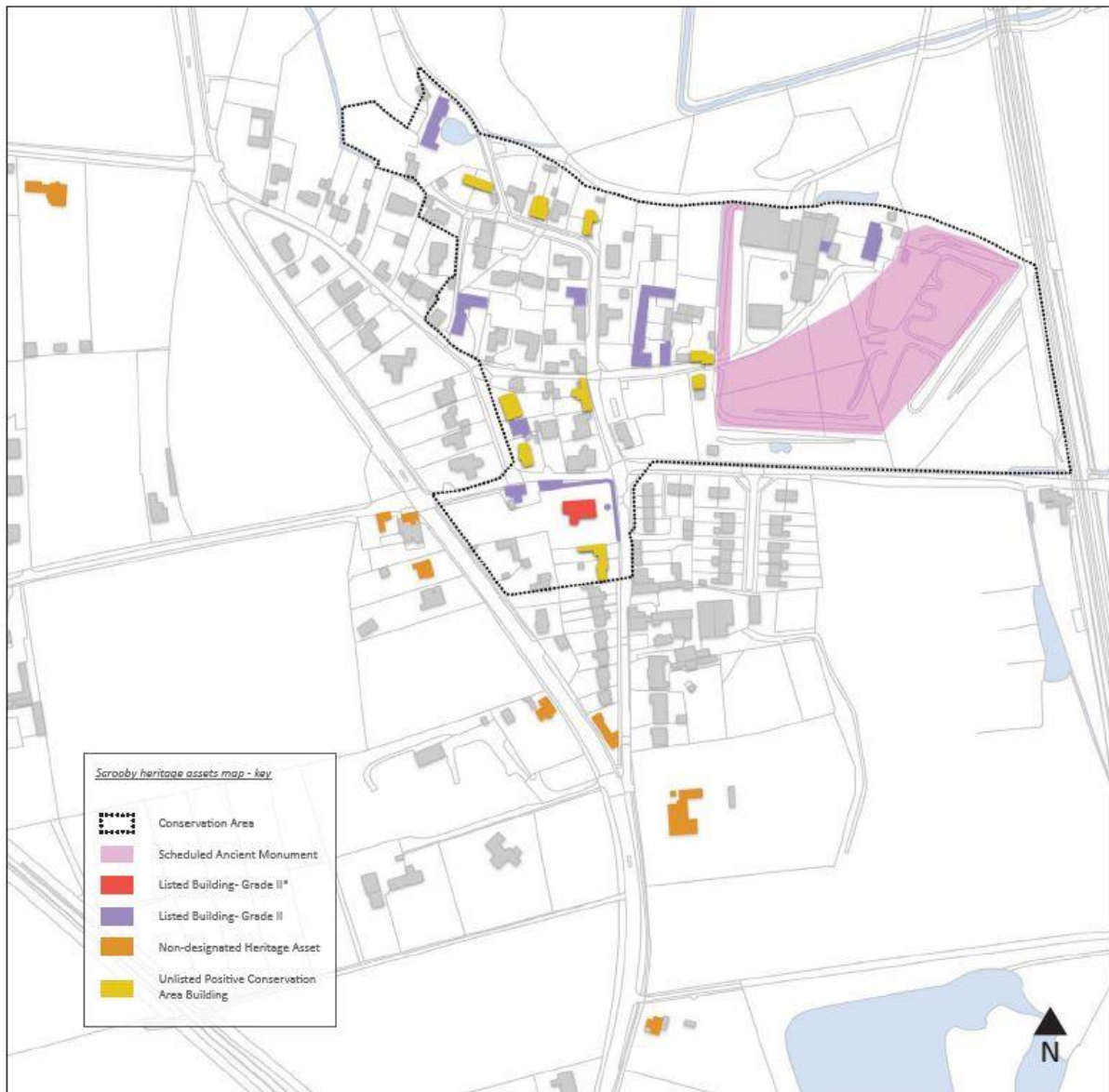
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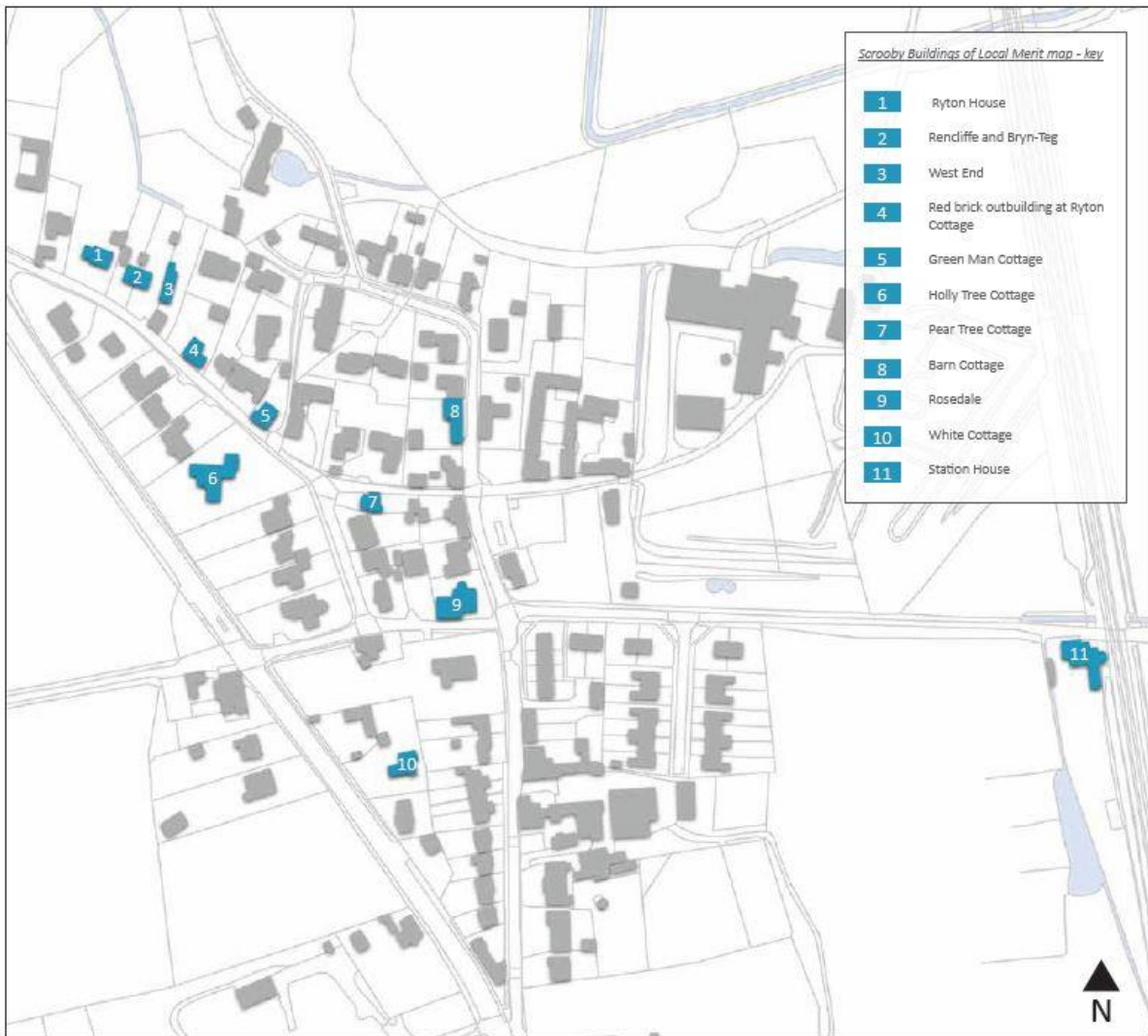
Historic Environment

- 12.8 Scrooby benefits from a particularly rich and mature village character, which derives much of its quality and local distinctiveness from the wide array of historic properties that make up a significant proportion of the settlement's-built extents. The village core has a particular wealth of such historic buildings, and this has seen the designation of a sizeable conservation area that extends northwards from Rose Cottage on Low Road up to Monk's Mill and eastwards to Manor Farm and the site of Scrooby Palace.
- 12.9 Included within this extensive catalogue of historic buildings and sites that populate Scrooby and the village's outer edges is a Scheduled Ancient Monument, 16 listed buildings, 8 non-designated heritage assets, and 13 unlisted positive conservation area buildings. For what is a comparatively small village, this represents a significant wealth of buildings and areas of recognised heritage value. Each of these designated heritage assets and other buildings of recognised heritage value or positive character are identified on Map 9 and described in the Scrooby Character Assessment.
- 12.10 In addition to those already identified in the Conservation Area, there are several buildings that contribute positively to the village character owing to either their historical associations, architectural style, visual interest and/or location, but despite this, have not as yet been afforded any formal recognition of their heritage value or positive character. These 'Buildings of Local Merit', have been identified through discussions with the local community and a survey of the village townscape.

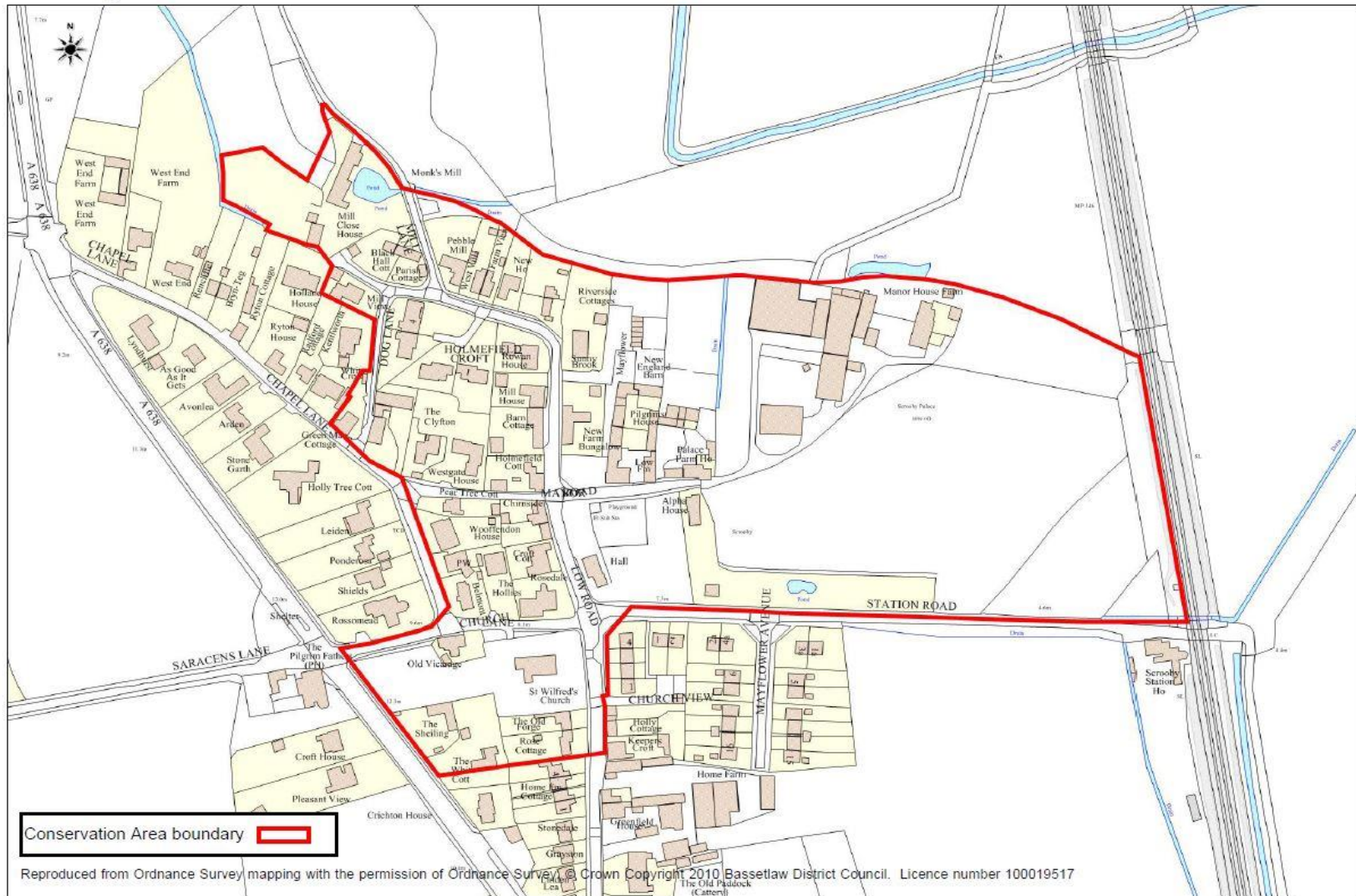
Map 9: Existing Heritage Assets in Scooby



Map 10: Additional Heritage Assets in Scrooby



Map 11: Scrooby Conservation Area

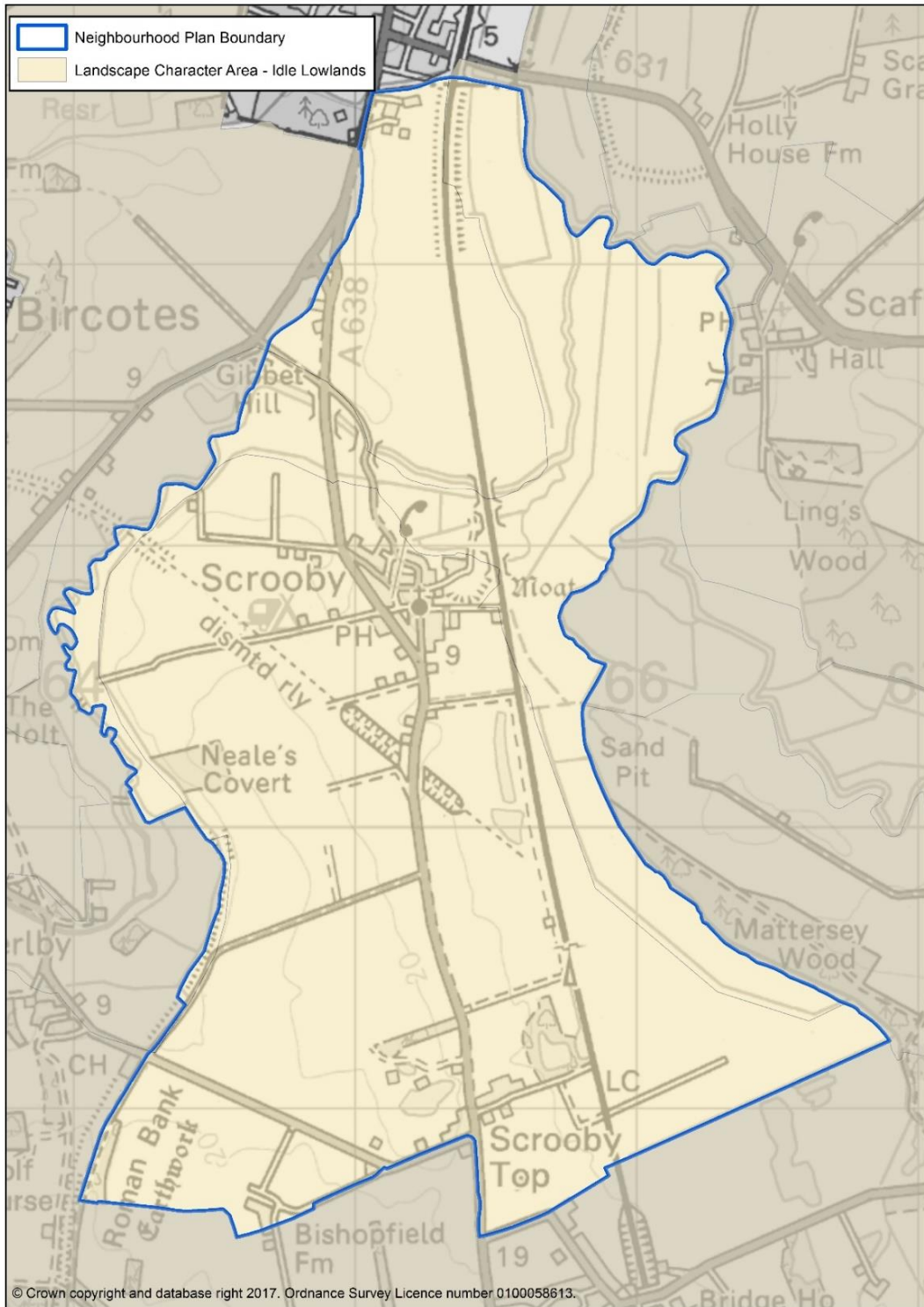


Wider Landscape Setting and Character

- 12.11 Scrooby is a rural parish situated at the far northern end of Nottinghamshire, positioned within a lowland landscape with the Pennines to the west and the eastern coast of England to the east. Development within the parish is concentrated within the centrally positioned village of Scrooby, with the remainder of the parish area largely being comprised of open land, much of which is devoted to agriculture. This section provides an overview of the key qualities and characteristics which define Scrooby's rural landscape setting. It draws from the relevant findings of the Bassetlaw Landscape Character Assessment (BLCA), focusing on the various landscape character areas identified within Scrooby's parish area.
- 12.12 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 5 different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, Scrooby lies within the Idle Lowlands LCA, which form the southern part of an extensive low-lying region which stretches northwards from Bassetlaw to the Humber Estuary.
- 12.13 Scrooby village has a generally positive relationship with its adjoining rural landscape setting. Vehicular approaches wind gently through the surrounding agricultural landscape and typically display a strong verdant character, with regular stretches of hedgerow and tree planting lining the roadside environment.

Map 12: Landscape Character Area – Idle Lowlands Bassetlaw Landscape Character Assessment

Scrooby



Policy 6: General Design Principles

1. New developments, including the extension to and alteration of existing buildings, should create places of character based upon an appreciation of the site and its surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the Scrooby Character Assessment. To achieve this, all new development proposals must demonstrate how they have considered the following design principles:
 - a) development should be designed to safeguard "key views towards St Wildfrid's Church and to Neal's Covert", as identified on Map 6, that contribute to the character and appearance of Scrooby village, as identified in the Scrooby Character Assessment and applications shall include an assessment of the impact of the proposal on the positive qualities of such view(s), explaining the rationale of design choices used;
 - b) development should respect existing plot boundaries, ratios, orientation and the historic buildings or traditional forms and grain of development;
 - c) development should respect the predominant materials used in the area, which largely consist of red brick with red-clay pantiles or natural slate as the predominant roofing materials (See section 4 of the Scrooby Character Assessment);
 - d) architectural design should reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
 - e) the height of new buildings should be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
 - f) existing green spaces, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;



- g) development should take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village;
 - h) development that would detract from the character of the significant hedgerows and trees, as identified on Maps 7 and 8, will not be supported; and
 - i) development should recognise the heritage value of those additional heritage assets as identified on Map 10.
2. Development proposals located within the wider landscape area must not cause any unreasonable harm to the appearance and amenity value of the surrounding landscape character area, as identified on Map 12, its biodiversity or visual significance.
 3. Proposals that do not have regard to the character of the area and would create demonstrable harm to its key features and attributes, will not be supported.

13 Monitoring and review

- 13.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Scrooby Parish will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Scrooby Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 13.2 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 13.3 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.

The Neighbourhood Planning Act 2017 and NPPF now requires all 'made' Development Plans to be reviewed every 5 years and the Parish Council will monitor the Neighbourhood Plan to make sure it is working effectively and is up-to-date with any changes to national or local planning policy.

14 Appendix 1: Local Green Space Assessment

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
<p>LGS 1: The Village Recreation Space</p>		<p>The spaces provides an open green space within the centre of the village and is bound to the South by some large mature trees.</p>	<p>N/a</p>	<p>The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise.</p>	<p>The site provides the most recreational activity space in the village. The site accommodates a play area and some amenity space with seating.</p>	<p>There are some large protected trees on the edge of the space.</p>
<p>LGS 2: The Churchyard</p>		<p>This is a significant green space that provides some mature trees and shrubs.</p>	<p>This space is located within the grounds of the church and forms part of one of the oldest sites within the Parish.</p>	<p>The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise.</p>	<p>Residents can walk into and enjoy the churchyard at all times.</p>	<p>Provides some significant trees that are home to birds and other wildlife species.</p>

15 Appendix 2: Scrooby Character Assessment

See the separate document.

Acknowledgements

SNAP would like to thank members of the Steering Group, the community, LAB Planning Services and Officers from Bassetlaw District Council for their immeasurable work and assistance in the production of this draft Plan.

For further information on the Neighbourhood Plan, please contact the Chair of SNAP; Tony Smith by email: scroobysnap@btinternet.com or telephone on 07974836978.