

John Slater Planning Ltd

Everton Parish Neighbourhood Development Plan 2018- 2034

Submission Version

An Addendum to the Report to Bassetlaw District Council on the
Examination of the Everton Parish Neighbourhood Development Plan

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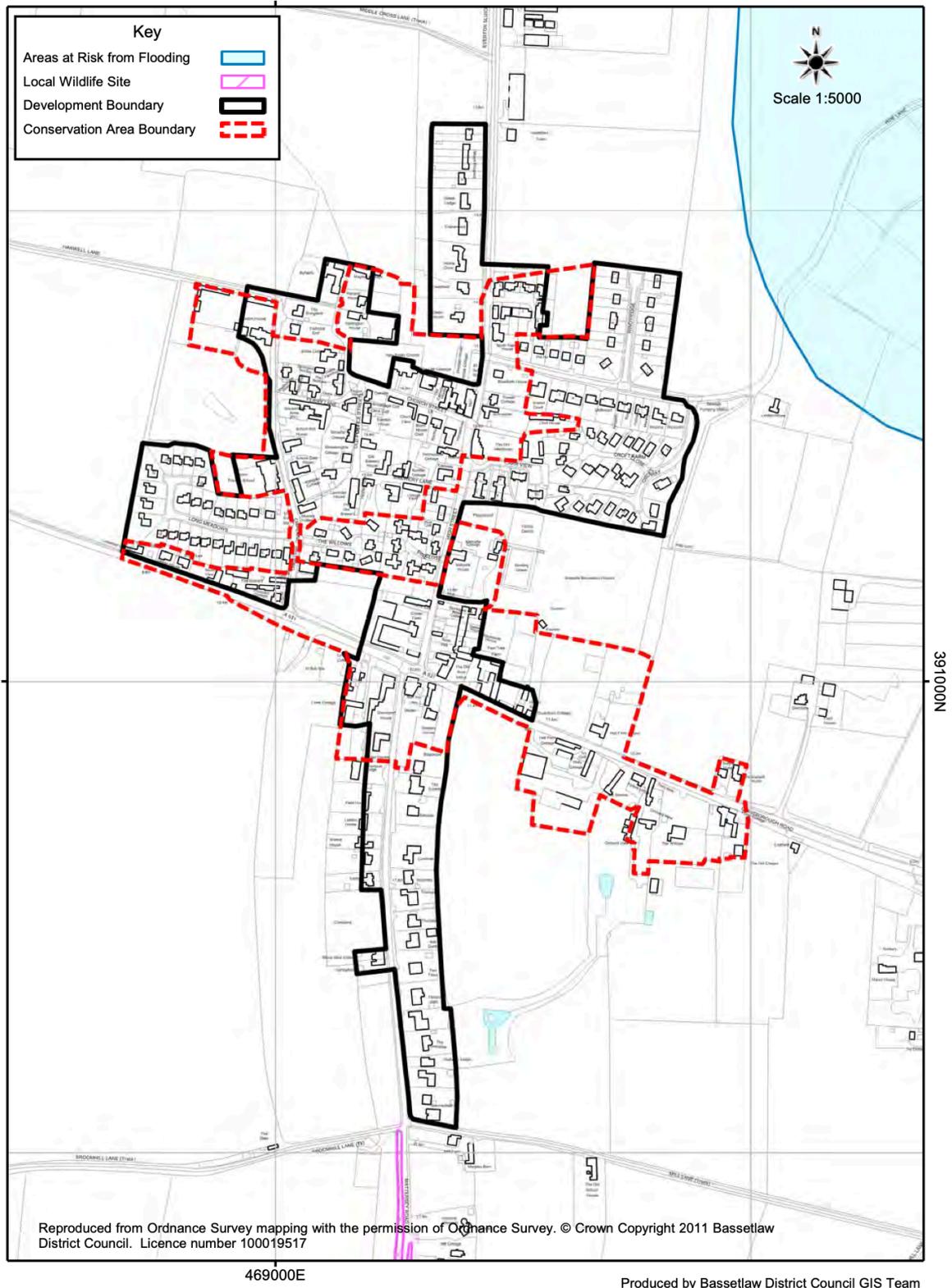
21st December 2019

1. On 28th August 2019, I issued to Bassetlaw District Council and Everton Parish Council, my report on the examination of the Everton neighbourhood plan, as required by paragraph 10(7) of the Schedule 4B to the Town and Country Planning Act 1990. That report confirmed that, in my opinion, the plan if amended in line with my recommendations, meets all the basic conditions and other legislative requirements and I recommended that the plan should move forward to referendum.
2. Subsequent to the publication of my report, I have been asked by Bassetlaw District Council to provide additional reasons as to why I reached the conclusion that the neighbourhood plan met the basic condition which is set out in paragraph 8 (2) e) of the above Schedule, namely that "the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority". This addendum specifically addresses that question and sets out whether the provisions of the neighbourhood plan, if amended in line with my recommendations, is or is not in general conformity with strategic policies in the adopted local plan
3. The relevant development plan is the Bassetlaw Core Strategy and Development Management Policies DPD, which was adopted in 2011. I will focus my analysis on the contents of the plan that are of particular relevance to the Everton Neighbourhood Plan. I will italicise particular aspects which have influenced my conclusions.
4. My starting point is the plans' overall vision for Bassetlaw and of particular relevance is the provisions which cover rural service centres, such as Everton, which is contained in the statement "a few of the districts other villages will act as rural service centres, *accommodating limited, carefully managed levels of housing growth and small affordable housing schemes*".
5. The identification of some villages as rural service centres, as compared to other settlements, is a reflection of one of the plan's strategic objectives SO5 – "to ensure the continued viability of Bassetlaw rural settlements, through the protection and enhancement in the levels, of local services and facilities and support for enterprises requiring a rural location".
6. The Core Strategy's spatial strategy proposes "restraint is exercised on major development in the eastern half of the district, *alongside small-scale targeted development in specific villages to sustain rural communities but ensuring that development in the open countryside remains strictly controlled*".
7. Of particular relevance to the policies being promoted in the Everton neighbourhood plan are Policy CS1, dealing with the settlement hierarchy and Policy CS8, dealing with the rural service centres. Also of relevance is Policy

- DM3 dealing with general development in the countryside, and addresses development outside service settlement boundaries.
8. Policy CS 1: settlement hierarchy states:
“Until the adoption of a Site Allocation DPD, development in the settlements identified in the hierarchy *will be restricted to areas inside defined Development Boundaries* (see Proposals Map)
 9. Everton, as previously mentioned is identified in the hierarchy as one of the rural service centres. These are “rural settlements that offer a range of services and facilities and the access to public transport, *that makes them suitable locations for limited rural growth*”
 10. The local plan sets out an overall housing target for the district of 6384 dwellings, to be delivered in the period 2010 to 2028. The overarching strategy is to focus most growth on higher tier settlements, such as Worksop and Retford and it includes an allowance for development in the rural parts of the district. In terms of the rural service centres, there is an expectation that they will accommodate 10% of the overall housing growth. At the time of the publication of the plan there was a residual requirement for these rural service centres to provide 599 dwellings.
 11. It is now just under half way through the plan period and I understand that, in terms of completions and consents granted within the rural service centres, the figures are that there are 386 units delivered or approved.
 12. These figures, set out in paragraph 10, are reflected in Policy CS8: Rural Service Centres which states that: -
“Any future development within a rural service centre *will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities*”.
 13. It goes on in the section of the policy dealing with housing
 14. “Up to 10% (599 dwellings) of the District’s housing requirements will be delivered in the rural service centres through existing permissions and allocations in the site allocations DPD for the period 2010- 2028.*Residential development will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.*”
 15. In a later paragraph it sets out the circumstances where exception sites would be supported: -
“When no alternative sites are available within Development Boundaries, proposals for affordable housing schemes of a scale appropriate to the size and role of the settlement will be supported on sites outside of, but adjoining, these boundaries where local need is proven and explicit community support is demonstrated.”
 16. I set down below the Development Boundary that relates to Everton which comes from the Proposals Map. All the areas outside the settlement boundary would be treated as countryside where the only development that would be allowed are as set out in Policy DM3 and this covers replacement buildings,

proposals for the reuse of previously developed land in rural areas and agricultural/forestry building and domestic equine facilities.

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17. In coming to my conclusions on this basic condition, I have paid particular regard to guidance contained within Planning Practice Guidance on what is meant by “general conformity”, “strategic policies” and “how strategic policy is determined”. The local planning authority has not identified what it considers strategic policies, although the use of pre-fix CS – to differentiate a core strategy policy from a development management policy, implies a more strategic focus. I have also had regard to the information provided by the Parish Council as set out in Table 3 of the Basic Condition Statement which is a useful cross reference for each of the neighbourhood plan policies, to an equivalent policy in the local plan, specifically Policies, DM4, DM5, DM8, as well as aforementioned Policies CS1 and CS8 as well as DM3.
18. Paragraph 184 of the 2012 NPPF states that “neighbourhood plans and orders should not promote less development than set out in the local plan or undermine its strategic policies”
19. In making that assessment, I am particularly conscious that the local plan is only contemplating development within the defined settlement boundary of Everton. The only developments outside the defined areas would be small-scale affordable housing schemes allowed as exception sites.
20. It is noteworthy that all the proposed housing sites considered by the Parish Council in the document *Site Assessment – Assessment Criteria and Assessment* would fall outside the Development Boundary of the village. The scope for development within the boundary are very limited. I am therefore satisfied that the neighbourhood plan would be delivering greater levels of development than is proposed under the provisions of the adopted Bassetlaw core strategy and development management policies DPD.
21. I am satisfied that the general levels of development now proposed, taking account of my recommendations and in particular having regard to the proposals in Policy E9 which is to place a limits of new development to schemes of no more than 9 units and allowing up to 20% growth in housing numbers through the plan period (having regard to existing commitments), will be in general conformity with the strategic policies set out in the Core Strategy, in that the plan delivering the limited small scale growth which is appropriate to the scale of Everton village.
22. This addendum sets out my reasons for the conclusion that the Everton Parish Neighbourhood Plan does meet basic condition e).
23. All my previous conclusions and recommendations still stand.

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