

## **Everton Neighbourhood Plan**

### **Representations Submitted to the Independent Examiner (Post-Hearing Amendments Consultation)**

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## **Anglian Water**

**From:** [Patience Stewart](#)  
**To:** [Will Wilson](#)  
**Subject:** RE: Everton Neighbourhood Plan: Consultation on Post-Hearing Amendments  
**Date:** 03 June 2019 15:21:25

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Dear Will,

Thank you for the opportunity to comment on the Post Hearing Amendments to the Everton Neighbourhood Plan. The following response is submitted on behalf of Anglian Water. The views of Severn Trent Water who are responsible for wastewater services within the Parish should also be sought on the content of the Neighbourhood Plan.

***Question 1: Do you wish to make any comments about the proposed changes to Policy E8 (and the supporting text)?***

We note that Policy E8 has been amended to include specific reference to infrastructure provision as part of the criteria. We would ask that reference is made to both water supply and drainage.

It is therefore suggested that Policy E8 be amended as follows:

'7. The development can be served by sustainable infrastructure provision such as **water supply**, surface water, waste water drainage and highways; and'

***Question 2: Do you wish to make any comments about the proposed changes to Policy E9 (and the supporting text)?***

We note that the housing capacity for sites 2 and 3 have been amended from the submitted documents. Both of these sites are expected to require improvements to water supply network to enable the development of these sites based upon an initial assessment. We have no objections to the principle of residential development on these sites as amended.

***Question 3: Do you wish to make any comments about the proposed inclusion of Appendix IV?***

We have no comments to make in relation to the inclusion of Appendix IV as this does not appear to raise any issues for Anglian Water.

***Question 4: Do you wish to make any other comments about the proposed changes to the Everton Neighbourhood Plan?***

We have no comments to make in relation to Question 4.

I would be grateful if you could confirm that you have received this response.

Should you have any queries relating to this response please let me know.

Regards,  
**Stewart Patience**  
Spatial Planning Manager

**Anglian Water Services Limited**

**Mrs A. Ballarini**

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

**Response Form**

**Respondent:** Ann Ballarini

**Address:**



**Question 1:** Do you wish to make any comments about the proposed changes to **Policy E8** (and the supporting text)?

The Policy E8 seems to have fair and appropriate criteria for any future potential sites to be assessed against. This meets the wishes of residents of the village. As there are already significant new housing developments being completed and full planning and outline planning permissions totalling 46 new dwellings, if they all go ahead, it is not anticipated that many sites will come forward other than those in the plan.

**Question 2:** Do you wish to make any comments about the proposed changes to **Policy**

It is helpful to have the size of sites confirmed and number of potential dwellings confirmed. All three sites seem appropriate and have support from the community.

**Question 3:** Do you wish to make any comments about the proposed inclusion of **Appendix IV**?

It seems appropriate.

**Question 4:** Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?

Very disappointed at the length of time (nearly 4 years) that it is taking for the plan to come to referendum. This has largely been due to aggressive landowners trying to force their site to be included in the plan. It's acceptable that all views are considered, but should not be allowed to delay the process. Vested financial interests should not overturn the interests of the village as a whole.

**Mr A. Ballarini**



**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Response to Everton Neighbourhood Plan - Post Hearing Amendments  
**Date:** 24 June 2019 21:42:09

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Dear Will,

I am writing in formal support of the amendments to the Neighbourhood Plan proposed by Everton Parish Council in response to the Post Hearing Notes.

My reasons are as follows:

The suggested provision of a footpath to the Hall Farm site has a two fold benefit in that it provides safe access to the site and could enable linear development on the field adjacent to the footpath that is in line with the aims of the Neighbourhood Plan ( less than 10 affordable dwellings set out in a linear fashion with road frontage).

The proposal for "windfall" developments of fewer than ten dwellings appears to match the aspirations of the Neighbourhood Plan, formally consulted upon in several iterations.

The proposal for "windfall" developments corresponds closely with that of actual developments over at least the last fifteen years, which appear to have been successfully incorporated into village life by accretion without loss of the community feel so valued by Parishioners in their responses to the Neighbourhood Plan Questionnaire.

Since the last Neighbourhood Planning exercise undertaken by the Parish Council in, I believe, about 2001 there are numerous examples ;The Willows, (Chapel Lane development), Northfield Farmstead development, Corner Farm development, developments along Mattersey Road, developments on both sides of Gainsborough Road and, in addition, numerous examples of infill where large gardens have been split. In the appendix to the Parish Council's response, listing planning starts and applications, this trend continues, indicating, I would suggest, a successful, sustainable planning trend which meets both the aims of the NPPF, the needs of Village institutions such as the school, the forecasts of developers, and the expressed aspirations of Parishioners.

In addition, to allow one large development might not only preclude this trend and potentially disrupt more "organic" growth of the Parish but also impact on the ability of the Metcalfe Trust, a most valued Parish asset, to realise development of two small sites in the Village which could match the "windfall" proposals. These developments could raise raise much needed funding for the Trust, which provides the Village Hall as well as the vast majority of sports and other recreation facilities in the Parish.

Yours sincerely,

Anthony Ballarini

[REDACTED]

**D. Bardsley**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Comments of the consultation on post hearing amendments to the Everton Neighbourhood Plan  
**Date:** 06 June 2019 15:15:29

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Dear Will,

In response to the consultation documents currently posted on the BDC web site in relation to the above, my comments are as follows:

I fully support the proposed revisions to the Plan and am pleased that this is now able to take into account the plethora of recent building in Everton, much of which might never have occurred had BDC been able to demonstrate a five year housing supply. I note that, with the proposed site allocations and potential building from existing planning applications approved but not started the total build within the plan period will be virtually at the 20% cap proposed in the emerging BDC Local Plan. I think this number will more than deliver BDC's housing target (as far as Everton is concerned) and help ensure the future sustainability of the settlement. I would not like to see development over the 20% cap; I think this would start to change the character of the village I have enjoyed living in for nearly 40 years.

I support the proposed allocated sites and think the reduction of housing numbers proposed on these is appropriate and I'm glad to see that at least some smaller, more affordable homes are proposed. I also support the proposed windfall policy, which I note is in line with proposals contained in the emerging BDC Local Plan.

Regards,

David Bardsley

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

## **Canal and River Trust**

**From:** [Simon Tucker](#)  
**To:** [Will Wilson](#)  
**Subject:** RE: Everton Neighbourhood Plan: Consultation on Post-Hearing Amendments  
**Date:** 17 May 2019 15:42:06  
**Attachments:** [image002.png](#)

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Dear Mr Wilson

Thank you for your consultation on the proposed amendments to the Neighbourhood Plan.

Having reviewed the document, I can confirm that the Trust have no comment to make upon the changes.

Kind Regards

Simon Tucker MSc MRTPI  
Area Planner North East, Canal and River Trust

**T** 07885241223

**E** [simon.tucker@canalrivertrust.org.uk](mailto:simon.tucker@canalrivertrust.org.uk)

**Canal & River Trust**

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**C. Dunn**

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

**Response Form**

**Respondent:** Christine Dunn

**Address:**



**Question 1: Do you wish to make any comments about the proposed changes to Policy E8 (and the supporting text)?**

Seems to agree with survey amongst villagers in 2016

**Question 2: Do you wish to make any comments about the proposed changes to Policy**

The development at Harwell is a reasonable proposal especially as I understand there was a house on that site some years ago.

The sites on the A631...Ok if Highways ensure safe access and egress from the busy main road for the extra traffic.

**Question 3: Do you wish to make any comments about the proposed inclusion of Appendix IV?**

Pleased to see that the number of houses in Bassetlaw's Plan has been backdated to August 2018. This gives a more sensible target and responds more realistically to the survey of 2016.

**Question 4:** Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?

Hopefully an end is in sight.



**J. Dunn**

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

**Response Form**

**Respondent:** John Dunn

**Address:**



**Question 1:** Do you wish to make any comments about the proposed changes to **Policy E8** (and the supporting text)?

The amended policy successfully encapsulates the wishes of parishioners as were expressed by a majority of the original questionnaire responses. It safeguards the neighbourhood from a largely unwanted development of new and large (in quantity and size) areas of unsuitable housing.

**Question 2:** Do you wish to make any comments about the proposed changes to **Policy**

All sites look to fulfil the wishes of the landowners without serious, negative impacts on the character of the parish and are largely in keeping with the original aims of the plan, provided that access from sites is managed for safety of owners and traffic along A631.

**Question 3:** Do you wish to make any comments about the proposed inclusion of **Appendix IV**?

This is needed in the plan to explain the rationale behind the numbering as proposed in the original plan and clarifies why no major developments are needed or welcome. It should be said that since the original plan there has been significant development of inappropriate properties which added to this list far exceeds the original desire of the

parishioners as a result of the time taken to adopt the plan and incorrect housing needs figures within Bassetlaw.

**Question 4:** Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?

These should be given a decision without any undue delay so that this plan, which is (and should be) the wishes of the parishioners based on the original questionnaire responses, and should not be delayed / blocked by landowners or developers who have shown that their interests in the plan are purely financial!!!

## **Gladman Developments**

Dear Sir/Madam,

**Re: Everton Neighbourhood Plan – Proposed amendments**

This letter provides the response of Gladman Developments (hereafter referred to as “Gladman”) to the current consultation held by Bassetlaw District Council (BDC) in response to the proposed amendments to the Everton Neighbourhood Plan (ENP) following the hearing session in January 2019.

Gladman welcome the opportunity to comment on the proposed amendments to the ENP. Gladman have been involved throughout the preparation process of the ENP having submitted detailed representations to the Regulation 16 consultation ending in August 2018. This response seeks to build upon our previous representations and should therefore be read in conjunction with our previous submissions.

Policy E8: Housing within Everton Parish

In principle, Gladman welcome the changes to Policy E8 which seeks to support further development in or adjacent to the existing built form of the settlement subject to the criteria listed. However, Gladman would be opposed to the reference of ‘limited infill development and small scale schemes (of up to 9 dwellings) referred to in the policy wording. The use of such wording would undermine the positive approach to planning contained in the National Planning Policy Framework (NPPF) and the need to significantly boost the supply of housing and the presumption in favour of sustainable development. Gladman consider that the policy would be better served if the reference referred to above is deleted in its entirety and replaced with the following wording:

**“Development proposals which are proportionate and well related to the existing settlement will be supported.”**

Indeed, it is important to note that the emerging Bassetlaw Local Plan considers the housing requirement as a minimum and should therefore should be treated as such in neighbourhood plan areas. Notwithstanding this, whilst it is noted that the emerging Local Plan refers to a 20% cap it cannot be certain at this time whether this will be found sound once the

Local Plan is submitted for independent examination. This issue has been raised with Bassetlaw as it is considered onerous and would set a development cap on settlements across Rural Bassetlaw without any consideration of the sustainability merits of a development proposal. Should the proposed growth levels be reached in individual settlements, this would effectively act to arbitrarily preclude the delivery of sustainable development proposals from coming forward contrary to national policy.

Paragraph 16f of the Framework is clear that:

**“Plans should:**

**f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework where relevant).”**

Whilst the above relates to policies in the adopted Development Plan, emerging Policy 8: Rural Bassetlaw will be examined in greater detail through the Local Plan examination process with the proposed approach having objections already raised. As the neighbourhood plan is only seeking to duplicate these requirements, it would be better if these were removed and instead left to the examining Inspector of the emerging Local Plan to consider this matter in greater detail.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

John Fleming

Gladman Developments Ltd.

**J. Gomes**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Public Consultation: Post-Hearing Amendments to the Everton Neighbourhood Plan  
**Date:** 25 June 2019 23:58:12

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Dear Will

Please find my response to the proposed amendments to the Everton Neighbourhood Plan.

Question 1.

I support the proposed changes to Policy E8 (and the supporting text).

Question 2.

I support the proposed changes to Policy E9 (and the supporting text).

Question 3.

I agree with the inclusion of Appendix IV.

Question 4.

I believe that the proposed changes will allow the delivery of Everton Neighbourhood Plan and demonstrate the fairness of the process involved.

Kind regards

Jackie Gomes



**Grace Machin, on behalf of Magnus Educational Foundation**

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

**Wednesday 19<sup>th</sup> June 2019**

Dear Mr Wilson

**Everton Neighbourhood Plan**

**Public Consultation: Post – Hearing Amendments to the Everton Neighbourhood Plan (May 2019)**

On behalf of our clients (*The Magnus Educational Foundation*) we wish to make the following representations before the deadline of 1700 on Tuesday 25<sup>th</sup> June 2019. We trust they will be duly considered by the appointed Examiner.

**Question 1:** *Do you wish to make any comments about the proposed changes to **Policy E8** (and the supporting text)?*

We have no formal comments to make on the 'new' **Policy E8 – Housing within Everton Parish** suffice to say that we note that it sets out (and we support in principle) the allocation of around 16 houses on site allocations within Everton under Policy E9.

**Question 2:** *Do you wish to make any comments about the proposed changes to Policy E9 (and the supporting text)?*

We can confirm that we SUPPORT the proposed changes that specifically relate to Site 2: Land at Hall Farm, Gainsborough Road, Everton (NP10) which is within the ownership of our clients.

We consider that the site capacity of 10 units is achievable and the revised 'red line' will allow for safe vehicular access and egress west of Hall Farm Cottage.

We note that the word 'reflects' has been inserted into point b) *Development reflects the built form and historic character of Gainsborough Road;*

We have no objection to this amendment and are supportive of a scheme that reflects that local style and vernacular.

We have no objection to amended point c) *A new access with a turning head is provided off Gainsborough Road to ensure that safe access to the site and the required visibility splays can be achieved*

We have undertaken considerable detailed highway assessment work and liaised with the County Council over the past two years to ensure safe access and egress can be delivered all within the freehold land ownership of my client.

A new point e) has been inserted which states that development will be supported if: *Development includes 50% smaller units of 2-3 bedrooms and 50% larger units;*

We SUPPORT this point and have no objection to the delivery of an application which delivers 5 x two or three bed units and 5 x 4 bed plus units.

Alternatively, if less numbers are proposed the same ratio – i.e. 4 x two or three bed units and 4 x 4 bed plus units.

**Question 3:** *Do you wish to make any comments about the proposed inclusion of **Appendix IV**?*

No comments to make.

**Question 4:** *Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?*

We have no further comments to make on the Amended Neighbourhood Plan.

Finally, we would be grateful to receive confirmation that these representations have been formally received by the Local Planning Authority within the consultation period – i.e. on or before 5pm on the 25<sup>th</sup> of June 2019.

Yours sincerely

*Nick Grace*

**Nick Grace BA (Hons) Dip TP MRTPI**  
Partner

**M. Guest**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Everton Neighbourhood Plan  
**Date:** 24 June 2019 18:13:26

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Dear Mr Wilson

As an Everton resident I would like to make a comment regarding the neighbourhood plan that has been circulated

I appreciate the objective of Bassetlaw Council to abide by the Government's instruction to build more housing. I totally understand this policy  
Attracting new residents to our village is a great thing.

Looking at your policy Everton has already built or building approximately 25 houses in the last 12 months or so. The additional housing plans take this figure to circa 45, which is above the stated figure. Are they required

The latest housing plan shows two areas of new build. I would to point out, which I know you have considered is the impact on Gainsborough Road. Additional cars will be turning in to the new estate causing hazards and dangers to a road where car speed is a potential threat to safety. Are there any pavements for pedestrians?

Your latest drawings don't show a proposed site further along Gainsborough road heading out of the village towards Bawtry. I had understood that this site was going through?  
This in my view would have a visual impact on the village and take out a green belt. Once this "small" has been lost to development it could or would lead to further development of that area. Again creeping in to the countryside

I do appreciate you have spent time to consider your new housing plan on our village. My view is that Everton has seen new build and expensive housing! to meet what is expected, however I am concerned over the years Everton will change and will loose it's identity

Many thanks for time

Regards

[REDACTED]

**Harrison Grant, on behalf of R. Troop & Sons**

HARRISON

SOLICITORS

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25 June 2019

Dear Sirs,

**Everton Neighbourhood Plan**

We act for R Troop and Sons.

We enclose our client's response to the consultation on the Post-Hearing Amendments to the Everton Neighbourhood Plan.

Yours faithfully



**Harrison Grant**

# **Post Examination Consultation Response June 2019**

## **Everton Neighbourhood Plan (ENP) - R.Troop & Son**

### **1. Introduction**

The proposed changes to the Everton Neighbourhood Plan (“ENP”) which the Everton Parish Council (“EPS”) seeks the Inspector to make to the ENP do not satisfy the Basic Conditions for the following reasons:

- A. Policy E8 is not in general conformity with the Local Plan as it seeks to pre-judge the outcome of the examination of the draft Bassetlaw Local Plan and prevents sustainable development by imposing numerical caps on development.**
- B. Policy E9 allocates unsustainable sites at Hall Farm and The Willows at the expense of a safe and sustainable site, NP13**
- C. The Character Appraisal map at MAP11 does not reflect the existing character of Everton and so prevents sustainable development.**

### **2. Background**

At the Public Hearing held on 10 January 2019, the Independent Examiner advised that the wording of policies E8 and E9 in the submitted ENP did not constitute sustainable development and would not satisfy the basic conditions. The Examiner therefore recommended that the EPC should work with the Council’s planners and others, including R Troop & Son, to prepare a revised Policy E8 and E9 which, following public consultation, could be suggested to him as changes to be recommended in the Examiner’s final report. Despite this recommendation, R Troop & Sons were not consulted in the drafting of the revised proposed Policies E8 and E9.

Since then, the revised draft Bassetlaw Local Plan (“draft BLP”) has been published for consultation, responses to the consultation have been submitted and the Council is currently considering those responses. Many of the changes to the ENP rely heavily on the policies contained within the draft BLP and its underlying evidence base.

This has resulted in proposed modifications to the ENP which unjustifiably seek to reduce housing delivery in Everton compared to the Regulation 16 version. This results in the promotion of less development in Everton than provided for by the Core Strategy.

### **3. The Basic Conditions – the law**

Basic conditions are set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and include, insofar as relevant:

*“(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*

*...*

*(d) the making of the order contributes to the achievement of sustainable development,*

*(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),”*



For the purposes of condition (e), the development plan is defined as “the development plan documents (taken as a whole) which have been adopted or approved in relation to that area.”<sup>1</sup>

The phrase “general conformity” and the approach to this phrase in the context of an emerging strategic plan was considered by the Court of Appeal in *Persimmon Homes (Thames Valley) Ltd v Stevenage Borough Council* [2005] EWCA Civ 1365<sup>2</sup> where Laws LJ held that whilst a strategic plan may be under review, the outcome of that review should not be pre-judged and the plan in force must still be respected:

*28. [...] I agree with the judge (at [53]) that to read 'general conformity' as simply meaning that the proposals of the local plan should be 'in character' with the structure plan would be to accept too broad a construction. On the other hand, there are the features to which I have earlier referred – the long lead-times involved, the fact that the exigencies of planning policy may present a changing picture, and the statutory words themselves. In construing the general conformity requirement the court should in my judgment favour a balanced approach by which these different factors may be accommodated. I consider that on its true construction the requirement may allow considerable room for manoeuvre within the local plan in the measures taken to reflect structure plan policy, so as to meet the various and changing contingencies that can arise. In particular (for it is relevant here) measures may properly be introduced into a local plan to reflect the fact, where it arises, that some aspect of the structure plan is itself to be subject to review. This flexibility is not unlimited. **Thus measures of this kind may not pre-judge the outcome of such a review. They must respect the structure plan policies as they are, while allowing for the possibility that they may be changed.** I doubt whether it is possible to derive any more focussed conclusion on the construction of the general conformity requirement. [...]*

*29. [...] But if the right interpretation of 'general conformity' is, as in agreement with the judge I would hold, a balanced one, it will as I have said allow what may be a considerable degree of movement within the local plan to meet the various and changing contingencies that can arise. In that case the question whether the local plan is in general conformity with the structure plan is likely to admit of more than one reasonable answer, all of them consistent with the proper construction of the statute and of the relevant documents. In those circumstances the answer at length arrived at will be a matter of planning judgment and not of legal reasoning."*

Lloyd LJ added the following observations:

*71. The use of the phrase 'general conformity' leaves some scope for flexibility and even, as noted above, for some conflict. The context is that of the structure plan authority setting a general policy, which could no doubt be regarded as a strategy, for its area, leaving it to the local plan authorities within the area to implement those policies and that strategy by detailed policies. **It cannot be open to a local plan authority to subvert the general policies, or to resolve that it will not give effect to a general policy within its area. It is open to such an authority to exercise some flexibility as to how the general policy is implemented, though the degree of flexibility may depend on the nature of the general policy.** [...]*

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<sup>1</sup> See section 38(3)(b) of the Planning and Compulsory Purchase Act 2004. Section 336 of the Town and Country Planning Act requires “development plan” to be construed in accordance with this section.

<sup>2</sup> The approach in *Persimmon* to the phrase “in general conformity” was adopted in the Neighbourhood Plan by Dove J in *R (Swan Quay LLP) v Swale Borough Council* [2017] EWHC 420 (Admin) at [29]-[32].

[...]

86. As I said at paragraph 68 above, it is not sensible to attempt to define the statutory phrase 'in general conformity with' a structure plan, and I do not propose to try. However, it seems to me that, at least, **in order to be in general conformity with a structure plan, the local plan must give effect to the main policies set out in the structure plan, and must do so in a way which does not contradict or subvert their achievement.** There is room for flexibility, subject to the terms in which the general policies are stated. There may be scope for variations of detail as regards timing, for example. But **the local plan must not put obstacles in the way of the fulfilment of the strategic policies in the structure plan such that they will not, or may well not, be achieved as provided for in the structure plan.** Otherwise the purpose of the structure plan, and the basis of the relationship between one structure plan and a series of local plans would be altogether undermined, with the purpose behind an overall strategic policy being implemented differently and in conflicting ways in different parts of the area governed by the structure plan, and in some of those parts possibly not implemented at all.

This approach to the phrase “general conformity” was adopted in the Neighbourhood Plan context by Dove J in *R (Swan Quay LLP) v Swale Borough Council* [2017] EWHC 420 (Admin) at [29]-[32] concluding that:

1. This basic condition relates to the strategic policies of the development plan, not the development plan as a whole (para 29)
2. The question which is posed under paragraph 8(2)(e) is one which is entirely a matter of planning judgment (para 30)
3. In exercising the planning judgment in relation to general conformity there is sufficient elasticity in the evaluation to accommodate some conflict with strategic policies as well as the prospect of strategic policies being reviewed. But that elasticity has limits, and the extent of the limit will be part and parcel of the planning judgment (para 32).

Last, para 184 of the NPPF<sup>34</sup> advises that Neighbourhood Plans should not promote less development than that set out in the Local Plan or undermine its strategic policies. The same wording appears in the revised NPPF where it is stated that this is an expression of government guidance on how neighbourhood plans should be assessed to determine whether they satisfy basic condition (e).<sup>5</sup>

#### 4. The relevant local plan

Here, the adopted development plan is the Bassetlaw Core Strategy. It sets the strategic policies for the Bassetlaw District Area for the period to 2028. It remains in force and the policies contained within it are not out of date. The ENP must be assessed against the strategic policies in the Core Strategy; particularly policy CS8 which sets the general approach to development in Rural Service Centres.

The Draft BLP is not, as a matter of law, relevant to the consideration of whether condition (e) is satisfied; although it may be relevant to the consideration of whether the other basic conditions are

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<sup>3</sup> The relevant version of the NPPF for the purposes of examining the ENP is the NPPF published in 2012 as it was submitted for examination prior to 24 January 2019 – see para Annex 1, para 214 of the revised NPPF.

<sup>4</sup> Regard must be had to the NPPF under basic condition (a) as it is national policy relevant to neighbourhood planning.

<sup>5</sup> Revised NPPF, para 29 and footnote 16.

satisfied.<sup>6</sup> Further, the policies in the Draft BLP and its supporting evidence (most notably the assessment of Objectively Assessed Need for housing) have yet to be tested for their soundness in examination. It is therefore still in its very early stages and may be subject to considerable change. Whilst the evidence of housing need may be relevant, the policy approach to the distribution of that housing need should be consistent with the existing strategic approach. Moreover, the Government's advice on calculating a Local Authority's objectively assessed need has recently been clarified so that 2014-based household projections should be used<sup>7</sup>; the draft BLP uses 2018 as a baseline<sup>8</sup> and so is likely to be amended. In the circumstances, little reliance should be placed on the housing policies in the draft BLP.

Whilst it is accepted that an emerging neighbourhood plan may have regard to the possibility that a strategic policy may change, it cannot undermine the policy as currently exists. Changes to the ENP cannot be recommended on the basis that they comply with the policy aspiration set out in a draft Local Plan which has not yet been considered to be sound where it undermines the delivery of the adopted development plan.

## **5. General conformity – What is the development strategy that the ENP should comply with?**

The relevant strategic policies in the Local Plan are Core Strategy policies CS1 and CS8. They direct development in rural areas to "Rural Service Centres" as these "*offer a range of services and facilities, and the access to public transport, that makes them suitable locations for limited rural growth*". Everton is identified as a Rural Service Centre in policy CS8.

Policy CS8 does not place any express limit on development in Rural Service Centres; the policy simply requires development to 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.*" Whilst Policy CS8 requires up to 10% of the District to be delivered in Rural Service Centres, this is expressed as a target and not a cap on development<sup>9</sup>. Therefore, the Core Strategy sets a minimum level of residential development in Rural Service Centres whilst allowing for the possibility of further sustainable growth in such settlements. It does not place any numerical restrictions on growth, leaving it to the judgment of the decision taker to determine whether any housing proposal before it is sustainable.

Policy CS8A sets the strategic policy for housing in Rural Service Centres. The approach is intended to be driven by residents' views on scale and location to ensure new development will help to sustain local communities.<sup>10</sup> Further, the Core Strategy states that new development is likely to include greenfield extensions, where no appropriate sites exist within the development boundaries, but other approaches would be taken where local views and circumstances support them. The policy supports certain types of residential development (including outside the development boundary) but does not prohibit other types of development. Where the Core Strategy seeks to discourage development, it does so in express terms.<sup>11</sup>

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<sup>6</sup> This is confirmed by the Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509 which states "*[a]lthough a draft neighbourhood ... is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested*"

<sup>7</sup> See planning practice guidance, paragraph: 005 Reference ID: 2a-005-20190220.

<sup>8</sup> See para 6.6 of the draft BLP.

<sup>9</sup> See para 4.09 of the Core Strategy.

<sup>10</sup> See paras 4.29 and 4.30 of the Core Strategy.

<sup>11</sup> See e.g. policy CS9 which states "*Proposals for the development of housing within these settlements, other than for conversions or replacement dwellings in line with Policies DM2 and DM3, will not be supported.*"

In the circumstances, to be in general conformity with the Core Strategy, the Neighbourhood Plan could proactively plan for residential development outside the Development Boundary. Such an approach would be driven by local views on the siting of development consistent with the approach encouraged by the Core Strategy. This is especially so considering there is limited viable developable land within the Everton Development Boundary. Such an approach would be within the limits of the elasticity permitted in determining general conformity with the local plan. However, the ENP could not impose numerical limits as the Core Strategy promotes a flexible approach to growth which responds to local circumstances at the time an application is considered. Adopting an upper limit on growth would hinder the achievement of the strategic aims of the development plan and prevent the achievement of sustainable development. Such an approach would not satisfy the basic conditions.

## 6. Policy E8 in the ENP

It is important to recall that the draft BLP has not yet been through examination and has not been tested for its soundness. Therefore, the proposed strategic approach, including the 20% cap on growth of settlements, may be abandoned if they are found to be unsound.

Nevertheless, Policy E8 of the ENP adopts wholesale the proposed strategic approach to residential development in rural settlements contained in the draft BLP.<sup>12</sup> This is not planning for the potential for strategic policy to change, but rather pre-judging the outcome of the examination of the draft BLP. Such an approach is not lawful as it disregards the approach in the existing Core Strategy against which the policy must be tested.

Further, it seeks to impose an upper limit on the growth of Everton by supporting only the development on 25 houses and imposing a windfall policy<sup>13</sup> that seeks to restrict the development of future houses by:

1. Requires all residential development not to *“increase the number of dwellings in the relevant settlement by 5% or more (from the baseline date of August 2018)”*; and
2. Requires residential development not to *“through a housing proposal, cumulatively increase the number of dwellings in each of the settlements in the Parish by 20% or more (from the baseline data of August 2018) when in combination with other development built or committed in the settlement”*.
3. Stating that the Neighbourhood is already approaching the proposed 20% cap and so there is no requirement to plan for further significant housing growth in the neighbourhood area.

The policy therefore has the effect of promoting virtually no development; and certainly less development than proposed by the adopted Core Strategy. It imposes numerical limits on growth, derived from a draft policy which has not been tested for its soundness, which is absent from the Core Strategy; the Core Strategy identifies Everton as a settlement which is appropriate for sustainable growth and permits the decision-taker to judge whether a particular scheme is sustainable. Imposing an arbitrary limit on housing numbers which could be built could lead to sites not being developed efficiently and sustainable sites not being developed to their full potential. This has implications for the deliverability of sites, including the potential to provide affordable homes on

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<sup>12</sup> See the explanation at paras 6.12-6.16

<sup>13</sup> See para 6.1.6 which states “Where proposals for windfall development come forward they will be considered against the criteria set out in Everton NDP Policy E8.”

site. Such an approach to development is not sustainable. It therefore precludes development which would otherwise be appropriate and sustainable under policy CS8.

In the circumstances, policy E8 (a) is not in general conformity with the Core Strategy, (b) is not appropriate in light of para 184 of the NPPF as it promotes less development than the Core Strategy, and (c) does not promote sustainable development.

### **7. Unsustainable allocations at Hall Farm and The Willows**

The NPPF requires development to provide safe and suitable access to development sites for all users of the highway<sup>14</sup> and requires plans to create safe and secure layouts which minimise conflicts between traffic and vulnerable road users<sup>15</sup>. Development which has unsafe and unsuitable access and has an unsafe layout is not sustainable.

Like cases should be decided alike to ensure consistency in decision making unless there are good reasons not to.<sup>16</sup> In order to determine whether the sites allocated by the ENP have safe and suitable access, it is useful to look at a comparable site which has been granted planning permission; planning permission 18/00632/FUL is a site for residential development in Everton accessed from the A631 and located on the same side of the road as “Hall Farm” and “The Willows”. There is no reason to suggest that the two sites allocated in the ENP would not be subject to the same highways assessment as permission 18/00632/FUL.

Indeed, the sites allocated in the ENP are likely to have a more stringent assessment as unlike the two allocated sites within the ENP, planning permission 18/00632/FUL:

- demonstrates a very wide verge (8m) in the ownership of the County Council – the verge can be seen in the photograph below.
- is in close proximity to an approved footpath (see permission 17/00757/RES)
- has pedestrian access to the public footpath approximately 50m to the east and to a pedestrian island which enables safe crossing of the A631 to reach the local facilities over the grass verge without crossing another road.

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<sup>14</sup> Para 32

<sup>15</sup> Para 35

<sup>16</sup> See *North Wiltshire District Council v Secretary of State for the Environment* (1993) 65 P. & C.R. 137 at p145

**BELOW: 18/00632/FUL - A631 wide verge looking west, standing adjacent to private residential access for 2 x houses and commencement of public footpath to pedestrian island. Access for 18/00632/FUL visible near first car/sandwich board.**



A comparison of the verge available can be seen in the photograph below.



Despite all this, the planning officer judged there not to be safe access to the site on foot. Therefore, the following condition was imposed on the grant of planning permission:

**The reserved matters shall include details of a footway on Bawtry Road from a point northwest of the site access linking with the existing footway to the southeast and with the footway associated with planning application reference 17/00757/RES should that be**

**in place in advance of this development. No dwelling or office accommodation shall be occupied or be brought into use until such time as the approved footway is in place.**

It is clear therefore that access to the site by foot on a footpath is important in order to ensure that there is safe and suitable access to a site; a wide grass verge is not sufficient. It is important therefore to see whether it will be possible to provide such pedestrian access to the site on highways land.

NCC's guidance is that to provide safe pedestrian access, a footpath should be 2m in width. For the site allocated at Hall Farm, there is not sufficient land in the ownership of the Highways authority to provide a footpath of this width; the land in Highways Authority ownership is only approximately 1.22m outside Dadsley House and 1.79m outside Burlington House (as evidenced in the photographs **below and top left**). The Hall Farm site cannot deliver a footpath of 2m in width without purchasing land from Burlington House and Dadsley House in two locations. These strips of land will become "ransom strips" whose value will significantly increase if the site is allocated, as without the land safe and suitable access will not be able to be provided and the site will not be able to be developed. This will materially impact on the deliverability of the site and may result the site not being developed to its full potential. Such an approach to development is unsustainable.







## The Willows



The Willows is the large property on the left of this photo, with its own private drive. To the right of The Willows are the following properties:

- The Lilacs
- Pinfold Lodge
- The Stables
- Orchard Cottage
- Orchard View

The above five properties share a private drive, off the A631, with The Lilacs additionally retaining a separate drive onto the A631. The Lilacs and The Stables were agricultural buildings that were converted a number of decades ago. Orchard Cottage and Orchard View are old rural properties aged in excess of 100 years. Pinfold Lodge is a 1970's bungalow with The Willows apparently of 1980's or 1990's construction. None of these properties has safe and suitable pedestrian access: they can only be accessed by an unsafe, narrow, pavement which can only be reached by crossing the A631 where vehicles travel at relatively high speeds<sup>17</sup>. It is understood that the owner of the Willows sought pre-application planning advice on at least one occasion and that they were told that their site would be unlikely to receive planning permission on the grounds of highways safety. An unsafe situation should not be made more unsafe (i.e. by increasing the potential for conflict between traffic and vulnerable road users) by allocating the Willows site for development in the ENP.

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<sup>17</sup> A speed survey has not been produced by the promoter of The Willows site but anecdotal evidence suggests average speeds are close to the 30mph speed limit.

Further, there is no ability to sustainably provide safe and suitable pedestrian access to the Willows Site. A new pedestrian island would have to be installed to provide safe access to the existing, unsuitable, pavement. However, this would limit the flow of traffic and is likely to have a material impact on the deliverability of the reduced proposed allocation for the site<sup>18</sup>. In addition, the site suffers from the same problems as Hall Farm as there is insufficient land in the ownership of the Highways Authority to provide safe pedestrian access; there is insufficient land available for a pavement without demolishing existing buildings. The proposed new pavement across the frontage of the Willows does nothing to improve pedestrian access as it leads nowhere and cannot be accessed safely by anyone other than the residents of the Willows site and those immediately adjacent to it. It does nothing to address the lack of safe and suitable access to the site from the services of Everton.

In light of the above, neither site allocated by the ENP is sustainable as there is no way to provide safe and suitable access without prejudicing the deliverability of the sites. The allocations should therefore be abandoned as they do not satisfy basic condition (d).

### **8. Allocation of site NP13**

R Troop & Sons supports the decision not to impose a development boundary in Everton in light of the lack of developable land within the Development Boundary identified in the Core Strategy. Further, R Troop & Sons considers that the principle of allocating sites in the ENP could satisfy the basic conditions if the sites allocated represent sustainable development. R Troop & Sons maintain that if any site is to be allocated by the ENP, it should be site NP13 as it represents the most sustainable developable site adjacent to Everton. The sustainability of the site has already been explained in the "Everton Neighbourhood Plan Hearing response on behalf of R. Troop of R. Troop & Son" (a copy is appended to this consultation response). In addition, the following factors emphasise why it is the most sustainable site for residential development adjacent to Everton:

1. Unlike The Willows and Hall Farm sites, there is safe and suitable access to site NP13 for all users.<sup>19</sup> There is ample safe pedestrian access to site N13:
  - a. A pavement runs along the entirety of Mattersey Rd from the A631 which provides safe pedestrian access from site NP13 to the facilities located in Mattersey Village including the school and Post Office.
  - b. There is safe pedestrian access to Everton via pavements along the A631. Whilst pedestrians will have to cross the A631, this can be done safely at the pedestrian crossing island.
  - c. Site NP13 is framed by two public footpaths along the western and southern boundaries which provide safe access to the countryside.
2. The principle of vehicular access to the site has been considered acceptable on three separate occasions:
  - a. A vehicular access from the west side of Mattersey Rd to site NP13 was approved in planning permission 17/00635/OUT.

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<sup>18</sup> At the hearing, there was a considerable reduction in the number of houses deemed deliverable on Hall Farm and The Willows sites as a result of highways safety concerns Department.

<sup>19</sup> R Troop & Sons do not accept EPC's site assessment for site NP13 given during the Public Hearing. That assessment was based on an unsubstantiated statement that site N13 has "access issues". R Troop & Sons have demonstrated that there is no access issue to the site on three occasions.

- b. A vehicular access from Broomhill Lane to site NP13 was considered acceptable by the Highways Authority in the consideration of application 16/01656/OUT.
- c. A vehicular access which is wider than the A631 was approved in planning permission 18/00632/FUL.

There would be no prejudice caused to other site promoters if site NP13 is allocated in the ENP. Other site promoters have had considerable opportunity to respond to the Regulation 14 and 16 consultations to promote their sites. They have also had the opportunity to promote the allocation of their sites at the public hearing and through this consultation. If they have chosen not to take those many opportunities, that is a matter for them. It could not, however, give rise to any public law unfairness.

### **9. Character appraisal**

R Troop & Sons previously explained why the character areas referred to in proposed policy E8, para 6.18, Map 11 and Appendix VIII do not accurately reflect the local character of the area. In short, the character appraisal for Area 8 fails to have regard to a number of developments which have been granted planning permission on land up to the public footpath boundary which is set well back from Mattersey Road. These permitted developments, many of which are under construction, fundamentally alter the character of Area 8. In the circumstances, the identification of character area 8 is an attempt to impose architectural styles or particular tastes which are not reflective of the local character and will, contrary to para 60 of the NPPF, stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It will also hinder the achievement of high quality design required by para 57 of the NPPF and would not be sustainable development. It therefore does not satisfy basic conditions (a) or (d). Area 8 should therefore be struck out from the Local Character Assessment and Map 11.

### **10. Revised Policy E8**

R Troop & Sons attach to this consultation response a revised policy E8 which reflects the comments made above. R Troop & Sons also consider the two allocations in policy E9 should be deleted and replaced with the allocation of site N13 excluding the land on which permission 17/00635/OUT is situated.

25 June 2019

## REGULATION 16 RESPONSE TO THE SUBMITTED EVERTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

### Foreword

In May 2015 the independent examiner, Nigel McGurk, had said that mistakes should not prevent the Haddenham Neighbourhood Plan going to referendum. In his [report](#) he said:

*"I am mindful that neighbourhood planners, by their very nature, tend not to be professional planners. There are examples – especially in neighbourhood planning - of where the 'experts,' whether planners, lawyers or other practising professionals, have failed to properly grasp legislation. Given this, it would seem unreasonable to expect neighbourhood planners to get everything right all of the time. Most of us are human and we make mistakes."*

Contrary to the situation described by the Inspector above, the Everton Neighbourhood Plan Steering Group has not "made mistakes." Assisted by professional planners:

- Louise Kirkup (RTPI) of Kirkwells,
- Bassetlaw District Neighbourhood Planner Luke Brown (LB)
- The Parish Council (including planning consultant Cllr David Kerford RTPI)

they have ignored our relevant, material consultation responses and **we request a hearing.** Indeed, of late, and in response to a number of formal written complaints, the District Council and the Parish Council have variously "blamed each other" or issued abject apology, with respect to the weakness of Site Assessments.

This is a procedural issue and the Everton Neighbourhood Plan should NOT proceed to referendum. We do not believe that it should even be submitted for examination. It certainly should not have been signed off by Everton Parish Council.

### Introduction

At 1.1 the Reg 16 Consultation Statement claims that the document:

*(a) contains details of the bodies and persons who were consulted*

*(b) explains how they were consulted*

*(c) summarises the main issues and concerns raised by the persons consulted; and*

*(d) describes how these issues and concerns have been considered and, **where relevant,** addressed in the proposed neighbourhood development plan.*

We strongly challenge the submitted plan/Consultation Statement interpretation of "where relevant." The status of land, existing planning permissions, physical constraints of allocated sites, pre-application enquiry responses and positive assessments made by Bassetlaw Planning Policy Officers as part of Local Plan development, have all been ignored. In addition, Planning Decisions have been supplanted with falsified reasons for refusal in order to provide non-existent precedents as a vehicle to harm the promoted site. The Neighbourhood Plan Steering Group has repeatedly refused to put my husband's site, NP13 out to consultation and additionally, have misrepresented NP13 pictorially in a range of publicly available documents – refusing to alter submitted illustrations to show the true status of land.

The pictorial illustration of Everton "Character Areas" is a travesty. Found at page 41 of the REG16 submitted Neighbourhood Plan, it is used to repeatedly discard my husband's site under the guise of

“non-compliance with existing ribbon development” – yet the area around said “ribbon development” has already been altered by numerous planning approvals – that the Steering Group have glossed over pictorially and left as blank white fields. Please see APPENDIX X for the correct pictorial representation of village evolution/the status of land surrounding NP13.

### Timeline

NOV 2017

Realising that the Steering Group were intending to breach S1 637, I commenced lobbying Bev Alderton Sambrook and the Solicitor to the Council Stephen Wormald pre v2 Reg14 Consultation completion because:

- a. [REDACTED]
- b. I did not want to issue formal complaint against the Steering Group or the Parish Council. **Our intention, after all, was to ensure that my husband’s site NP13 was put out to consultation for local people to assess in a way that we hoped would elicit positive vote.** The Neighbourhood Plan creation process is very fine grained politically. The issuing of formal complaints against essentially, other villagers, would have become local knowledge meaning that NP13 would be viewed through a negative lens. This would have affected any subsequent voting process.
- c. I did not want the Neighbourhood Plan Steering Group to run headlong into a situation that would trigger Judicial Review et al.
- d. The Steering Group response to v1 and v2 Reg14 consultation submission repeatedly stated that any issues with site assessments, should be directed back to the District Council. Whilst this assertion was regarded with suspicion (since all other teams in the planning department of the LPA had given NP13 positive assessments), it had become clear that the new non-RTPI Neighbourhood Planner was without local knowledge and relying instead on the version of “local knowledge” supplied to him by the Steering Group.

In lobbying the Solicitor to the Council (see Appendix B), my realistic assumption was that he would warn the Director of Planning (and thereby the new Neighbourhood Planner LB) that the Everton Neighbourhood Plan Steering Group were in breach of S1 637 and that they should:

- Represent NP13 in the proper manner pictorially – as advised by us in consultation responses
- Acknowledge the positive assessments made by the Planning Policy Team, the Conservation Officer and the Development Control Team by virtue of pre-application response (pertaining to the whole of NP13) and planning approvals on part of NP13 – as advised by us in consultation responses
- Put NP13 out to public consultation – so that local people would have the opportunity to vote for a site with great connectivity, adjacent to the built form of the village, in a secluded location and importantly, on the south side of the A631 thereby not impacting on core village highways.

WINTER 2017/18

Rural Solutions were once again appointed by my husband to submit a consultation response to v2 Reg 14 consultation. The submission was largely identical to that submitted to v1 Reg 14 consultation because all comments bar the exclusion of sites NP02 and NP03, had been ignored. In fact, for his Reg 16 consultation submission, my husband has submitted the same documents again because all comments were viewed by the Steering Group as irrelevant – albeit the word “inappropriate” is used instead. Please see the Reg 16 submission from R.Troop and Son. Please see the Rural Solutions v1 and v2 Regulation 14 submissions already documented – albeit in barely legible, narrow column, format.

[http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Red-Representations-from-Landowners-and-Developers-to-first-Draft-Plan\(28-Oct-17\\_10-30-17\).pdf](http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Red-Representations-from-Landowners-and-Developers-to-first-Draft-Plan(28-Oct-17_10-30-17).pdf)

[http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/ConsultationDocuments/second-reg-14-Table-4-developers-and-landowners\(03-May-18\\_15-35-30\).pdf](http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/ConsultationDocuments/second-reg-14-Table-4-developers-and-landowners(03-May-18_15-35-30).pdf)

MAY 2018

I became aware that the Solicitor to the Council had *not* intervened in May 2018 when an update appeared on the Parish Council website stating that the Everton Neighbourhood Plan had been “health checked” by a professional planner. The update advised that following minor amendments, the plan would be submitted to the Parish Council for sign off as a pre cursor to Regulation 16 consultation. It was obvious that the health checker could not have seen our consultation responses and the Steering Group Chair was asked the question. I received the following answer 24.5.18 by email:

As you know following the regulation 14 consultation in April-June 2017 we had a number of responses and landowners had asked us to consider three more sites (one being NP13). The steering group agreed to have all the sites, including the three new ones, undergo a technical assessment by BDC. The sites deemed suitable were then included in the revised Plan. Site NP13 was assessed as unsuitable.

We then went out to a second regulation 14 consultation 1st November -15th December 2017, as the plan had some changes including the sites.

All the responses, including the one submitted by yourself and R Troop and sons were looked at by the **steering group** and the plan was revised again.

This revised plan then went to the Parish Council in March 2018 for their approval.

It was then ready to be submitted to BDC. Luke Brown, who has been the person supporting the steering group from BDC said that they would pay for an independent person to undertake a "healthcheck" of the revised plan. This was to make sure that the plan meets the basic conditions and that all the policies and decision making was as clear as it could be.

We received the "healthcheck" report in the middle May 2018 and are just making some minor changes to the plan as suggested in the report. Overall the report was positive about the plan and felt it met the basic conditions.

[REDACTED]

[REDACTED]

JUNE 2018

Since the (new) Neighbourhood Planner had elected to accept the Steering Group fiction ref: NP13 (as opposed to listening to his Planning Policy, Conservation or Development Control colleagues), a formal complaint was issued against LB also.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

**From:** Everton Parish Council <theclerk@evertonvillage.org.uk>  
**To:** 'Danielle Troop' [REDACTED]  
**Sent:** Monday, 2 July 2018, 08:54:38 BST  
**Subject:** RE: Formal Complaint against Cllr Ann Ballarini and husband

Dear Mrs Troop,

I refer to your email of 25<sup>th</sup> June regarding the documents below:

1. Web Position Statement authored by Kirkwells dated 3.10.17 but uploaded 25.10.17 contains 2 errors regarding site NP13:

a. Pg8 (Map 4) shows NP13 entirely red when a proportion correlating to circa 35% should be shown in green to correlate with approval 17/00635/OUT granted 6.7.17

b. Pg33/34 FAILS to reference approval 17/00635/OUT granted 6.7.17 - over 3 months before the Kirkwells document was uploaded

2. Revised Site Assessments document authored by Bassetlaw Neighbourhood Planning Team dated 26.10.17 contains 2 errors regarding site NP13:

a. Pg18 shows NP13 entirely in red when a proportion correlating to circa 35% should be shown in green to correlate with approval 17/00635/OUT granted 6.7.17

b. Pg17 assessment FAILS to reference approval 17/00635/OUT granted 6.7.17 - over 3 months before the revised site assessments report was uploaded.

Having considered this and your previous email of 22<sup>nd</sup> June requesting the removal of these from the Neighbourhood Plan Page of the Council's web site we feel it would be inappropriate to delete these documents, **which are an accurate record of what happened**; they describe the site as submitted by you **in response to the first Regulation 14 consultation**

Alongside the Steering Group Chair response of 24.5.18 (see previous page), the 3 x emails demonstrate that our consultation responses were metaphorically "thrown in the bin." The Steering Group had a view of the village at a point in time before the second Reg14 consultation, that was set in stone.

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

## DETAIL

### **1. How bodies and persons were consulted**

1.1 Whilst the Reg 16 Consultation Statement details a lengthy list of consultation events and processes, it glosses over the lack of information provided to consultees. Ultimately, this has meant that consultees were often responding “blind.” Quantity of consultation is irrelevant if the required quality of information is absent. For example, at 2.12 the Reg 16 Consultation Statement states:

*“an important part of this draft of the Plan was the inclusion of options for site allocations for new housing in the Parish. These options for housing sites were sites put forward for consideration by landowners and agents through two “Call for Sites” processes in 2016, the first undertaken by Bassetlaw District Council in January 2016, and the second by the Parish Council in November 2016. Residents and stakeholders were invited to comment on 12 the sites, to suggest 3 sites which they supported and why, and 3 sites which they did not support and why, using a short questionnaire which was provided at the event and on the NDP website. 33 people attended the event and 18 completed questionnaire forms were returned”.*

1.2 My husbands’ site, NP13, has been excluded from ALL consultations linked to the Everton Neighbourhood Plan development process. Local people were not given the opportunity to consider his site and inferior sites have been proposed for allocation. Despite the site having been submitted to the Local Plan Call for Sites, we struggled to get the Neighbourhood Plan Steering Group and the District Council to even acknowledge NP13 until AFTER the Reg 14 v1 consultation process.

1.3 Prior to the release of Reg 14 v1 consultation document, I had been a member of the Everton Neighbourhood Plan Steering Group. I sent the following email to the Steering Group Chair, with proposed site selection questions because it was clear to me that the questions asked at PG78 of the Consultation Statement, were trite and respondents needed guidance. Otherwise, there would be a risk that far flung sites favoured by the Steering Group (who are newer arrivals to the village and living on the periphery), would indeed be allocated, to the detriment of village evolution.

----- Forwarded message -----

**From:** Danielle Troop [REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
Cc: [REDACTED]  
[REDACTED]

Sent: Wednesday, 15 February 2017, 14:32:04 GMT  
Subject: Re: 2017.02 Survey for eventAMENDMENTS

Good Afternoon

I have added wording to the leaflet - reproduced below and on the attached.

**YOU MUST CONSIDER:**

1. **ADJACENCY TO THE BUILT FORM OF THE VILLAGE** – *can village facilities be safely reached on foot? Is there a pavement or a quiet lane?*
2. **TOPOGRAPHY** – *will the resultant scheme be significantly higher than adjacent housing? Meaning high impact?*
3. **ACCESS** – *the Highways Authority dislike new/intensified accesses off the A631*
4. **PLANNING CONTRIBUTIONS** – *Very small schemes do not trigger affordable housing or other community improvements.*
5. **HERITAGE/CONSERVATION** – *planning guidance allows for new schemes adjacent to heritage assets and higher design criteria will apply.*

If community support is weighted in the top 3 considerations of site selection (is this necessary Joelle/James?), you cannot present consultees with a question as glib as "do you think the site should be allocated yes/no." It will perpetuate the lack of objectivity demonstrated last time round where NP02 and NP03 received strong local support BECAUSE they were well out of the village and eg: BDC09 and BDC08 received "no/little local support."

Secondly, many people will not be aware that the south side of the A631 is without pavement and almost certainly without the means for one to be established (owing to narrowness). Or that site BDC11 rises significantly. I have appended guidance from Hertfordshire re: Nhood Plan site allocations. The first question they pose is: "Is it necessary?".....personally I think you are at risk of promoting some very poor sites (NP01, NP06, NP07, BDC08, BDC09 - excluded with BD08 coming through regardless and the rest delivering under 20 units between them *and no planning gain*).

[https://www.herefordshire.gov.uk/media/6312632/21\\_site\\_assessment\\_and\\_site\\_allocations\\_1.pdf](https://www.herefordshire.gov.uk/media/6312632/21_site_assessment_and_site_allocations_1.pdf)

Finally, I disagree with some of the technical assessments. I do not believe that NP02 and NP03 should be green in the first column and I do not understand why BDC08 is Amber (in the first column)?

Regards

Danielle

1.3 My efforts (above) were rejected and once again, the far-flung sites scored highly with the low number of respondents. I was therefore relieved when a set of minutes arrived confirming that Bassetlaw Planning Officers were rejecting the proposed sites outside of the village (titled NP02 and NP03), in open countryside as counting towards the housing target. I assumed that despite their "high score", those sites would now be pulled from the Reg14 v1 Consultation document. Not so. Instead, shockingly, what was "pulled" were the minutes documenting Bassetlaw objections to those sites. Linking back to the Nigel McGurk quote at the commencement of this paper – this was not a "mistake" – please see Appendix A.

1.4 Realising that a highly flawed document was about to be released that excluded our site, I took legal advice from Planning Lawyer Shruti Trivedi of Roythornes. I was advised to disassociate myself from the Steering Group and the document immediately and to appoint a professional planning consultant to respond to consultations on behalf of my husband. Happily, I still had a set of the “offending” minutes which were shared and Bassetlaw issued a formal response that NP02 and NP03 should be excluded. This triggered the need for v2 Regulation 14 document. Please see Appendix A.

1.5 As part of the v2 document, site NP13 was finally added to the mix. However, according to Steering Group minutes available on the Parish Council website, it was then hastily excluded albeit the actual trajectory of its’ journey to exclusion is extremely unclear. Unlike all other sites, NP13 is not individually identified in the minutes.

## **2. The main issues and concerns raised by persons consulted**

2.1 Please see para 4.5 PG18 of the Consultation Statement which says:

*“Representations from landowners largely consisted of one major objection from a local landowner whose site was not included in the draft plan. The landowner argued that the NDP process had been flawed in relation to site allocations and that basic conditions had not been met”*

2.2 Please see v1 and v2 Regulation 14 consultation responses submitted by Rural Solutions on behalf of my husband, Richard Troop of R.Troop and Son. In particular, please see Section 6 of Regulation 14 Consultation response to v2, where photographs are included. It is interesting to note that Everton Parish Clerk confirmed receipt of this consultation response by stating that the contents would be “collated” – as indeed they were - in a near impossible and barely legible table format, with narrow columns and unaligned responses, that can only be described as disingenuous.

[REDACTED]

2.3 The table below has been formatted to provide a more legible version of that found on the Parish Council website. My husband has resubmitted the full Rural Solutions documentation (x2) and all points, bar the need to exclude NP02 and NP03, remain relevant.

<b>V1 Reg 14 Consultation Response Table - Paraphrased</b> <a href="http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Red-Representations-from-Landowners-and-Developers-to-first-Draft-Plan(28-Oct-17_10-30-17).pdf">http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Red-Representations-from-Landowners-and-Developers-to-first-Draft-Plan(28-Oct-17_10-30-17).pdf</a>	
PG21	The promoter of one of 2 allocated (Everton not Harwell) sites in the submitted plan thanks the Steering Group for including their site stating: <i>"and we are considering at this time the most appropriate access routes into the site"</i>
PG102	The owner of the other one of 2 allocated sites in the submitted plan requests that the boundary of her site can be extended so her house can be demolished and the Steering Group agrees stating: <i>"The site boundary has been agreed through discussions with the landowner and BDC"</i>
PG88 & 92	Rural Solutions contend that the Basic Conditions have not been met to which the Steering Group responds: <i>"It is for the Examiner to consider whether the submission meets the Basic Conditions"</i>
PG59	In response to Rural Solutions assessment of NP13 alongside all other sites the Steering Group responds: <i>"All submitted sites have been reassessed in the updated site assessment process undertaken in summer / autumn 2017 by BDC. The updated site assessment process concluded that allocation of the site for housing in the NDP would not be supported"</i>
PG57	Rural Solutions question the Site Assessment methodology and in particular, the high weighting of "Community Support" when the number of respondents was so low. The Steering Group contends that since the client ('s wife) was at that time on the Steering Group, objection could have been made earlier. It was impossible for me (the client's wife) to make all of the meetings however, my email of 15.2.17 replicated at 1.3 above, clearly demonstrates that I did have very real concerns about the assessment methodology describing the blank yes/no community response requirement, minus all other considerations, as "glib". Of course, I also had no idea at that time that the Steering Group would refuse to put NP13 out to consultation at any juncture in the whole process!
	<p>DT REG 16 RESPONSE – ACCORDING TO THIS TABLE/v1 CONSULTATION RESPONSES:</p> <ol style="list-style-type: none"> <li>1. A SITE WITH ADMITTED ACCESS ISSUES CAN BE RETAINED RIGHT THROUGH TO THE SUBMISSION STAGE WITH ALL PARTIES CLEAR THAT THE ACCESS SHOWN CANNOT BE DELIVERED. I ALSO CONTEND THAT THE SITE AS SHOWN IS TOO SMALL TO BE VIABLE WITH 3XLARGE FARM SHEDS TO BE DEMOLISHED, 2 OF WHICH ARE ASBESTOS (pg21)</li> <li>2. A SITE WITH NO PEDESTRIAN ACCESS, WELL OUT OF THE VILLAGE, POORLY SCREENED WITH RISING TOPOGRAPHY, IN THE CONSERVATION AREA AND DEMONSTRATING ONLY ONE BOUNDARY WITH EXISTING HOUSING - CAN BE SIGNIFICANTLY ENLARGED WITH THE BLESSING OF BDC AND THE STEERING GROUP SO THAT THE OWNER CAN KNOCK DOWN HER LARGE HOUSE AND OUTBUILDINGS AND MAKE THE CURRENTLY UNVIABLE SITE, VIABLE (regardless of access issues) (pg102)</li> <li>3. A SITE SITUATED ON THE SAME SIDE OF THE SAME ROAD AS THE 2 X ALLOCATED SITES (above) YET EN-ROUTE TO CLUSTER VILLAGE MATTERSEY AND WITH THE ABILITY TO PROVIDE INFRASTRUCTURE BENEFITS, WITH NONE OF THE NEGATIVE ISSUES IDENTIFIED ABOVE - BUT WHICH HAS BEEN EXCLUDED: <i>"has no justifiable reason to object to the consultation statement"</i> (Steering Group response pg97) INDEED, THE STEERING GROUP REPEATEDLY REFER TO BASSETLAW DC SUPPORT OF THEIR NEGATIVE DECISIONS REF: NP13.</li> </ol>
PG55	Rural Solutions object to the attempt to introduce a housing target of 40 dwellings, and consider in doing this, the NDP fails to comply with basic condition (e) in being consistent with higher level plans, and basic condition (d) in delivering sustainable development, as it would fail to deliver sufficient housing to meet identified housing needs and as such fail the social dimension of sustainable development.
PG44	<i>The proposed housing target of 40 units has been deleted from the NDP and individual site allocations include an estimated minimum number of new dwellings.</i>
	DT REG 16 RESPONSE – THE SUBMITTED PLAN USES THE 40 UNIT TARGET AT PG47 DESPITE RURAL SOLUTIONS ASSESSMENT THAT THE BASIC CONDITIONS HAVE NOT BEEN MET. BASSETLAW DISTRICT

	IS STILL WITHOUT A FIVE YEAR DELIVERABLE SUPPLY OF HOUSING, LARGELY BECAUSE OF THE FOCUS ON URBAN REGENERATION SITES AND THE LOW 40 UNIT TARGET SUGGESTED, WILL BE AN INSIGNIFICANT CONTRIBUTION TO MEETING HOUSING NEEDS IN THE DISTRICT. THERE IS STRONG LATENT DEMAND FOR DEVELOPMENT LAND IN THE VILLAGES THAT DESPITE THE NPPF, REMAINS UNMET. A TARGET OF 7.5 UNITS PER ANNUM TO 2034, IS SUGGESTED. THIS TARGET REPRESENTS 2.3% OF THE 324pa HOUSING REQUIREMENT IDENTIFIED FOR BASSETLAW TO 2034 THUS INTRODUCING TRANSFORMATIONAL CHANGE TO THE VILLAGE WHILST NOT IMPACTING UPON SETTLEMENT HEIRARCHIES.
	<b>V2 Reg 14 Consultation Response Table - Unparaphrased</b> <a href="http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/ConsultationDocuments/second-reg-14-Table-4-developers-and-landowners(03-May-18_15-35-30).pdf">http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/ConsultationDocuments/second-reg-14-Table-4-developers-and-landowners(03-May-18_15-35-30).pdf</a>
2.5	<b>RURAL SOLUTIONS</b> Paragraph 5.14 notes that: For Everton and Harwell the assessment notes that further expansion of the built up area would have a moderate effect on a landscape that is characteristic, historic and unified and rated as requiring conservation and enforcement. 4.7: The NDP choses to however ignore the comments including Modern residential development occurs at the fringes of Everton, Scaftworth and Harwell 4.8: This makes clear that recent developments are an existing part of the local landscape character. The report does not suggest further development is harmful to landscape character in general terms .
	<i>Steering Group</i> <i>Modern residential development is not ignored in the NDP but has been considered in a local character appraisal undertaken by the Neighbourhood Plan Steering group members and referred to in the NDP.</i>
	DT REG 16 RESPONSE – THE LOCAL CHARACTER APPRAISAL UNDERTAKEN BY THE NEIGHBOURHOOD PLAN STEERING GROUP AND SHOWN AT PG41 OF THE SUBMITTED PLAN IS SIGNIFICANTLY FLAWED. PLEASE SEE APPENDIX X FOR THE TRUE PICTURE. APPENDIX X DEMONSTRATES THAT DEVELOPMENT OF NP13 REPRESENTS NATURAL EVOLUTION OF THE VILLAGE/LOCAL LANDSCAPE CHARACTER. SEE ALSO 2 X DRONE PHOTOS FROM SOUTH OF STONEGATE SHED AND NORTH OF STONEGATE SHED – NP13 IS EASILY IDENTIFIABLE IF CROSS-REFERENCED WITH APPENDIX X.
4.10	<b>RURAL SOLUTIONS</b> 5.15 talks of development ‘compromising views between the windmill and the SSSI at Harwell Woods’. However, there is no evidence presented that such a view is important in any landscape or historic way. Indeed, local topography shows that development off Mattersey Road will be less visible than in many locations around the Parish due to the flat topography in this area.
	<i>Steering Group</i> <i>The key views have been identified by the steering group and has appeared in earlier emerging drafts which were published for public consultation. This is a common approach in many NDPs.</i>
	DT REG 16 RESPONSE - THE FULL TEXT OF 5.15 GOES ON TO STATE: <b>“particularly from public footpaths and bridleways, notably Broomhill Lane and the footpath from this towards Chapel Lane, as well as compromising views from the footpath connecting Middle Cross Lane to Everton Village towards the South and West”</b> THE HEDGES AROUND NP13 ARE IN EXCESS OF 8FT. THE WINDMILL CANNOT BE SEE FROM THE VAST MAJORITY OF THE FOOTPATH FROM CHAPEL LANE, LOOKING SOUTH EAST ACROSS NP13, BECAUSE THE HEDGE IS TOO HIGH AND DEVELOPMENT ON NP13 WILL NOT AFFECT VIEWS OF HARWELL WOODS FROM THIS PATH. NEITHER THE WINDMILL NOR HARWELL WOODS CAN BE SEEN FROM THE NP13 SECTION OF BROOMHILL LANE – BECAUSE THE HEDGE IS TOO HIGH. I PERCEIVE THAT 5.15 IS AIMED AT STOPPING DEVELOPMENT ON THE FIELD WEST OF NP13 BECAUSE VIEWS ACROSS NP13 FROM THE FOOTPATH CONNECTING MIDDLE CROSS LANE TO EVERTON, ARE OBLITERATED BY TREE COVER, THE FARM SHED AND EXISTING HOUSING ON MATTERSEY ROAD.
6.24	<b>RURAL SOLUTIONS</b>

	<p>It is noted, and supported, that both Sites 2 and 3 are conditioned as only being supported if they provided a widened road and inclusion of pedestrian footways . In contrast , Sites 6 and 7 are supported despite it not being possible to provide pedestrian access. And as such, no provision is required within the policy for provision of pedestrian footways . This approach is inconsistent and unsatisfactory on what is a busy A- road with heavy traffic, as noted at 9.1 in the NDP, and again at pg. 108</p>
6.23	<p><i>Steering Group</i>  <i>The Highways comment on site 7 (formally site 11) is that: “The Highway Authority have provided comments on the principle of allocating the site. The Highway Authority would wish to restrict access to a high-volume ‘A’ road due to the potential for a high propensity of severe accidents and the need to maintain the free flow of traffic. Nevertheless, should the site be likely to come forward, a junction would be required compliant with the Design Manual for Roads and Bridges. A footway would be required across the site frontage connecting to the footway fronting the Sun Inn”. The agent is correct to point out that the construction of such a footway is impractical due to the width of the verge. One would imagine that the same requirement for a footway would have been applied to the adjacent site 6, but this is not so. In practice pedestrian access is provided by a footway on the far side of the road fronting the developments.</i></p>
	<p>DT REG 16 RESPONSE</p> <ol style="list-style-type: none"> <li>1. THE HIGHWAY AUTHORITY SUPPORTS NP13, AS EVIDENCED BY COMMENTS TO 16/01656/OUT, BECAUSE IT OFFERS INFRASTRUCTURE BENEFITS TO THE VILLAGE AND TO THE WIDER LOCALITY.</li> <li>2. THE MATTERSEY ROAD JUNCTION AT THE SUN PUB IS SUBSTANDARD AND NOW THAT THE PUB IS CONSISTENTLY OR INDEED, VERY BUSY, WITH OVER-FLOW PARKING OCCURRING REGULARLY ON MATTERSEY ROAD AND OTHER RESIDENTIAL STREETS, THE CURRENT JUNCTION FROM THE A631 SHOULD BE USED FOR THE PUB CAR PARK ONLY.</li> <li>3. NEITHER OF THE 2 X ALLOCATED SITES IN THE SUBMITTED PLAN CAN PROVIDE THE INFRASTRUCTURE (HIGHWAY) BENEFITS OFFERED BY NP13 BECAUSE THEY ARE “CLOSED LOOPS” WITH NOWHERE TO GO OTHER THAN ON/OFF THE A631.</li> <li>4. THE PROMOTERS OF SITE 2 IN THE SUBMITTED PLAN HAVE MADE IT CLEAR THAT THEY ARE ANGLING FOR A DIFFERENT ACCESS TO THAT IDENTIFIED IN V1, V2 OR IN THE SUBMITTED PLAN, THE OBVIOUS CONTENDER BEING THE LARGE FIELD IN THEIR OWNERSHIP WEST AND SOUTH OF THE PROMOTED SITE. IN THE EVENT THAT INCREMENTS/LARGE SCHEMES ARE BROUGHT FORWARD ON THAT FIELD, NOT ONLY WILL THE VIEWS OF THE WINDMILL FROM THE CONSERVATION AREA BE DISRUPTED, BUT THE GENERATED TRAFFIC WILL GIVE RISE TO THE NEGATIVE ISSUES IDENTIFIED BY THE HIGHWAYS AUTHORITY. EVEN IF THE PROMOTERS SOUGHT TO BRING AN ACCESS ROAD ONTO MATTERSEY ROAD VIA MILL LANE, THEY WOULD FIND THAT THERE ARE:       <ol style="list-style-type: none"> <li>a. ADDITIONAL CONSERVATION CONSTRAINTS PERTAINING TO MILL LANE</li> <li>b. INSUFFICIENT SPACE FOR THE REQUIRED JUNCTION ONTO MATTERSEY ROAD – WITHOUT DEMOLITION</li> <li>c. AN INABILITY TO PROVIDE PEDESTRIAN ACCESS EITHER NORTH OR SOUTH OF SAID NEW JUNCTION AT “b” OWING TO LACK OF VERGE IN PUBLIC OWNERSHIP</li> </ol> </li> <li>5. THE SAME CONSTRAINTS APPLY TO SITE 3 IN THE SUBMITTED PLAN. FOR ADDITIONAL CONSTRAINTS PLEASE SEE APPENDIX A AND PARISH COUNCIL APOLOGY EMAIL OF 5.7.18.</li> <li>6. NONE OF THE HIGHWAYS CONSTRAINTS IDENTIFIED REFERENCE ALLOCATED SITES 2 AND 3 CAN BE LEVELLED AT NP13. FROM 2 X JUNCTIONS ONTO MATTERSEY ROAD, PAVEMENTS HEAD EITHER INTO EVERTON CENTRE OR TO MATTERSEY. FROM 1 X JUNCTION ONTO THE A631, A FOOTPATH IS CONDITIONED TO LINK WITH THE EXISTNG PEDESTRIAN NETWORK. PLEASE SEE APPROVAL 18/00632/FUL.</li> </ol> <p>In essence, what we have with respect to sites 2 and 3, is two meaningless allocations. Widening of the A631 will be required so that TWO pedestrian traffic islands can be created, enabling access to</p>

	<p>the pavement north side of the A631. Viability issues with sites that already need extensive demolition work, will come to the fore and on this issue, site densities referred to in the submitted plan are a nonsense and merit <b>OBJECTION</b>. Significantly higher densities will be required to deliver the road/demolition infrastructure required (if possible) meaning that the offer of “windfall sites” will not occur – alongside a comprehensive alteration in the character of the conservation area. In addition, widening of the A631/delivery of pedestrian islands will not benefit any other houses on the A631 other than the two “allocated” sites – because the ability to create a pavement in this location has been “lost”. We already have a perfectly good pedestrian traffic island within the A631 and NCC will not want additional because the flow of this major road will be compromised.</p>
6.41	<p><b>RURAL SOLUTIONS</b></p> <p>In respect to the Parish Council comment at 4.4.5 in response to our previous Draft NDP v1 representations, we note the comment regarding the dismissal of an appeal on the proposed site. However, we object to the portrayal of this refusal and its relationship to the land now put forward for consideration for allocation. The appeal site was a specific area of land within the total land offered for allocation, and the specific layout and site arrangement proposed during that appeal led to the Inspector 's comments. The comments were specific to that proposal and cannot be used to suggest that any form of development on the wider proposed land for allocation would not be suitable for development. The approval for 5 dwellings and the repeated positive appraisal of the extended land area by the LPA, clearly demonstrate this is not the case.</p>
6.41	<p><i>Steering Group</i></p> <p><i>We contend that this statement is incorrect. The application (16/01656/OUT) was an outline application for access and permission in principle for 14 dwellings. The layout of the site was indicative only and a reserved matter. In his judgement on the appeal (Appeal Ref: APP/A3010/W/17/31731 94) the inspector confirmed this in his comments: “...as the proposal is for outline permission, the specific details of the house designs and layout of the proposed development, other than access, are not before me. Furthermore, whilst I have had regard to the submitted plans, I regard these as illustrative and therefore I have given them limited weight in determining the appeal.”</i></p>
	<p>DT REG 16 RESPONSE – THE INSPECTOR DISLIKED THE RED LINE AREA OF 16/01656/OUT MEANING THAT <u>ANY</u> ILLUSTRATED LAYOUT WAS (in his opinion) POINTLESS:</p> <p><b>“I find that the form and dimensions of the appeal site do not allow much scope to provide an appropriate and sympathetic boundary with the adjacent countryside” (para 12 appeal dismissal).</b></p> <p>HOWEVER, 53% OF IT HAS ALREADY BEEN APPROVED AND THE BOUDARY OF NP13 IS SIGNIFICANTLY DIFFERENT/PROVIDES MORE SCOPE. PLEASE SEE APPENDIX Z</p>
6.45	<p><b>RURAL SOLUTIONS</b></p> <p>In addition, it is noted land to the west of Stonegate Farm, south of the A631, has recently been granted planning permission, with a further planning application in for additional development to the original linear frontage proposal. Such development has extended the built form of the village west of its current position and changes the context of proposed development in this location</p>
6.45	<p><i>Steering Group</i></p> <p><i>We assume that this comment refers to two planning applications. The first for a “linear development” was granted, the second for additional dwellings, which would form backfill to the south of the first has been refused by Bassetlaw District Council. The point about the precedent of other developments was made in the applicant’s appeal. This was considered by the inspector in his determination: “I note the appellants’ point relating to other adjacent sites and sites outside development limits around the village having been permitted. I have had due regard to these matters. However, I do not have the full details or circumstances of these other developments before me. Whilst it may be that there are some similarities with the appeal proposal, there are also differences. Notwithstanding this, each proposal must be considered on its own merits and circumstances. Accordingly, I have assessed the appeal scheme on that basis. Therefore, I have given these matters only limited weight”.</i></p>

3.2	<p>DT</p> <p>In December 2017 application 17/01156/OUT sited adjacent to NP13 is refused on design grounds with no mention of backland development. This is despite the following public consultation response from 1x Steering Group Member and 1x Everton Parish Councillor (either or both) residing at 2 Northfield Farmstead: <b>Building on this site would constitute backfill development which appears to run contrary to BDC policy for Everton as exemplified in the rejection of a application for development on an adjacent site. Bassetlaw's Neighbourhood Planning team will be up to date with such a development and, as a listed consultee, should be able to shed further light on this matter</b> (submitted 10.10.17). CONCLUSION Both the author of the above consultation response AND the new Neighbourhood Planner, have failed to do their homework (at best). Approved scheme 17/00635/OUT for 5 units on a portion of site NP13, was originally part of a larger scheme that was refused for the same reasons as 17/01156/OUT - on design grounds. NOTHING to do with "backland development."</p>
3.2	<p><i>Steering Group</i></p> <p><i>We dispute the statement that the application was refused on design grounds as this was an outline application for access and the development in principle of 14 dwellings. In his judgement on the appeal the inspector confirmed this in his comments: "...as the proposal is for outline permission, the specific details of the house designs and layout of the proposed development, other than access, are not before me. Furthermore, whilst I have had regard to the submitted plans, I regard these as illustrative and therefore I have given them limited weight in determining the appeal."</i></p>
	<p>DT REG 16 RESPONSE – THE STEERING GROUP COMMENT AT 6.45 IS INTENTIONAL TORT EVIDENCING ABSOLUTE BIAS AGAINST NP13:</p> <ol style="list-style-type: none"> <li>1. IT DESCRIBES A NON-EXISTENT PRECEDENT THAT THE STEERING GROUP CHAIR AND HER HUSBAND TRIED <b>AND FAILED</b> TO ENGINEER VIA THE CONSULTATION RESPONSE, MADE IN THEIR PRIVATE CAPACITY, REFERRED TO AT 3.5 ABOVE.</li> <li>2. 17/01156/OUT WAS REFUSED ON DESIGN GROUNDS NOT ON GROUNDS OF "BACKFILL" DEVELOPMENT. THE CASE OFFICER FOR 17/01156/OUT <b>IGNORED</b> THE CONSULTATION RESPONSE FROM "2 Northfield Farmstead", BECAUSE HE KNEW THAT THEY WERE LYING ABOUT THE REASON FOR REFUSAL ON THE CITED "ADJACENT SITE" BELONGING TO MY HUSBAND.</li> <li>3. HENCE 16/01656/OUT DOES NOT SET A "BACKFILL" REASON FOR REFUSAL PRECEDENT FOR 17/01156/OUT</li> <li>4. HENCE 17/01156/OUT DOES NOT SET A "BACKFILL" REASON FOR REFUSAL PRECEDENT FOR NP13. EXCEPT EVIDENTIALLY ON THE LUKE BROWN SITE ASSESSMENTS.....</li> <li>5. PLEASE SEE APPENDIX A. ROS THEAKSTON, MONITORING OFFICER TO THE COUNCIL HAS WRITTEN THAT ALTHOUGH THE COMPLAINT HAS BEEN ASSESSED AS OUTSIDE THEIR 90DAY TIMEFRAMES, WE NEVER-THE-LESS HAVE "OTHER OPTIONS AVAILABLE TO US". THIS IS BECAUSE THE STEERING GROUP CHAIR AND HUSBAND TORT IS INTENTIONAL (twice – the first being the consultation response to 17/01156/OUT conflating their public/private roles and referring to documents not in the public domain; the second being the consultation response to Rural Solutions at 6.5)</li> <li>6. THE STEERING GROUP WILL BE PERFECTLY AWARE THAT THE PRECEDENT REFERRED TO BY RURAL SOLUTIONS AT 6.5 IS THAT OF APPROVED 16/01508/OUT. THEY WILL HAVE BEEN PERFECTLY AWARE THAT 16/01508/OUT PLUS OTHER APPROVALS MEANS THAT THE "CHARACTER AREA" AROUND NP13, IS NOT WHAT THEY HAVE PORTRAYED AT PG41 OF THE SUBMITTED PLAN (which is why they did not show them – which is why Rural Solutions made the comment). PLEASE SEE APPENDIX X FOR THE TRUE PICTURE</li> <li>7. THE STEERING GROUP RESPONSE AT 6.45 KNOWINGLY TWISTS WHAT IS A POSITIVE PRECEDENT FOR NP13, ERGO APPROVAL 16/01508/OUT, INTO A NEGATIVE BY LYING ABOUT THE REASON FOR REFUSAL ON 17/01156/OUT AND MALICIOUSLY DEEMING <u>THAT</u> TO BE THE</li> </ol>



	<p>PRECEDENT FOR NP13. THIS IS DESPITE MY CONSULTATION RESPONSE AT 3.5 WHICH EFFECTIVELY “BLOWS THEIR COVER”</p> <p>8. THE STEERING GROUP RESPONSE TO MY COMMENT AT 3.5 IS SILENT ON THE “BACKLAND/BACKFILL” QUESTION BUT CONTENDS THAT 16/01656/OUT WAS NOT REFUSED ON DESIGN GROUNDS QUOTING para 11 OF THE DISMISSAL REPORT. HOWEVER, AT para 12 THE INSPECTOR SUBSEQUENTLY STATES:</p> <p>In my view, the illustrative material and evidence before me indicates no clear overall design concept for the development and I find that the scheme would be piecemeal in its layout and design. I have acknowledge that the site is irregular in shape and its location makes its development difficult in terms of its visual relationship to, and impact on, the existing character and built form of the settlement. Notwithstanding this, and having regard to alternative layouts submitted by the appellants, I find that the form and dimensions of the appeal site do not allow much scope to provide an appropriate and sympathetic boundary with the adjacent countryside.</p> <p>9. THE INSPECTOR IS BUILDING A CASE, THE REPORT IS ITERATIVE, PARA 12 THEREFORE FOLLOWS PARA 11. THE STEERING GROUP DELIBERATELY PLUCKED A SECTION OF FORMATIVE ARGUMENT OUT OF CONTEXT AND PRESENTED IT IN ISOLATION WITHOUT PROVIDING THE CONCLUSION – THE INSPECTOR'S CONCLUSION BEING THAT OWING TO ITS DIMENSIONS AND SHAPE, THE RED LINE OF 16/01656/OUT COULDN'T BE WORKED WITH.</p> <p>10. THE DIMENSIONS AND SHAPE OF NP13 ARE MARKEDLY DIFFERENT AND 16/01656/OUT REFUSAL CANNOT BE USED AS A REASON TO EXCLUDE NP13.</p> <p>11. FINALLY, THE INSPECTOR DID INDEED HAVE THE FULL DETAILS OF 16/01508/OUT IN FRONT OF HIM – BUT HE CHOSE TO IGNORE IT. AS HE HAS DONE WITH OTHER RURAL HOUSING SCHEME DISMISSALS (ASHBY-CUM-FENBY). WE CONTEND THAT THE INSPECTOR WOULD NOT HAVE APPROVED THE 2 X ALLOCATED SITES IN THE SUBMITTED PLAN. PLEASE SEE APPENDIX Z.</p> <p>QU: WHY DOES NP13 RETAIN THE ASSESSMENT OF BACKLAND DEVELOPMENT ON THE SITE ASSESSMENT REPORT??????</p>
6.51	<p><b>RURAL SOLUTIONS</b></p> <p>In summary, the proposed site at Mattersey Road/Broomfield Lane is considered to be deliverable. Its exclusion from the NDP allocations, whilst clearly undeliverable sites such as 6 and 7 are being advanced, suggests the NDP are deliberately trying to stymie development coming forward in the Parish</p>
6.51	<p><i>Steering Group</i></p> <p><i>It would not be appropriate to introduce a new site allocation into the submission version of the plan at this late stage. In view of the inspector's decision on appeal we do not consider this site deliverable.</i></p>
	<p>DT REG 16 RESPONSE – THE STEERING GROUP REPEATEDLY USES THE WORD “APPROPRIATE”/INAPPROPRIATE BECAUSE THEY CANNOT MEET THE REQUIRED STATUTORY DEFINITION OF “RELEVANT”/IRRELEVANT TO JUSTIFY IGNORING OUR CONSULTATION RESPONSES. SITES CANNOT BE EXCLUDED ON THE BASIS OF “INCONVENIENCE”- THERE WAS EVERY OPPORTUNITY TO INCLUDE NP13 FROM THE OUTSET. WE ARE ASKING FOR ALL SITE ALLOCATIONS TO BE DROPPED AND FOR SITES TO BE APPROVED BASED ON POLICY COMPLIANCE. THE STEERING GROUP CANNOT SAY THAT THE SITE IS NOT DELIVERABLE WHEN PLANNING POLICY, CONSERVATION AND DEVELOPMENT CONTROL DISAGREE WITH THEM IE: THE STEERING GROUP HAVE IGNORED OUR CONSULTATION RESPONSES. IT HAS 3 X ACCESSES (2 APPROVED AT RESERVED MATTERS), FLAT TOPOGRAPHY, PROXIMITY TO SERVICES AND AS THE INSPECTOR ACKNOWLEDGES, IS FREE FROM TECHNICAL OBJECTIONS. 62% OF THE NP13 ORIGINAL BORDER WITH OPEN COUNTRYSIDE, HAS ALREADY BEEN APPROVED. PLEASE SEE APPENDIX Z.</p>
2.18	<p><b>RURAL SOLUTIONS</b></p>

	<p>As a final further point, we would add that generally comments submitted to the Regulation 14 Draft Plan v1 consultation appear to have been given limited regard, as evidenced in the response documents. In many instances detailed consultation representations are responded to in single words with limited explanation as to why the comments are not being taken into account to inform modifications to the NDP.</p>
	<p><i>Steering Group</i>  <i>Much of this representation (and the previous submission) is repetitive and extensive extracts of other documents such as NPPF, NPPG and the NDP and supporting documents have been copied and pasted into the submission. It is not necessary and indeed it would be onerous to respond to each and every clause in this lengthy statement. However the steering group have read and considered each and every representation made and the submission NDP has been amended where changes are considered to be appropriate and reasonable.</i></p>
	<p>DT REG16 RESPONSE – THE STEERING GROUP REACTION TO THE CHARGE THAT CONSULTATION RESPONSES ARE BEING IGNORED INDICATES THE CLOSED MIND SET. V2 IS THE PLAN THAT THEY WILL BE SUBMITTING REGARDLESS OF ANY COMMENTS MADE THROUGH CONSULTATION. <u>THIS IS A PROCEDURAL ISSUE</u> AND FURTHER EVIDENCED BY THE PARISH CLERK EMAIL SENT TO ME 2.7.18: <u>it would be inappropriate to delete these documents, <b>which are an accurate record of what happened</b>; they describe the site as submitted by you <b>in response to the first Regulation 14 consultation</b></u></p> <p>IE: THE PERCEPTION OF THE VILLAGE IN THE SNAP SHOT OF TIME POST V1 REG14 CONSULTATION, IS SET IN STONE, REGARDLESS OF CONSULTATION RESPONSES. HOWEVER, THE EMAIL IMPLICITLY ACCEPTS THAT THE STATUS OF NP13 HAS BEEN CHANGED AND THAT THERE IS NO JUSTIFICATION FOR THEIR ACTIONS – HENCE THE USE OF THE WORD “inappropriate” AGAIN.</p> <p>SEE ALSO THE USE OF THE WORD “APPROPRIATE” IN THE STEERING GROUP RESPONSE. THEY KNOW THEY CANNOT WRITE:  “the submission NDP has been amended where changes are considered to be <b>relevant</b>”</p>

**4. How issues and concerns raised have been considered**

4.1 An incredible 99 pages of text comprised of a single narrow column is taken up by my husbands’ agent Rural Solutions – the original v2 report is of far fewer pages and much easier to read. Within those 99 pages, the only comment in the “Amendments to NP” column is “no change”. SI 637 has been breached.

**5. Where relevant – how issues and concerns have been addressed**

5.1 Our concerns have not been addressed. NP13 remains excluded and 2 x inferior sites have been allocated. This circumstance gives rise to the conclusion that our issues and concerns are “not relevant”, however, we will continue to insist that this is not the case and that SI 637 has been breached. LEGAL OPINION WILL BE PROVIDED TO DAVID ARMIGER, ROS THEAKSTON, BEV ALDERTON SAMBROOK AND STEPHEN WORMALD, WITHIN THE NEXT FORTNIGHT.











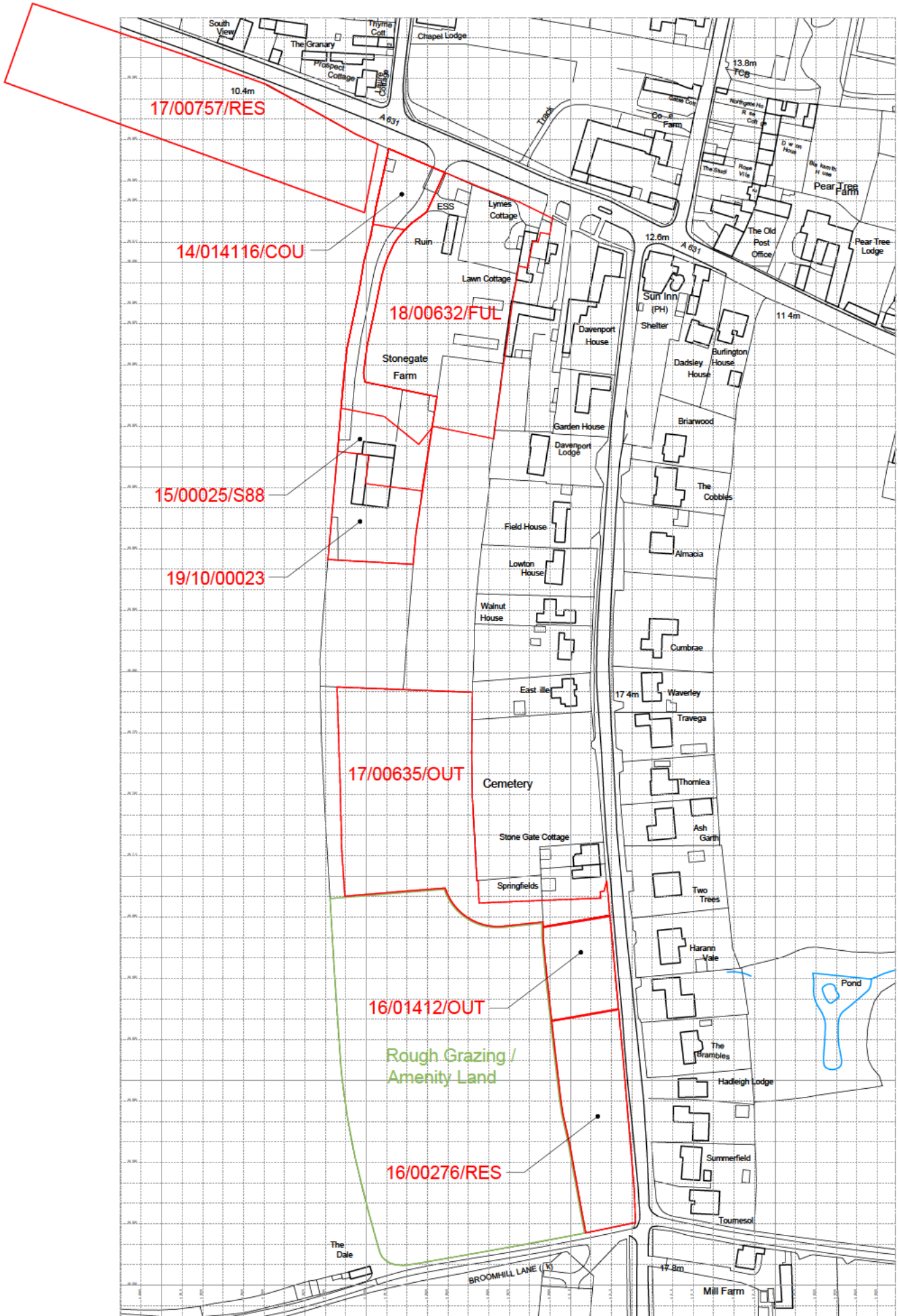








19/10/00023



Combined Planning Applications, South of Bawtry Road

## Policy E8

Approximately 35 new houses will be provided through the allocation of NP13.

Housing development in or adjacent to the existing built form of Everton village which is of an appropriate scale and will sustain local employment and community services and facilities will be supported where:

1. The development is designed to a high standard in a way which does not detract from the local area;
2. Extensions to the built-up area of the settlement are designed so as to enhance the urban-rural interface through appropriate siting, orientation, landscaping and boundary treatments;
3. The development would not result in coalescence with any neighbouring settlement;
4. The development would not have an unacceptable adverse impact on the landscape;
5. The development does not cause unacceptable harm to heritage assets;
6. The development can be served by sustainable infrastructure including water, waste water and highways;
7. The development will sustain existing social infrastructure (such as schools and community facilities);
8. The development does not result in the loss of community or recreation facilities or local employment opportunities. Where such loss is unavoidable, suitable alternative provision should be provided where viable;
9. The development has safe and suitable access to local highways, pedestrian and cycle networks in a manner which encourages sustainable travel;
10. The development follows a sequential approach to ensure development is steered to areas at a lower risk of flooding wherever possible.

## Everton Neighbourhood Plan Hearing response on behalf of R. Troop of R. Troop & Son

NP13 should be designated as a housing site in its entirety. NP13 is part of site LA 350 in the Local Planning Authority's (LPA) Land Availability Assessment 2017 (LAA), published post appeal, and was assessed as *'suitable for development with no significant constraints identified'*. The LAA appraisal and extant permission 17/00653/OUT for 5 houses on part of the site, confirms that the entire site is deliverable as defined by Annex 2: NPPF. The Neighbourhood Plan (NP) assessment is therefore inconsistent with the LPA's view of the site and the planning permission they issued. As a minimum the NP must meet 'basic conditions'; the first of which is *'having regard to national policies and advice contained in guidance'*. The allocation of NP13 for housing is supported by the NPPF as it accords with policies at pp67(a); pp68(a); pp69; and pp78; in contrast to the two draft NP allocation sites which our client believes are subject to pedestrian safety issues, potential ransom strips and prohibitive demolition costs (owing to the presence of asbestos and/or the size of buildings). Conversely, NP13 is a viable site outside the conservation area; less prominent in the landscape/character of the settlement (given lower topography); is easily and safely accessible (with three options); permeable and therefore, deliverable.

As part of application ref: 16/01656/OUT (on a portion of NP13) a southern access was accepted by Nottinghamshire County Council (NCC) Highways in their consultation response. In his decision notice, Inspector McCormack dismissed the 16/01656/OUT non-determination appeal (APP/A3010/W/17/3173194) owing to the development boundary of the proposal, not as erroneously stated in the NP site assessments, on the principle of development of NP13. The subject of this note (the larger NP13 site) changes that boundary to enable enhanced landscaping and interface with the countryside. However, it is important to confirm that the Inspector recognised the social and economic benefits of the previous proposal (which would only increase with a larger site) and noted no technical objections from statutory consultees.

Since the appeal, three applications on adjacent land to the west of NP13 have been submitted (ref: 18/01017/NMA – approved, and ref: 17/01156/OUT & 18/01314/OUT – refused), demonstrating that NP concerns (at NP 5.15) regarding views, are no longer relevant. Our client believes that the NP has pursued the allocation of inferior sites (post appeal decision), at the expense of NP13 and rejects assertions made during this process that the NP site assessment is the definitive assessment. Our client considers the motive for blocking NP13's allocation is clear; in seeking to protect the adjacent A631 western gateway land from future development, the NP is not giving correct and due consideration to NP13, south-east of the western gateway.

Option (a) considering all of NP13 as proposed, would give a net developable area of approximately 1.16 hectares/circa 35 dwellings (at 35dph). Option (b) approximately 0.83 hectares/circa 25 dwellings (at 35dph; excluding the wayleave for the overhead power cables). The approved development for 5 dwellings on part of the site has taken design cues from the vernacular part of Everton. As this layout / design has been accepted by the LPA via 18/00035 PREAPP (2/3/18) a similar style of development could be applied. The drawings attached (Appendix 1) provide a landscape visual context, highlighting broad areas for development, relevant density of development, potential street frontage (Broomhill Lane) and local context as a visual aid for discussion in the hearing session.

**A. Haynes**

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

**Response Form**

**Respondent:** Angela Haynes

**Address:**



**Question 1:** Do you wish to make any comments about the proposed changes to **Policy E8** (and the supporting text)?

I fully support the proposed changes to Policy E8.

**Question 2:** Do you wish to make any comments about the proposed changes to **Policy**

I fully support the proposed changes to Policy E9

**Question 3:** Do you wish to make any comments about the proposed inclusion of **Appendix IV**?

I fully support the proposed inclusion of Appendix IV.

**Question 4:** Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?

I fully support the changes to the neighbourhood plan.

**D. Haynes**



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

**Response Form**

**Respondent:** Douglas Haynes

**Address:**



**Question 1:** Do you wish to make any comments about the proposed changes to **Policy E8** (and the supporting text)?

Agree fully with the proposed changes to Policy E8

**Question 2:** Do you wish to make any comments about the proposed changes to **Policy**

Agree fully with the proposed changes to Policy E9

**Question 3:** Do you wish to make any comments about the proposed inclusion of **Appendix IV**?

I am in full agreement with the inclusion of Appendix IV.

**Question 4:** Do you wish to make **any other comments** about the proposed changes to the Everton Neighbourhood Plan?

I am very happy with the way that the development of the plan has been conducted and fully support the amendments as proposed at the BDC consultation event 18/5/2019.

## Highways England

Our ref:  
Your ref:

Will Wilson  
Neighbourhood Planning  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
S80 2AH  
via Email: [will.wilson@bassetlaw.gov.uk](mailto:will.wilson@bassetlaw.gov.uk)

Steve Freek  
Highways England  
The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN

Direct Line: 0300 470 4457

7 June 2019

Dear Will,

### **Consultation on the Everton Neighbourhood Plan**

Highways England welcomes the opportunity to comment on the Everton Neighbourhood Plan which covers the period of 2019 to 2034. It is noted that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Everton Neighbourhood Plan, Highways England's principal interest is safeguarding the A1 in the vicinity of Blyth approximately 6km to the west of the Plan area.

We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Everton is required to be in conformity with the emerging Bassetlaw Local Plan (2018-2035) and this is acknowledged within the document.

Everton is identified in the emerging Bassetlaw Local Plan as one of 73 rural settlements suitable for growth, as defined by the 2018 Bassetlaw Rural Settlements Study. As such the Parish has a minimum housing growth target of 10% and a cap of 20% over the 16 year Local Plan period. The Neighbourhood Plan also supports employment growth which is appropriate to and in keeping with the Parish's rural location and character, and will provide for existing local needs.

From review of the Neighbourhood Plan we understand that housing growth of 20% would result in an increase of 68 dwellings, which we would not expect to have a material impact on the SRN.

We therefore have no further comments to provide, and trust the above is useful in the progression of the Everton Neighbourhood Plan.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Freek', is positioned below the closing text.

Steve Freek  
Midlands Operations Directorate  
Email: [Steve.Freek@highwaysengland.co.uk](mailto:Steve.Freek@highwaysengland.co.uk)

**D. and J. Hirst (Bramble Farm)**

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

## Response Form

### Overview

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

All documents related to the Everton Neighbourhood Plan are available to download from the Bassetlaw District Council website:

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

### Representations

Comments on the proposed amendments to the Neighbourhood Plan are welcomed. Please provide responses in writing, either on this form or via letter or email, with all responses to be returned to:

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

**Post:**

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

### Next Steps

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

## Data Protection

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

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Everton Neighbourhood Plan. If you would like the Council to keep you informed about the Everton Neighbourhood Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Everton Neighbourhood Plan.

I would like to opt in to receive information about the Everton Neighbourhood Plan

Please also confirm your consent for Bassetlaw District Council to publish and share your comments regarding the Everton Neighbourhood Plan.

I confirm my consent for Bassetlaw District Council to share my comments regarding the Everton Neighbourhood Plan.

Name: David and Jill Hirst

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

The last page of this document has been left blank if you require more space to complete your response



## **Question 1: Do you wish to make any comments about the proposed changes to Policy E8 (and the supporting text)?**

At the start of this process we put forward NP04 as a site for consideration – in part or as a whole. The initial evaluation failed to consider this site appropriately as it only considered the full site. The Neighbourhood Planning team have acknowledged this failure – after initially and repeatedly denying it.

It is therefore surprising to see that the latest draft of the Neighbourhood plan still only considers the site as a whole. We have from the start insisted that the following options are available:

1. The whole site
2. The strip of land along the side of the road
3. The land currently occupied by largely redundant farm buildings

The current draft of E8 and E9 do not consider any of these options and leads us to conclude that both the plan, the consultation process and its recommendations are flawed.

Furthermore, the reasons for rejecting NP04 continue to be as follows:

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

We have repeatedly made the following points which contradict the above and are based upon fact:

1. “site in it’s entirety” – we have repeatedly offered part site, from the very start!
2. The land adjoins the village boundary and adjoins recently permitted development sites. Furthermore the inspector suggested the village boundary should not be a consideration.
3. The land is “brown field” in that it is a largely disused pig-farm. Your councillors repeatedly assume we do not understand the concept of “brown-field” and keep referring to the fact it is green-field. We understand the difference but the fact the remains the site is currently messy, smelly, progressing unsafe and progressively redundant farm buildings which could

be improved through development. We use “brown-field” as any layman would.

4. The council keeps referring to the upgrade of the road. The parish will know this has been done up to the boundary of our site and this has been a trivial undertaking.
5. The drafting refers to the need for parking. All our proposed draft schemes show this being off-road and not on the road.

Please see the attached documents (2 – flaws in the evaluation, 3 again, flaws in the evaluation, 4 – site characteristics). These prove we have provided the above feedback repeatedly and clearly. It is therefore disappointing it has been dismissed with no reason or discussion.

At the meeting on the 10<sup>th</sup> January, the inspector requested that all land be reconsidered. We see no evidence of this having been the case for NP04.

### **Question 2: Do you wish to make any comments about the proposed changes to Policy E9 (and the supporting text)?**

In our response to Question 1 (Policy E8) we set our reasons why sites have been rejected unfairly. We have not copied that response to this section but assume you will read it as context to our response to this question. On the basis that sites have been rejected inappropriately it follows, therefore that any preferred sites cannot be based upon good reason as the sites as a whole have not been considered properly.

Please see the attached documents (2 – flaws in the evaluation, 3 again, flaws in the evaluation, 4 – site characteristics). These prove we have provided the above feedback repeatedly and clearly. It is therefore disappointing it has been dismissed with no reason or discussion.

### **Question 3: Do you wish to make any comments about the proposed inclusion of Appendix IV?**

We requested that the council provide pre-application advice for site NP04 through the appropriate and formal planning channels in Autumn 2018. The council responded to that request by saying that support was unlikely. This was substantially based upon the fact that the last iteration of the Neighbourhood plan was due to be accepted. It wasn't for many good reasons. This therefore renders the council's pre-application advice ill founded. We have asked the council, over 4-months ago, to reconsider their advice in the light of the plan's rejection over 4-months ago. We have repeatedly called and eMailed but no response other than “someone will get back to you”. They didn't.

We object to Appendix IV as if the council had properly considered our pre-application advice then our land would also be on that list.

#### **Question 4: Do you wish to make any other comments about the proposed changes to the Everton Neighbourhood Plan?**

In addition to our response to Question 1 (NP04 has not received due, professional consideration), Question 2 (The proposed sites cannot be recommended if rejected sites have not be considered appropriately), Question 3 (Our planning pre-application was not supported due to the imminent approval of the last version of this plan) we would like to raise concerns about the quality of process which resulted in the development of this plan and which therefore has to bring into question it's findings:

1. The Neighbourhood Plan team has hidden behind a process but has not listened. Though we have imposed our views on certain decisions which form this process and plan, it is the case that:
  - a. We were infrequently, as landowners, consulted. As an example, the consultation meeting held on the 10<sup>th</sup> January - as landowners the inspector requested, we be specifically invited to this. We were not. The inspector then commented that the meeting had poor landowner support.
  - b. The objections we have raised have either not been heard, deliberately "lost" or simply disregarded. This is evidenced by Policy E8 which both seems to consider the full site and not part of NP04 and still has the old objections to the site which are simply wrong
2. The steering committee has been led by a number of individuals that have very strong self-interest in NP04 being rejected – they overlook the site. It has been clear from the start that this self interest has tainted the plan's decision making.
3. The plan frequently references public / village opinion. As we have repeatedly stated, the surveys have been very poorly supported with low numbers of respondents. This cannot be a statistical basis for this decision.
4. We formally complained to the Parish Council about this process. This resulted in no more than a "glad-handing" chat from Mr Bardsley, the then head of the Parish Council whom we felt assumed could get the better of us through a chat, a nice cup of tea, macarons and a chat about the old days down the pit. That was not the case. Though we withdrew our complaint, this withdrawal was:
  - a. Conditional upon the future process being inclusive and transparent – which it isn't.
  - b. Our site being considered more objectively – which it hasn't

It's also the case that we chose to conditionally withdraw as the recipients of the complaint were by and large the same people evaluating the sites. On that basis, the conditions or

## **Sent - 22 May 2017**

Thank you for explaining your reasoning behind the selection of preferred sites for development in the Village of Everton.

Your evaluation which concluded that the proposed development site at Bramble Farm, Sluice Lane, Everton should not be preferred for development is flawed and we request that the site be reconsidered before the plan is formally adopted. We believe that your evaluation of the site has the following issues:

1. You did not evaluate the site size properly or completely
2. You incorrectly analysed and overstated the impact on the built form of the village
3. Your “traffic light” analysis has been applied overly harshly with regard this site
4. Your engagement with us has been inconsistent and incomplete.

## **Site scale**

The address “Bramble Farm, Sluice Lane” refers to a relatively large site of 7.34 acres. We were careful when putting the site forward to suggest that either part of, or the whole of, the site could be considered. Furthermore:

1. In email correspondence with Ann and Joelle dated 28<sup>th</sup> February 2017, 10<sup>th</sup> March 2017, 11<sup>th</sup> March 2017, 23<sup>rd</sup> March 2017, 1<sup>st</sup> April 2017, 12<sup>th</sup> April 2017 (multiple emails) we made you as representatives of The Council and Steering Committee fully aware that this site could be considered either in part or in whole.
2. We have been informed that in the Steering Committee itself, a member proposed considering only part of the site. This seemingly was “forgotten” and never progressed.
3. We were also actively told the smaller site size would make no difference (email from Ann 11<sup>th</sup> March).

We request that you re-evaluate the site considering the following obvious permutations:

1. The site road side only
2. The general existing breadth and depth of the farm buildings (or thereabouts)
3. The whole site

This was requested by us in the consultation period – please see the emails referenced above.

## **Built form**

In the North Notts Regeneration & Investment Team evaluation of Site 4 the evaluation concludes that the site is not within the “built form” of the village. We would like to make the following points:

1. There are no other negative observations in the report

2. The same report says “**The Site is adjoining the core built-up area of the village, which is identified as a suitable location for future development in the Core Strategy**”. The report therefore seems to be inconsistent, self-contradicting and the conclusion unfounded.
3. Clearly the built form of the village is not affected if the existing building footprint is only developed or potentially the whole roadside strip. In fact, the removal of ugly farm buildings is a positive development for the village.
4. We also understand that the village boundary will move to our gateway when adjoining developments on Sluice Lane are completed.

We recommend that the impact on built form is reconsidered along with the various site size options. We also suggest your recommendation is reconsidered given your own recommendation highlighted in red above.

### Subjective Traffic Lights harshly applied

Our site had the following traffic light analysis:

- Site assessment report Amber
- Landowner Support Green
- Community Support Red
- Neighbouring Land Uses Green
- Agricultural Land Classification Amber
- Landscape Character Red
- Built character Red
- Natural Environment Amber
- Heritage Assets Green
- Infrastructure Impact Green

We would request visibility of the methodology used to determine these ratings and question the following:

1. **Community Support.** At the consultation event held on the 16<sup>th</sup> May 2017. Ann confirmed that there had been **no objections** raised against the site. Ann also suggested there had been no support. Firstly, we as residents of Everton support the development! Secondly given there were no objections should this not, at worse, be Amber and probably Green – you confirmed no one objected.
2. **Landscape Character.** If the permutations on site scale had been properly and correctly considered then some options would have had no Landscape impact e.g. developing just the road side or the farm building footprint. Potentially this could have benefited the environment through removing ugly buildings.
3. **Built Character.** Firstly, the North Notts Regeneration & Investment Team evaluation of Site 4 says “**The Site is adjoining the core built-up area of the village, which is identified as a suitable location for future development in the Core Strategy**”. Secondly, development of

the roadside or farm building footprint would have no impact on built form.

4. **Natural Environment.** Removal of an active farm business would reduce waste and pollutants. It would also reduce heavy goods vehicle movements. This is potentially positive to the environment.

### **Your engagement with us**

We have endeavoured to openly and pro-actively engage with the steering committee. This engagement has been, on the part of the steering committee, inconsistent and incomplete:

1. Inconsistency. The justification for not proposing the site for development has changed from engagement to engagement e.g. in the emails referenced above the first reason given for non-selection was size, then built form, then village support.
2. Incomplete. We were promised technical correspondence from the council (email from Ann 6<sup>th</sup> March), a visit to explain the technical evaluation (email from Joelle dated 12<sup>th</sup> April 2017). We also requested additional information (Email 8<sup>th</sup> May). Not a single one of these actions were completed.

As a consequence we question the quality of the evaluation of our site – especially given our dialogue on site size options.

☐  
Can we also add, officially, that the land evaluated - NP04 a and b, is larger than the site we put forward. This again suggested that the evaluation has not been completed with due care.

Please confirm receipt of this email too.

Thanks

---

**From:** [REDACTED]  
**Sent:** 19 August 2018 19:48  
**To:** neighbourhoodplanning@bassetlaw.gov.uk; luke.brown@bassetlaw.gov.uk; [REDACTED]  
**Subject:** Everton Neighbourhood Plan



Dear Neighbourhood Planning Team,

**Re: Everton Neighbourhood Plan**

**Please reply confirming receipt.**

We would like to object to the exclusion of site NP04a/b (Bramble Farm) for the following reasons:

1. The site was initially requested for inclusion by The County **Council** and regarded by The **Council** as a “good site, one of the better”.
2. Since inclusion the **Parish Council** has been both opaque and inconsistent with regards justifying it’s exclusion.
3. We believe that the sight should be included for the following reasons:
  - a. The site sits on an existing development corridor with numerous developments completed, approved and in-progress along Sluice Lane and to the boarder of our site (e.g. Ashfield Court & Northfields Farmstead Development)
  - b. The site sits on the most viable / substantial road within Everton and therefore benefits from the best transportation and traffic impact of any site.

- c. The site borders other developments and the village boundary – the site is immediately next to the village speed limit signs marking the village boundary.
  - d. The road has been widened up to NP04's boundary and can easily be widened further as part of any approved development. This has been demonstrated by the development at Ashfield Court.
  - e. The site though technically agricultural is, in layman's terms, brown belt consisting of existing, very substantial, unsightly, redundant, relatively modern, early to mid-20'th century livestock farm buildings. Though in-use these buildings are no-longer economically viable. Any development of this site will therefore have positive cosmetic impact.
  - f. There is a relatively unbroken strip of development from the village centre to the boundary of this site.
  - g. In the subsequent evaluation of the site post splitting into NP04 a & b there seems to be no significant objection towards developing the site - see Site Evaluation documents. The development at Ashfield Court adjoining NP04 has proven the road can be widened at minimal cost, visual impact, ambiance or inconvenience.
4. The **Parish** repeatedly cites the consultation process as a reason for this site being excluded. We object to this observation as the Consultation was both poorly attended and managed. There were very few responses to the consultation and therefore we do not believe they have statistical relevance. Much of the **Parish**'s wording and presentation around this site led to a negative outcome.
  5. We understand that NP04 a and b may need to be considered along with NP 12
  6. The site is one of the few sites within Everton – even as a whole or split into a & b that can support significant development.

For the above reasons we object to the negative evaluation of the site at Bramble Farm on the basis it seems either unsound or biased.

David and Jill Hirst



## Development Features

1. Site address: **Farm Buildings at Bramble Farm, Sluice Lane, Everton.**
2. This proposal is for the re-development of existing buildings.
3. Though currently classified as an agricultural property, the site is effectively Brown Field.
4. The site is currently unsightly and verging on redundant farm buildings (see photos below).



5. These buildings have no historical or conservation value
6. The site has no evidence of Archaeology – this was confirmed in The Councils' recent analysis.

7. The site borders the newly revised (2018) Village Boundary. The photo below shows the new village boundary as indicated by the newly positioned speed signs as well as the iron gate which is the proposed entrance to the site.



8. The proposed development is consistent with similar granted developments at Ashfield Court and Northfields Farmstead (see below)

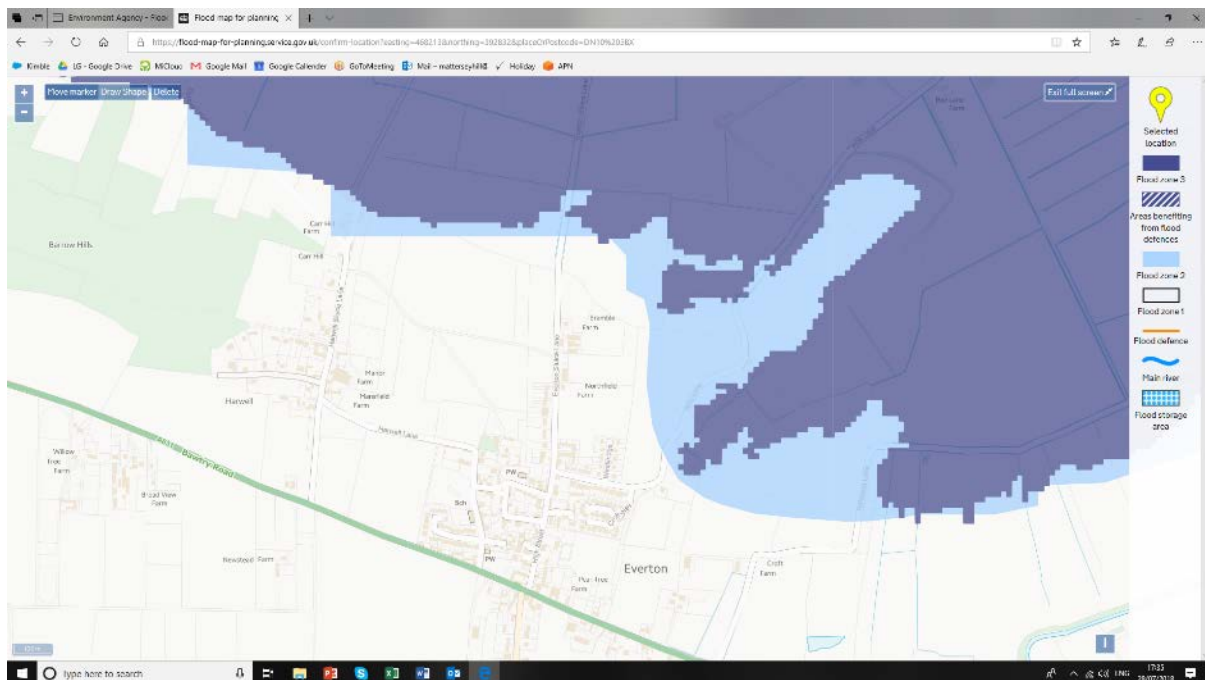


9. Sluice land is the “main road” within Everton Village. We anticipate the road be widened where necessary to support this development. A similar widening was approved for the Ashfield Court development which has been completed with minimal visual impact, cost and inconvenience. This widening has been completed to the boundary of the proposed site – **the photo below shows the newly widened road which adjoins this site.**



10. There is a band of nearly unbroken development from the village centre to Bramble Farm along both sides of Sluice Lane. This consists of both residential and agricultural development.

11. Being in an elevated position, the site is confirmed to be of low flood risk. See below.



## **Metcalfe Charitable Trust**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Everton NP - Positive Response from Everton Metcalfe Trust.  
**Date:** 25 June 2019 09:12:00  
**Attachments:** [METCALFE CHARITABLE TRUST PC Mtg. REPORT 2019b \(1\).docx](#)

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Dear Mr. Wilson,

The Metcalfe Trust in the Parish of Everton would like to respond positively to the current consultations and support the proposed changes to the Plan.

However, The Trust has no comment on the specific landowner interest, plots of land as discussed in the amendments.

For information, the Trust manages generous recreational facilities, you might even say ' District' level facilities in Everton and welcomes increased involvement in their use by the community and the surrounding villages. I attach for your information, a copy of the 2019 annual Parish report of the Trust's work and contribution to Everton, to offer some context.

A completed NP, as aligned to the Metcalfe Trust objectives, will potentially support further opportunities for improvements to the environmental quality of the village and growth will support the existing recreational assets within the village. Some organic growth, infill development of unused land is good for the community as it offers opportunities for improvements and in turn will lead to the support of the existing facilities, which will help sustain the future development of the social fabric.

I am aware the village has put a considerable amount of work into this plan and I hope the process can be concluded as soon as possible now so the village can start to realise the benefits of this hard work.

Steven Wiles  
Chairman of the Metcalfe Trust

## METCALFE CHARITABLE TRUST REPORT - June 2019

The Trust manages its land and property in Everton together with investments for the benefit of the inhabitants of the Parishes of Everton and Scaftworth, which include the hamlets of Harwell and Drakeholes. In practice this is the management and maintenance of the Village Hall, Metcalfe Sports Grounds and Children's Play Ground. In addition, when appropriate, the Trust may financially support other charitable activities within the two Parishes.

The Trust's accounts are published annually on the Charity Commission Web site. The current assets amount to:- Pine Cottage, the field to the north of the village at the end of Church Lane, the Village Hall, 2 Allotment sites, the Memorial Ground and its buildings. In addition, the Trust has an investment portfolio and some £20,000 in the current account. The accounts are currently being audited for the last FY 2018/19.

During the year a lot of work has been undertaken to review income opportunities. The decision was taken to sell the London property and invest the capital received into investment funds. The management of the investment gives the Trust improved income compared with recent years. This income is used to fund the running costs of the Village Hall and Sports field of some £50,000.00 per year; including the costs of fabric and ground maintenance, cleaning and caretaking.

The Sports Grounds care contract has been reviewed this year, learning lessons from the last contract. The new contract was awarded competitively to MKS in April and will be renewed annually subject to performance, on a yearly renewal term. Whilst other maintenance work on the Trust's property is carried out by various local contractors.

The Trust's previous consultations, in addition to those carried out by the Neighbourhood Plan process, on the provision of new building facilities, confirmed broad support for this future development. This included the use of some Trust land for housing development to help pay for and facilitate these proposals. The process indicated there were some concerns particularly related to access, car parking and the playground, which have necessitated changes to the proposed layout. These changes also increased the build costs of the original design. Due to the significant increased costs these proposals have now been put on hold. The project will be reviewed once the income has stabilised.

The day to day management of the Village Hall, Sports field and Playground is undertaken by the Metcalfe Recreation Committee on behalf of and working with the Trust. To consolidate closer working relations between the Trust and the Recreation Committee, some joint working is being undertaken on establishing a Memorandum of Understanding, a term of reference for roles and responsibilities.

I would like to express the Trusts gratitude to the Recreation Committee for the work they do for the village in supporting the Trusts and User Groups interest.

S. J. Wiles  
Chairman of the Metcalfe Trust.  
6<sup>th</sup> June 2019

## **Nottinghamshire County Council – Highways**

This matter is being dealt with by:

**Martin Green**

Reference:NP Site 2 & 3

T 0300 500 80 80

E [enquiries@nottsc.gov.uk](mailto:enquiries@nottsc.gov.uk)

W [nottinghamshire.gov.uk](http://nottinghamshire.gov.uk)

Will Wilson  
Bassetlaw District Council  
Queens Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Dear Sirs

16<sup>th</sup> May 2019

**HIGHWAY AUTHORITY REPRESENTATION –EVERTON NEIGHBOURHOOD PLAN  
POST HEARING AMENDMENTS WITH RESPECT SITE 2 HALL FARM & SITE 3 THE  
WILLOWS**

I refer to the post-hearing consultation 15<sup>th</sup> May to 25<sup>th</sup> June 2019 and the Highway Authority's previous representation dated 17<sup>th</sup> December 2018 with respect the above sites.

Within the Authority's previous representation, it was pointed out that it is not possible to provide a continuous footway on the southern side of Gainsborough Road due to the proximity of buildings to the edge of carriageway within the Hall Farm complex and that the remaining available verge width between The Willows and the Sun Inn would prevent the creation of a standard 2.0m footway along a large proportion of Gainsborough Road without obtaining third party land. The prospect of additional development on the southern side of Gainsborough therefore presents pedestrian safety concerns. However, the Highway Authority was prepared to accept a limited amount of residential development of up to 5 dwellings on each site including existing dwellings on the basis that the Hall Farm complex had an existing use capable of generating traffic and as The Willows would offer the opportunity to secure some footway on the southern side of Gainsborough Road to the benefit of the development and all dwellings that it would link.

The extent of the Site 2 area has now been extended which would allow a new access location to serve up to the proposed 10 dwellings. This does not include sufficient land to provide a footway to link the site with the existing footway towards the Sun Inn. However, it does allow an access capable of providing adequate visibility splays onto Gainsborough Road. The policy should include specific reference to the need to close the existing access to vehicular traffic. It is hard to see how pedestrian movements can be addressed. Even if it was accepted that pedestrians could cross over to the footway opposite, the width of the opposite footway in the vicinity of the site does not lend itself to the provision of dropped kerbs and tactile paving to assist the visually impaired and the disabled who may need additional space to manoeuvre when crossing.

Site 3 is proposed to be allocated for up to 5 dwellings. This would likely bring the total number of dwellings served from a revised site access up to 6. The Highway Authority suggests that the policy restricts the site to a single point of access for both the existing and proposed dwellings to ensure visibility from the site access can be maximised and



secures the introduction of a continuous footway between the dwellings known as the Brickmakers and Pinfold Lodge.

I hope this is of assistance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'MPC Green', written in a cursive style.

Martin Green  
Principal Officer MIHE  
Nottinghamshire County Council

# **Nottinghamshire County Council – Planning Policy**

This matter is being dealt with by:  
Nina Wilson  
Reference: n/a  
T 0115 977 3793  
E [nina.wilson@nottsc.gov.uk](mailto:nina.wilson@nottsc.gov.uk)  
W [nottinghamshire.gov.uk](http://nottinghamshire.gov.uk)

Sent via email to  
FAO: Will Wilson at Bassetlaw: [planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)

21<sup>st</sup> June 2019

Dear Will,

### **Post-Hearing Amendments to the Everton Neighbourhood Plan**

Thank you for your email dated 16<sup>th</sup> of May 2019 requesting strategic planning observations on the above Neighbourhood Plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are number of elements of national planning policy and guidance that are of particular relevance in the assessment of neighbourhood plans, these include Minerals and Waste, Education, Transport and Public Health.

#### Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the saved policies of the Nottinghamshire Minerals Local Plan (adopted 2005), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas have been identified in Nottinghamshire and in accordance with Policy SP8 of the emerging draft Minerals Local Plan (July 2018) these should be taken into account where proposals for non-minerals development fall within them.

#### *Minerals*

Considering the policies and the amendments made to Policy E8, E9 and its supporting text, the policies proposed in the Everton Neighbourhood Plan (Summer 2019) still do not appear to unduly restrict current or potential future mineral extraction sites, as such NCC support the plan from a minerals perspective

#### *Waste*

In terms of waste, there are still no waste safeguarding concerns in respect to the Neighbourhood Plan proposed modifications, as such NCC support the plan from a waste perspective

#### Travel and Transport

Transport and Travel Services welcome the draft neighbourhood plan and the emphasis on sustainable development. The proposed planning policies and proposed site allocations includes a section covering 'Traffic and Transport', which is supported by Transport and Travel Services. The proposed site allocations account for approximately 40 dwelling houses during the Plan period. The opportunity should be taken to state the impact of new development on the local bus network, including the demand for statutory transport to serve schools and any funding implications for developers.

#### Public Health

Please note that the County Council has no additional comments to make on the subject of Public Health and refers to the comments made on the previous consultation on the 9<sup>th</sup> of May 2017. For further context, a local health report is attached in Appendix 1.

### Educational Provision

The County Council responded to the draft Bassetlaw Local Plan, March 2019 stating that there was capacity within both primary and secondary schools in the area for the stated housing allocations. However, it should be noted that the draft neighbourhood plans contains Policy E8 that allows for further limited small scale housing development of up to 9 dwellings, which may impact on education provision. As such the County Council will review planning applications on a case by case basis and identify any future capacity issues that may arise.

### Conclusion

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

Yours faithfully

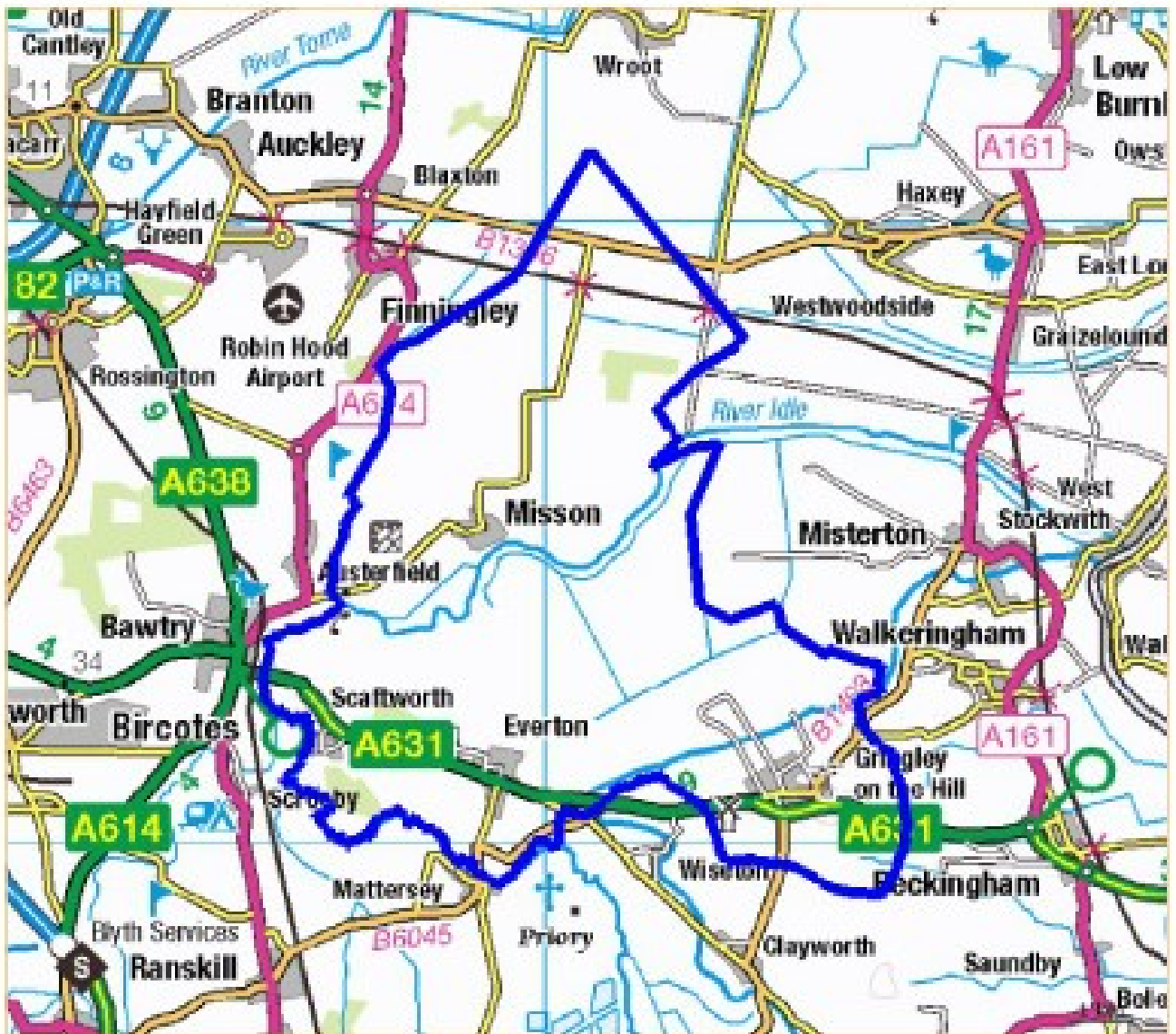
Nina Wilson  
Principal Planning Policy Officer  
Nottinghamshire County Council

*This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.*



Everton Neighbourhood Plan\_ Everton Parish

Presentation map



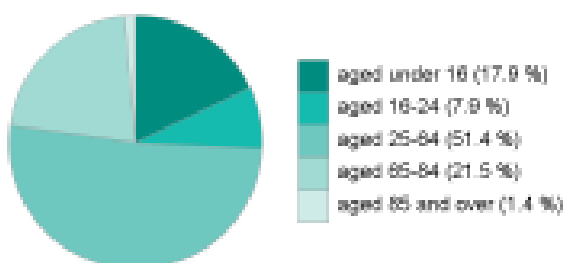
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Everton Neighbourhood Plan\_ Everton Parish

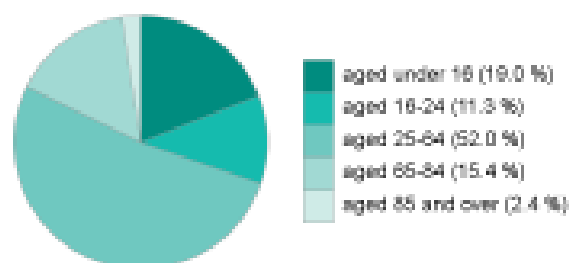
Population

Population by age group, 2015  
Your selection



Source: ONS © Crown copyright 2016 - total: 2,420

Population by age group, 2015  
England



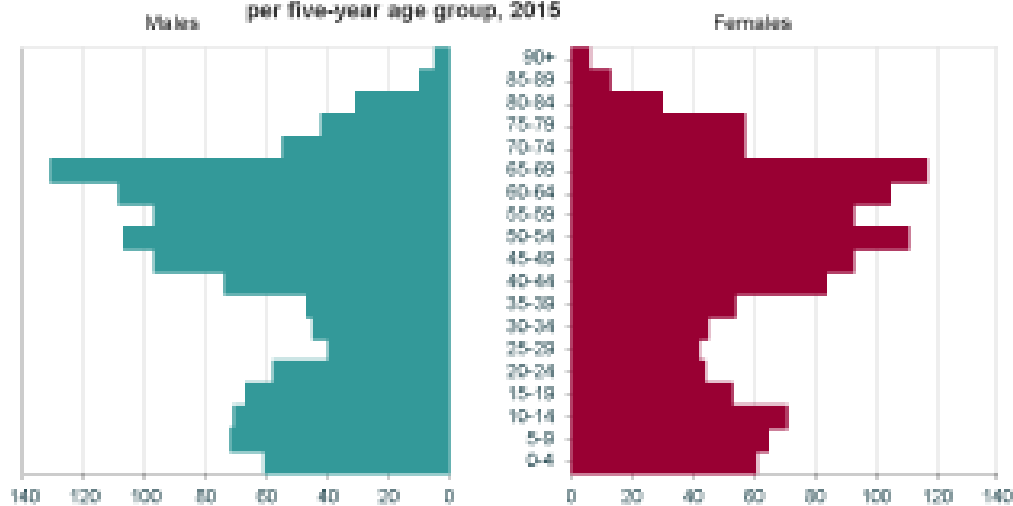
Source: ONS © Crown copyright 2016

Population by age group, 2015, numbers

Age	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
aged under 16	432	19,947	144,520	10,406,114
aged 16-24	191	11,682	81,876	6,192,870
aged 25-64	1,243	58,915	418,071	28,476,771
aged 65-84	520	21,155	141,522	8,416,289
aged 85 and over	34	2,834	19,859	1,295,209
Total	2,420	114,533	805,848	54,796,327

Source: ONS © Crown copyright 2016

Age pyramid for selection: male and female numbers per five-year age group, 2015



Source: ONS © Crown Copyright 2016



Everton Neighbourhood Plan\_ Everton Parish

Ethnicity & Language

Ethnicity & Language indicators, 2011, numbers

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Black and Minority Ethnic (BME) Population	24	2,971	34,999	7,731,314
Population whose ethnicity is not 'White UK'	62	6,200	57,864	10,733,220
Population who cannot speak English well or at all	4	857	4,803	843,845

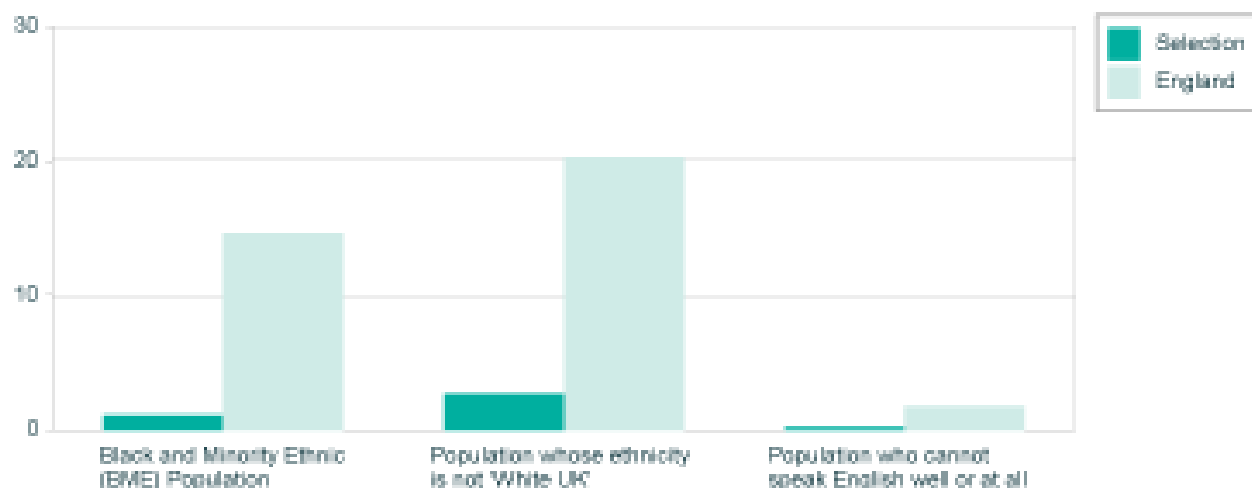
Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Black and Minority Ethnic (BME) Population	1.1	2.6	4.5	14.6
Population whose ethnicity is not 'White UK'	2.7	5.6	7.4	20.2
Population who cannot speak English well or at all	0.2	0.8	0.6	1.7

Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %, Selection



Source: ONS Census, 2011



Everton Neighbourhood Plan\_ Everton Parish

Deprivation

Indices of Deprivation, 2015, Score

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
IMD 2015 Score	13.4	22.7	18.9	21.8

Source: DCLG © Copyright 2015. Please see metadata for further guidance on how to interpret IMD score

Indices of Deprivation, 2015, numbers

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
People living in means tested benefit households	158	15,408	101,165	7,790,220
Children living in income deprived households	34	3,715	24,954	2,016,120
People aged 60+ living in pension credit households	55	4,243	26,629	1,954,617

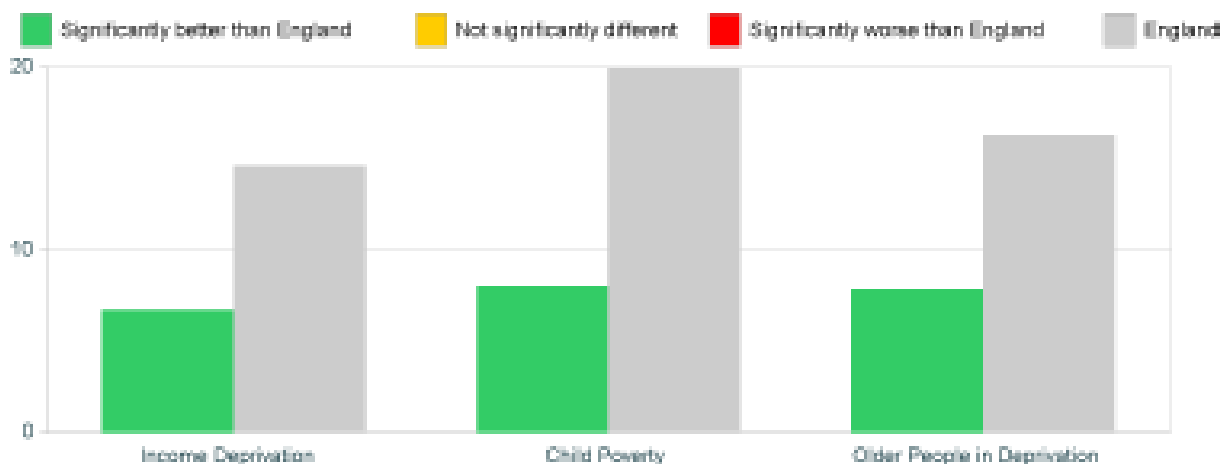
Source: DCLG © Copyright 2015

Indices of Deprivation, 2015, %

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Income Deprivation	6.7	13.7	12.8	14.8
Child Poverty	6	16.5	17.5	19.8
Older People in Deprivation	7.8	14.3	13.4	16.2

Source: DCLG © Copyright 2015

Indices of Deprivation, 2015, %, Selection (comparing to England average)



Source: DCLG © Copyright 2015





Everton Neighbourhood Plan\_ Everton Parish

Child Development, Education and Employment

Child development, education and employment indicators, numbers (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Low birth weight of term babies, 2011-2015	1	146	1,130	89,829
A good level of development at age 5, 2013/14	12	689	5,533	367,000
Achieving 5A*-C (inc Eng & Maths) GCSE, 13/14	12	815	4,958	315,795

Source: Public Health England, ONS, NOMS, DfE

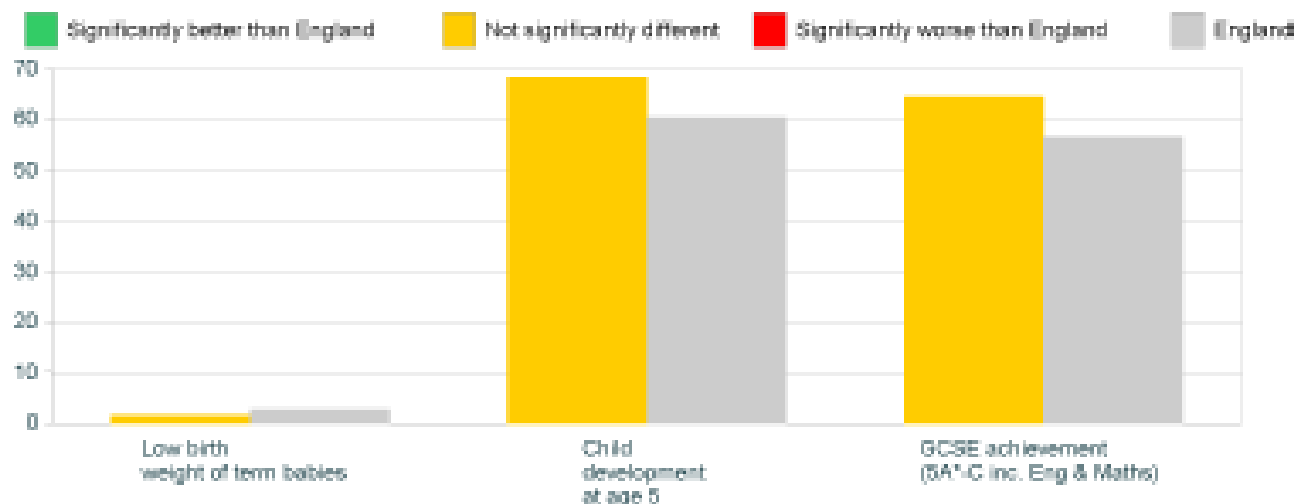
Please note employment data for Wards is not available at this time

Child development, education and employment indicators, values (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Low birth weight of term babies	1.6	2.6	2.8	2.8
Child development at age 5	68.4	67.9	61.6	60.4
GCSE achievement (5A*-C inc. Eng & Maths)	64.4	64.9	58.4	58.6

Source: Public Health England, ONS, NOMS, DfE

Child development, education and employment indicators, Selection (comparing to England average)



Source: Public Health England, ONS, NOMS, DfE  
www.localhealth.org.uk

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Everton Neighbourhood Plan\_ Everton Parish

Health and Care

Health and care indicators, 2011, numbers

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
General health: very bad	20	1,693	10,429	690,749
General health: bad or very bad	101	7,605	47,473	2,911,195
Limiting long term illness or disability	305	24,611	150,672	9,352,588
Provides unpaid care for 1 or more hours per week	319	13,215	90,696	5,430,016
Provides unpaid care for 50 or more hours per week	51	3,442	21,680	1,256,237

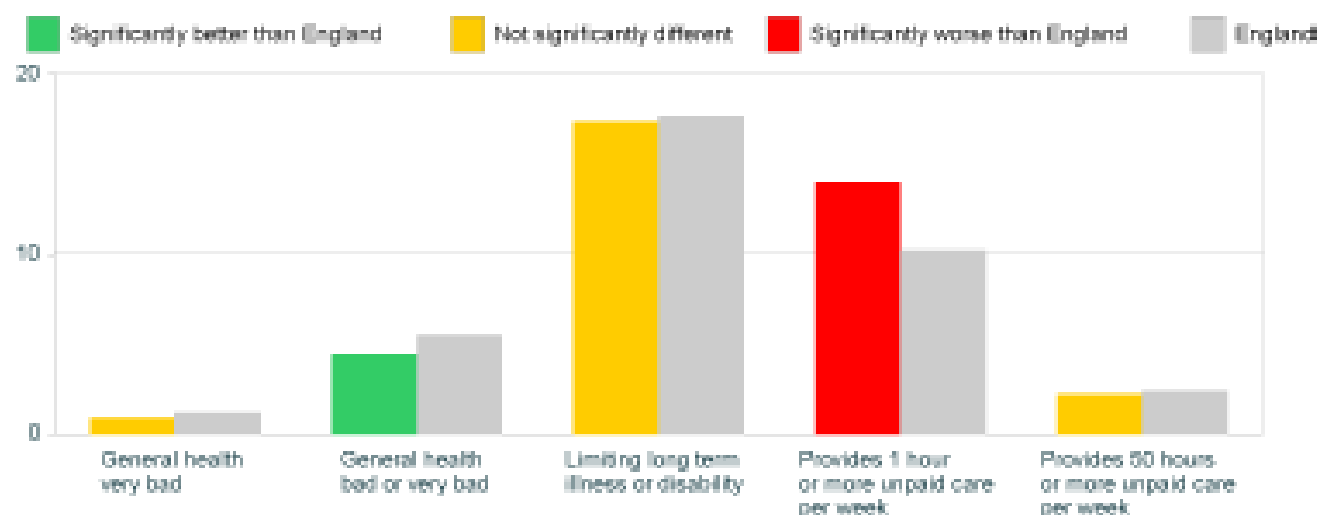
Source: ONS Census, 2011

Health and care indicators, 2011, %

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
General health very bad	0.9	1.5	1.3	1.2
General health bad or very bad	4.4	6.7	6	5.5
Limiting long term illness or disability	17.3	21.8	20.3	17.6
Provides 1 hour or more unpaid care per week	14	11.7	11.5	10.2
Provides 50 hours or more unpaid care per week	2.2	3	2.8	2.4

Source: ONS Census, 2011

Health and care indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census, 2011

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Everton Neighbourhood Plan\_ Everton Parish

Housing and Living Environment

Housing and living environment indicators, 2011 and 2014, numbers

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Fuel Poverty, 2014	123	5,072	32,029	2,379,367
Overcrowded households (at least 1 room too few)	20	1,794	12,558	1,928,598
Pensioners living alone	101	8,159	42,898	2,725,598

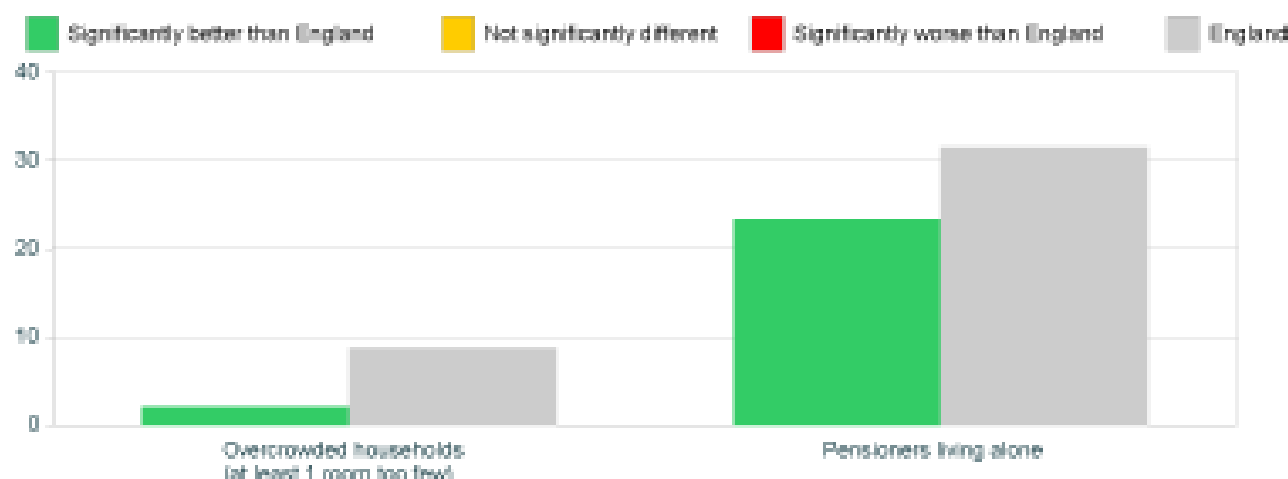
Source: ONS Census, 2011; Department of Energy and Climate Change, 2014

Housing and living environment indicators, 2011 and 2014, %

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Fuel Poverty, 2014	14.2	10.4	9.4	10.6
Overcrowded households (at least 1 room too few)	2.1	3.8	3.8	8.7
Pensioners living alone	23.4	28.6	30	31.5

Source: ONS Census, 2011; Department of Energy and Climate Change, 2014

Housing and living environment indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census

Please note Fuel Poverty cannot be displayed on chart as it does not have confidence limits.



Everton Neighbourhood Plan\_ Everton Parish

Children's Weight

Children's weight indicators, 2013/14-2016/16, numbers (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlow (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Obese children (Reception Year)	6	312	2,081	199,362
Children with excess weight (Reception Year)	13	811	5,419	404,465
Obese children (Year 6)	10	600	3,761	307,544
Children with excess weight (Year 6)	19	1,016	6,763	535,056

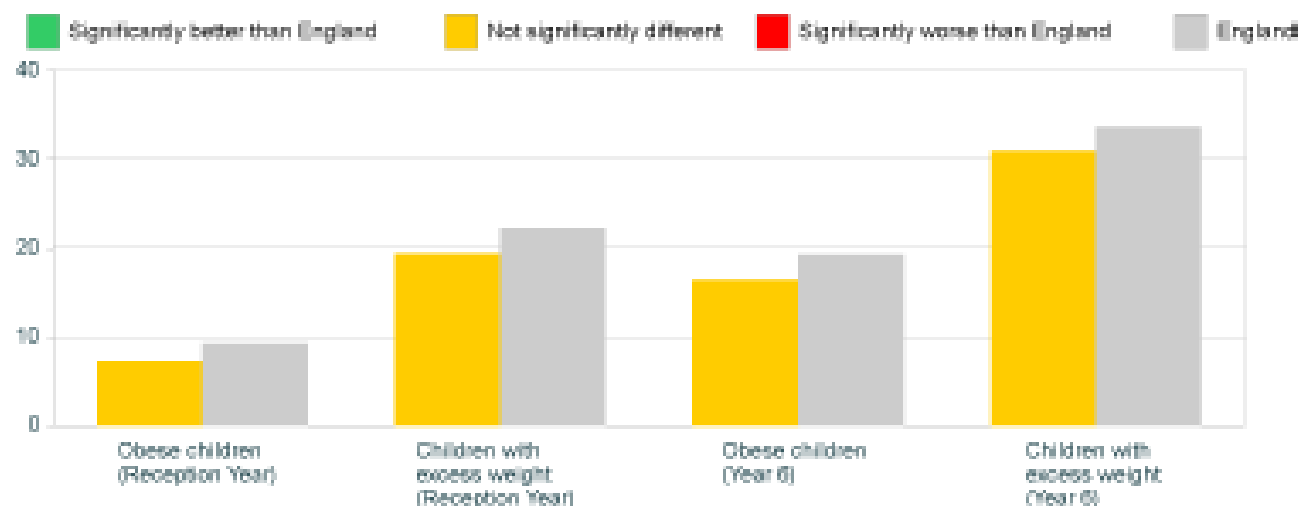
Source: National Child Measurement Programme, NHS Digital © 2013-2016

Children's weight indicators, 2013/14-2016/16, % (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlow (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Obese children (Reception Year)	7.3	9	8	9.3
Children with excess weight (Reception Year)	19.4	23.5	20.9	22.2
Obese children (Year 6)	16.4	18.4	17.2	16.5
Children with excess weight (Year 6)	30.9	32.9	30.9	33.8

Source: National Child Measurement Programme, NHS Digital © 2013-2016

Children's weight indicators, %, Selection (comparing to England average)



Source: National Child Measurement Programme, NHS Digital © 2013-2016

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Everton Neighbourhood Plan\_ Everton Parish

Children's health care activity

Children's health care activity, numbers, 2013/14 - 2015/16 (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Emergency Admissions 0-4 year olds	78	4,163	18,474	1,533,272
A&E attendances 0-4 year olds	156	9,454	66,001	5,670,069
Admission for injury 0-4 year olds	5	308	2,422	235,961
Admission for injury 0-14 year olds	19	1,035	5,905	527,519
Admission for injury 15-24 year olds	14	1,074	6,137	470,265

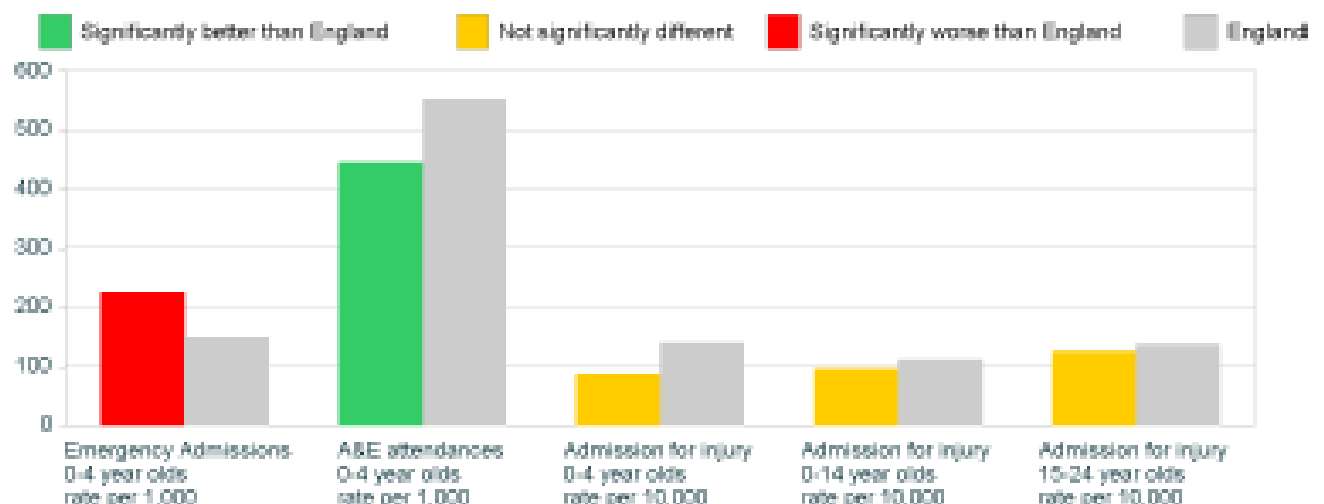
Source: Public Health England, NHS Digital 2017

Children's health care activity, values, 2013/14 - 2015/16 (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Emergency Admissions 0-4 year olds rate per 1,000	223.7	216.7	132.9	149.2
A&E attendances 0-4 year olds rate per 1,000	444.1	468.2	474.9	551.6
Admission for injury 0-4 year olds rate per 10,000	86.1	126.6	105.2	135.6
Admission for injury 0-14 year olds rate per 10,000	94.4	111.1	88.1	110.1
Admission for injury 15-24 year olds rate per 10,000	124.7	163.7	133.3	137

Source: Public Health England, NHS Digital 2017

Children's health care activity, Selection (comparing to England average)



Source: Public Health England, NHS Digital 2017

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Everton Neighbourhood Plan\_ Everton Parish

Adults' Behavioural Risk Factors

Adults' Behavioral Risk Factors, 2006-08, numbers (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Obese adults	444	22,347	161,862	9,983,436
Binge drinking adults	336	17,443	132,273	8,290,798
Healthy eating adults	587	23,878	177,008	11,007,157

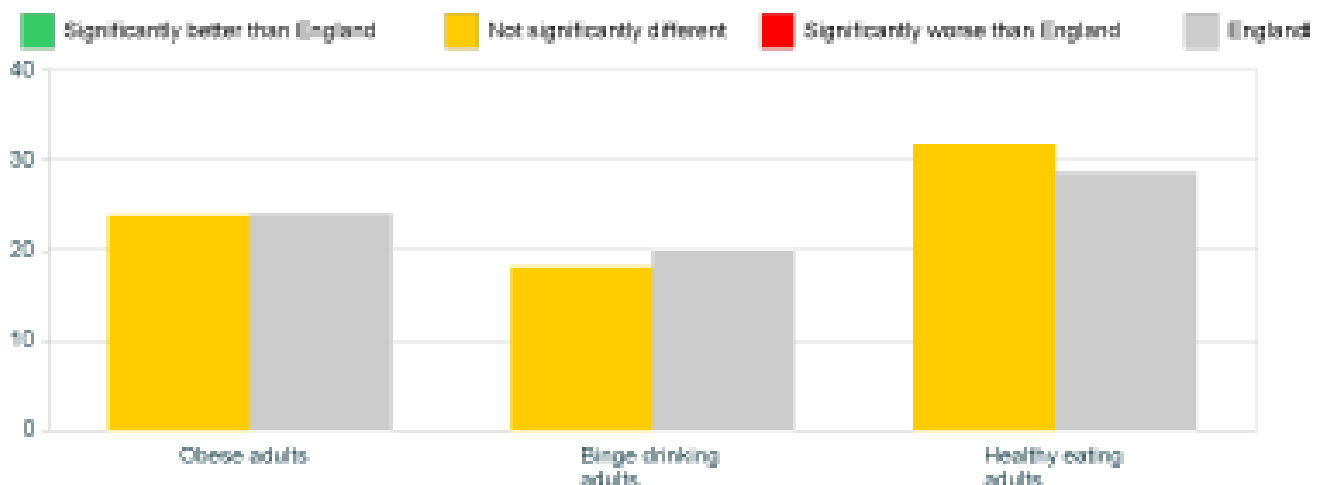
Source: Public Health England © Copyright 2010

Adults' Behavioral Risk Factors, 2006-08, % (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Obese adults	23.9	24.5	24	24.1
Binge drinking adults	18.1	19.1	20.9	20
Healthy eating adults	31.7	26.2	28	25.7

Source: Public Health England © Copyright 2010

Adults' Behavioral Risk Factors, %, Selection (comparing to England average)



Source: Public Health England © Copyright 2010



Everton Neighbourhood Plan\_ Everton Parish

Emergency hospital admissions

Emergency Hospital Admissions, numbers, 2011/12 to 2015/16 (estimated from MSOA level data)

Indicator	Everton (Ward [2016])	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Emergency hospital admissions for all causes	1,033	62,096	392,638	26,630,261
Emergency hospital admissions for CHD*	29	1,618	10,955	685,080
Emergency hospital admissions for stroke	15	784	6,253	398,082
Emergency hospital admissions for MI*	12	657	5,328	335,723
Emergency hospital admissions for COPD*	17	1,467	6,417	563,448

Source: Public Health England, NHS Digital © Copyright 2017

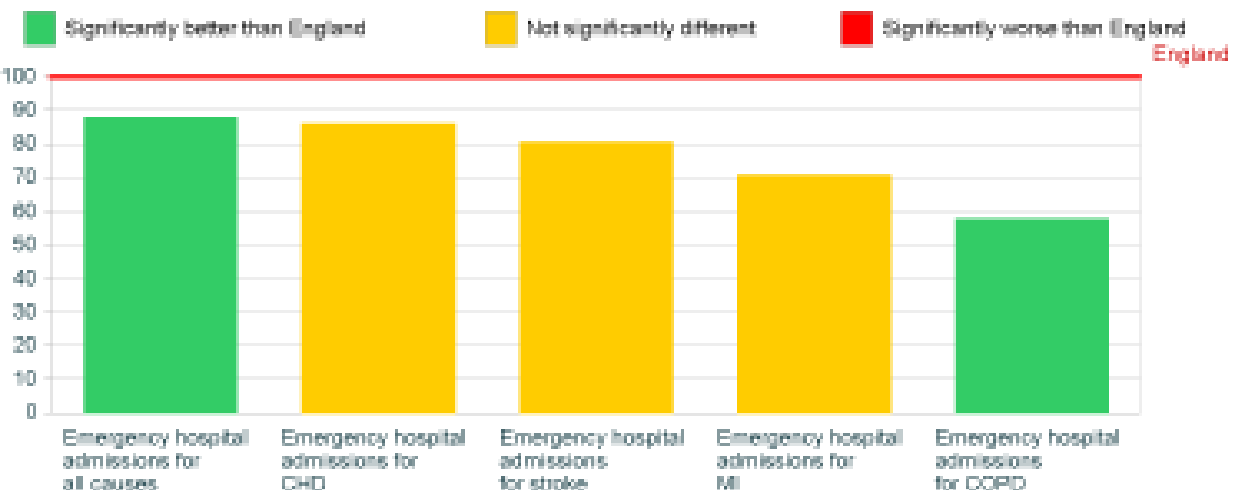
\*CHD: Coronary Heart Disease; MI: Myocardial infarction (heart attack); COPD: Chronic Obstructive Pulmonary Disease

Emergency Hospital Admissions, Standardised Admission Ratios (SAR), 2011/12 to 2015/16 (estimated from MSOA data)

Indicator	Everton (Ward [2016])	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Emergency hospital admissions for all causes	87.7	105.7	96	100
Emergency hospital admissions for CHD	88.2	98.8	98	100
Emergency hospital admissions for stroke	80.7	83.9	97.6	100
Emergency hospital admissions for MI	70.9	107.3	97.9	100
Emergency hospital admissions for COPD	57.8	104.2	88.1	100

Source: Public Health England, NHS Digital © Copyright 2017

Emergency Hospital admissions, SAR, 2011/12 to 2015/16, Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2017  
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Everton Neighbourhood Plan\_ Everton Parish

Cancer incidence

Cancer incidence, numbers, 2011-2016 (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All cancer	77	3,672	24,256	1,469,163
Breast cancer	15	563	3,667	221,700
Colorectal cancer	9	439	2,919	173,269
Lung cancer	6	466	2,677	166,030
Prostate cancer	12	494	3,406	195,749

Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2015 CASREP0)

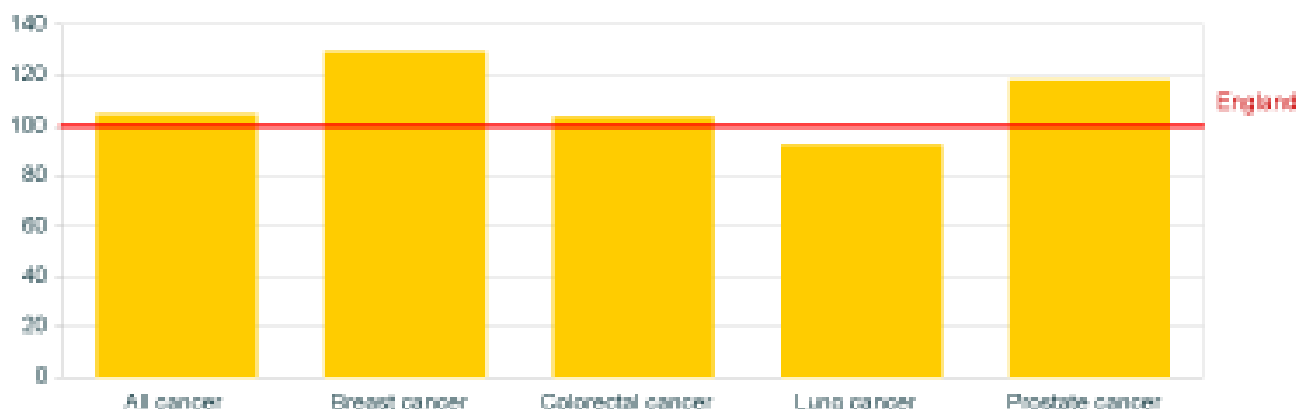
Cancer incidence, Standardised Incidence Ratios (SIR), 2011-2015 (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All cancer	104.5	104.5	101.6	100
Breast cancer	129.3	108.2	103.3	100
Colorectal cancer	103.7	105.4	103.2	100
Lung cancer	92.3	110.5	97.4	100
Prostate cancer	117.9	100.6	104	100

Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2015 CASREP0)

Cancer incidence, SIR, 2011-2015, Selection (comparing to England average)

Significantly better than England Not significantly different Significantly worse than England



Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System





Everton Neighbourhood Plan\_ Everton Parish

Hospital admissions - harm and injury

Hospital admissions - harm and injury, numbers, 2011/12 to 2015/16 (estimated from MSOA level data)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Hospital stays for self harm	20	1,278	7,338	637,465
Hospital stays for alcohol related harm	79	4,161	26,023	1,633,232
Emergency admissions for hip fracture aged 65+	13	884	4,484	283,432
Elective hospital admissions for hip replacement	21	858	5,867	338,773
Elective hospital admissions for knee replacement	21	1,071	7,126	374,028

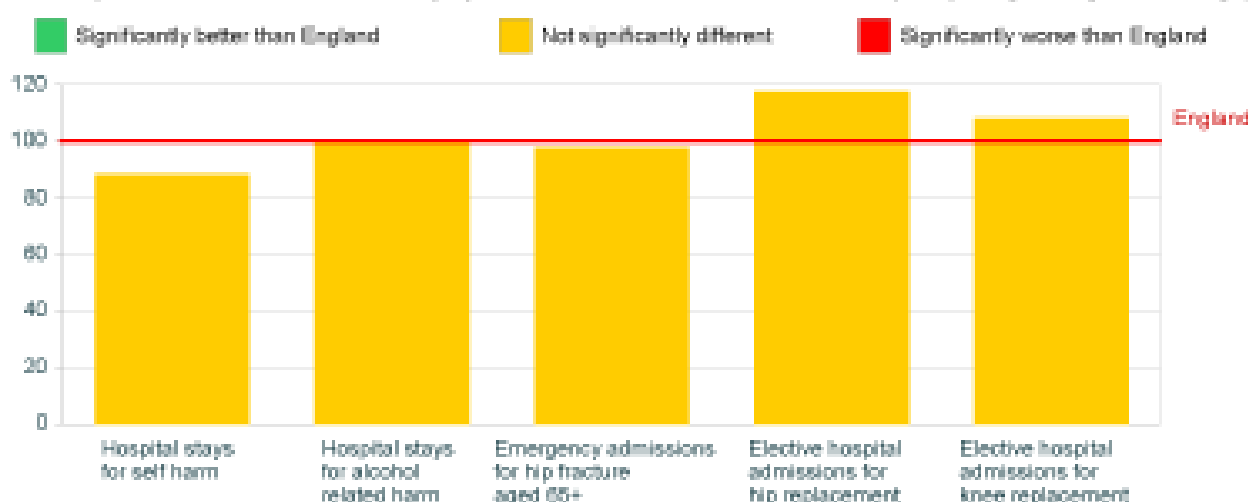
Source: Public Health England, NHS Digital © Copyright 2017

Hospital admissions - harm and injury, Standardised Admission Ratios (SAR), 2011/12 to 2015/16 (estimated from MSOA)

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Hospital stays for self harm	88.6	117.7	96	100
Hospital stays for alcohol related harm	100.4	114.1	103.4	100
Emergency admissions for hip fracture aged 65+	97.8	105.7	88.7	100
Elective hospital admissions for hip replacement	117.7	103.9	105.2	100
Elective hospital admissions for knee replacement	108.1	116.3	115	100

Source: Public Health England, NHS Digital © Copyright 2017

Hospital admissions - harm and injury, SAR, 2011/12 to 2015/16, Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2017

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Everton Neighbourhood Plan\_ Everton Parish

Mortality and causes of death - all ages

Causes of deaths - all ages, numbers, 2011-2015

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All causes	90	5,879	38,696	2,357,391
All cancer	30	1,704	11,226	695,658
All circulatory disease	23	1,505	10,070	648,138
Coronary heart disease	13	693	4,536	289,738
Stroke	3	361	2,595	165,375
Respiratory diseases	10	824	5,149	325,764

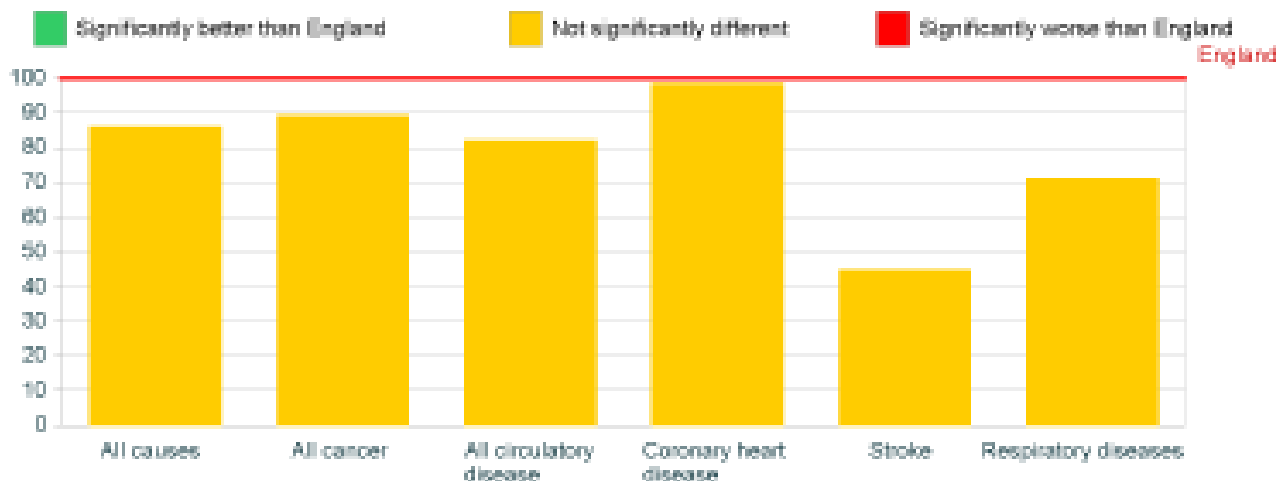
Source: Public Health England, produced from ONS data Copyright © 2017

Causes of deaths - all ages, Standardised Mortality Ratios (SMR), 2011-2015

Indicator	Everton (Ward (2016))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All causes	88.1	106.4	103.1	100
All cancer	89.4	107.6	103.8	100
All circulatory disease	82.1	101.4	98.1	100
Coronary heart disease	98.4	102.9	97.8	100
Stroke	45	98.1	99.4	100
Respiratory diseases	71.3	110.6	99.7	100

Source: Public Health England, produced from ONS data Copyright © 2017

Causes of deaths - all ages, SMR, 2011-2015, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2017



Everton Neighbourhood Plan\_ Everton Parish

Mortality and causes of death - premature mortality

Causes of deaths - premature mortality, numbers, 2011-2015

Indicator	Everton (Ward [2016])	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All causes, aged under 65	16	907	5,639	373,093
All causes, aged under 75	34	1,916	12,089	752,670
All cancer, aged under 75	14	823	5,258	310,788
All circulatory disease, aged under 75	10	403	2,567	166,529
Coronary heart disease, aged under 75	6	221	1,440	91,657

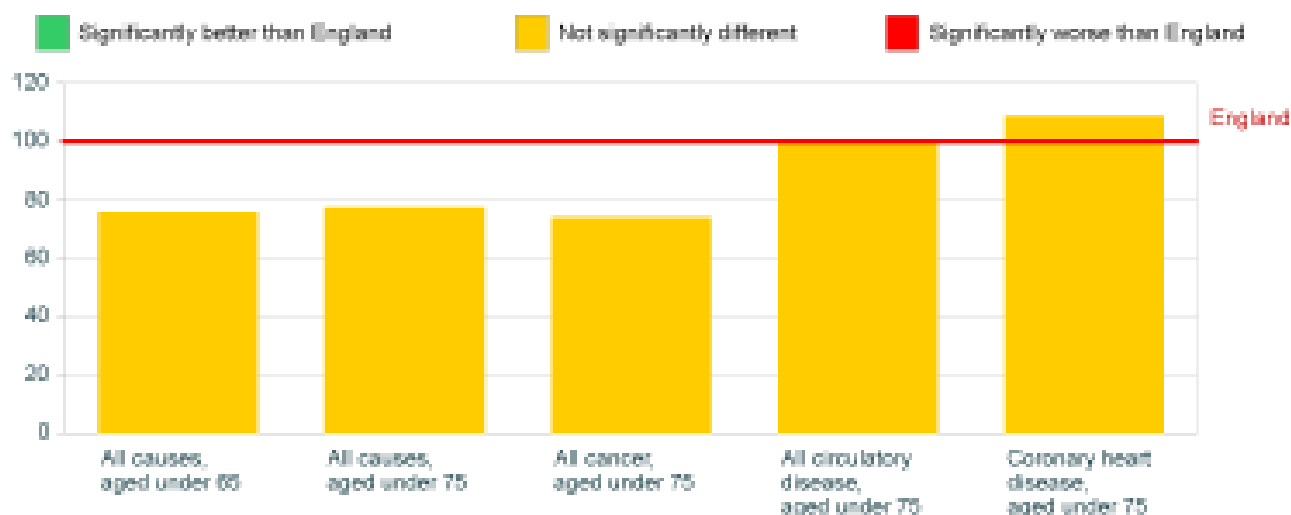
Source: Public Health England, produced from ONS data Copyright © 2017

Causes of deaths - premature mortality, Standardised Mortality Ratios (SMR), 2011-2015

Indicator	Everton (Ward [2016])	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
All causes, aged under 65	76	105.1	96	100
All causes, aged under 75	77.6	104.4	98.1	100
All cancer, aged under 75	74.1	106.5	101.8	100
All circulatory disease, aged under 75	100.4	97.5	99	100
Coronary heart disease, aged under 75	108.7	97.3	95	100

Source: Public Health England, produced from ONS data Copyright © 2017

Causes of deaths - premature mortality, SMR, 2011-2015, Selection (comparing to England average)



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Everton Neighbourhood Plan\_ Everton Parish

Modelled prevalence of young people who smoke

Modelled prevalence of young people who smoke, numbers (2009-2010)

Indicator	Everton (Ward (2010))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
People age 15 who have never smoked	0	1,001	7,042	488,595
People aged 15 who occasionally smoke	0	54	404	25,778
People aged 15 who regularly smoke	0	134	871	58,918

Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton

Modelled prevalence of young people who smoke, values (2009-2010)

Indicator	Everton (Ward (2010))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Never smoked, age 15	0	74.8	75.6	78.6
Occasional smoker, age 15	0	4	4.3	4
Regular smoker, age 15	0	10	8.4	8.7

Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton

Modelled prevalence of young people who smoke, Selection (comparing to England average) 2009-2010

- Significantly better than England
- Not significantly different
- Significantly worse than England
- England

Chart not available for valid data is missing

Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton



Everton Neighbourhood Plan\_ Everton Parish

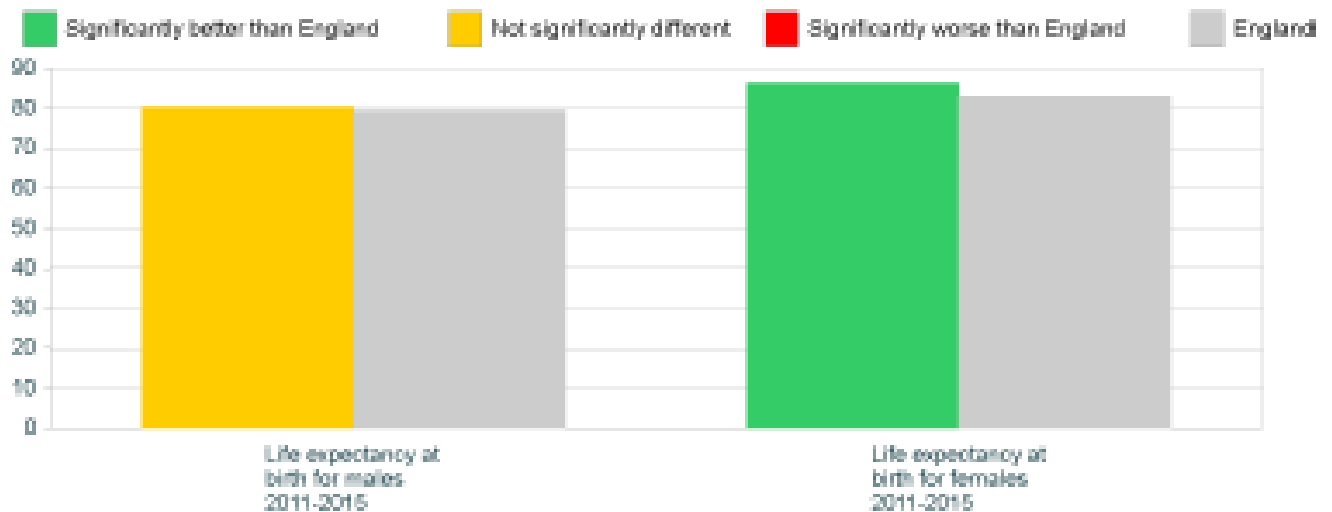
Life expectancy 2011-2015

Life expectancy, years, 2011-2015

Indicator	Everton (Ward (2010))	Bassetlaw (Lower Tier Local Authority)	Nottinghamshire (Upper Tier Local Authority)	England
Life expectancy at birth for males 2011-2015	80.2	78.7	79.4	79.4
Life expectancy at birth for females 2011-2015	86.3	82	82.8	83.1

Source: Public Health England, produced from ONS data Copyright © 2017

Life expectancy, compared to England, years, 2011-2015



Source: Public Health England, produced from ONS data Copyright © 2017

**A. Richardson**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Everton N P  
**Date:** 24 June 2019 14:28:09

---

I made a number of comments at the walk-in in the village hall, here are a few more points in print

#### POLICY E 8

If the aim of E8 is to discourage further development then the language needs to be similar to E7. Any aggressive developer will look at this “windfall” of 9 properties as an open goal. Perhaps the use of more regulatory language, WILL or SHOULD is therefore more appropriate. I think it should also be made clear that this 25% buffer has been arbitrarily imposed.

#### APPENDIX 1V

The crucial statistics that drive this document are still scattered. This appendix is a perfect opportunity to collate the facts and figures. Eg

Statistic as of xxxxxx (date)

Number of properties (37 ?) to be built over the 16 (?) years of the plan

Total of all properties commenced or completed after August 2018

Number available for completion before end of plan

Number currently approved

Number of outline

Buffer of 9 properties imposed?

Once limit is reached, no further applications will be considered

Etc

A G Richardson

[REDACTED]  
[REDACTED]

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## **Severn Trent Water**



05 June 2019

Our ref: Everton 1

Dear Sir/Madam

## Everton Neighbourhood Plan Consultation

Thank you for the opportunity to comment on your consultation. Severn Trent are generally supportive of the principles outlined within the Everton Neighbourhood Plan, in particular the following sections:

### Policy E1 Protection of the Landscape

Where it states:

*“Schemes should demonstrate how any existing drainage ditches, hedgerow field boundaries and historic field patterns have been retained and enhanced and incorporated into landscaping proposals”*

The retention of watercourses, ditches and land drainage are essential to facilitate sustainable drainage of surface water for new development and for future generations. It is recommended that watercourses are retained within open space to enable access for maintenance, preventing encroachment and improved biodiversity. This policy should also support the Drainage Hierarchy as outlined in paragraph 80 of Planning Practice guidance.

### Green Infrastructure, Paragraphs 5.22 and 5.23

Severn Trent are supportive of the use of SuDS within new development and would advise that SuDS are designed in accordance with true SuDS principles, by considering, Water Quantity, water quality, biodiversity and amenity. A well designed SuDS scheme can provide multiple benefits enhancing the local area and the development. We would also recommend consideration of the Drainage hierarchy to ensure that the outfall from any SuDS scheme is primarily directed towards natural outfalls such as Infiltration, or watercourse, rather than public sewers.

Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

### Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific

locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

### **Sewage Strategy**

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

### **Surface Water and Sewer Flooding**

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

### **Water Quality**

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

### **Water Supply**

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

### **Water Efficiency**

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Chris Bramley

Strategic Catchment Planner

[growth.development@severntrent.co.uk](mailto:growth.development@severntrent.co.uk)

**Sport England**

**From:** [Planning Central](#)  
**To:** [Will Wilson](#)  
**Subject:** Everton Neighbourhood Plan: Consultation on Post-Hearing Amendments  
**Date:** 20 May 2019 10:41:57

---

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

<http://www.sportengland.org/playingfieldspolicy>

- Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

- Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance

notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

- Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

- If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

**Planning Admin Team**

T: 020 7273 1777

E: [Planning.central@sportengland.org](mailto:Planning.central@sportengland.org)

This girl can





Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



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**J. Stephenson**



**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Cc:** [REDACTED]  
**Subject:** Post-Hearing Amendments to the Everton Neighbourhood Plan: Response in support of changes  
**Date:** 24 June 2019 18:09:48  
**Importance:** High

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## **Post–Hearing Amendments to the Everton Neighbourhood Plan**

### **Response in support of changes:**

Having been somewhat critical of the ‘Everton Neighbourhood Plan’ in its previous manifestations and in particular of its potential openness to opportunist development against the wishes and needs of the local community, I am pleased to say that the ‘Post Hearing Amendments’ version of it has introduced an objective and rational view of how the managed development of Everton village fits within the greater provision of housing for Bassetlaw as a whole; and of the limited need for further development to fulfil this.

I therefore wish to express support for these changes overall and in particular my full support for Sections 6.15 and 6.16 of the ‘Post Hearing Amendments’ version of the Plan and the revised requirements as now set out in Policy E8 and Policy E9.

I am absolutely supportive of what is now in Sections 6.42 and 6.43 to include smaller dwellings and safe access and of what is now numbered Section 6.53 applying a lower threshold of 5 units to the requirement for affordable housing contributions.

It follows that the inclusion of Appendix IV is supported too.

This is now a sustainable development plan for Everton village.

My thanks to the team that worked on this.

There are some further comments that seem appropriate to make, however, which are as follows:

### **Meeting real needs not exploitative expansion:**

There is an aspect of Everton’s geography that should be properly considered when evaluating the opposing interests of would-be developers and the expressed wishes of the local community. Sections 7 and 8 of the ‘Everton Neighbourhood Development Plan 2018 -2034: Initial Comments of the Independent Examiner’, which seek clarification on the appropriateness of the number of proposed dwellings and the evidence of an existing housing need within the plan area, are relevant in this respect too.

Because of its position Everton village is at risk of being exploited as a dormitory extension of Sheffield, Rotherham and Doncaster. That would be profitable for developers providing a neatly packaged pastiche of the rural idyll to an inward migration of people from elsewhere, at price points attractive in comparison to urban property values, however, that would price out local people and their families and fundamentally change the character of the village and its sense of community.

Such development proposals do not meet an existing or even anticipated housing need locally. Moreover this would not be servicing the housing needs of Bassetlaw. It would simply be asset stripping the existing rural environment of Everton village to its permanent detriment.

This is said in anticipation of some vested interests objections to the 'Post-Hearing Amendments to the Everton Neighbourhood Plan' and as a counter to such.

**Contribution in context:**

Another observation here is that the 'Everton Neighbourhood Development Plan' does not reference the extent of planned housing development in the surrounding area, which will meet the overall requirements of Bassetlaw going forward and further contextualise the contribution being made by the village. In addition to the planned development of the existing centres of Worksop and Retford, this would include, for example, the significant housing provision of the 'Harworth & Bircoats Neighbourhood Plan' and that of the 'Mattersey & Mattersey Thorpe Neighbourhood Plan'.

It is understood from a conversation with a representative of Bassetlaw Planning that surrounding development is part of the overall picture that may be considered here—and this would seem to satisfy the need in its entirety. There may even be a danger of oversupply.

**Dangerous divide:**

Everton village sits across a busy main road, the A361. It is configured around a crossroads with it and therefore is divided by this physical obstacle and the hazards of the heavy traffic present on it.

An evident issue is the risk associated with feeding traffic onto this route from further housing development, an inevitable consequence, given that Everton is primarily a rural residential centre, so its population mostly works elsewhere and is sustained by services positioned outside the village.

Perhaps less obvious is that any development south of the A361 of housing aimed at families, so potentially anything with two bedrooms or more, puts this dangerous feature between them and the village school, playground and playing fields, which some might consider to be the reckless endangerment of young lives.

Unless a safe footbridge was to be added across this road, or a bypass was to be built, which seems unlikely in the near future, or traffic lights were to be installed, which would then disrupt the traffic flow of the A361 and would have its own attendant risks, then the unnecessary expansion of such a physically divided village does not make a lot of practical sense.

Sections 17 and 18 of the 'Everton Neighbourhood Development Plan 2018 -2034: Initial Comments of the Independent Examiner' would seem to be broadly in support of this view. Section 8 of Policy E8 in the Amended Plan would seem to provide for a footbridge or similar solution to be funded by the developer as a condition of any planning consent.

Again this is said in anticipation of some vested interests objections to the 'Post-Hearing Amendments to the Everton Neighbourhood Plan' and as a counter to such.

**Comparison:**

Compare for example the arrangement of nearby Gringley-on-the-Hill. This sits almost entirely to the north of the A361, has a self-contained road network within it and distributes its traffic interface with the main road across five separated feeder routes. In practice it is already bypassed and a much safer prospect to develop the perimeter of.

An additional observation is that Gringley-on-the-Hill also has a school and a doctor’s surgery, so it seems pertinent to query why it seems not to have a Neighbourhood Plan as part of Bassetlaw’s housing strategy, when it is clearly as much, if not more, of a rural services centre than Everton is and is presumably capable of contributing to local housing provision as well.

It is assumed that in the absence of a neighbourhood Plan new housing allocations will be made for several surrounding villages and that these ought to be taken into account as well, despite not being quantified yet, when assessing the relative need for further provision in Everton.

**Conclusion:**

For the avoidance of doubt these comments are fully supportive of the ‘Post–Hearing Amendments to the Everton Neighbourhood Plan’ and are against any further development proposals not already included in it.

Regards

Jonathan Stephenson

[Redacted signature block]

m: [Redacted]  
e [Redacted]

## **D. Troop**

## Everton Neighbourhood Plan Consultation

June 25<sup>th</sup> 2019 Submission – Danielle Troop for NP13

### Preamble

This consultation submission includes a number of appendices:

- Appendix I – Transcript of January 10<sup>th</sup> 2019 Public Hearing

Detail: includes efforts from Examiner to allocate NP13 and weak insistence from Kirkwells re: “process”

- Appendix II – Complaint reference Political Interference in the Everton Neighbourhood plan Statutory process

Detail: serves as “mood music” to evidence behaviour designed to thwart a statutory process

- Appendix III – Ebb and Flow of The Willows Site boundaries

Detail: demonstrates Qualifying Body lack of consistency ref: vaunted “process”. Answers provided prior to Hearing are not accepted. LPA don’t even answer. Conclusion – the QB have ignored site assessments when it suits them (in the case of 11b – The Willows). See earlier consultation response at Reg16 where my complaint ref: site assessments is included. That complaint was investigated by David Arminger who found that the LPA could not be held responsible for the QB choosing to use their site assessments (in the case of NP13)

- Appendix IV – Review of Hall Farm access proposals

Detail – this email is self-explanatory. Comment that NCC have been embarrassed into allowing small numbers on these inadequate allocated sites at Hall Farm and The Willows – despite clearly NOT having been consulted earlier.

- Appendix V – Bassetlaw draft Local Plan consultation response

Detail – Urges retention of Rural Service Centres particularly if they have schools. New climate change and clean air targets will feed into sustainability criteria. Describes Garden Villages as vanity projects

- Appendix VI – Calculation of housing delivery in Bassetlaw if settlements with schools (often Rural Service Centres) are awarded 30% growth.

### Policy Amendments

In line with previous consultation responses, the Examiner is asked to recommend the following amendments to policies. We regret that we remain in a position where previous consultation responses have been ignored.

#### **A. Policy E12 Supporting Local Economic Growth and Rural Diversification**

Economic development ~~which is appropriate to and in keeping with Everton Parish's rural location, setting and historic character, and surrounding land uses,~~ will be supported where:

1. It is appropriate to the village setting in terms of design and materials; and
2. It demonstrates consideration of impact on infrastructure and incorporates appropriate mitigation measures to minimise any adverse impacts; and
3. It provides adequate car parking for employees and visitors; ~~and~~
4. It is for business / start up units and facilities which support local services and the visitor economy, particularly linked to the enjoyment of the countryside

~~Proposals which include the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside will be encouraged for small scale retail (eg farm shops) and professional services, and small business studios (B1).~~ Rationale: The Stonegate site offers excellent road frontage onto the A631 which is a busy commercial, leisure (to the coast) and commuter route. Policy E12 as currently written is restrictive and dictatorial. At present we have a noise exclusion zone around the Shed and a paddock running down to the A631 adjacent to Stonegate Farmhouse (east of the large new access road granted under 18/00632/FUL). The totality of land upon which residential approval has not been sought is circa 4.5 acres, in a single, irregular parcel of land. A mixed residential/commercial site (as per 15/01312/PREAPP received back 27.11.15) would enable the new access road to run from the A631 to Broomhill Lane and beyond, thereby replacing Mattersey Road with a safer, better structured "by-pass". The busy Sun Pub could extend its' carpark into what is now the Mattersey Road northern access and Mattersey Rd residents would be delighted not to have through traffic.

NB: Allocation of NP13 for 35 units as requested by our solicitor within E8, would be necessary.

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

~~New housing development is encouraged to incorporate sustainable design and energy efficiency measures wherever possible, in order to minimise carbon dioxide emissions which contribute to climate change. Where there is a potential conflict between maximising energy and resource efficiency and ensuring new buildings are designed sensitively in relation to local context, the priority will be given to visual impact on local character.~~

~~Energy Saving Materials Where appropriate and subject to other policy requirements schemes should incorporate the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency.~~ What is the point in Policy E11? To make development less viable in our village? In one of the lowest value areas in England? The point has been made via consultation repeatedly – the government has acted to reduce the proliferation of building standards and Building Regs is updated regularly. Building Regs only please.

#### **C. Policy E10 Providing Appropriate House Types and Sizes to meet Local Needs**

Support will be given to housing developments where:

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

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

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

Affordable housing or tariff style contributions will be sought from developments of more than 95 units ~~in line with Everton's role as a designated rural area. Affordable housing contributions will be sought in line with the evidence set out in the most up to date Strategic Housing Market Assessment (SHMA) pending viability appraisal~~

**D. Policy E9 – scrub.**

a. Please see solicitor submission on behalf of R.Troop and Son.

b. Please see Transcript of Public Hearing at Appendix I where Examiner repeatedly seeks to allocate NP13

~~E. 6.38 A new site Land off Mattersey Road (NP13) was assessed as not suitable by Bassetlaw District Council as it harmed the existing character of the area and would comprise substantial "backland" development. This site was not included in the revised Draft Plan.~~ New sites Land east of Everton Sluice Lane, Everton (NP04), Land west of Everton Sluice Lane, Everton (south) (NP08) and Land west of Everton Sluice Lane, Everton (north) (NP12) were included in the revised Draft Plan.

As with D.b. above. Please see Appendix I

**F. Policy E8 – please see solicitor submission on behalf of R.Troop and Son.**

**G. Policy E7 Encouraging High Quality Design**

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

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

2. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenity of the street scene and impact on any significant wider landscape views.

3. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Where possible, locally appropriate materials should be used such as red brick and clay tiles, however proposals should not result in negative pastiche.

4. Where planning permission is required, extensions must be small in scale and subordinate to the original building.

5. Proposals for new housing should not feature generic schemes, but demonstrate how they take account of the locally distinctive character of the area in which they are to be sited.

6. Light pollution should be minimised wherever possible and street and security lighting designed to be appropriate, unobtrusive and energy efficient. Innovative new designs that would improve energy efficiency will be supported.

**Commented [D1]:** This is not an area of high viability. 5 unit trigger is too low. AGAIN – this point has been made repeatedly – and been ignored.

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**Commented [D2]:** The wording left in above is deliberately pejorative and designed to block NP13. It must be left out because it will be used against us in the future.

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**Commented [D3]:** After all our work to attain a Public Hearing, we CANNOT accept that Map 11 will be referenced in ANY policy wording. It is a disgusting and dishonest travesty. In order to be included at all, Map 11 would have to be amended in line with our Reg16 submission (see blue colouring) – but we would prefer Map 11 to be scrubbed out from the ENP entirely.

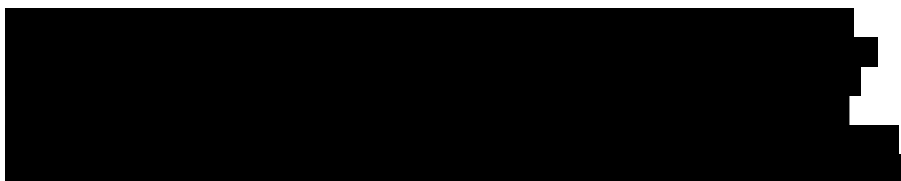
**Commented [D4]:** NO reference to Map 11 or Character areas within that disgusting, dishonest portrayal should be made in this document UNLESS it is amended in line with our Reg16 consultation response (see blue areas added by us). Better – strike it out altogether.

**Commented [D5]:**

*7. In larger schemes where groups of several houses are proposed, the creation of focal points and through routes should be provided to enhance permeability and create a sense of place.*

*In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.*

Conclusion





## Everton Neighbourhood Plan Hearing – Transcript

*Ex: EXAMINER/JOHN SLATER, TB: TOM BANNISTER (LPA), LB: LUKE BROWN (LPA), JP: JAMES PODESTA Rural Solutions for site 13, DT: DANIELLE TROOP (site 13), NG: NICK GRACE (site 2 agent), RE: ROGER EYRE (site 3 agent), LK: LOUISE KIRKUP Planner for Parish Council, AB: ANN BALLARINI Parish Council, DB: DAVID BARDSLEY Parish Council*

1. John Slater Intro

2. Role of Examiner – solely to determine whether plan meets Basic Conditions/legal requirements/statutory tests inc: whether the policies relate to the use of the land:

### **BASIC CONDITIONS**

a. Is it appropriate to make the plan? How does the doc relate to NPPF etc

b. Will the plan deliver sustainable development? NPPF definitions (3 strands)

c. Whether it is in general conformity with the adopted local plan ie: Core Strategy NOT the emerging Local Plan although the evidence base for the latter can be used

d. Whether the plan complies with EU directives

e. Whether the prescribed conditions are met (see earlier)

3. He can recommend plan goes forward without amendment to referendum, OR forward with amendment OR not go forward to referendum

4. Normally NP's are dealt with by written material and he will continue to take heed of these BUT these may not be discussed today. Holding of a public hearing is exceptional and this is the first in Bassetlaw.

5. 15<sup>th</sup> Nov doc sent out by him plus guidance note (12<sup>th</sup> Dec) is the framework for the session ie: the questions he will ask. BUT he may cover related matters. He will read them out for audience. His published agenda is the running order.

6. Housekeeping

7. Manner of Hearing – no cross examination but potential for round table discussion BUT he is leading it and asking the questions. Will be quite informal albeit we must recognise the importance of this doc (the NP). Plan to finish by lunchtime but hall booked all day. Site visits will occur after. However, he has already been up to visit in October and had another drive round this morning up/down main road and up/down Mattersey Rd. Questions re: running order? NONE

8. Reference to policies in the NP other than Housing BUT we will be talking about housing (specifically allocations and whether land that has not been put forward SHOULD be put forward). He will however be taking the entire plan into account when making his recommendations.

9. He will refer to sites 2,3 and 13 and ACCESS will be the major consideration ref: the number of units those allocated sites can deliver. Then the overall quantum of housing needed will be looked at, then site 13 will be considered in that context. BUT - he will need to keep coming back to whether the plan meets the basic conditions.

10. Please don't call him "sir" etc.....Parish Cllrs invited to make representation.

11. David Bardsley sees NP as how residents would like to see the village develop in the future.

12. Ann Ballarini goes through PROCESS of NP development since 2015. Bottom up etc.....numbers of cttee only 8 but has been wider in earlier years. Introduces Louise Kirkup/Kirkwells – involved since summer 2016. Refers to OSIRIS ref: questionnaire which gave basis for policies. It asked people how many houses they wanted to see in the village. Then Preferred Options doc

13. Answer from village = 20 units but not big schemes. QB thought 20 units too low and doubled it, then got help from Bassetlaw ref: Call for Sites. The QB decided to do their own call for sites in case the ones from Bassetlaw were too big. Bassetlaw undertook the technical assessments. The Reg 14 consultation threw up issues with the sites (problems) and Reg 14 also threw up 3 new sites which they agreed to have assessed by Bassetlaw again. Went to 2<sup>nd</sup> Reg14 consultation because there were problems AGAIN. Further delay because Bassetlaw suggested Health Check and that process threw up more issues. Basically, has taken 3 years instead of 2 years. AB invites Louise Kirkup to speak.

14. LK employed from July 2016. Praises hard work of PC and Steering Group. Says that process has been designed to meet Basic Conditions. Talks about sustainable development and conservation and prescribed conditions and confirms that Bassetlaw have been involved. QB were ALWAYS open to taking her advice and were happy to be methodical and robust as a result of a number of rewrites. Hopes that is the end of it now.

15. This Examination takes place as per the 2012 transitional arrangements – Examiner confirmation.

16. I ask if I can say something and am told *“No”*

Ex QU: *“How were the public questioned ref: sites?”*

AB: *“They weren’t – all submitted sites (7) were put forward”*

Ex: *“Relevant to confirm that .....”* (before 36 mins)

Me: *“But they wouldn’t have seen ours”*

Ex: (Rebuke) – *“This will go against you Mrs Troop. I will deal with this”*

Ex: *“I will take qu1 and qu2 together. I will look at site 2 and then site 3”*

Reads out questions which refer to policy E9. States that he is particularly grateful that NCC Highways has attended today. Martin Green and Kate Biggs. Examiner confirms that is unusual to go into this detail in an NP BUT necessary because both sites are said to deliver 45 dwellings between them (or 30 at a lower density). His question is whether development on a major A road can support this many houses? If it can’t, what does it do to the robustness of the plan. Is important therefore FOR the robustness of the plan.

LK: States that figures stated are broad capacity figures and cites policy/para??? (41 mins) where states that was never the intention to build at that level.

Ex: *“Is capacity based on site area? Whether there are other limits on that capacity is where we are heading”.*

Invites Nick Grace to talk about Hall Farm. Plan assumed that access would be that existing??? No - NG has put forward a new access outwith the site.

NG: Introduction. Representing Magnus Trust. Confirms they own land surrounding and that site is therefore “unfettered”. States they have undertaken a lot of background work – topo and Highways

Consultants who have been liaising with NCC for 2 years. Refers to existing access, refers to speed survey they have had undertaken, refers to pressure to bring site forward and states need for amendment to red line to enable western access to come forward.

Ex: *"I could make that change of red line as a recommendation"*

Ex: *"Are you saying that the current access will be closed off?"*

NG: Thinks there are 2 options and refers to NCC advice. Thinks they can keep existing access open for 5 houses.

Ex: Dislikes the current access. *"What is NCC saying?"*

NCC: *"5 dwellings only"*.

Ex: *"Is this a poor access (ignoring pavement for moment)?"*

NCC: *"Yes"*

Ex: *"The proposal for the new access means that the old access will be closed off"?*

NG: *"NCC want it to be closed off. The new access should deliver more than 5 dwellings"*. Thinks up to 10 units.

Ex: *"If I was to make a recommendation that the site be enlarged to enable the new access, you should not be able to keep the old access open"*

NCC: Want to see the existing access closed

Ex: *"What I'm hearing is that up to 10 is achievable. NCC"?*

NCC: *"Up to 150 if the access was good enough"*

Me: Gasp

Ex: *"Are we talking about drop kerb or new road"?*

NG: *"New road"*

Ex: *"Could this access deliver for 10 units and more in the future"?*

NG: *"Yes"*

Ex: *"What about dust cart"?*

NG: *"I'm saying yes"*

Ex: *"Your drawing will leave dust cart on the road won't it"?*

NG: *"No"*

JP: We don't have drawings and layout not identified

Ex: *"The issue is whether this land can be allocated for housing in the NP for up to 10"*

Ex: *"What about bit of wall that needs to come down"?*

NG: V.small

Ex: *"Are planners bothered about this in Conservation area"?*

LB: Poor quality wall but will have to see

Ex: Site visit will confirm

Ex: *“Visibility and ransom strips”?*

NG: *“Absolutely none”*

Ex: *“Are we talking about conversion scheme or new build”?*

NG: Envisaged that all buildings will be removed because removal of those buildings will be of positive benefit. In terms of market in this area, it could be that a mix of unit types would work because unit sizes would be reduced.

Ex: *“NCC is still happy with up to 10? Because if not, there is no point them building the road....”*

NCC: *“Yes we’re happy”.*

Ex: *“These 10 units – will they be all big units or all small units? The reason I’m asking is that the NP is expressing a desire for small units and a development for 10 might suit them better. I don’t want to allow 10 x 4 beds”.*

NG: *“I envisage a mix”.*

Ex: *“My recommendation will inc max fig of 10 with wording ref: unit sizes to meet the aspirations of the NP. This site will be sold on so we need to get this right”.*

NG: *“My client is here and I can ask”?*

Ex: *“Ask in the adjournment in 30 mins”.*

Ex: Question ref: Affordable Housing to Planners. On-site or off-site?

TB: Off-site.

Ex: Must comply with Sec of State to comply with Basic Conditions. This Parish is a section 157 (?) so there will be affordable housing contributions but probably not on site.

LK: Refers Examiner to AH policy in NP

Ex: *“How does LPA use AH contributions”?*

TB: *“Not necessarily in exact village but certainly in the locality”*

Ex: Need to talk about footpath link. If there are 10 family units, site 3 is required to have a footway linking to the Sun Inn. What about site 2? Would it be appropriate to have a footway linking to the pub behind the wall?

NCC: *“Site 3 can’t get past Hall Farm”*

Ex: *“No – site 2”*

NCC: **DT Can’t hear??**

Ex: Trying to deliver sustainable development and getting people to walk

NG: Refers to all the land they own plus hazel hurdle fence

Ex: And retain grass verge

NG:

Me: *"Ransom strip refers to Dadsley House and Burlington House"*

Ex: *"Is that not Highway land"?*

Me: *"It is but it's too narrow"* (1hr 16min)

Ex: *"We'll look at that on site"* (NB: WE DIDN'T!!!!!!!!!!!!!!!)

Ex: *"Before we leave this site, are there any questions"?*

AB: Didn't appreciate we would go into this detail.

Ex: Because of the Housing Numbers point and how much you can deliver, it is a material consideration

DB: Just want to make the point that if we don't deliver 40 via these sites, we would use windfall

Ex: *"I want to return to that".*

JP: Site 2 can only deliver 5

Ex: Could deliver 10 tiddlers

JP: *"Who has seen consultation on secondary access"?*

Ex: We will discuss this

JP: *"My client wants to raise issue of bin lorry – which would come out in an application"*

Ex: *"Site 3 – I must correct that this site is NOT outside the 30mph but confirm that traffic will be faster here. The plan as submitted is based on the capacity of the area.....am I right in thinking My Eyre that the capacity is 5"?*

RE: *"No. I am pro-bono, we've made pre-app to Council, have you seen it"?*

Ex: *"No"*

RE: *"My instinct originally was that the house should be demolished and that a high capacity junction should be delivered. But I think that such a junction won't do. AND we'd be crushed by the demolition of the donor property which is large. I then started looking at the development policies and realised that a Barratt development wouldn't do and that 5 off a private access would do".*

Ex: *"Do you support this NCC"?*

NCC: *"We don't support anything off the A Road. In this case we want you to deliver visibility and a large drop kerb"*

RE: *"We prefer a radius curb".*

NCC: Radius kerb is fine as long as you can fit it in. Can have 29, 150, 1000

RE: *"29!!!!!!!!!!!!!!"*

Ex: *"What about right/left turning traffic (off the A6310)? The problem for the NP is that this is an isolated site and what I'm hearing, is that the site owner is looking to retain her house"*

RE: *"If we're going to deliver 29 we would HAVE to demolish the house"*



RE: *Hahaaha*

AB: *Hahahahaha*

Ex: Question 3 – *“what was the rationale for extending the site? Look at maps X and Y please people in the audience. I need to understand the final decision as to why the site has extended”*

AB: States the same as what was submitted in their written submission (NB: THIS IS A LIE!!)

Ex: *“Can we look at this “line” of development on the site visit? Am I right in assuming that this will be a shared drive with the existing house”?*

RE: *“No. Separate”*

Ex: *“So, driveway in and development to the rear”?*

RE: *“I can show you our preapp”?*

Ex: *“Okay – looks like cul-de-sac with 5 units. Is that what you wish the NP to be allocating”?*

AB: *“What do you mean”?*

Ex: *“The land that the landowner is proposing to make available, reduces the site area. This reduces the capacity to 5 dwellings (with the separate drive) and what NCC is saying is that they want improvements across the frontage. In terms of linking to site 2, that is no longer possible”*

Ex: Anything else anyone wants to raise?

NG: I have spoken to my client re: mix of units – half will be below 3 bed, half will be above 3 bed.

Ex: Good

NG: Access to serve existing units (Mick Torr) will remain

Ex: Should site 13 be designated as an allocation either in full or in part. I made an error in reflecting the Appeal decision (*reads out the rest of the question*).....I am grateful in receiving the answers given. I ask Mr Podesta, in terms of development envisaged, remind me of capacity?

JP: Between 25 and 35 dwellings in the area outside of the approval for 5.

Ex: SO – in terms of the Willows capacity for 29.....

AB: *“Could I stop you there please. We were never promoting a development of 29 units on the Willows”!*

Ex: *“Then why are you allocating a site for 29 units!? Are you saying we are allocating a site for 29 but we only want 10”?*

AB: Protests

DB: *“Because of the constraints we would never have expected 29 to be built on here”*

Ex: *“Louise – please help”!!*

LK: Para 6.45 explains our approach in the supportive text stating that capacity should not be read as the actual numbers

Ex: But this is the policy!

LK: But it shouldn't be implemented like that

Ex: So, you expect that when a developer comes in with a scheme for 29 – you would say it should be refused? Or if they split it to 2 smaller sites, how should they (the LPA) refuse that??

LK: Okay yeah.....it's a drafting error and we're happy to change it (NO WORDS!?!? EXCEPT I AM GOING TO MAKE SURE THAT BLOODY WOMAN PERSONALLY PAYS BACK THE LOTTERY FUNDING THAT SHE HAS WASTED).

Ex: Thank you – how do we deal with the one unit in Harwell?

TB: We are getting into the emerging LP but yes, it would count towards the target.

Ex: The situation we're getting at is that your plan is looking to deliver a number of sites which are now going to deliver a maximum of 16 units and you were expecting the remaining 24 to come forward through windfall

AB: I guess it feels like we are trying to deliver a plan on sand because there have been over 40 planning applications (WRONG!) in the 3 years since we started to deliver the plan.

Ex: But table 1 in the plan already recognises that you have banked 41 units and instead of delivering the remainder through sites 2 and 3 (FINISH)

DB: Can I just say that over the next 15 years, there could be a lot of planning applications/sites could come forward. The limitations on the sites currently allocated, is down to the technical assessments.

EX: Can I just park this because it is important to context. So, I need to speak to the LPA re: the emerging Local Plan. Where are you in terms of housing numbers and timescales?

TB: We aim to have the plan adopted by the beginning of 2021. **(21457 DICTAPHONE)**

Ex: Numbers?

TB: 6630 dwellings across the district over the next 17 years based on the new methodology with an uplift for economic growth.

EX: Might go up or down?

TB: Don't expect it will change significantly

Ex: In terms of the existing policy for Everton are we looking at CS8?

TB: Yes

Ex: And the 20% figure ceiling is in the new plan?

**TB: 2 numbers for each parish is proposed – 10% growth – for Everton that's 38 dwellings**

Ex: Is that windfall or allocations

TB: Depends on the NP. We have also introduced our own windfall policy

Ex: So, if you have an NP, it must be able to deliver 10% growth? And is there a limit in terms of existing windfall policy??



TB: Ermmm.....think it's 10% of overall settlement (I CAN'T FIND IT)! I DON'T THINK IT EXISTS

Ex: The subject of the NP policy, the site could come forward as a windfall (Harwell)?

TB: DT CAN'T HEAR

Ex: I could give this limited weight because of direction of travel

Ex: That 5% figure is irrespective of the size of the site

TB: No – because there is a long list of criteria on the policy

Ex: But if you could look at density and character in the NP, the windfall policy talks about 5 – 10 max, which could be 10 on a small site or 10 on a big site. Do you then put 10 on half the site and 10 on the other half? OR do you just build at lower density and waste land? And how is that contributing to sustainable development if you are not making good use of land? Is this good land use or is it sprawl? Because you are then having to building on further greenfield sites.

LK: That policy E8 does go on to talk about character and setting and sites on their own merits.

Ex: The reason I'm exploring this is whether site 13 could come forward as a windfall site? If it was for 10 – that would be fine – whether it was on ALL the site or on part of the site? The issue being that you would then have to find ANOTHER site to bring forward the 10 that aren't being provided. You don't want to allocated large sites but at present you've got 2 x sites that could come forward as windfall (sites 2 and 3) but equally you've got another site that you don't want to allocate that wouldn't count as windfall because you've got the size threshold. You see what I am saying?

AB: I want to correct something here (22507) – it's not that we don't want to allocate it, we had a process for all the sites and site 13 is not the only one deemed unsuitable.

Ex: Okay – we now have to explore WHY it is not suitable.

AB: Yes

Ex: The technical assessment undertaken by Bassetlaw was predicated against the Appeal dismissal and had that scheme been put in front of me, I would have dismissed it too.....BUT this is not what is put before the LPA now. My question is – is it still viewed as backland development? And how does that square with the LAA assessment that says it is a suitable site with no constraints. Can you help me?

LB: Yes – the LAA is a high-level appraisal. The NP assessment is much more locally specific methodology and really pushes on character and we feel that the LPA has failed in the past in this regard (lots of detail on "linear").

Ex: So, if there was an application for more linear development SOUTH of development on Mattersey Rd – you would be okay with that? Is that an acceptable form of sprawl??

TB: Yes

JP: It totally unacceptable to state that you are going to have one dwelling depth all the way along the Mattersey Rd!

TB: Bassetlaw doesn't have a single type of village – we are just trying to perpetuate what is already in place.

Ex: Why was the development for 5 accepted then?

TB: Because we did not have a 5 year deliverable supply

**Ex: In that case, did the officers report recognise that the site wouldn't ordinarily be allowed?**

TB: I can't recall

Ex: **I don't think it does.** And – there are other developments north of this site up to the hedge-line. I saw it this morning, **the hedgeline**, you just see glimpses of it and in view of the development of the 5, plus the other developments to the north, how much is the character going to actually change?

LB: Again, we are looking forward, not back to how things were under the lack of 5year supply. **We are trying to plan positively** [REDACTED] (23259) CRITICAL – QUOTE THIS!!!!!!!!!!!!!!LINK TO EXAMINER POINTS ON LAND USE.

Ex: Just looking at land west of Everton Sluice Lane – it appears to be site NP13??

AB: There were some mislabelling issues

Ex: The only thing I see that kills it is quote: “site adjoining the etc etc etc.....however – any development would lead to backland development” (READS OUT SITE ASSESSMENT)

I just wonder whether once the other developments take place (ie: our Reg16 submission undertaken by Paul), will that site assessment remain true – won't the character change - once development takes place up until the tree line?

TB: The 5 are set back (THEY ARE NOT – just 8m from hedge). We don't want to perpetuate that type of development all the way south, down to Broomhill Lane

Ex: Question then for the QB – if an application came in for 10 units on NP13 as windfall, would you accept it?

DB: Not necessarily. They would have to make a planning application.

Ex: But the planning application would be determined within the policies in the development plan and as things stand, it would be approved.

AB: As long as they meet the policies within the plan

LK: It would have to comply with policy (reads out) – relating to adjacency to existing development and local character.

Ex: But it would be adjacent to the scheme for the 5

DB: (bangs on about the refusal at appeal and character)

Ex: The dismissal is saying “notwithstanding.....appeal SITE etc”. It could therefore be argued that it was just an arbitrary line at that point. It could also be argued that with the larger site, going all the way to the hedge/natural landscape features plus other boundary features. **I'm having to TEST this on account of the numbers**..... CHECK

LK: “Could I just raise a point of principle. That put forward 2 days ago is completely different to that put forward to the NP Reg 16. I would argue that, at this late stage, it would be inappropriate to incorporate a different site now”

JP: You are doing that with site 2

Ex: That is a fair point, in terms of modifications and we'll talk about the scope of what I can and can't do without consultation.....on the one hand we're talking about sites 2 and 3 changing red lines within the gift of the plan, surely it's appropriate to be able to do that with respect to site 13

LK: In terms of the other 2 sites they are minor amendments.

JP: An access isn't a minor amendment

LK: And if I could draw your attention to the indicative proposal, this are new.

EX: And we may want to take stock of that but I.....erm - okay

DT: I really would **love**

Ex: I bet you would!!

DT: .....to say that I have written to them RE-PEAT-TED-LY saying show the site, show the approval - and they WOULD.NOT.DO.IT! And so, I tried, I tried REPEATEDLY!!

Ex: I **refuse** to go over history. Mrs Troop - I am conducting this examination with the plan that has been submitted and whether the plan needs to be modified in respect of basic conditions, to go forward. (24234) I will not go over history, it is not within my remit, I am going to carry on leading this discussion.

In terms of options – it may well be that I come to the conclusion that because of the reductions in the capacity of the sites that you have chosen – that it could be appropriate, bearing in mind the planning permissions that have been granted, to consider whether I recommend that site 13 or part of site 13 could (I will stress that I haven't come to that conclusion yet, this Hearing is designed to help me) – make that a recommendation for allocation. I could also invite the public to express a view of that relative to other sites, because of the reduction in delivery on sites 2 and 3.

**I COULD ask the Highway Authority that in terms of routes to school and local facilities, is a site on the Mattersey Rd preferable to those on the south side of the Gainsborough Rd?**

**NCC: In view of the footway constraints? (24407)\*\*\*\*\***

Ex: Yeah, yeah. That would allow the public who have not had an opportunity to express a view on that relative to other sites, to do so. That is why I need to TEST whether the plan as submitted would allow development on site 13 as windfall, anyway, up to 10. And whether it makes sense to have a scheme up to 10, esp: if you want affordable houses or smaller units. You would get footballers mansions and that would comply with your windfall policy but not with your plan. Bearing in mind the approval of the 5 and the change in character in that part of the village and that this is a rounding off, we could achieve some of the types of houses that you want. Equally, this could be as part of a windfall application.

LK: The area of the site (NP13) that's got a current outline application has not been included and if that lapsed, you would have an isolated site that's allocated. If the site is to go forward WITH the outline approved site, it then becomes a bigger site.

Ex: Could I ask James the intention with that outline?

JP/DT: We will be submitting. We've had the pre-app back.

JP: Helps with the character position

Ex: Whether the plan should show this as a commitment is an issue

LK: We did try to be consistent with this by showing other commitments (ref site 8).

Ex: I have dealt with NP's where outline has been granted and I've still kept it as an allocation BUT you can't double count as a commitment AND an allocation. But the principle has been established that development will go up to the hedgeline in a backland situation.

Ex: A question for James – why didn't the site come forward until Reg14? In terms of the Call for Sites

DT: It was submitted to the Call for Sites to the Local Plan and as far as we can tell, it wasn't passed over. So, we didn't submit the NP because we'd already submitted over there

LK: Apparently it was submitted late

DT: They accepted it

JP: They assessed it

Ex: My thoughts are that the public have not had the opportunity to comment on the site. It has been rejected by the professionals on the basis of the Appeal decision and that's the bit we tested. Are there any other sites in the village, that you believe would come forward as windfall and I may have a view on the size of the sites – because you're wanting smaller units. Are there other sites you may wish to consider as allocation? It may be that the residents of Everton may have a view on those sites relative to the merits of site 13 or indeed, relative to the merits of sites 2 and 3?

AB: Yes. There were another 2 sites that didn't go forward.

Ex: I haven't received (Reg16) representations on those sites. In terms of where we are with the sites as a whole, we have a plan wanting to deliver at least 40 units, you want to deliver smaller units – question: If you want small schemes, does that mean you will forgo affordable housing on-site? If your windfall policy is only 10, you are never going to get any affordable housing built (on site). Because everyone will deliver 9. Where I'm getting to is the coherence of the whole policy.

AB: Well I'm struggling with what affordable housing means. Villagers were telling us that they want smaller, low cost units. Not social housing.

Ex: The new NPPF has low cost starter homes and again, that's an argument for larger sites – 10 or more.

TB: Routes to affordable homeownership (reads out).

Ex: Any proposal in the village would have to comply with the Districts AH policy

DB: [Refers to Rural Exception sites](#)

Ex: Those are sites outside the settlement boundary only.

LK: Developer contributions would be triggered under 9 units

Ex: Under your windfall policy, why would I come forward with a rural exception site when I could come forward with market housing.

TB:

Ex: If you have a tight settlement boundary, you can put your rural exception houses around that

AB: We haven't identified a huge housing need

Ex: But we are looking at at least 40

AB: I feel that to some extent you end up being hostage to fortune – some of our wording is deemed too specific, other not broad brush enough.

Ex: Most NP's will get their housing figure because it is given or because there is a housing needs survey and you allocate on top of that. The policy framework of 20% is giving you a fig of 80 units of which 40 have already been banked.

TB: 20% is part of an emerging policy

Ex: Based on Housing Need in the District

TB: Yes

Ex: In which case, if I was to ask the planning authority, under the new LP, what level of housing the NP was needing to be dealing with, what would you say

TB: 10%. 38 dwellings. NO – HE SAYS 20%. THIS IS 81 UNITS.

Ex: Right.

DB: A point of clarity that would help us, [refers to the amount of development that has already occurred and the baseline.](#)

TB: Baseline I believe is 1<sup>st</sup> April 2018 (WRONG? Aug 2018??) Whatever you've got as extant permissions, counts against that target.

Ex: Right. I am struggling to relate emerging policy that can change, with consultation that hasn't been past Inspector or anything else. I've got no housing need figure.

TB: If it came before us today, we would use the NPPF methodology, to give us a figure

Ex: The importance in the question that I have to ask is the sustainability of the plan with regard to deliverability of the housing need figure. Now is that housing need in the context of the NP area (which I suspect it is), or is that figure relating to contribution to housing need in the Local Plan? And there isn't that figure.

TB: No – it's emerging policy.

Ex: Do you have a view on that Mr Podesta?

JP: If there's no figure it's difficult to know what proportion to allocate

EX: And

JP: We've gone full circle – do we need to allocate any sites?

Ex: Well we've only allocated 16

Ex: The figure of 80 seems to have changed

TB: Each NP in the emerging plan has to

Ex: And to be fair to the PC, I think that is what you have tried to do. You've recognised that you want to keep the school open and an aging population and you can understand that we have choices. We could have an urban extension that will provide it all, or we could use smaller sites to provide it. And in seeking to deliver "at least 40" and having smaller sites to do it, is a legitimate strategy.

JP: Yeah. And it's a minimum requirement

Ex: That's right, it's a minimum requirement. And then you have a decision re: windfall sites and do you have limitations in terms of how big they are irrespective of the size of the site. And equally, is that not what NP is about? Making those choices?? As long as it delivers the housing need/aspirations

STOP PRESS: JAMES SHOULD HAVE STEPPED FORWARD AND REMINDED HIM OF SUSTAINABLE DEVELOPMENT.

DT: We managed to find the Healthcheck. It was impossible to find prior to this hearing. Excellent document. Rosemary Kidd. Look at 6.38 to delete the reference concerning sites of 10 or fewer houses. I also made a reg16 consultation response that this plan will go to 2034 which is a long time.

Ex: Surely that is covered by the undertaking that the housing requirement is at least 40 houses?

DT: That's fine

Ex: That has already been agreed by the QB and the LPA

DT: I'm slightly confused as to why we've been talking about Local Plan targets to the extent that we have

Ex: But it's because we're trying to decide between windfall or allocations (NB: That was not the direction he was regressing to!!)

DT: We prefer allocations

Ex: But equally, if the windfall policy were not limited to 10, could your site come forward under that?

DT: If it was 10, we would just have to put forward consecutive applications

Ex: Or alternatively I could recommend that the threshold might be 25

DT: Fantastic

EX: But equally, it depends on the size of the site

LB: Just going back to numbers, some villages have taken this indicative 20% cap, some housing needs surveys, some developer interest and they have all really struggled. The majority have gone with windfall and allocations.

Ex: 2 ways of dealing with this – we can keep the allocations in with the numbers we've got and say everything else comes through windfall but say that the current policy is too restrictive OR alternatively, the plan could make choices as to which sites should be allocated and therefore reduce the scope for windfall. There is a school of thought that actually, by the allocation, people are making choices as to which sites should be developed before other sites. Where you've got windfall

sites, you are effectively saying that “we’re writing a blank cheque” for resi development around the village as long as it meets that criteria – so what’s the point in having an allocations policy?

LK: The group have really planned positively and would have allocated more sites had it not been for the outcome of the technical assessments and technical objections, we would have had more sites. There was never an intention to constrain development.

Ex: I have to go away from today and reflect - but I wonder whether the Parish wish to revisit the whole site allocation issue and if there are sites that haven’t been considered, like NP13, should that be an allocation. Because the process has led to 3 allocations totalling 16 units (poss) – do you undertake another call for sites? I just wonder where we are at the moment

AB: I feel that where we are, if site 13 was in, no-one would be complaining. We have not tried to discriminate.

EX: If I was to make a recommendation that site 13 should be in – is that something that could be acceptable? The number I was hearing was 25 units – added to the 16, we’re there or thereabouts. It was the PC comments – but if we include 13, what about the others. But in terms of representations, your happy for site 13 to be included?

DB: I don’t think it would be right because other sites were excluded during public consultation. So how do you include that site without a public consultation?

Ex: There would be a public consultation. I am happy that I could produce an interim report that could include that and invite public comment over a 6 week comment, via the LPA, and through that we can also change the boundaries to site 2 and 3. That could move us forwards.

RE: My instincts ref: conservation area and Highways limited site 3 to 5 units. That’s just me. Barratts would put a lot more on.

Ex: The point is that the policy would not allow that to happen

LB: Offers to draw up a design brief for site 13.

Ex: So what you’re saying is there could be a form of development that could allow it to go forward?

LB: I am saying that there would need to be a design brief because apart from anything else, there are Highways issues

DT: There aren’t Highways issues. There are no Highways issues

Ex: Mrs Troop! The question is – what comes first? The design brief or the allocation? What you’re saying is “we are accepting that there is a form of development that would be acceptable on that site.” The NP can be quite prescriptive re: unit sizes, tenure, cemetery.....I sense that we are reaching a position where there could be a dialogue.

DT: Yes, absolutely, absolutely

Ex: .....that could allow alternative pages of the sites and a new one that had site 13 in with appropriate red lines with mix of units, buffering up, open space.....

DT: That’s fine

Ex: Would that be something that I could recommend? I want you to have ownership of it

LK: I would say to go back to the Basic Conditions and is it a requirement of the plan to allocate those sites or can we rely on the amendments already suggested. Does it have to allocate all those sites?

JP: In terms of sustainable development and the basic conditions, NP13 absolutely complies

LK: But in terms of THE PLAN – does it need to have the allocation of a third site? Or can we rely on the existing site allocations with windfall development?

JP: Windfall development is harder to do sustainably

Ex: ***Windfall could occur in areas that are not as good as sites that you decide to allocate. Further sites could come forward on the south side of the Gainsborough Rd, for 8 – 10 units and you could be having a number of (32228) developments coming forward where kids would have to be crossing the road in order to get to school rather than actually making choices*** (reference to our site)

LK: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

JP: There's a footpath

Ex: There's a crossing

DT: There's a pedestrian island!!

LB: The other option is that the windfall policy is looked at as a means to make it more specific. I'm just trying to get the best out of this process now, this village had had a lot of piecemeal development and I'm concerned now that this continues. Therefore I suggest either:

- A. Tighter windfall policy
- B. Design brief

AB: All I was going to say is that there are NP group members here to make it QUORAT and we can have a discussion.

Ex: Why don't we have a 15min break. This is your plan and I'm trying to help it get to a stage where it can go forward but I think that the discussion we've had means we will have to have some further public consultation. If I was to make a recommendation that 13 was to be included, there would be people who live adjacent, who would say they hadn't been consulted. Equally – a windfall policy allowing development anywhere, is a very different beast. I need that consultation response to help me make my recommendations because hopefully, this plan will go forward to Referendum. You've gone down from 41 to 16 and we need to find a way forward. We'll have a 15min break.

RE: I have a 3.30pm appointment

Ex: Perhaps your client could take charge for the site visit

BREAK

Ex: 34708- I have released NCC. You had a huddle?



AB: Yes. We still feel that having now what we believe was the right process and having gone through it twice, we can't accept just putting in site 13 without undermining the whole process because we have had individual conversations with individual landowners. However, we've come up with a bit of a solution and I'll ask Louise if she could outline that.

LK: We can look at policy E8 (windfall policy) and strengthen that in line with emerging policy (Local Plan) and perhaps undertaking a public consultation on a stronger windfall policy.

Ex: When you say "stronger" – what do you mean?

LK: More detailed. We can look at the figure of 10, also conservation area information and more robust. We are not aiming to constrain development (LIAR). The other point being that post-adoption of the Local Plan, we would need to look at it all again. So these other sites that have been discounted, not just NP13, could be looked at again.

TB/LB: From the LPA point of view it would be unfair to put just one site forward to consultation. Looking at sustainable development in terms of Basic Conditions, a stronger in terms of **better** windfall policy ie: more detailed NOT more restrictive, looking at scale of development in terms of size rather than an arbitrary number would be better. In terms of access, the best way to test that is when we have an application. If that's a way forward it (a windfall policy) would comply with the basic conditions.

JP: Are you saying a windfall policy with no restrictions on numbers?

LK: Well, that is what we would consult on.

TB: It would be about scale

JP: But not a reference to numbers as at present?

DB: That would be subject to consultation

Ex: Okay, I can give you a steer on that. Having an arbitrary figure irrespective of site size, does not deliver sustainable development because you can have good sites that can be poorly developed where you cut your nose off despite your face in terms of affordable housing and smaller units.

LK: Yeah, yeah

Ex: I think in some ways actually – right – you've got 3 allocations left which could be determined against the windfall policy now. The house at Harwell would be considered as a windfall development. Equally the 5 units at The Willows is within the policy as now and equally, if the policy were to be changed, that would allow 13 to come forward as a windfall site, I just need to be satisfied that there are sufficient developable sites that would deliver the housing need in terms of the 40. Based on the rate going forward.....when the housing numbers on the Willows was 29, it wouldn't have been a windfall, but now it's 5, it would. Do you have a view on what the proposed windfall site policy should look like JP?

JP: It would depend on the wording (THANKS JAMES)

TB: The policy would be subject to consultation itself

DB: Are you advocating that we have no allocations?

Ex: Well – what is the point in allocating some sites and not others? If there are objective criteria to achieve your housing criteria – to deliver – 40 units

JP: Minimum 40 units

Ex: Yes minimum – then windfall can come on top if that, that takes you over. If you do it that way, you come up with site selection criteria and sites have to meet it. For example – ease of kids walking to school rather than their mums trying to drive them (35709), relationship to landscape boundaries, compaction, character of the area, whatever, if you go down that route; you score the best sites and **then** the public get to see them, it's an informed choice rather than: "do you like it yes or no" which is a little bit black and white as opposed to when it is done on the basis of explicit criteria.

AB: Umm

BELOW IS CRUCIAL. IN ESSENCE HE IS EXPOSING THE FACT THAT THEIR SITE SELECTION CRITERIA DOES NOT MEET THE BASIC CONDITIONS. JOHN SLATER MASKS THIS BY SAYING THAT THEY DIDN'T HAVE ANY CRITERIA – BUT WE ALL KNOW THAT THEY DID – AS FAR FROM THE VILLAGE AS POSS, ON THE MAIN ROAD, NEAR THEIR MATES IN THE GARDEN CENTRE etc etc.....SO WHAT HE IS ALSO SAYING, IS THAT THE SITE ASSESSMENTS ARE NOT FIT FOR PURPOSE EITHER.

Ex: I helped with a Neighbourhood Plan where before site allocations they said: "on what basis are we going to choose?" - so before a felt tip pen touched the paper to allocate, everyone knew the criteria against which the sites were going to be judged. If the plan was to be revisited (all the potential sites) and the residents given all the advantages and disadvantages, that would be one way. The alternative way is to say: "we will allow any development so long as it meets this criteria."

DB: If we were to say that about the 3 sites and indeed site 13, as it stands at the moment, none of them would get through in the context of the existing Local Plan, which has the maximum weight, because they are all outside the village envelope.

TB: This proposed policy would over-ride that

Ex: Yes, yes

DB: It would. Okay, thank you.

DT: I'm okay with a windfall policy – but having fought this hard to get to this point I would hate to end up in a position where we fail at the final hurdle because someone says "Oh, you're in an area of linear character". I don't want to go back to square one.

Ex: Right – you will have an opportunity of making representations on that policy

DT: Does it then get judged against.....

Ex: In terms of the process of where we are – after today I will produce a note which will reflect the lowered capacity of the allocated sites, the concerns about the windfall numbers in terms of the size of the sites and say that it was agreed by the QB in conjunction with the LPA would come out with a revised windfall policy and then that is published and goes out through a consultation and those comments on that revised policy would then come back to me as a recommended change for me to make. What you can't do is change the submitted NP, because it's been submitted, but you can ask me to make recommendations to change it. If you need to change the plan, you need to withdraw it and you don't want to do that.

DT: So, we will still be judged against this linear character?

Ex: No

JP: No – the policy changes

Ex: The context for your character isn't just the linear character because the approval has been granted up to the (hedge) boundary line and when that is built out, it will change the character.

DT: Okay, thank you.

Ex: With an allocation policy it is very clear and it says: "we will only allow development on these sites with maybe a bit of infill and that will lead you to the 40 – 60 whatever".

If you have a windfall policy, you are saying that development "will be allowed anywhere and so long as your proposal meets that policy – it should be approved"

AB: But you would have a total number of houses that you would look to.

Ex: In approving that windfall policy I would have to be sure that it would allow the 40 – 60 whatever to come forward. It cannot be so restrictive that sites don't come forward. It has to be flexible.

AB: Yes.

Ex: The fear is it could then lead to a higher number but as I understand it there are infrastructure limitations beyond the school in terms of drainage etc...

TB: The windfall policy needs to allow sustainable development to occur. What we propose at the District Level, which is coming out on Monday is that there is a long list of criteria based around character as long as the development has a maximum cap. Piecemeal 10-15 but collectively you don't want to be double the size of the village. You are always bookending it to allow appropriate scale.

AB: Are you John, proposing that we take out the 3 sites?

Ex: Just having a windfall policy is an option

RE: I'm a bearer of a simple brain. I was very keen to have submitted this application before now and particularly before the LPA reached its 5year supply. However, my client wished to see this process through and the question I will be asked is "when an application can be submitted for the Willows site?" and I'm afraid I'm going to have to say that we apply for it as a windfall site and not as an allocation and I'll have to wait and see when this comes through.

Ex: If you were to apply now, you couldn't rely on the allocation in the Neighbourhood Plan but you could probably apply under the windfall. These guys can't give significant weight to the Neighbourhood Plan because my report isn't ready.

RE: So I'm right.

Ex: It would be judged against existing Local Plan policies.

TB: NP's do gain weight as they move along the process.....

Ex: Tom – the position is that it doesn't have weight until such time as, if there are Reg16 objections, I submit my report.

NG: In terms of a way forward – and because I sense some NP fatigue on the other side, I think the majority of people are supportive of the allocations, lets say for 15, there appears to be some land on the NP13 site and with regards to windfall, there is the possibility of a more restrictive policy that gives the ability of small sympathetic schemes to come forward.....

Ex: But that relies on allocating NP13.....

NG: And they don't want to do that.....?

Ex: And they don't want to do that.....

NG: Right, yep, okay.

DT: Thanks anyway Nick

Ex: That is a recommendation that I can consider making

NG: Well it does seem a waste.....

DB: At the risk of sounding terribly parochial – there are other people whose sites could have been looked at but didn't have much public support. I am not looking forward to sitting in the kitchen with one of them and explaining that a site which at the time wasn't even thought of as being part of the process, has been approved on the basis of one consultation about that site.

Ex: That gentleman, if he was aggrieved by the deletion of his site, should have made representations when he had the opportunity, to say: "my site should have been included" – in the same way as this site, 13, has made representations and provided evidence as to why their site should be included.

AB: **"But I refute the evidence"!!**

Ex: That is my role in life – to deal with that. There is the option of me dealing with the representations of the plan and I could make that a recommendation subject to a recommendation to consultation on 13 and on the smaller sites 2 and 3. That gives me the comfort of knowing that you have allocated sites close to the number 40 that you have said you want to deliver. It would also deal with the people who have used the NP process to make representations and have them heard through the Examination process. Equally, there is an option where I could offer the QB the opportunity to revisit the gentleman's site along with 13 and any other.....

PENNY HOWE: IT WASN'T JUST ONE SITE (yells from back)

Ex: That's right – if you wanted to do that. Or you could do option 1 or alternatively you don't allocate any sites and you have the windfall policy that allows development subject to that criteria and THAT policy needs to be consulted upon. Tom

TB: If you were to leave the allocations as discussed and write a new windfall policy that MAY let NP13 come forward and have a review of the plan in 2 years time, that would not derail the process.

Ex: My view is that my preferred route is my first option which is to allocate site 13. Offer it up to consultation and tweak the windfall policy that deals with the sites that haven't been included. Your reticence is the sites that haven't been included but those sites haven't made representations to me, to consider. So, I am required to consider the representation as to whether the plan meets the basic conditions.

TB: If a revised windfall policy allowed NP13 to come forward, would you need to allocate it?

Ex: No

TB: Allocating that site raises far more complications

Ex: It potentially does

JP: Does it not solve a problem for them? The QB? You need to get to 40, you've got 16, would it not make sense to allocate?

AB: It's not about the numbers, it's about the process and being seen to be open and transparent. Which is everything you want us to be!!!

Ex: But being open and transparent means that I've heard the objections of the people whose site wasn't included and I've ruled on that. The other people didn't make representations

AB: They did at Reg14

Ex: And you may have amended the plan in the light of that.....

LK: I think there were objections from landowners at Reg16.

Ex: I don't think so (41454)

DT: And if I might add that my Reg16 response took me weeks

Ex: I'll go through the Reg16 folder: Highways Agency, Historic England, Natural England, NFU, NCC, Sport England.....Mrs Troop, Gladman (no specific site, they were commenting on E1, E3, E7,E8), Anglian Water, Mattersey Hill

DB: That's the one I was talking about

Ex: Bramble Farm?

DB: Yes

Ex: Oh right. Okay. In which case (continues.....Canal Trust, Coal Authority and Rural Solutions)

Audience: The man from Bramble Farm was here – he seems to have left

AB: He did come. He's gone now

Ex: Right. In terms of.....

LK: I think this issue has been skated over but in terms of the site allocations, my clients would like to retain those three and not just rely on a windfall policy because we've gone through this extensive process

Ex: So, you want to include an allocation for one house, but not the representation for site 13???

LK: No. 1,2 and three have come through the process

AB: Yes

Ex: I see.....

DT: "**We've** come through the process"!

Ex: Ummmm

DT: **Starts to speak and examiner stops her/me**

Ex: I don't want to start going over old ground that's the difficulty that you're giving me in terms of relying on your process, which to be frank, appears flawed in a number of ways. The offering of

housing numbers that weren't.....but I want to move forward. Do you want to come up with a revised windfall policy and see what that does and if you then consult within the village, I will then see what that looks like and then I will have to consider in my recommendations whether I maintain the allocations or not and if you can't agree I'll take that on as my role. Does that work?

DT: Well we'd prefer an allocation obviously

Ex: Yes and at the end of the day, that is the option available to me. I have the ability to accept the windfall policy and to recommend that it goes forward or not or to recommend that your site is allocated or not. That is within my remit, as long as I can do it on the basis of meeting the basic conditions.

NG: Would consultation simultaneously of the revised windfall policy be held with sites 2 and 3

Ex: Yes because of those changes. Your test (to me/DT) of the windfall policy is whether or not it allows your site to come forward. You can make representations as to whether that is possible and I can decide whether that goes forward. Is that a way forward? We'll adjourn the hearing now. I will produce a note that summarises the actions and then I would encourage certainly the LPA and the QB to work together – I would suggest with other parties at this Hearing, in preparing it, it's better if everyone is happy with that so that I am not put in a position that makes me have to decide. I can't require that, but I would certainly welcome that. It is for the Parish Council to propose a form of wording that they would wish me to consider. Submit it to the Council to do the consultation.

For example – it would be appropriate to talk to Mr Grace to look at the red line and the wording of the policy and also to Mr Eyre in terms of the access position and such like and PLEASE also include Mrs Troop in that please because if there is a situation where everyone is happy and it is a positive consultation response, I don't have to make those calls. If I am getting objections to the new policy, I have to go back and make my own recommendations to the policy. Okay, it's 2.20pm, good job we did book this afternoon.

In terms of site visits, the sites I would like to see includes the Mattersey Hill site.

DB: It's just down the road

Ex: Is there a site number? I'm going to include that site because I clearly need to have it in the front of my mind. We need to go to site 2, site 3 and site 13. Is it walkable up to Mattersey Hill?

DB: Yes

Ex: We'll walk there and drive to the others. We'll use the dead end access and park in site 2 (HAHAHAHA) then walk to the Willows

JP: Is this a site discussion as well?

Ex: No. I will be standing in the accesses and when I get to the Willows I want to stand in the area of the pond and see the land going down to there. In terms of Mattersey Rd, can we go into the site?

DT: Yes, and we can park on the concrete apron.

Ex: I'm going to put my things in my car and then we can go onto site (42825).

**END**



<b>Minutes of the Parish Council Meeting</b>	
	<p>A Meeting of Everton Parish Council was held in the Village Hall on Monday 1<sup>st</sup> April 2019 at 7.15pm.</p> <p>Present were: Councillors D. Bardsley, M Wright, S. Wiles, D Kerford, G Alty, J. Dunn and R. Troop. Also in attendance: T. Taylor (County Councillor), PCSO D. Airey and A. Hayward (Clerk)</p>
275	<p><b>Public Session</b> <u>County Councillor</u> Cllr. Taylor reported as follows:</p> <ul style="list-style-type: none"> <li>• Via East Midlands has been taken back in-house from 1<sup>st</sup> April, 2019.</li> <li>• The Highways Committee met on 7<sup>th</sup> March to put forward a plan for the 2019/20 schedule of works. Everton is scheduled to have work carried out on the High Street and on Mattersey Road.</li> <li>• Cllr. Bardsley enquired about the Lengthsman Scheme and stated that Everton PC had assumed that it would continue and as such, made provision in the budget.</li> </ul>
276	<p><b>Apologies for absence</b> Apologies were received from Cllr. Ballarini (family commitment) and Cllr. Woods (work commitment). Apologies were also received from Dist. Cllr. A Simpson. All apologies were accepted</p>
277	<p><b>Declarations of interest</b> Cllr. M Wright – Planning Application 19/00294/HSE (pecuniary interest)</p>
278	<p><b>Recording of Meeting</b> No intentions to record the meeting were received.</p>
279	<p><b>Minutes</b> The minutes of the meeting held on Monday 4<sup>th</sup> March 2019 having been circulated, were accepted as a true and correct record. The Council approved the minutes and the Chairman duly signed them after the following sentence was added to item 266:</p> <p><i>‘With the agreement of the Parish Council, District Councillor Simpson agreed to take up certain of the issues at a national government level’.</i></p>
280	<p><b>Matters arising from the minutes</b> There were no matters arising from the minutes. As a point of information, Cllr. Bardsley confirmed that Fountain Developments would not be attending the meeting. They have been informed that the land they were interested in developing is now under offer.</p>
281	<p><b>Crime and Policing/Community Road Safety Scheme</b> Cllr. Alty reported that he was happy with how the community road safety scheme was going at the moment. The equipment was currently with Everton and there were four volunteers taking part.</p> <p>PCSO D Airey reported that there had been 2 reported crimes of interest in March: 21/3 – graffiti on footpath at Long Meadows</p>



	<p>26/3 – more graffiti on footpath at Long Meadows</p> <p>Some members were aware of this and stated that it had been carried out by children drawing on the footpath and it would wash off fairly easily.</p> <p>The full report had been distributed prior to the meeting.</p>
282	<p><b>New Planning Applications</b></p> <p><u>Non Material Amendment of P.A. 18/00560/VOC to Substitute Original Design for Plot 7 - Variation of Condition 1 for Substitution of Plans to Re-Site Plots 2 and 3 Including Garages - P/A 17/01588/RES - Reserved Matters Application for the Approval of the Layout, Scale, Appearance and Landscaping following Outline Application 15/01165/OUT to Erect Ten Dwellings and Construct New Access</u> Plot 7 Off Everton Sluice Lane Everton Doncaster South Yorkshire DN10 5AY Ref. No: 19/00272/NMA</p> <p><u>Proposed Erection of Rear and Side Sun Lounge and Conservatory Extension</u> Claybank Farm Clay Bank Lane Everton Doncaster South Yorkshire DN10 5BY Ref. No: 19/00260/HSE</p> <p><u>Proposed Replacement Windows and Doors to Redundant Chapel (Approved For Conversion to Dwelling P/A 16/00287/RSB)</u> Everton Methodist Church Chapel Lane Everton Doncaster South Yorkshire DN10 5BH Ref. No: 19/00256/FUL</p> <p><u>New Eastern Facing Door with 6 Raised Panels, 3 Lights above and Georgian Style Door Finishings in Brass. Remove Brick Surround and Replace with a Traditional Georgian Door Surround</u> Hall Farm Gainsborough Road Everton South Yorkshire DN10 5BW Ref. No: 19/00254/LBA</p> <p><u>Remove Existing Porch and Erect New Front Porch</u> The Cottage Harwell Sluice Lane Everton Doncaster South Yorkshire DN10 5BU Ref. No: 19/00294/HSE</p> <p><b>Resolved:</b> No objection to all</p>
283	<p><b>Planning Applications (received after agenda was printed)</b></p> <p><u>Discharge of Condition 3 on P/A 18/00058/RSB - Demolition of Detached Shed/Garage and Replacement with Cart Shed Garage, a New Gated Vehicle Access from Brewery Lane, and Closure of Existing Vehicle Access</u> Sunrise Cottage Brewery Lane Everton Doncaster South Yorkshire DN10 5BG Ref. No: 19/00362/COND</p> <p><u>Fell One Robinia Pseudoacacia Tree</u> Church Farm Church Street Everton Doncaster South Yorkshire DN10 5BB Ref. No: 19/00402/CAT</p> <p><u>Retain Wooden Doors</u> Pear Tree Farm Gainsborough Road Everton Doncaster South Yorkshire DN10 5BW</p>

	<p>Ref. No: 19/00286/LBA</p> <p><b>Resolved:</b> No objection to all</p> <p>Cllr. Kerford commented that there appeared to be some deterioration in the quality of drawings/information provided with planning applications in recent times which made it difficult to comment on planning applications.</p>
284	<p><b><u>Planning Determinations</u></b></p> <p>None</p>
285	<p><b><u>Planning Enforcement</u></b></p> <p><b><u>Site of Old Nursery</u></b></p> <p>The Clerk had reported the possible change of use to commercial use. BDC Planning Enforcement had issued a case number and investigations were on-going.</p> <p><b><u>Fields off Mattersey Road/Mill Lane</u></b></p> <p>It was reported that a dog training business had been established in the vicinity. The Parish Council was unaware of any recent change of use planning application. The Clerk was asked to make BDC Planning Enforcement aware and ask that they investigate.</p>
286	<p><b>Finance</b></p> <p>Accounts for payment. The following payments were agreed. Cheque numbers in brackets.</p> <ul style="list-style-type: none"> <li>• Staff: £720.31 (864-6)</li> <li>• HMRC: £67.80 (867)</li> <li>• Metcalfe Committee: £1,000 (868)</li> <li>• North Notts Landscapes: £823.20 (869)</li> </ul> <p>The bank reconciliation was agreed and signed by the Chairman.</p> <p><b><u>Scribe Finance Software</u></b></p> <p>The Clerk reported that the training and implementation of the finance software had taken place and it is now up and running.</p> <p><b><u>Funds to Reserves/Closing of JBC Bank Accounts</u></b></p> <p>The Clerk reported that the Natwest bank had not yet transferred the JBC bank balances to the Parish Council current account. Once this had been done, a transfer of funds to reserves could be calculated. Clerk to chase up the bank.</p> <p><b><u>Lengthsman Scheme</u></b></p> <p>The Clerk was requested to ascertain whether or not the Lengthsman Scheme would be in operation for 2019/20.</p>
287	<p><b>Risk Review and Asset Inspection</b></p> <ol style="list-style-type: none"> <li>1. Overgrown trees on Sluice Lane. The Clerk reported that the Developer had not yet confirmed whether or not the trees on Sluice Lane were their responsibility. Clerk agreed to enquire with Via East Midlands.</li> <li>2. It had been reported to the Parish Council that there was a mobile home at the bottom of Harwell Lane and there appeared to be quite a lot of 'activity' there. Cllr. Kerford agreed to find out more details in terms of location.</li> </ol>

288	<p><b>Neighbourhood Plan Update</b></p> <p>Cllr. Bardsley reported that there was little to add since the last report. A constructive meeting with BDC had taken place about adding a windfall policy which would need to sit underneath Bassetlaw District Council's windfall policy detailed in the draft local plan.</p>
289	<p><b>Cemetery Extension Update</b></p> <p>Cllr. Bardsley reported that he had written to Mr Beaumont to bring him up to date with the action of the Parish Council to date and the opinion of Highways and to ask permission from the Trust to drill down to about 8 feet in several locations on the field to ascertain the extent of the sandstone. Mr Beaumont has since met with the Land Agent and has advised that there would be no objection, but requested that they are notified in advance of the work.</p>
290	<p><b>Youth Club Update</b></p> <p>Cllr. Bardsley reported that 11 young people attend that most recent session. The Leaders and Members have now produced a Code of Conduct, which each member and parent will be asked to sign. They would be working on a 'three strikes and you're out' system. It was agreed that the Youth Club has now become an established group. The Clerk was asked to contact Mr Hart to obtain a room hire charge based on 2 hours/week.</p>
291	<p><b>New Dog Litter Bin</b></p> <p>Cllr. Bardsley reported that the recently installed dog litter bin had been removed by a resident living on Church Lane. A meeting took place between the resident, a representative from the BDC Team and the Parish Council. A new site was agreed which would be located further into the field, away from dwellings. It was also agreed to supply a bin which was similar to that located on Harwell Lane. Unfortunately, BDC did not have the funds to buy the bin but they would be willing to empty it. The Clerk had obtained a price of £135.00 plus transport and vat for the bin. It was resolved to purchase the bin.</p>
292	<p><b>Best Kept Village Competition</b></p> <p>It was agreed to enter the Best Kept Village competition at a cost £5.00. In preparation for this, it was agreed to organise a litter pick about two weeks before judging commenced.</p>
293	<p><b>Update on work carried out at the Barrow Hills SSSI</b></p> <p>Cllrs. Bardsley and Dunn met with Mark Speck of Notts. Wildlife at the SSSI to identify work which needed to be carried out.</p> <p>Work agreed included:</p> <p>Cutting down and clearing bramble adjacent to access point to allow better access and prevent encroachment, cutting down and clearing the non-native Japanese Hellebore. cutting down and clearing the sycamore regrowth from south-west corner of SSSI and stump treat with appropriate herbicide and clearing the vegetation around the reserve sign.</p> <p>Cllr. Bardsley reported that the work had now been completed to a good standard.</p>
294	<p><b>Mayflower Legacy Oaks Project</b></p> <p>To celebrate the 400<sup>th</sup> anniversary of the journey of the Mayflower Pilgrims to America, Bassetlaw District Council has launched a project to plant oaks trees in the district and were looking for suitable locations.</p> <p>Some locations in Everton were suggest including the Cemetery, near the village sign and Mattersey Road. It was agreed to put something in the HEDS magazine. To be discussed further at a future meeting.</p>

295	<p><b>Football Cage</b></p> <p>The Parish Council and the Metcalfe Trust had been approached about the installation of a football cage on the recreation field. The Trust had already considered this and did not see it as a viable proposition. They felt it might be more suited to either a school sports day or something similar, or in an urban area where there was a lack of space.</p>
296	<p><b>Correspondence (arriving after the agenda was printed)</b></p> <p>None received.</p>
297	<p><b>Exchange of Information Only (Allowed by Chairman)</b></p> <p>There was a general discussion about the future of Pollybell Bank. It was felt that it was of no real use to the Parish Council and consideration should be given to selling the land. There was some uncertainty about current agreements in place. Clerk to research this.</p> <p>Cllr. Bardsley had previously made it known that he would not be standing in the upcoming local elections. Members took the opportunity to thank Cllr. Bardsley for his hard work over the years and wished him well for the future.</p>
298	<p><b>Date and time of the next Meeting</b></p> <p>It was agreed that the next meeting would take place at the Village Hall on Friday 10<sup>th</sup> May 2019 at 7.15pm this being the Annual meeting of the Council. The Chairman closed the Meeting at 8.50pm.</p>

<b>Minutes of the Parish Council Meeting</b>	
	<p>A Meeting of Everton Parish Council was held in the Village Hall on Monday 4<sup>th</sup> March 2019 at 7.15pm.</p> <p>Present were: Councillors D. Bardsley, P. Woods, M Wright, S. Wiles, A. Ballarini, J. Dunn and R. Troop. Also in attendance: T. Taylor (County Councillor), PCSO D. Airey and A. Hayward (Clerk)</p>
252	<p><b>Public Session</b></p> <p>A member of Misson Parish Council (also Chairman of the NEBF) was in attendance. The purpose of his visit was to find out whether Everton was experiencing any problems with odours from the mushroom farm. Members were not aware of any problems at the present. Cllr. Bardsley would be willing to put details of where to complain in the HEDS magazine should it become a problem.</p> <p><u>County Councillor</u></p> <p>Cllr. Taylor reported as follows:</p> <ul style="list-style-type: none"> <li>• The Budget had been passed. There is a 3.99% increase (2.99% main council and 1% ringfenced for social care). The Bassetlaw DC Budget is to be considered next week.</li> <li>• The Local Improvement Scheme is now closed for bids and NCC can now start assessing the bids put forward.</li> <li>• There was no update on the proposed yellow lines for the High Street.</li> <li>• Cllr. Taylor offered to look over the comments from Highways (Martin Green) re. the Cemetery extension proposals. Clerk to email details of the pre-application and comments received.</li> </ul>
253	<p><b>Apologies for absence</b></p> <p>Apologies were received from Cllr. Alty (work commitment) and D Kerford (illness). Apologies were also received from Dist. Cllr. A Simpson</p> <p>All apologies were accepted</p>
254	<p><b>Declarations of interest</b></p> <p>There were no declarations of interest.</p>
255	<p><b>Recording of Meeting</b></p> <p>No intentions to record the meeting were received.</p>
256	<p><b>Minutes</b></p> <p>The minutes of the meeting held on Monday 4<sup>th</sup> February 2019 having been circulated, were accepted as a true and correct record. The Council approved the minutes and the Chairman duly signed them.</p>
257	<p><b>Matters arising from the minutes</b></p> <p>Item 240 – minutes should read ‘damaged’ sign not ‘disappeared’</p>
258	<p><b>Crime and Policing</b></p> <p>PCSO D Airey reported that there had been 3 reported crimes of interest in February:</p> <p>11/02/19 – Burglary Other, Church Street – attempted break-in</p> <p>15/02/19 – Burglary Other, Everton Sluice Lane – stainless steel oven stolen</p> <p>28/01/19 – Theft Other, Bawtry Road – sink and copper stolen from property under renovation</p>

	The full report had been distributed prior to the meeting.
259	<p><b>New Planning Applications</b>  Ref. No. 19/00097/COND and 19/00162/COND – Land West of Corner Farm. Proposed Residential Developments of Nine Dwellings and 2 Rural Offices.  Discharge of Conditions 3, 12, 5 and 11</p> <p><b>Resolved:</b> No objection, no comments</p>
260	<p><b>Planning Applications (received after agenda was printed)</b>  Ref. No. 19/00198/HSE – Laurel Cottage, Replacement Boundary Wall.</p> <p><u>Resolved:</u> No objection, no comments</p> <p><b>Planning Other</b>  Appeal Ref. APP/A3010W/19/3221324 – Two Trees, Mattersey Road, Everton  Erect Detached Dwelling with Integral Garage, Including Demolition of an Existing Garage (original PA 18/01371/OUT)</p> <p>Notification had been received that an appeal had been lodged against the refusal of planning permission for the above development.</p> <p><b>Planning Enforcement</b>  Cllr. Bardsley reported that it had been noticed that the parts of the hedge were being taken out to make new entrances on the field at the far end of Mill Lane where it intercepts with Pusto Hill Lane. Clerk to report to Planning Enforcement.</p>
261	<p><b>Planning Determinations</b>  None</p>
262	<p><b>Finance</b>  Accounts for payment. The following payments were agreed. Cheque numbers in brackets.</p> <ul style="list-style-type: none"> <li>• Staff: £529.29 (855-857)</li> <li>• HMRC: £120.80 (858)</li> <li>• Starboard Systems Ltd: £154.80 (859)</li> <li>• North Notts Landscapes: £456.00 (860)</li> <li>• Sharpe Group Ltd: £72.00 (861)</li> <li>• Mrs Elliff: £10.00 (862)</li> </ul> <p>The bank reconciliation was agreed and signed by the Chairman.</p> <p><u>2019/20 Budget</u>  A final check by of the proposed Precept figures agreed at the last meeting revealed a slight error. The amended figures submitted were £11,119 (2018/19: £11,650). Impact on Taxpayer (Band D) £29.88 (2018/19: £32.53).</p> <p><u>Annual Return 2017/18</u>  The external auditor, PKF Littlejohn has now confirmed that the Parish Council did make proper provision during he year 2017/18 for the exercise of public rights in terms of the</p>

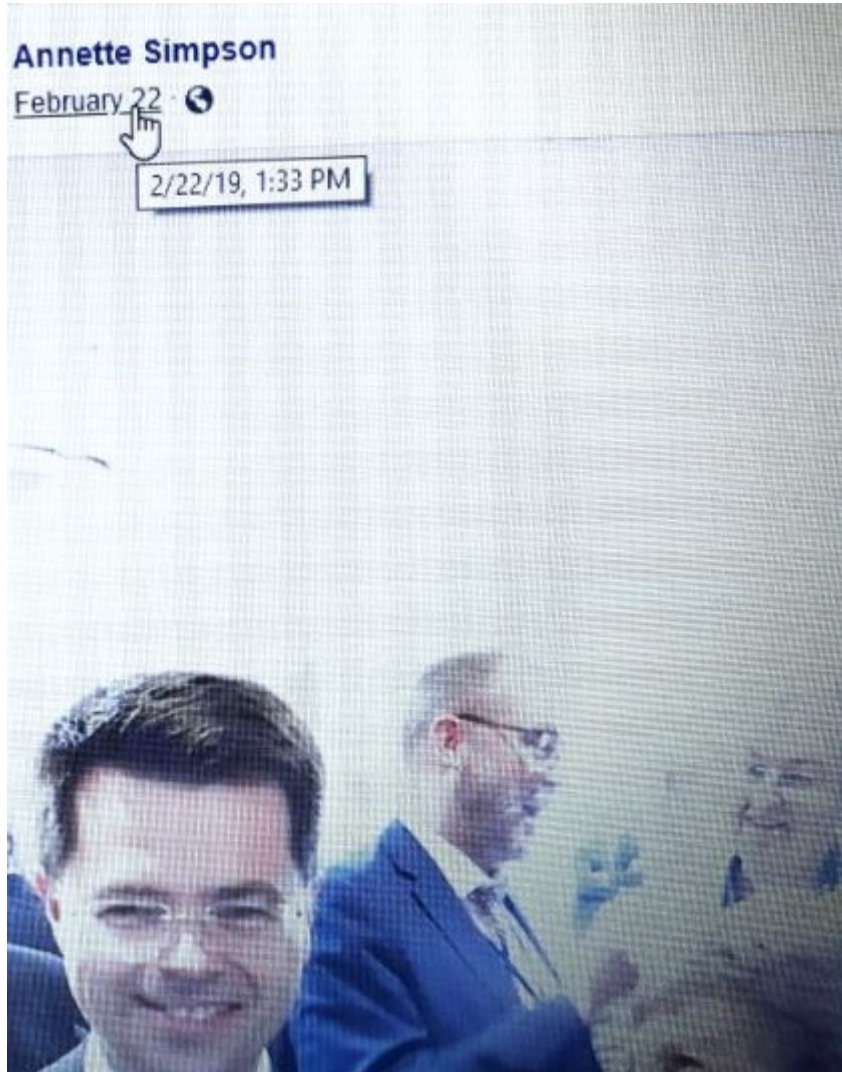
	published dates. They confirmed that their database was not updated to recognise the actual public rights dates used.
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263	<p><b>Location of New Litter Bin</b></p> <p>After consultation with and seeking approval from the Metcalfe Committee, it was agreed to request an additional bin to be placed in the vicinity of the church field and this was subsequently installed. However, the bin was large, old and unsightly and was put in close proximity to a resident's property. This prompted one formal complaint and also several other indirect complaints. The bin subsequently disappeared. Clerk asked to response to the resident's complaint explaining that a new, more discrete bin would be installed. Clerk also asked to arrange a meeting with the Cleansing Officer.</p>
264	<p><b>Request from the Metcalfe Recreation Committee</b></p> <p>A request had been received from the Chairman of the Metcalfe Trust for the Parish Council to consider making a donation to the Trust. Cllr. Bardsley explained that in the past, the Parish Council gave grants in the region of £1,000, but in recent times this has been reduced as it was considered that it was not required. However, with the loss of a large proportion of the village hall hire income (some groups have recently disbanded) they struggle to cover the day-to-day running costs. The consensus was that the Parish Council should support the village hall as it is an important asset to the community and all should work together to preserve it. It was resolved to make a donation of £1,000 (Clerk to prepare cheque for the next meeting).</p>
265	<p><b>Risk Review and Asset Inspection</b></p> <ol style="list-style-type: none"> <li>1. Overgrown tree on Sluice Lane. Clerk has chased up GR33N who are investigating as to whether it is part of their land or Highways responsibility.</li> <li>2. Cllr. Bardsley reported that there was moss on the path near Long Meadows. Clerk to instruct North Notts Landscapes to clear this.</li> <li>3. Cllr. Wright reported that BT are to return to carry out remedial work on Harwell Lane</li> <li>4. Cllr. Wiles reported that he was still pursuing the possibility of lighting on Kissing Gate Lane.</li> <li>5. Cllr. Wiles reported that there was a build up of leaves on the public footpath next to the recreation ground.</li> </ol>
266	<p><b>Neighbourhood Plan Update</b></p> <p>Cllr. Ballarini reported that following the outcome of the public hearing, the Group had arranged a meeting with BDC Planners with a view to developing a windfall policy. The meeting took place but the meeting did not go as planned. Cllr. Simpson and Ms Alderton-Sandbrook joined the meeting. In the main, the time was taken up discussing the various issues raised by the Examiner. The Examiner had suggested a four-week consultation period, but had agreed to a delay until after the upcoming elections. The Group still needed to develop a windfall policy, but needs to be mindful that this does not conflict with the emerging BDC Local Plan. With the support of the Parish Council, District Councillor Simpson agreed to take up certain issues at a government level.</p>
267	<p><b>Fountain Developments (Walkeringham) Ltd</b></p> <p>A local company called Fountain Developments had contacted Cllr. Bardsley. They could be interested in purchasing and developing the land off Bawtry Road and were interested in the Parish Council's opinion. It was agreed to invite them along to the next Parish Council meeting to in order to open up a dialogue with them.</p>

268	<p><b>Cemetery Extension Update</b></p> <p>Cllr. Bardsley reported that a pre-application meeting with Bassetlaw District Council took place 8<sup>th</sup> February. From a planning point of view there seem to be little problem with the proposal. However, NCC Highways objected on grounds of road safety, particularly in view of the blind bend from Chapel Lane and the narrowness of Harwell Lane. A subsequent meeting was held with the Highways Officer, Mr Martin Green. In his opinion, if the scheme were to go ahead, they would require significant highways alterations/widening of the bend (including removal of street light and possibly a sewer). The costs of which would be prohibitive. The relatively low number of funerals (average around 4/5 year) and very low traffic levels did not influence his opinion.</p> <p>There followed some discussion about the next steps. Cllr. Kerford thought a planning application is likely to be rejected by Bassetlaw District Council as they would be reluctant to go against Highways, but this might be won on appeal.</p> <p>Another issue was to understand the ground conditions. This could be ascertained by drilling down to about 8 feet in several locations within the grounds. Cllr. Bardsley agreed to write to the Magnus Trust to seek permission to carry out this work as well as bringing them up-to-date with the Parish Council's findings/thoughts so far.</p>
269	<p><b>Youth Club Update</b></p> <p>Cllr. Bardsley reported that the numbers of young people attending the Youth Club continues to be disappointing. Cllr. Bardsley has distributed more leaflets and the youth workers had delivered leaflets to households in the village. It was agreed to carry on with the Youth Club for a few more weeks to see if numbers improve.</p>
270	<p><b>Local Elections</b></p> <p>The Clerk distributed the nomination packs. These needed to be hand delivered to Bassetlaw District Council by 4pm on Wednesday 3<sup>rd</sup> April. It was advisable to make an appointment with BDC Electoral Services to have them checked over.</p>
271	<p><b>Report Back from the Parish Forum</b></p> <p>Cllr. Ballarini reported that there had been 3 presentations</p> <ol style="list-style-type: none"> <li>1. Election Process</li> <li>2. Recycling in Bassetlaw</li> <li>3. Update on the draft Local Plan. The current consultation was on the strategic part of the plan.</li> </ol>
272	<p><b>Correspondence (arriving after the agenda was printed)</b></p> <ol style="list-style-type: none"> <li>1. Police Rural East Bassetlaw Priority Setting Committee – Future meeting dates</li> </ol>
273	<p><b>Exchange of Information Only (Allowed by Chairman)</b></p> <p>Cllrs. Ballarini and Woods gave their apologies for the next meeting.</p>
274	<p><b>Date and time of the next Meeting</b></p> <p>It was agreed that the next meeting would take place at the Village Hall on Monday 1<sup>st</sup> April 2019 at 7.15pm. The Chairman closed the Meeting at 9.13pm.</p>



D Troop: Appendix 2 – Supporting Images



## RE-ELECT A PROACTIVE DISTRICT COUNCILLOR

Annette will always take up an issue on behalf of either a group or an individual resident.

Seen here meeting the Rt. Hon. James Brokenshire MP, Secretary of State for Housing and Local Government, over lunch, about issues relating to Everton.



*For the past 13 years I have been your elected District Councillor. I have worked closely both with residents and the Parish Councils of Everton, Gringley on the Hill and Misson.*

*I worked successfully with residents in Gringley to block a planning application that would have obstructed the conservation area view from High Street over the Gringley Carr. I am currently dealing with issues relating to the Neighbourhood Plan for Everton as well as supporting an initiative for a local resident. I have worked alongside the Parish Council over other issues in Everton. In Misson I have supported the Parish Council on Tunnel Tech waypher issues, arranging meetings with myself, BDC officers and Parish Council representatives to ensure information is shared equally. I will make every effort to bring a doctor's surgery to the village of Misson.*



*As your elected representative to the Parish Council for the past 13 years, I have always worked and voted in the interests of my residents.*

*I am lucky that I was elected as a Conservative Councillor as that means I am able to make a difference. Numbers count in any Committee situation. I have never, ever voted against the interests of my residents and I **never** will. Some of the Independents vote only with Labour.*

*In January I arranged a meeting for the Parish Council with Bassetlaw Environment team which Simon Middlebrook attended along with a Parish Councillor and the new Parish Clerk. The meeting was a very progressive one and we discussed the timeline for the intended work to fully enclose the site. I had a meeting last week with the Environment team and I am pleased to be able to tell you that the tenders for the work have been returned and will be discussed over the next week or two. All parties are endeavouring to reach a final conclusion by the end of the year, and I am proud to have played a part in this.*

*There are suggestions of potential problems with Neighbourhood Plans and I met with the Secretary of State for Housing and Local Government in late February to discuss some issues. I have another meeting planned for later this month and the current Local Plans and the fit with Neighbourhood plans will be discussed.*

**From:** [Danielle Troop](#)  
**To:** [Will Wilson](#)  
**Subject:** APPENDIX 3 for Mr Slater  
**Date:** 25 June 2019 16:57:04

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Dear Will

As per previous, please forward to the Examiner

Many thanks

Danielle

----- Forwarded message -----

**From:** Danielle Troop <troopdanielle@yahoo.co.uk>  
**To:** Harry Campbell <harrycampbell@hglaw.co.uk>  
**Sent:** Monday, 24 June 2019, 16:09:43 BST  
**Subject:** Technical Site Assessments have been ignored for an allocated site

Dear Harry,

<https://www.bassetlaw.gov.uk/media/4219/everton-neighbourhood-plan-full-with-proposed-examination-changes.pdf>

Please see pg59 above AND first attachment - the allocated site11 in this final NP, is seen stretching far beyond the pond and "floating" in the middle of a large field unbounded by the built form. The bigger site totalling 0.9HA, taking in The Willows and stretching all the way down to the main road, was consulted upon Dec 2016 but after this date, the District Council scrubbed out half the site following their technical assessments. the half "scrubbed out" is the half now allocated because since finding out that she can only get access for 5 units, the owner seeks to retain her house rather than demolish. See pg18 below - 0.9HA - of which circa half has been deemed technically unfeasible by the LPA Site Assessments. See second attachment.

<https://www.bassetlaw.gov.uk/media/3268/everton-site-assessment.pdf>

<https://www.bassetlaw.gov.uk/media/4219/everton-neighbourhood-plan-full-with-proposed-examination-changes.pdf>

Pg56 - for the Reg14 v1 consultation - the allocated site consulted upon MATCHED the site okayed following Bassetlaw Technical Assessments. It has shrunk to 0.68HA. See third attachment.

[http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Octoberupdate2/Revised-Draft-Neighbourhood-Plan---Final-251017sc\(08-Dec-17\\_17-20-57\).pdf](http://www.evertonvillage.org.uk/storage/NeighbourhoodPlan/OctoberUpdate/Octoberupdate2/Revised-Draft-Neighbourhood-Plan---Final-251017sc(08-Dec-17_17-20-57).pdf)

Page 16 above - By Reg14 v2 consultation, site 11 has increased in size again. We don't have the measurement but it looks almost certainly back up to the 0.9HA. See 4th attachment. We objected at Reg14 v2 and Reg16 which no doubt led to the Examiner questions below. The QB refers to "no significant objections" which is what they have said about ALL of our consultation responses.

We must be able to say something about lack of fairness here. Our site has NEVER gone out to consultation because the QB INSISTED that they had no choice but to rely upon the technical site assessments. This wording is in the transcript. What is your view please Harry.

Regards

Danielle

**Question 3 What was the rationale for extending the allocation Site 3 beyond the site shown on Map 13- Preferred Option Site Allocation**

Answer - Qualifying Body Site 3 was put forward in the Bassetlaw District Council's (BDC) call for sites

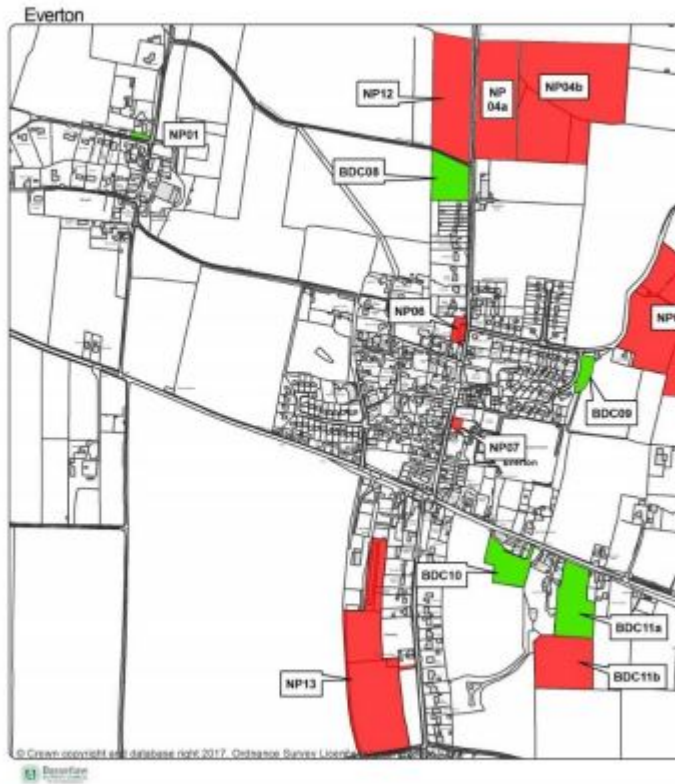
process held November 2015 - January 2016. An informal consultation event was held in December 2016 with five responses supporting this site as suitable and seven responses saying this site was less suitable due to its large size. The landowner also attended this event and indicated a willingness to reduce the size of the site. The landowner was asked to discuss this issue with BDC. All 11 sites put forward were technically assessed by BDC between January/February 2017. Site 3 was included in a formal consultation in March 2017 showing a smaller site. There were 27 responses saying yes to this site and 20 responses saying no. The criteria used for inclusion of a site was that it received more positive responses than objections. Accordingly, the site was included in the draft plan. The draft plan went out to Regulation 14 consultation in April- June 2017. In response to the consultation the landowner requested that the size of the site be increased to a size less than the original proposal. Following this response and additional responses requesting the inclusion of three new sites it was decided that the fairest course of action would be to ask BDC to technically reassess not only the resized Site 3 but also all the other previously submitted sites as well as technically assessing the three new sites that had been put forward in responses to the first Regulation 14 Consultation. These assessments were completed in August 2017. The outcome of these technical assessments was that the resized site 3 may be suitable. It was agreed to include this site for consultation as part of a revised draft plan in a second Regulation 14 consultation. The second Regulation 14 Consultation was held in November - December 2017. No significant objections were received regarding the inclusion of site 3.

**Question 3 What was the rationale for extending the allocation Site 3 beyond the site shown on Map 13 - Preferred Option Site Allocation?**

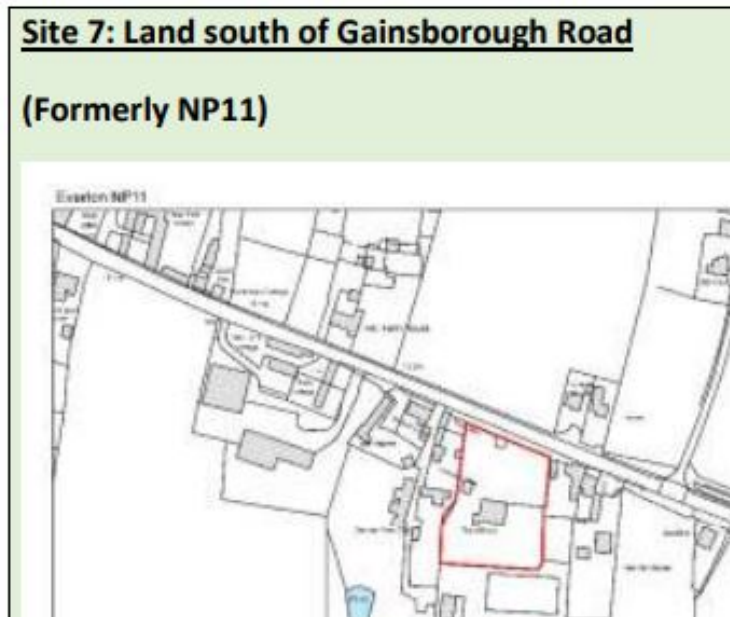
Answer – Local Planning Authority No Comment



### 3 Potentially suitable sites following the site assessment proce



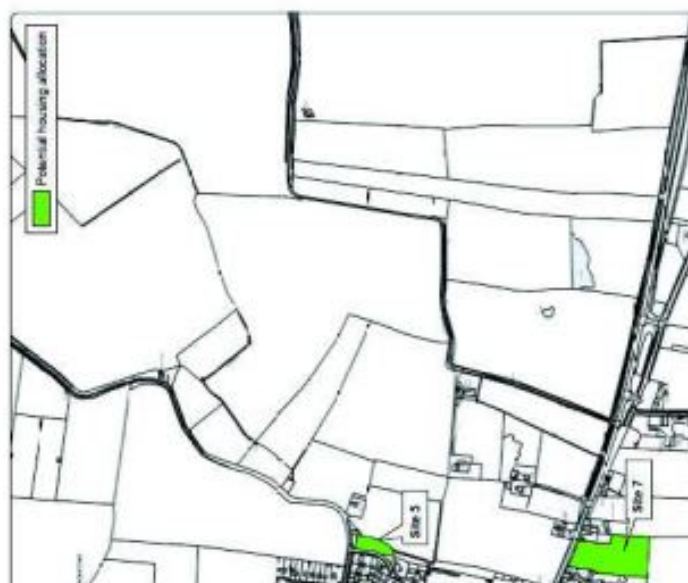
#### Site 11 LPA Site Allocation



Site 11 v1Reg14

**Everton NDP Planning Policies**

Map 2 Everton



Site 11 v2 Reg 14 consultation



**From:** [Danielle Troop](#)  
**To:** [Will Wilson](#)  
**Subject:** APPENDIX 4 for Mr Slater Consultation response  
**Date:** 25 June 2019 16:56:04

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Please see previous email from me today - thank you

----- Forwarded message -----

**From:** Danielle Troop <troopdanielle@yahoo.co.uk>  
**To:** Harry Campbell <harrycampbell@hglaw.co.uk>  
**Sent:** Tuesday, 25 June 2019, 08:56:53 BST  
**Subject:** Additional problems with Hall Farm access

<https://www.bassetlaw.gov.uk/media/3781/grace-machin-response-annex-1.pdf>

<https://www.bassetlaw.gov.uk/media/3779/grace-machin-response-annex-2.pdf>

Dear Harry

Please see links and below.

If they cannot get the Bin Lorry up, we expect Magnus (owners of the Hall Farm site) to reduce the number of units down to 3 (or none)? Either way, they can't deliver the 10 outlined in policy E9 which means none of this 50% 2-3 beds either.

Regards

Danielle

----- Forwarded message -----

**From:** Danielle Troop <troopdanielle@yahoo.co.uk>  
**To:** Martin Green <martin.green@nottscc.gov.uk>; James Podesta <james.podesta@ruralsolutions.co.uk>; Tom Bannister <tom.bannister@bassetlaw.gov.uk>; Luke Brown <luke.brown@bassetlaw.gov.uk>; David Bardsley <david@djbardsley.co.uk>  
**Cc:** Ian Turvey <ian@turveyconsultancy.co.uk>; Richard Troop <richard@agriscope.co.uk>  
**Sent:** Wednesday, 9 January 2019, 15:02:12 GMT  
**Subject:** Everton Highways 2

Dear Mr Green

Bassetlaw has kindly uploaded the Magnus Trust solution to their access problem and I have asked our Highways Consultant Ian Turvey to give a view. He has made the following points:

1. The proposed access is pushed as far east as possible, despite Magnus owning the entirety of the adjacent field west because there is a problem achieving visibility heading west (in addition to that western field providing the premier view of the windmill in the Gainsborough Rd conservation area).
2. This problem has led to the visibility lines being taken 1m into the carriageway as opposed to the carriageway edge (TD-whatever) so that whilst 52m is stated on the proposed submission, we doubt that 43m required visibility (M4S) can be achieved.
3. This lack of visibility heading west means that the Magnus Trust have not submitted rigid Bin Lorry tracking. It is almost certain that such a vehicle would cross into oncoming traffic when accessing/egressing the site. This means that, despite the bin store being shown 25m back from the Gainsborough Rd, the Bin Lorry will have to park on the A631 in order to empty the bins. Traffic heading west will no doubt be tempted to over-take said lorry, in a location of rising topography/poor visibility. Flow will also be impeded.
4. In terms of pedestrian access, the verge north of the current wall is far too narrow to provide a 2m pavement. The Magnus Trust offer to put said pavement south of the wall and portray a "safe landing" once Burlington House is reached. However, both Burlington House and Dadsley House

have a ransom strip in terms of 2m wide pavement provision on, as your letter confirms, a busy road with many heavy vehicles. It took ages to take the attached photos because I kept having to stand back from the carriageway.

5. Magnus Trust thereafter portray the ultimate destination as the Bus Stop on Mattersey Rd when for many children, the issue will be getting to the Primary School or the park, or the Village Hall, or friends on the north side of the A631. In this regard, there is an additional road to cross (Mattersey Rd) when compared to kids getting to school from NP13, via the pedestrian island in the A631.

*CONCLUSION: Taking the above into account, in addition to the fact that the new access will also serve agricultural vehicles and have a second access in its radius heading onto the A631; we object to the Magnus Trust proposal to serve 10 units from this access. We know that you often allow sightlines 1m into the carriageway and/or additional access within the radius of another, but this is the A631 with a heavy flow of traffic. Despite the lack of ability to provide a 2m pavement, we are however accepting of the 5 unit limit put forward by you. We assume that the existing dangerous agricultural access will be blocked up.*

Kind regards

Danielle Troop

**D. Troop: Appendix 4 – Supporting Images**



**Ransom overview**



**Burlington ransom total**



**Burlington ransom detail**



**Dadsley ransom detail**



Dadsley ransom to wall



Dadsley ransom detail



Dadsley ransom

**Danielle Troop – Everton**

**Introduction**

The 2018 Bassetlaw Rural Settlement Study is an evidence paper that seeks to justify the move away from Rural Service Centres and the “Functional Cluster Model” proposed within the draft 2016 LP Consultation Document. In that 2016 document and for a number of years previously, Everton had been identified as a Rural Service Centre owing to excellent sporting facilities, transport links, retail and leisure provision and primary school.

The draft 2019 LP Consultation Document proposes to award the same level of growth to 73 rural settlements, regardless of service provision. In eradicating “Rural Service Centres”, the LPA has thrown the baby out with the bath water – when all that was required was a more fine-grained approach. There was nothing to stop housing allocations (at a lower %) out-with Rural Service Centres, whilst enabling a higher % growth in rural settlements with primary schools. This consultation response seeks the reinstatement of Rural Service Centres and objects to their removal (particularly in the context of primary school provision and linked congestion). In awarding equal status to 73 rural settlements, NPPF policies covering sustainability, infrastructure, health and climate change are compromised.

**Response**

1. Review of the draft Strategic Objectives within the 2019 LP Consultation Document indicates that the outcome of the 2018 Bassetlaw Rural Settlement Study, fails to comply with SO1, SO8, SO9 and SO10.

SO1: Awarding equal % growth to 73 rural settlements does not represent “**balanced**” growth. However, the wording of SO1 is flawed in that its inference confers “balance” only within the context of the urban/rural split. SO1 needs to recognise that Bassetlaw is a rural district with diversity between rural settlements:

*SO1: Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas and between rural settlements.*

SO8: Again, the wording of this Strategic Objective needs to be altered:

*Increase resilience to climate change through improved congestion mitigation, improved flood mitigation, better energy and water efficiency and support for renewable energy production.*

SO9: This Strategic Objective also does not recognise the risks of congestion

*Enhance the vitality and viability of Bassetlaw’s town centres and local centres via commensurate local development*

SO10: The NPPF differentiates between infrastructure to deliver health and well-being and infrastructure that will deliver sustainable development. The draft Bassetlaw LP does not make this distinction. SO10 therefore needs to change:

*Improve the quality of life, health and wellbeing in Bassetlaw by delivering new and enhanced infrastructure where needed – whilst making best use of existing infrastructure through well-planned allocations.*

SO3: Must be dropped. Delivery of Garden Villages is a delivery mechanism not a strategic objective. **Housing delivery** is the strategic objective and the 2017 LAA results have been ignored.

2. Whilst it is agreed that Post Offices, Convenience Stores and GP Surgeries can close/merge, it is not agreed that primary schools in Bassetlaw are faced with that risk (see section 3 “volatility of service provision”).

EVIDENCE: Bawtry PO has closed, Mattersey PO has recently faced risk of closure, Gringley Surgery hours are extremely limited, a number of Surgeries have merged in Retford to create a new centre adjacent to the hospital, Ranskill Stores has closed down.

There is no evidence of permanent primary school closures in Rural Bassetlaw – nor is there likely to be. Housing Development needs in the District coupled with NPPF compliant draft Bassetlaw LP policies to spread development across urban and rural areas, mean that rural Bassetlaw faces an increasingly sustainable future. Furthermore, a school is a different “beast” to the aforementioned services:

- a. In land-use terms, a school is significantly “hungrier” creating more complex, long-term, development requirements – when compared to PO/Drs/Convenience Stores
- b. Disruption to the education of young children generates greater complexity where school re-development/closure is concerned – when compared to PO/Drs/Convenience Stores
- c. The upper tier/unitary authority statutory duty to provide school places gives a far reduced likelihood of closures where need for that service can be demonstrated – in contrast to PO/Drs/Convenience Stores
- d. Internet shopping, internet banking and NHS helpline services all point to the ability to reduce reliance on PO/Drs/Convenience Stores. No such (mainstream) replacement is evolving to reduce reliance on primary school services. Nor is it likely to.
- e. For those eligible for primary school services, service attendance is statutorily required every (working) day. The same cannot be said for PO/Drs/Convenience Stores and difficulties regarding vehicular access to schools is well documented nationally.

**OBJECTION: This consultation response objects to the equal weighting of Primary Schools to GP Surgery, Convenience Retail and Post Office services. There is no evidence to show that primary school provision in Bassetlaw has been volatile historically, or that it is likely to be so in the future.**

3. Section 4 states that the differentiation between rural settlements where growth is/isn't supported, is based on settlement size/impact of development as opposed to on service provision and accordingly, fig 2 identifies 30 rural settlements where growth would not be supported. The subsequent list (fig 3) identifies 73 rural settlements where growth would be supported. Of these, less than 30 villages can offer primary school provision meaning that for in excess of 40 villages, travel to another settlement will be necessary.

To rank villages without primary school provision as equal in development capability/sustainability terms to those who have, does not take into account the traffic congestion that occurs when children are driven to school. This consultation document may quote maximum acceptable journey times to school but it does not take into account the impact in health or infrastructure terms, upon the “receiving” settlement.



## EVIDENCE:

NPPF PARA 84: Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, **does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport)**. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

NPPF PARA 78: To promote sustainable development 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.

Summary: The 40+ rural villages identified to receive 20% growth in Bassetlaw and which do NOT retain a primary school, will not therefore, be supporting the primary school service in their village (NPPF para 78). They will be provoking an unacceptable impact on local roads (NPPF para 84) in the villages where primary school provision is already in situ. The draft LP identifies that traffic accidents in Bassetlaw are above the national average and for many villagers with small children, walking/cycling/public transport to Another settlement for school, will not be an option. The fall-back position, as ever, will be the car.

**OBJECTION: In not differentiating between rural settlements with/without primary school provision, the LPA is ignoring sustainability policies (climate change, healthy infrastructure, road safety) within the wider draft Local Plan and within the NPPF. The Appendix 6 capped growth figure of 20% is too high for villages without a primary school and should be reduced to the 10% requirement. The cumulative reduction arising from this % cut, should be shared equally between villages that DO retain a primary school.**

4. The 2019 consultation document puts forward that the review of the Functional Cluster model was instigated by 2016 consultation comments that:

- a. Costhorpe, Grove, Mattersey Thorpe and Misson had not been identified within a cluster
- b. Other clusters were not representative of reality
- c. Clusters might “merge” and lose distinctiveness

All the above elements are easily resolved either through – identifying a relevant cluster; identifying that a cluster is not necessary for that particular settlement; verifying that settlement “merge” will be prohibited by policies etc etc.....The more likely reason for the change in spatial strategy away from Rural Service Centres and their linked “functional cluster” is the reflection of Neighbourhood Planning experiences found on page 4. However, whilst some Neighbourhood plan groups may have:

*“sought to plan positively to respond to identified housing need in their respective areas”*

.....and been frustrated by their inability to do so because they were not a Rural Service Centre or part of a functional cluster; this has not been the case with the Everton Neighbourhood Plan. In fact, during Examination, the Examiner downgraded the level of development achievable via allocations

from the purported 49 units to a mere 16. In our experience, Neighbourhood Planning in Bassetlaw has been used as a development “blocking” tool. Evidence from the Everton Neighbourhood Plan Hearing shows that the Examiner agreed with our assessment. The Steering Group, in conjunction with the LPA, were overstating the number of units that would come forward from compromised sites and placing a block on other sites coming forward thereafter (via highly dubious site assessments).

Following 11 made Neighbourhood Plans (NP) in the District, Everton NP is the first to have been granted a Hearing. This is not surprising. It has taken three years of consultation responses, challenges, complaints against the NP Steering Group Chair, complaints against the Parish Council, complaints against the Neighbourhood Planner, letters to the Council Solicitor and the sufferance of a smear campaign. Based on our experience, it is entirely likely that some or all of the 11 Neighbourhood Plans in the District will have overstated the development potential of their allocated sites. Far from being concerned that villages were frustrated by their inability to deliver growth (pg4), prior to the Everton NP Hearing, Neighbourhood Planners will have realised the ease with which growth could be limited through the NP process. Thus meaning that growth could be “awarded” to a higher number of (previously unsuitable) settlements lacking in services.

In summary then, the LPA’s stated reasoning for eradicating Rural Service Centres and awarding equal growth to 73 rural settlements across the district is not believed. At 12.1 (pg87) of the Draft 2019 LP, we are reminded that the Initial Draft Bassetlaw Plan 2016 put forward the possibility of developing a garden village. At the time, my consultation response stated that this was not necessary as there was enough land availability amongst existing villages to satisfy growth requirements. Others have put forward this view and it has been ignored DESPITE the Land Availability Assessment published by the Council September 2017 confirming more than adequate availability of land adjacent to settlement boundaries in the district.

Pg 87 of the Draft 2019 LP describes the options appraisal work undertaken to identify sites for garden village delivery. No cost benefit analysis is provided in terms of allocating those sites, adjacent to the A1, as employment sites. No cost benefit analysis is provided in terms of utilising the 2017 LAA finding to deliver the housing required amongst existing settlements. The LPA are satisfied that they have had viable sites put forward and they have been confident that they could limit growth in rural settlements via the NP process.

**OBJECTION: At 8.19 the 2019 draft LP is proposing 1777 units across 73 settlements 2018-2035 representing an average of 24 units per settlement over 18 years (1.35 houses per annum). If this was doubled to 2.7 units per annum over the 18 year period, it is still pitiful (average) growth for Rural Service Centres. The Garden Village Proposal should be dropped and the growth identified through that mechanism, awarded to existing rural settlements.**

### **Specific Policy Comment**

#### **POLICY 24**

**COMMENT:** The flat rate for residential CIL across the district is welcomed although it is not known whether that proposed flat rate is viable. In Everton, land values are eroded by (catchment) secondary school results that are significantly below the national average (EVIDENCE: DFES grades A-C GCSE results inc: Maths and English Elizabethan School Retford also Retford Oaks), meaning that many parents will feel bound to find/pay for “alternative” provision.

**COMMENT:** The District Council will need to support developers where Notts CC issue s106 contribution demands when they are not required. **EVIDENCE:** In 2016 we signed a s106 giving payment to Notts CC education despite a large number of vacancies in the Neighbouring School (Mattersey Primary) within maximum walking distances. Those vacancies had arisen as a result of poor results/management meaning that Mattersey parents were/are choosing to access Everton Primary in preference to their own. Our site was penalised by poor educational performance in a neighbouring village with Notts CC behaviour exhortative (see 16/01656/OUT).

**COMMENT:** Our solicitor was extremely unhappy with the Bassetlaw Open Space policy wording and it took a significant amount of time to elicit acceptable clarification from the Open Space Team.

**COMMENT:** Policy 24 makes reference to contributions for affordable housing delivery yet the DCLG formula used to calculate the district's 5 year land supply, has enabled the eradication of the Bassetlaw housing "non-delivery" backlog. The specific element of the formula that has allowed the district to "scrub" the backlog is the affordability ratio. The affordability ratio for Bassetlaw, is one of the lowest in the country.

### **POLICY 23**

**COMMENT:** For rural areas, "local need" must mean "Parish Need". We do not expect land values in one village to be paying for facilities in other villages.

**COMMENT:** Please see comments ref: Education and Open Space made under policy 24

### **POLICY 22 – OBJECTION**

**OBJECTION** is made to the terms "URBAN GRAIN" and "BUILDING LINES". In our experience, those terms are proxy for having to conform to "ribbon development". Meaning that the LPA is then able to employ the term "backland development" as a negative descriptor – even where the scheme backs onto open countryside.

**EVIDENCE:** Site Assessments for the Everton Neighbourhood Plan, Rural Solutions Hearing submission where those site assessments are questioned, Health Assessment for the Everton Neighbourhood Plan where Rosemary Kidd questioned the use of the term "ribbon development", Hearing of the Everton Neighbourhood Plan where the Examiner questioned the use of the term "backland development" and exhorted the Parish Council to allocate our site NB: we have a transcript of the Hearing.

Instead – the Bassetlaw LP and specifically this policy, should be aiming for efficient land use and "**COMPACTION**" as befitting of the SHMA desire for smaller properties. Where the new site is adjacent to large properties, massing requirements can be fulfilled via semi-detached or terraced properties.

**COMMENT:** Unlike neighbouring authorities, Bassetlaw has never employed an Urban Designer. This means that the dept. is without a consistent approach to urban design and very different design expectations are in evidence depending upon which Case Officer is allocated to your scheme. Please, please, please DO invest in an urban designer so that Policy 22 can be delivered in a fair and equitable way. **EVIDENCE:** we had to submit 4 layouts to preapp 18/00035 (2/3/18) because the case officer could not tell us what he wanted (other than he DIDN'T like the layout submitted at outline).

### **POLICY 21**

**COMMENT:** The LPA frequently extends “the setting” of the heritage asset way beyond its legitimate reach. On occasions the heritage asset is not even visible from the development site and it is hoped that 1d will mitigate against this “labelling” trend.

#### **POLICY 20**

**COMMENT:** See open space comment made under policy 24.

**OBJECTION:** The current open space policy will not be improved by the wording in policy 20 which once again, is too vague. Residential sites delivered in rural areas will often be surrounded by open countryside, footpaths, by-ways, bridleways or indeed as in the case of Everton, by 7000 acres of carr land offering public access. Ornamental gardens et al are not needed in a rural location where households have easy/extensive access to the countryside and indeed their own private gardens. On occasion, there may be a need for pocket parks for small children. Policy 20 needs to reflect the urban/rural split.

#### **POLICY 19**

**OBJECTION:** We submitted riverbank land to the Call for Sites as a precursor to Marina delivery in Everton/the district. The land is opposite the village of Misson in the location of the historic ferry. It is apparent that Notts Wildlife Trust has identified the entirety of the Idle Valley in Bassetlaw as important wildlife habitat – despite already retaining control of the enormous Idle Valley Nature Reserve and despite the Idle Valley representing a location of nationally significant human history (Pilgrim Fathers/mothers escape and the precursor to the Chesterfield Canal).

We do not feel confident that the wording of Policy 19 will assist us in the delivery of the Idle Valley Marina. We feel that 19.2b will be employed to deliver the Marina in a less historically accurate location:

- i: Because Notts Wildlife Trust will overstate the biodiversity credentials of the location
- ii: Because we are in the north of the district and leisure development here benefits Doncaster more than wider Bassetlaw

#### **POLICY 18**

NO COMMENT

#### **POLICY 17**

**OBJECTION:** The preamble to Policy 17, particularly 14.1 and 14.2, is weak. On a personal level, I appreciate the human history significantly more than the landscape. The District is largely flat with Power Stations and their associated pylon power-lines in evidence meaning that many people travel to nearby Peak District, Lincolnshire Wolds or Yorkshire Dales for outdoor leisure activity. 14.1 is a prescriptive statement that cannot be evidenced and indeed, 14.2 confirms that Bassetlaw is without landscape designations. 14.2 puts forward that the **highly valued landscapes** make for “a very desirable location” but this is not born out by property prices or land values (which are low) and the Idle Valley Nature Reserve has taken to local press in a bid to generate more visitors. The phrase:

*“These circumstances generate significant pressure on the countryside to meet a range of demands and the Bassetlaw Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets of the district”*

is pure spin and part of the overall strategy designed to limit allocations in rural settlements in favour of urban areas and the proposed 2 x garden villages. Indeed, it is only through excessive **limitation** of allocations/growth in hitherto Rural Service Centres, that the draft plan can conjure up the numbers required to make (vanity project) garden villages viable.

The value of the Bassetlaw landscape is therefore overstated added to which the Landscape Character Assessment for Everton contains misleading photographs (taken from well outside the policy zone in Wiseton and showing the “back” of Pusto Hill, with Mattersey Priory in the foreground (?) – and no evidence of Everton village). Just as misleading is the absence of reference to Everton carr-land, despite the fact that this “landscape” is far more prevalent in the Parish.

Dated 2009, the Landscape Character Assessment is also written well before Brexit negotiations and the advent of growing veganism. Seeking to influence landscape policy so that farmers revert to grazing in order to conserve the landscape is not reasonable – particularly since the biggest farmer-losers in Brexit terms are identified as livestock producers. The LPA is using an outdated evidence-base.

**OBJECTION:** Policy 17.2 is a pejorative statement that cannot be defined/implemented fairly. We have objected repeatedly to allocations in the Everton Neighbourhood Plan that are situated on higher topography, in conservation areas and in more visible locations than our own site and yet it is our site that has been excluded.

#### **POLICY 16**

**OBJECTION:** Pusto Hill aquifer is located within Everton Parish with the adjacent water pumping/treatment plant ensuring that the water is distributed to a range of settlements in Bassetlaw. Everton Parish is making this important natural resource available to settlements being awarded excessive growth potential (see later). To class Everton as suffering from “serious water stress” is incorrect when this hitherto Rural Service Centre possesses surplus water supply. Meeting tighter building regulations should not be necessary here.

**OBJECTION:** The local validation checklist for Bassetlaw states the following:

*For applications other than minor extensions Core Strategy Policy DM12: Flood risk, sewerage and drainage requires applicants to demonstrate that development will not exacerbate existing land drainage and sewerage problems in: • Beckingham • Clarborough and Hayton • East Drayton • East Markham • Harworth Bircotes • North Leverton • North Wheatley • Misterton • South Wheatley • Sturton-le-Steeple • Welham • Walkeringham*

Yet all of these settlements are proposed to receive the same level (or more) growth than Everton. Beyond the 30 small settlements deemed inappropriate for growth, the draft Bassetlaw Local Plan 2019, fails to distinguish BETWEEN the 73 Rural Settlements identified as appropriate for growth. This is regardless of sewerage capacity, water provision, school provision etc etc etc.....The draft Bassetlaw Plan must acknowledge that differing levels of growth will be required between the 73 Rural Settlements.

#### **POLICY 15**

**COMMENT:** 15.2a will allow Marina Development to occur because it is “water compatible”

#### **POLICY 14**

NO COMMENT

### **POLICY 13**

**COMMENT:** The relevant NPPF policy is not identified and in an area of low viability, new build delivery beyond Building Regs is unlikely

### **POLICY 12 – OBJECTION**

At 1.4 the draft LP sets out the intention of the consultation paper stating:

*“the principles contained in it are not fixed and we welcome alternative ideas suggesting how the issues outlined might be addressed”*

However, there is a clear inference at 1.10 and throughout the document that the LPA’s mind is already set re: garden village delivery. Garden village development should **not** have its own policy, garden village delivery should **not** be a Strategic Objective, garden village delivery is merely a proposed delivery mechanism at this stage.

The wording used in the “Vision” for the new Garden Villages belies the vanity project status of the proposal and the flowery rhetoric continues for the entirety of page 90. Throughout the totality of the 17year draft plan, 2018-2035, the district is proposing a mere 1777 units across 73 settlements.

The findings of the 2017 LAA should be heeded and settlements with primary schools given a level of growth of 30% leaving those of the 73 without primary schools at 10% growth. Policy wording will be that an *average* of 20% growth is awarded across the eligible (73) rural settlements.

### **Policy 8 – OBJECTION**

#### **1c, 1d, 1f, 1g,1j, 1k are prohibitively restrictive policies**

Economic development – Locations identified for Garden Villages will be appropriate for employment sites, adjacent to the A1 and close to Retford. Therefore, employment land allocations in other settlements (including Worksop, Retford and Harworth), may need to reduce.

### **CONCLUSION**

Page 52 of the draft 2019 LP confirms that “there has been persistent under delivery of housing up to year 2015/16. Over the years of the Core Strategy, the annual housing requirement has only been achieved twice (monitoring years 2016/17 and 2017/18” (7.9).

As stated earlier in this response, new/draft formulae for calculating the 5 year deliverable supply, has enabled Bassetlaw to eradicate the backlog of delivery on account of low affordability ratios. The LPA cannot continue asking for the AH contributions put forward by the SHMA whilst at the same time scrubbing the backlog of delivery because a widely criticised and possibly short-lived formula, states that the district is an affordable place to live.

The reason behind Bassetlaw’s inability to deliver sufficient housing over the previous decade has in no small part been the myopic insistence that all development should be in the urban centres. It was only the lack of five year supply that allowed development in rural locations to occur at all. The LPA should allow this successful trend to continue but must differentiate between rural settlements allowing hitherto Rural Service Centres grow by up to 30%. The “need” for Garden Villages – if there is one – should be examined by the subsequent Local Plan allowing Bevercotes and Gamston to come forward as employment sites during this LP.

Whilst the reduction in development allocation to Worksop is appreciated, it is felt that the reduction may not go far enough. The LPA should recalculate the % growth allocated to Worksop, Retford and Harworth using the average figure of 20% for Rural Settlements inclusive of 30% for those with primary schools.

Parish	Stated (10%)	School (30%)	Drain/sewer issue (15%)	Not rural serv centre (20%)	Resolved (10/15/20/30%)
Clarborough/ Welham	50	Y	Y	N	75
Cuckney, Norton, Holbeck and Wellbeck	28	Y	N	N	84
Elkesley	36	Y	N	N	108
Misson	30	Y	N	N	90
Sutton cum Lound	32	Y	N	N	96
East Markham	52	Y	Y	N	78
Headon cum Upton, Grove, and Stokeham	16	N	N	Y	16
Shireoaks	64	Y	N	Y	128
Tuxford	126	Y	N	Y	252
Carlton in Lindrick	258	Y	N	Y	516
Everton	38	Y	N	N	114
Mattersey	32	Y	N	N	96
Treswell and Cottam	10	N	N	Y	10
Misterton	98	Y	Y	Y	147
Blyth	56	Y	N	N	168
Hodstock/ Langold	118	Y	N	Y	236
Lound	20	N	N	N	20
Rampton/ Woodbeck	38	Y	N	N	114
Scrooby	14	N	N	Y	14
South Leverton	22	Y	N	Y	44
Sturton le Steeple, North Leverton & Habbleshorpe, North and South Wheatley,					
Bole, Fenton, Coates, West Burton	102	Y	Y	N	153
Walkeringham	48	Y	Y	N	72
Beckingham	58	Y	Y	N	87
Hayton	16	N	Y	N	16
Ranskill	60	Y	N	N	180
Rhodesia	42	Y	N	Y	84
Askham	8	N	N	Y	8
Babworth/Ranby	26	Y	N	Y	52
Barnby Moor	12	N	N	Y	12
Bothamsall	12	N	N	Y	12
Carburton	4	N	N	Y	4
Clayworth	14	N	N	Y	14
Clumber and Hardwick	4	N	N	Y	4
Dunham on Trent, Ragnall,					
Fledborough, and Darlton	28	Y	N	N	84
East Drayton	10	N	Y	Y	10
Gamston with West Drayton, and Eaton	24	Y	N	N	72
Gringley on the Hill	36	Y	N	N	108
Haughton	2	N	N	Y	2
Laneham	16	N	N	Y	16
Markham Clinton	8	N	N	Y	8
Nether Langwith	22	Y	N	N	66
Normanton on Trent and Marnham	24	Y	N	Y	48
Scaftworth	2	N	N	Y	2
Styrrup & Oldcotes	30	N	N	Y	30
Torworth	12	N	N	Y	12
Wallingwells	2	N	N	Y	2
West Stockwith	0	N	N	Y	0
Wiseton	4	N	N	Y	4
Total	1764				3568

Settlement	Stated	Resolved
Worksop	1600 (24.1%)	1462 (20.6%)
Retford	853 (12.9%)	779 (11%)
Harworth	1400 (21.1%)	1280 (18.1%)
Rural settlements	1777 (26.8%)	3568 (50.3%)
New villages	1000 (15.1%)	0 (0%)
Total	6630	7089



**M. Wright**

**From:** [REDACTED]  
**To:** [Will Wilson](#)  
**Subject:** Everton Local Plan  
**Date:** 23 June 2019 08:25:42

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I support the amendments as set out in the Post Hearing Amendment Summary, Summer 2019

Martin Wright

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Martin Wright