

Hayton Parish Neighbourhood Plan

Consultation Statement

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1 Introduction

1.1 Why have we produced this statement?

The Neighbourhood Planning (General) Regulations 2012 require that when the Neighbourhood Plan is submitted to the Local Planning Authority (in this case Bassetlaw District Council) for approval; it should be accompanied by a consultation statement. Section 15(2) of Part 5 of the Regulations stipulates that a consultation statement should contain the following:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- explanation of how they were consulted;
- summary of the main issues and concerns raised by the persons consulted; and
- description of how these issues and concerns have been considered, and where relevant, addressed in the NEIGHBOURHOOD PLAN.



1.2 Our consultation statement

This statement outlines the engagement and consultation activities undertaken to involve residents, businesses in the parish, stakeholders, and statutory consultees in the preparation of the Neighbourhood Plan that is now being submitted in terms of consultation.

1.3 The Neighbourhood Plan Designation

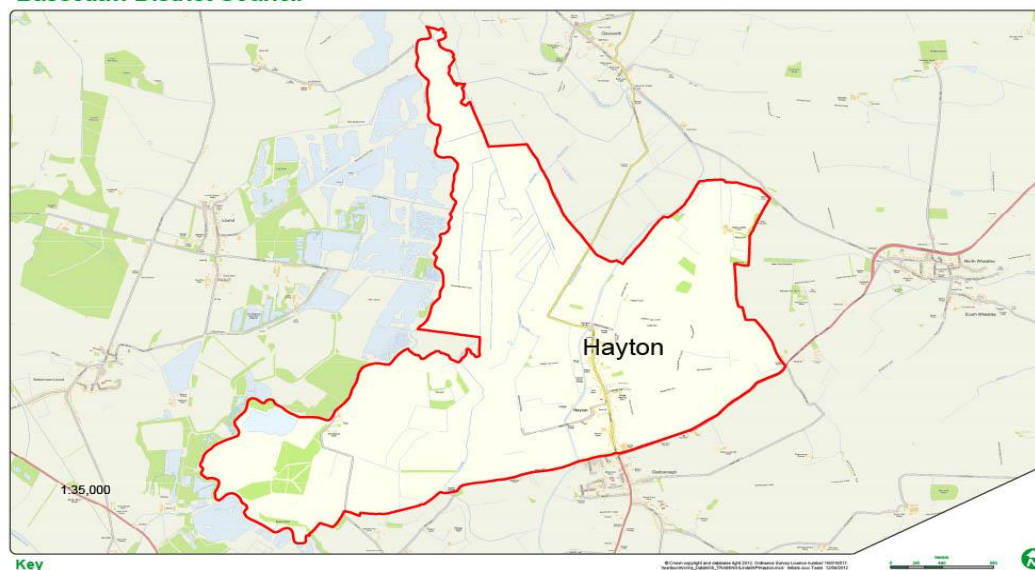


The first stage of consultation on a neighbourhood plan concerns the area to be covered by the Neighbourhood Plan (the “Neighbourhood Area”). The procedure requires the local planning authority, Bassetlaw District Council, to publish and advertise the proposed Neighbourhood Area and this was carried out between 27th March 2012 and 4th May 2012. The District Council received no responses to the publication and proceeded to designate the Hayton Neighbourhood Area on 8th November 2012.

The area includes the whole of the Parish of Hayton, and Hayton Parish Council is the responsible Neighbourhood Planning Body. The designated Neighbourhood Area is shown on the map on the next page. The full application and relevant information on how to make representations was made available on the District Council website;

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

Bassetlaw District Council



1.4 Establishing a Neighbourhood Plan Committee

The Parish Council established a Neighbourhood Plan Steering Group to develop the Neighbourhood Plan. The Steering Group met regularly, chaired by a local resident, and including volunteers residing in Hayton and a Parish Councillor. The meetings were advertised, and members of the public were able to attend. The Committee had agreed terms of reference and reported regularly to the Parish Council.



1.5 Professional Support

The Committee was supported by a planning consultancy, OpenPlan with experience in supporting the preparation of Neighbourhood Plans. Specialist technical support was also provided by AECOM, who carried out a Housing Needs Assessment and produced Design Guidance and Codes. The Committee also received professional and procedural support and advice from Bassetlaw District Council.

2 The Consultation Process

The Neighbourhood Plan Steering Group aimed to keep the Parish informed of both the progress of creating the plan and key information gathered during the creation of the plan. Open meetings and inclusion of Parishioners in gathering information was a primary objective throughout the process. However, from early 2020 to early 2022, many such activities were severely constrained by the Covid-19 pandemic which made group activities almost impossible. On-line meetings were used to maintain progress, but voluntary engagement of Parishioners was severely limited.



2.1 Key Community Engagement Activities and Events

A summary of the key activities and events is set out in Table 1 below.

Table 1 Key Community Events – September 2019 to November 2022

Date	Event	Attendance	Info Given	Feedback & Evidence
Sept 19	Open Forum - Introduction of the concept of a Neighbourhood Plan to the Village	Approx. 40 people, incl. representatives from BDC, residents and a Developer	Presentation by BDC outlining the purpose/ method and process to achieve a NP	The NP Steering Group was formed consisting of 10 residents incl. 4 Parish Councillors (reduced to 1 Parish Councillor from July 2021).
Nov 19	Open Residential consultation held in the Village Hall	Approx 12 responses from approx. 25 visitors	A questionnaire covering General info about residents, the community, housing and the environment	The survey began the consultation process
Dec 19	Initial Survey results analysed	Carried out by NHP-SC	Refer to Survey results	Approx 12 responses with comments/ideas from residents as to the main issues affecting the Parish
Sept 20	Neighbourhood Planning Communications		NP email address made public. Parish Website extension for NP matters. Steering Group contacts published.	Low response
Oct 20	Residential Questionnaire and explanatory Covering Letter	Delivered to every home in the Parish	A questionnaire covering General info about residents, the community, housing and the environment	84 responses received online and in paper form

Oct 20	Business Questionnaire	Delivered to all registered businesses in the Parish	A questionnaire covering info about their business, premises, employees, clients, operation with the parish	8 responses received online
Nov 20	Reminder Flyer	Delivered to every home in the Parish	Reminder of the closing date for the return of the questionnaire and the importance of taking part in the survey.	
'Jul 21	Meetings with potential Developers	Harworth Group. Blyth House	Information gathering on site plans and timescales	Harworth Group. Blyth House. Others declined (Corner Farm)
Oct 20 to Oct 22	Written piece for inclusion on the Hayton Parish Newsletter	Delivered to every home in the Parish and available online	Provided an update on the NP was the importance of the NP and important dates.	Most effective means to provide information during Covid-19 constraints. Feedback requested on every publication.
Summer 2021	Neighbourhood Profile information gathering	Parish "tour"	Determining key characteristics and Parish profile	Neighbourhood Profile
Sept 22	Flyer for inclusion in the Hayton Parish Newsletter	Delivered to every home in the Parish	Update on the NP. An open invitation to attend the Consultation, explanation of the purpose of the Consultation. Dates and times given and how to access the Plan, both online and through request for a paper copy. How to contact the Steering Group members for more information.	

5/9/22 – 16/10/22	Public Consultation	Held in the Village Hall, 6 x 90 min sessions over a period of 6 weeks,	A visual presentation of all the key policies contained within NP. Steering Group members were on hand to answer any comments / questions. Feedback forms were made available for completion.	50 residents attended the Consultation Open Forum. 17 completed Feedback forms were received.
Sept 22	Information Posters	Posted at key locations around the Village, e.g. outside the village hall and in the bus shelter	A reminder of the importance of the Consultation process and a reminder of the times and dates of the open sessions.	
Sept 22	Flyer	Delivered to every home in the Parish	Reminder as to the importance of the Consultation and a reminder of the times and date for the open sessions in the village hall.	
Oct 22	Hayton & Tiln Neighbourhood Plan Overview	Delivered to every home in the Parish	A summary of NP policies in an easy to read bullet point format. This was intended to be an abridged version as the full Plan is 100 pages long.	

2.2 Call for Sites



The Parish Council carried out a “Call for Sites” October 2020 to July 2021.

During the preparation of the plan, residents of the village and landowners were asked to submit details of owned land they wished to be considered for possible development. In addition, land known to BDC to have been previously submitted for possible allocation or permission for development under the BDC Land Availability Assessment (LAA), was examined. The owners of these legacy proposals were approached to determine the current status of the plan and/or the land. Those landowners who wished to pursue future development were included in the Neighbourhood Plan and each site was assessed to determine the suitability for future development against the development policies in the plan.

2.3 Engaging with Landowners and Businesses

Landowners were identified as either sites of sizeable potential development (i.e. > 5 houses) and others as potential sites for in-fill development.

Meetings were held with those landowners with sizeable development plots willing to speak with the Steering Group (Church Farm, Blyth House). However, Corner Farm, as the 3rd sizeable development plot, declined to take part in this process. Letters were sent to landowners with smaller, in-fill plots to assess their plans for future development. Each site was assessed based on the response to these approaches.

As part of the information gathering process all active businesses in the Parish were asked to respond to a business focused questionnaire. In total 23 known businesses were asked to respond to the questionnaire of which 8 businesses replied. Based on these responses assessments of their role and impact in the plan were made. Active businesses which were pertinent to the Neighbourhood Plan were approached for meetings (Church Farm, Corner Farm).

2.4 Engaging with Local Authorities



Hayton Parish is part of a three-tier area of local government. Throughout the process, the Neighbourhood Plan Steering Group has engaged with Bassetlaw District Council, as the local planning authority, for advice and guidance. Nottinghamshire County Council has also been consulted, as the highway authority

AECOM also carried out a Housing Needs Assessment and, as part of this process, engaged with Bassetlaw District Council and other relevant stakeholders.

2.5 Consultation on the Draft Neighbourhood Plan - Regulation 14

The draft Neighbourhood Plan was approved by the Parish Council on 19th July 2022. The formal Regulation 14 Regulation consultation was carried out for the required six-week period between 5th September 2022 and 17th October 2022.

All documents were available on the Parish Council's website and a link was available on Bassetlaw District Council's website.

A leaflet was hand-delivered to every household in the Parish (in addition to publication in the September 2022 Parish Newsletter), advertising a series of drop-in events at Hayton Village Hall on 25th August 2022.

All businesses received an email and in conjunction with Bassetlaw District Council all key stakeholders and statutory consultees were emailed to invite their comments during the consultation period. These included:

- Bassetlaw District Council
- Neighbouring Parish Councils
- Environment Agency
- Historic England
- Natural England
- National Grid

William Newman - Carter 98 Main Street

What is important to you in the Parish?

You could write notes or just descriptive words about a place, an activity, a building or you could draw a picture of your favourite things. It could be just one place or tell us about lots of different places you like. ☆ Thank you for your help! ☆

Houses: Our own, a relative, or close friends house are one of the key features that make an area feel like home.

Local Business: Providing services and goods as well as local employment opportunities.

Community Facilities: Any facilities providing services for the local community which you appreciate.

Open Spaces & Recreational Areas: Which areas do you use for your leisure and recreation?

Footpaths & Routes: Can you identify why you feel certain routes are important and valued?

Views & Vistas: Describe any views and vistas that are important to you, both within and looking out of the parish.

Stories & Memories: Do you have interesting stories to tell about the area, most notably how it has developed and changed over time?

Skills & Talents: Local skills and talents should be celebrated and shared.

Landmarks & Heritage: Connecting with the past is a highly valued element of the character of the area. What are your favourite historic buildings or features?

Our Parish of Hayton & Tien

1) The Boat
2) The Woods
3) Little Valley Nature Reserve
4) Park

For Memorability

The Boat

The Woods

Little Valley Nature Reserve

Park

For Memorability

The Boat

Tien

Hayton

Wizzard Walk

Don't forget to write where the place is!

Please return to the letter box of No.1, No.20, No.89 or No.110 Main Street, Hayton or The Old Vicarage, Church La

- Anglian Water
- Cadent Gas
- Canal and River Trust
- Coal Authority
- Internal Drainage Board
- Lincolnshire Archaeology
- National Gypsy and Traveller Liaison Group
- National Farmers Union
- National Grid
- National Trust
- NHS Accountable Car Partnership
- Nottinghamshire CC Highways
- Nottinghamshire CC Planning Policy
- Nottinghamshire CC Strategic Health
- Nottinghamshire Wildlife Trust
- Severn Trent Water
- Sport England
- Sustrans (Notts)
- Western Power

2.6 Responses received to the Regulation 14 Consultation

Responses received are listed and described in the table that follows.

The Neighbourhood Plan Steering Group met on 31st October and 8th November 2022 to consider all the comments received and they agreed the actions listed in the third column. The draft Neighbourhood Plan was amended accordingly, the final amendments being presented to the Parish Council on **9th January 2023**, at which meeting it was agreed that it should be formally submitted to Bassetlaw District Council as the local planning authority.

Table 2: Key Responses received to the Regulation 14 Public Consultation (See Appendix 2 for full list of responses)

Respondent	Response	Neighbourhood Plan Steering Group Response
PR3	<p>Good presentation and support for plan but the village only needs small developments to conform to the current style of the village.</p> <p>Phone coverage is poor and needs addressing</p>	<p>HOUSING: NP Policies are designed to manage redundant land. Currently 2 sites are available, and policies have been designed to best utilise the land for mixed housing in keeping with the style of the village. Numbers are not known but they are likely to exceed BDC Core Strategy requirements. We have justified exceeding the numbers by providing housing the village needs in terms of size, type, and affordability. We are cognisant of the need to provide viability and incentive to developers to provide the “right” type, style, and size of homes. Consequently, the Steering Group have decided not to set housing limits for either of the 2 sites over the 15-year plan period (which are difficult to justify) but to emphasise the need to meet the requirements of the Design Code recommendations.</p> <p>PHONE/BROADBAND: We support the need to improve electronic communications both for domestic and to encourage increased business activity in the Parish.</p>
PR4	<p>Support for the plan and the focus on green and community spaces.</p> <p>Policy 12 - Push for affordable housing for first home buyers.</p>	<p>HOMES: Policy 12 defines the expectation for developers to use current Governmental Schemes to promote affordable homes (including First Homes Scheme). Policies 11a & 11b are designed to provide mixed housing types and size to encourage both inflow to the village and movement within the Parish by providing less expensive homes</p>
PR11 – Mr and Mrs Brown	<p>The NP should consider applying for conservation village status</p> <p>Protect open fields and hedgerows.</p>	<p>CONSERVATION STATUS: This is not within the remit of the Neighbourhood Plan (lies with District Council). Conservation Status would impose many new constraints on Village development.</p>

	<p>Standardise boundary fencing and avoid mixed fencing.</p> <p>Ensure all development is subject to a soil management plan.</p>	<p>OPEN FIELDS/HEDGEROWS/FENCING: The plan encourages the maintenance of existing styles of boundaries without wanting to impose standardised and different/new styles. We encourage mixed styles of boundaries. For any new development, we expect trees to be planted to establish biodiverse plots and boundaries. SOIL</p> <p>MANAGEMENT: This would place an obligation on a developer to ensure surplus surface materials would be managed and not used to adversely impact the local environment. This will not be introduced into the plan as this need would fall on to Local Environmental care regulations.</p>
PR15	<p>Support for the plan</p> <p>Historical policy - The preservation of public footpaths and byways should be a priority to allow people to enjoy the heritage of the village.</p> <p>Travellers - It is great to see the consideration for diversity and equality within the village and full support is given to the 10 extra pitches.</p>	<p>HISTORICAL POLICY: The Neighbourhood Plan fully supports the existing PROW network across the Parish (including protection of the footpath through Church Farm).</p> <p>TRAVELLERS: The NP supports the existing and planned changes to the Traveller Site on Smeath Lane.</p>
PR18	Add Boat Inn as a Community Facility	<p>COMMUNITY FACILITY: Agreed. The Boat Inn is an essential feature of village life and acknowledgement is agreed.</p>
SR2 – Severn Trent	<p>Policy 2 - This policy should specify the need for sustainable drainage systems, the drainage hierarchy and water efficiency.</p> <p>Policy 8 - This policy could be altered to allow flood alleviation projects to be implemented into local green spaces which can be done without affecting the use of the green space.</p> <p>Policy 11a - The current layout does not provide space for sustainable drainage systems and therefore doesn't comply with current legislation. I</p>	<p>Relevant Severn Trent Policies were included</p> <p>Policy 2 was altered to specify the need for Sustainable Urban Drainage Systems</p> <p>Policy 8 was altered accordingly</p> <p>The layout within policy 11a was not altered as It is only an interpretation and when planning applications are submitted, developers will have to comply with policies regarding water efficiency within the plan.</p> <p>Policy 11b was altered accordingly</p>

	<p>addition, the development should also incorporate water efficiency technology. Surface water discharge should also be as close to pre-developed greenfield rates as possible as per current legislation</p> <p>Policy 11b - The policy should highlight the need for sustainable drainage systems and water efficiency within the site and ensure that surface water is discharged to the most suitable outfall. Surface water discharge should also be as close to pre-developed greenfield rates as possible as per current legislation.</p> <p>Policy 11c - It is also important to mention the protection of watercourses.</p> <p>Policy 8 - Add "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space."</p> <p>Policy 8 - Add "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space."</p> <p>The Severn Trent also provided some policy wording suggestions and supporting text which may be included within the NP which are included in full within the supporting word document.</p>	<p>Policy 11c was altered with the addition of i) protect the natural flow and natural environment of watercourses</p>
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<p>SR3 – Nottinghamshire County Council</p>	<p>Policy 4 - After the second bullet point the policy should mention the need to maintain or provide off-street parking and servicing arrangements.</p> <p>Policy 11a - With only one point of access outlined the development will be served from a cul-de-sac (figure 23).</p> <p>Policy 11b - Bullet point two will not favour pedestrians such as blind people and those with cognitive difficulties and should be removed along with figure 26. In addition, the vehicular access should avoid the route of Hayton footpath 12 and will need to be centrally located on the frontage onto the B1403 along with the widening of the footpath on the frontage.</p> <p>Policy 11c: Windrush - The footway will require widening across the site frontage.</p> <p>Farm cottage - The footway across the frontage will need widening and access will need to be shared with the cottage to achieve adequate visibility splays onto Main Street.</p> <p>Ridgely Wood Farm - The footway will require widening along the frontage and again access will need to be shared.</p> <p>Appendix 5 - The design codes should refer to the Nottinghamshire Highway Design Guide.</p>	<p>The need to maintain or provide off-street parking and servicing arrangements was added to policy 4.</p> <p>The figure within policy 11a shows the possible layout as single entry/exit</p> <p>Policy 11b is an example of a design code layout not the proposed layout. It is for information and reference only. It is not intended to be a prescriptive design layout. Details suggested are best managed by developers/architects and planners</p> <p>All requirements of policy 11c have been noted and added as planning requirements.</p> <p>The Nottinghamshire Highway Design Code has been referenced</p>
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<p>SR12 – BDC Planning Policy</p>	<p>There is large support for the plan and the only comments are to ensure that the NP conforms with both local and national planning documents.</p> <p>In addition, throughout the document reference to the emerging local plan should be avoided.</p> <p>In addition, throughout the document reference to the emerging local plan should be avoided</p> <p>Policy 1 - The criteria laid out in policy 1 should be summarised and some of the requirements in the supporting text could be more useful.</p> <p>Policy 2 - Providing sub points in the supporting text should be avoided if possible</p> <p>Policy 3a - This policy should be more in line with the structure of the section 8 site specific policy.</p> <p>Policy 3b - This policy should be its own separate policy</p> <p>Policy 3c - Requirements of this policy are repetitive and may go against the NPPF. It is also largely repetitive of the NPPF and local plan and may not be needed.</p> <p>Policy 4 - This policy could benefit from stating specific employment uses in Hayton and the presumption in favour of redeveloping brownfield sites (Potentially merge with policy 3b).</p>	<p>Section 2 was not changed. However, a new section (4.1) was added on Challenges and Opportunities to Section 4 which responds to the Consultation rather than preceding it as it would if placed in Section 2.</p> <p>A SWOT analysis and summary was added to section 4.</p> <p>The criteria in policy 1 was summarised</p> <p>Paragraph 174e, 180 a&d of the NPPF was referenced in policy 1</p> <p>Paragraph 7.1.7 was Modified to emphasise the constraint of the current housing mix for attracting families and down-sizers (now 7.1.8)</p> <p>Removed 7.3.7 and Appendix 8 of policy 2. This was not used in developing the NP so is redundant.</p> <p>7.5.2 Paragraph 122&123 of the NPPF are the most relevant.</p> <p>7.5.3 Paragraph 119 of the NPPF is the most relevant to this section.</p> <p>Policy 2 sub points were not changed – each point is a discrete need</p> <p>Policy 3a was changed to just Policy 3 and moved Land for Commercial Development to Policy 4. Removed 3c and added supporting text to provide for conversion of redundant land to LGS or biodiverse land.</p> <p>Moved 3b into Policy 4 – Employment. Employment and the land to enable commercial development are one policy.</p> <p>Added text (7.5.7) to propose conversion to green or biodiverse spaces would be acceptable. This removes Policy 3c – alternate use of redundant or brownfield land. This removes policy 3c, so this section consists of Policy3 (ex-3a) only.</p>
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	<p>Policy 5 - The asset of community value terminology is used wrongly here, and assets cannot be allocated through a community right to bid. Existing assets of community value should also be identified in this section.</p> <p>Policy 7 - It may be clearer to separate points of biodiversity and green infrastructure under different headings</p> <p>Policy 8 - There is an open space assessment produced by the council in 2020 which may be useful</p> <p>Policy 11a, b&c - This policy may benefit from being reorganised to create a logical order to the content</p> <p>Policy 12 - Policy asks should be a summary of the supporting text</p> <p>Section 8.6 & 8.7 - The policy repeats a local plan policy which has yet to be adopted and could benefit from a site-specific plan of Smeath Lane</p> <p>There are specific changes requested to the contents page which are outlined within the supporting document. The NP as a whole would benefit from all the appendices being condensed into one document.</p> <p>Policy 1: Paragraph 7.1.4 doesn't include specific reference</p>	<p>Reference to village envelopes was removed and changed to development boundary.</p> <p>The use of community values and right to bids was altered in policy 5.</p> <p>NPPF quotes in paragraphs 7.9.1 and 7.9.2 were paraphrased</p> <p>Paragraph 7.11.5 was not changed – lists are different topics</p> <p>Direct repetition of NPPF paragraphs have been removed and summarised within the text</p> <p>Policy 7 remained unchanged as the text adequately distinguishes between both the topics</p> <p>Removed NPPF reference in policy 7 and modified to include promotion of sustainability across any new development</p> <p>The open space assessment was noted</p> <p>Reference to the BDC local plan was removed as it has not yet been adopted</p> <p>A bullet point list of important views and vistas makes the paragraph more concise and clearer</p> <p>The appendix remained as it was as it is easier to navigate when it stands alone</p>
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	<p>to the NPPF</p> <p>Paragraph 7.1.7 is convoluted and fails to make a point</p> <p>Policy 2:</p> <p>Paragraph 7.5.2 and 7.5.3 would benefit from using the most relevant NPPF paragraphs.</p> <p>Policy 4:</p> <p>Reference to village envelope should be removed</p> <p>Policy 5:</p> <p>NPPF quotes in paragraph 7.9.1 and 7.9.2 should be paraphrased</p> <p>Policy 6:</p> <p>7.11.5 should be displayed in a different manner such as a table</p> <p>7.11.6 should be rephrased and streamlined and should not repeat the NPPF</p> <p>Policy 7:</p> <p>7.13.1 should be rephrased and streamlined and should not repeat the NPPF</p> <p>Policy 10:</p> <p>7.19.1 should be separated and council landscape studies may be included in this section.</p>	
SR13 – BDC Planning Officer	<p>Policy 1/3a - Consolidate definitions of infill development sites as interpretations differ between policies</p> <p>Policy 2 - This is a good policy as it promotes good aspects but isn't too prescriptive</p> <p>Policy 3c - This is a welcome addition especially with 10% biodiversity gain</p>	<p>Definitions of infill development sites were consolidated</p> <p>Reference to the local plan was changed to reference the core strategy of 2022</p> <p>"...as part of the periodic review of the Neighbourhood Plan" was added to the final sentence in paragraph 7.5.14</p> <p>Referenced both Church and Corner Farms where commercial development remains an option (until housing plan is determined) within policy 4</p> <p>Assets of community value were identified and highlighted in policy 5</p>

<p>Policy 5 - this is good to encourage developer engagement</p> <p>7.1.4 - The phrasing could be enhanced for clarity</p> <p>7.1.6 - Reference to the local plan should be removed as it does not currently hold any weight in planning.</p> <p>7.5.7 - Define social cohesion as it is currently ambiguous</p> <p>7.5.14 - Add "...as part of the periodic review of the Neighbourhood Plan" to the final sentence.</p> <p>Policy 3a - The point about adequate infrastructure is not necessary</p> <p>7.7.4 - Clarity is needed on reference to the sites</p> <p>Policy 6 - Rephrase to 'of heritage assets within historical settlements'</p> <p>Policy 7 - Closure of PROW without diversions is generally not allowed so this may be unnecessary</p> <p>Policy 9 - The word whenever seems out of place and may be better to say might be more appropriate to state 'In all new developments:' or 'All new developments within the Neighbourhood Plan area should:'.</p> <p>7.20.1 - It may be unreasonable to ask for landscape assessments</p> <p>8.1.7 - The weight of the NP upon this site may be limited and should be considered.</p> <p>11b point 8 - This may not be able to be prescribed within the NP as it is usually outlined by the relevant drainage authority.</p> <p>8.2.8 - This statement would benefit from being more definitive, i.e. "The development boundary</p>	<p>The word whenever seems was removed in policy 9 and replaced.</p> <p>Reference to the requirement for landscape assessments within policy 10 was removed</p> <p>It is essential policy 11 remains in the plan such that the same development policies can be exerted on both development sites (Corner Farm and Church Farm). Otherwise, separate development will distort the village and the desired outcome of the plan.</p> <p>Removed point 8 relating to drainage but added text (8.2.9) requiring an impact assessment for any new development on the village drainage system</p> <p>Section 8.2.12 is now 8.2.11. Agreed – policy was implied. Changed to say explicitly "does not conform to Policy 11c, Policy 3a(2)" so any infill development would not be acceptable.</p> <p>Affordability of first homes in policy 12 has been checked and requires no change and the policy has been simplified accordingly</p> <p>NP has no influence on G&T policy. The NP is supportive of G&T in the Parish in its current form in line with the Core Strategy. This is not a policy in the NP.</p>
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	<p>has been amended.....”</p> <p>8.2.12 - This site does not conform with policy 11c</p> <p>8.5.4 & Policy 12 - Double check whether discounting first homes is possible to do.</p>	
SR15 – BDC Neighbourhood Planning	<p>Formatting - The formatting of the document would benefit from a review such as numbering, naming of figures, etc.</p> <p>Presentation - Each policy could be placed into its own box for clarity</p> <p>Plan structure - The supporting text and figures should go at the top of the policy</p> <p>Maps - The base map should be changed to include more detail, allowing features and designations to be better understood</p> <p>Table of Contents - Remove reference to figures</p> <p>Reference - The main point of reference should be the Bassetlaw core strategy as the local plan is yet to have any weight in the planning system</p> <p>Specific changes were large and were therefore included within the supporting document</p>	<p>Policy Headings unified. Figure titles reviewed and changed where necessary. Policy boxes unified. Policy positions unified. ToC updated.</p> <p>Paragraph 1.3.1 was reworded now that regulation 14 has ended</p> <p>Paragraph 7.1.1 was altered to be clearer</p> <p>Section 7.1 has been removed and placed in the supporting text (7.1.7 and also 7.5.16) as a sustainability requirement. The walking distance criteria has been replaced with the Hayton Village Development Boundary.</p> <p>Policy 1bii was changed to "rural village" as per Core Strategy definition</p> <p>Within policy 1cii the asterisk was removed but retained the criteria for sustainability demarcation boundary in the supporting text (7.1.7). This has been replaced in Housing Development by Development Boundary.</p> <p>Removed the 800mts “sustainability” boundary line and replaced with Hayton Village Development Boundary. Added “sustainability” boundary to supporting text as an indicator of the benefit of building within this line in the supporting text (7.1.7 and also 7.5.16) as a sustainability requirement.</p> <p>Both reference to assets of community value and community infrastructure levy were altered in policy 5</p> <p>Both figure 11a and 11 b were re-arranged to place maps following lists.</p> <p>Full List of LGS added to policy 7 (Figure 14)</p>

		<p>“The following sites are designated as Local Green Spaces where inappropriate development will not be permitted, except in very special circumstances:” was added to policy 8</p> <p>Figure 15a was changed to Figure 14 – Local LGS – All LGS Listed</p> <p>Figures 15b and 15c were left as single maps (x2). Changed to 15a and 15b. Each map highlights proximity to local community.</p> <p>No action on policy 11c as it is best kept in.</p> <p>Reference to policy 11 was removed from section 8.2 to remove confusion</p> <p>With regard to the sites within the plan, this document is also to be used to inform the Parish. Also, the land was offered so needs a response.</p> <p>NP has no influence on G&T policy. The NP is supportive of G&T in the Parish in its current form in line with the Core Strategy. This is not a policy in the NP.</p>
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3.1 Appendix 1: Neighbourhood Plan Regulation 14 Consultation Response Form

<p style="text-align: center;">Hayton Neighbourhood Plan Public Consultation Sept 5th – 16th Oct 2022</p>
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Feedback Form

Date:

Name (optional):

<p>Subject: (if your comment relates to a specific paragraph or section, please note the number here)</p>
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<p>Feedback:</p>

Please deposit your completed form in the box provided or deliver it to one of the NP Steering Group Team.

Your feedback can also be sent by email to: haytonnp2020@gmail.com

3.2 Appendix 2: Neighbourhood Plan Regulation 14

Consultation Response Spreadsheet

Respondent Number & Name	Response	Steering Group's Response
Parish Responses		
PR1 - Frances	No Comment on Plan	None Required
PR2	No Comment on Plan	None Required
PR3	<p>Good presentation and support for plan but the village only needs small developments to conform to the current style of the village.</p> <p>Phone coverage is poor and needs addressing</p>	<p>HOUSING: NP Policies are designed to manage redundant land. Currently 2 sites are available, and policies have been designed to best utilise the land for mixed housing in keeping with the style of the village. Numbers are not known but they are likely to exceed BDC Core Strategy requirements. We have justified exceeding the numbers by providing housing the village needs in terms of size, type, and affordability. We are cognisant of the need to provide viability and incentive to developers to provide the “right” type, style, and size of homes. Consequently, the Steering Group have decided not to set housing limits for either of the 2 sites over the 15-year plan period (which are difficult to justify) but to emphasise the need to meet the requirements of the Design Code recommendations.</p> <p>PHONE/BROADBAND: We support the need to improve electronic communications both for domestic and to encourage increased business activity in the Parish.</p>
PR4	<p>Support for the plan and the focus on green and community spaces.</p> <p>Policy 12 - Push for affordable housing for first home buyers.</p>	<p>HOMES: Policy 12 defines the expectation for developers to use current Governmental Schemes to promote affordable homes (including First Homes Scheme). Policies 11a & 11b are designed to provide mixed housing types and size to encourage both inflow to the village and movement within the Parish by providing less expensive homes</p>
PR5 – Margaret Cox	General agreement with the plan and no issues to be raised	None Required

PR6	<p>Large support for the plan</p> <p>Policy 12 - Good to see 50% discount for first time buyers</p>	<p>HOMES: Policy 12 defines the expectation for developers to use current Governmental Schemes to promote affordable homes (including First Homes Scheme). Policies 11a & 11b are designed to provide mixed housing types and size to encourage both inflow to the village and movement within the Parish by providing less expensive homes</p>
PR7 - Philip	Interesting Plan	None Required
PR8	<p>Support for the plan especially the protection of green spaces</p> <p>Housing policy - Reservations over the size of the developments on the allocated sites as this exceeds recommendations in the local plan and would spoil the natural environment of the area.</p> <p>Developments of residential buildings should go ahead but the NP should reconsider the volume of homes being built and residential developments should be focussed in more urban areas such as Retford and Worksop as outlined in the Local Plan</p>	<p>HOUSING: NP Policies are designed to manage redundant land. Currently 2 sites are available, and policies have been designed to best utilise the land for mixed housing in keeping with the style of the village. Numbers are not known but they are likely to exceed BDC Core Strategy requirements. We have justified exceeding the numbers by providing housing the village needs in terms of size, type, and affordability. We are cognisant of the need to provide viability and incentive to developers to provide the “right” type, style, and size of homes. Consequently, the Steering Group have decided not to set housing limits for either of the 2 sites over the 15-year plan period (which are difficult to justify) but to emphasise the need to meet the requirements of the Design Code recommendations.</p>
PR9 – Lynne and John Chambers	Support for the plan	None Required
PR10 – Gill Price	<p>Support for the plan</p> <p>Housing - It’s important to maintain and support hedges instead of walls as they spoil the natural environment</p>	<p>The plan encourages the maintenance of existing styles of boundaries without wanting to impose standardised and different styles. We encourage mixed styles of boundaries. For any new development, we expect trees to be planted to establish biodiverse plots and boundaries.</p>
PR11 – Mr and Mrs Brown	<p>The NP should consider applying for conservation village status</p> <p>Protect open fields and hedgerows.</p> <p>Standardise boundary fencing and avoid mixed fencing.</p>	<p>CONSERVATION STATUS: This is not within the remit of the Neighbourhood Plan (lies with District Council). Conservation Status would impose many new constraints on Village development.</p> <p>OPEN FIELDS/HEDGEROWS/FENCING: The plan encourages the maintenance of existing styles of boundaries without wanting to impose standardised and different/new styles. We encourage mixed styles of</p>

	Ensure all development is subject to a soil management plan.	<p>boundaries. For any new development, we expect trees to be planted to establish biodiverse plots and boundaries. SOIL</p> <p>MANAGEMENT: This would place an obligation on a developer to ensure surplus surface materials would be managed and not used to adversely impact the local environment. This will not be introduced into the plan as this need would fall on to Local Environmental care regulations.</p>
PR12	<p>Support for the plan</p> <p>Policy 7 - Improve and create footpaths that are accessible for all people</p>	FOOTPATHS: Accessibility for all is a desirable objective.
PR13 – R Donnolly	<p>Support for the plan</p> <p>Phone coverage is poor and needs addressing to accommodate small businesses</p>	PHONE/BROADBAND: We support the need to improve electronic communications both for domestic and to encourage increased business activity in the Parish.
PR14 – Rod Bliss	<p>Support for the plan</p> <p>Broadband - Broadband service provision should be improved to provide good quality coverage.</p> <p>Drainage - The new developments are too large and should be smaller mixed developments to allow drainage to cope with increased demand.</p> <p>Brownfield sites - Should be clearly shown to not have been expanded by current owners to accommodate larger developments.</p>	<p>PHONE/BROADBAND: We support the need to improve electronic communications both for domestic and to encourage increased business activity in the Parish.</p> <p>DRAINAGE: See response from and to Severn Trent. Note: Current proposed housing developments will drain to the West (Clarborough drain) and avoid additional load on the existing N-S Main Street drain.</p> <p>BROWNFIELD SITES: The Hayton Village development boundary has been reviewed and updated to reflect changes (since 2011) and new potential developments. This boundary constrains development to a narrow corridor either side (E & W) of Main Street with the exception of a new extension for development at Church Farm. This new extension matches the legacy boundary of Church Farmyard and does not expand into other areas. Corner Farm is bounded by the development boundary and reflects the legacy boundary of Corner Farmyard.</p>

PR15	<p>Support for the plan</p> <p>Historical policy - The preservation of public footpaths and byways should be a priority to allow people to enjoy the heritage of the village.</p> <p>Travellers - It is great to see the consideration for diversity and equality within the village and full support is given to the 10 extra pitches.</p>	<p>HISTORICAL POLICY: The Neighbourhood Plan fully supports the existing PROW network across the Parish (including protection of the footpath through Church Farm).</p> <p>TRAVELLERS: The NP supports the existing and planned changes to the Traveller Site on Smeath Lane.</p>
PR16 – J Mason	Support for the plan	None Required
PR17 – Darron Mason	Great presentation and information, support for the plan	None Required
PR18	Add Boat Inn as a Community Facility	COMMUNITY FACILITY: Agreed. The Boat Inn is an essential feature of village life and acknowledgement is agreed.
Statutory Bodies		
SR1 – Sport England	<p>Outlines that it is essential that the NP complies with NPPF para 98 and 99.</p> <p>It is also important that the NP makes use of a needs assessment (Or creates one where this is not available) to meet the demands of the local population for sports areas.</p> <p>It is also important that the NP provides framework to enable the improvement, protection, and creation of sporting facilities when demand increases with new residential developments. Outlines that it is essential that the NP complies with NPPF para 98 and 99.</p> <p>It is also important that the NP makes use of a needs assessment (Or creates one where this is not available) to meet the demands of the local population for sports areas.</p>	No Changes were made to the plan

	<p>It is also important that the NP provides framework to enable the improvement, protection and creation of sporting facilities when demand increases with new residential developments.</p>	
SR2 – Severn Trent	<p>Policy 2 - This policy should specify the need for sustainable drainage systems, the drainage hierarchy and water efficiency.</p> <p>Policy 8 - This policy could be altered to allow flood alleviation projects to be implemented into local green spaces which can be done without affecting the use of the green space.</p> <p>Policy 11a - The current layout does not provide space for sustainable drainage systems and therefore doesn't comply with current legislation. In addition, the development should also incorporate water efficiency technology. Surface water discharge should also be as close to pre-developed greenfield rates as possible as per current legislation</p> <p>Policy 11b - The policy should highlight the need for sustainable drainage systems and water efficiency within the site and ensure that surface water is discharged to the most suitable outfall. Surface water discharge should also be as close to pre-developed greenfield rates as possible as per current legislation.</p> <p>Policy 11c - It is also important to mention the protection of watercourses.</p>	<p>Relevant Severn Trent Policies were included</p> <p>Policy 2 was altered to specify the need for Sustainable Urban Drainage Systems</p> <p>Policy 8 was altered accordingly The layout within policy 11a was not altered as it is only an interpretation and when planning applications are submitted, developers will have to comply with policies regarding water efficiency within the plan.</p> <p>Policy 11b was altered accordingly</p> <p>Policy 11c was altered with the addition of i) protect the natural flow and natural environment of watercourses</p>

	<p>Policy 8 - Add "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space."</p> <p>Policy 8 - Add "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space."</p> <p>The Severn Trent also provided some policy wording suggestions and supporting text which may be included within the NP which are included in full within the supporting word document.</p>	
SR3 – Nottinghamshire County Council	<p>Policy 4 - After the second bullet point the policy should mention the need to maintain or provide off-street parking and servicing arrangements.</p> <p>Policy 11a - With only one point of access outlined the development will be served from a cul-de-sac (figure 23).</p> <p>Policy 11b - Bullet point two will not favour pedestrians such as blind people and those with cognitive difficulties and should be removed along with figure 26. In addition, the vehicular access should avoid the route of Hayton footpath 12 and will need to be centrally located on the frontage onto the B1403 along with the widening of the footpath on the frontage.</p> <p>Policy 11c: Windrush - The footway will require widening across the site frontage.</p>	<p>The need to maintain or provide off-street parking and servicing arrangements was added to policy 4.</p> <p>The figure within policy 11a shows the possible layout as single entry/exit</p> <p>Policy 11b is an example of a design code layout not the proposed layout. It is for information and reference only. It is not intended to be a prescriptive design layout. Details suggested are best managed by developers/architects and planners</p> <p>All requirements of policy 11c have been noted and added as planning requirements.</p> <p>The Nottinghamshire Highway Design Code has been referenced</p>

	<p>Farm cottage - The footway across the frontage will need widening and access will need to be shared with the cottage to achieve adequate visibility splays onto Main Street.</p> <p>Ridgely Wood Farm - The footway will require widening along the frontage and again access will need to be shared.</p> <p>Appendix 5 - The design codes should refer to the Nottinghamshire Highway Design Guide.</p>	
SR4 – Nottinghamshire Wildlife Trust	Potentially include policy that mentions the small section of the Local Wildlife Site which falls into the Hayton Parish.	The suggestions were acted upon
SR5 – Natural England	<p>There is large support for the plan especially with policy 7 which works to protect the green infrastructure and biodiversity.</p> <p>There are however reservations around chapter 8 as some of the residential properties come close to the Chesterfield Site of Special Scientific Interest and information would be required from any developer to determine any impacts on the site and ways that these can be mitigated.</p> <p>The NP should mention the protection of the Site of Special Scientific Interest in appropriate policies.</p>	The protection of Sites of Special Scientific Interests has been added to relevant policies along with the production of an impact assessment
SR6 – National Highways	National Highways has support for the plan and states that there will be no significant impact on any road networks within or around the NP area as a result of the NP.	N/A

SR7 – National Grid	National Grid is happy that developments outlined within the NP do not interfere with national grid assets and therefore has no comment on the NP.	N/A
SR8 – Historic England	<p>Historic England suggests that contact is made with the planning and conservation team at the local planning authority and the county council archaeological advisory service to identify heritage assets within Hayton.</p> <p>Multiple links were also added to provide advice on protecting and building near/within heritage assets which are:</p> <p>https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p> <p>Historic England suggests that contact is made with the planning and conservation team at the local planning authority and the county council archaeological advisory service to identify heritage assets within Hayton.</p> <p>Multiple links were also added to provide advice on protecting and building near/within heritage assets which are:</p>	Identified heritage assets are already included in the plan. Map of Heritage Assets added. See 7.11.5

	<p>https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p>	
SR9 – Environment Agency	<p>There are no flood risk concerns however it is recommended that both the Canal and Rivers Trust and Nottinghamshire County Council are contacted with regard to flood risk from the Chesterfield canal and surface water.</p> <p>The policy relating to green infrastructure is supported but could also include blue infrastructure as both green and blue infrastructure often work hand in hand to mitigate impacts such as flood risk, water shortages and overheating.</p> <p>The Environment Agency states that the NP should make mention of the recent 10% biodiversity Net gain bill and should push developers to reach this target with new developments.</p> <p>Section 7.3 - The NP should highlight the requirement of all new residential developments to meet the new water efficiency measures of 110 litres per person per day.</p>	<p>Contact with the Canal and Rivers trust regarding flooding Is not necessary as the flood plain areas are well defined in Figure 8</p> <p>Blue infrastructure has been included within the green infrastructure policy</p> <p>10% net biodiversity gain is already included in Policy 7 statement. Also repeated in section 8 covering both development sites</p> <p>The requirement for all new developments to meet water efficiency measures of 110 per person per day has been added</p>

	The Environment Agency states that the NP should make mention of the recent 10% biodiversity Net gain bill and should push developers to reach this target with new developments.	
SR10 – The Coal Authority	The Coal Authority is happy that there are no recorded coal mining features within the NP area	N/A
SR11 – Canal and Rivers Trust	<p>The Trust is happy that the NP appropriately protects the section of the Chesterfield canal within the NP area from development and other harmful impacts upon the nature of the canal.</p> <p>The trust particularly liked the protection of the canal outlined within policy 7 and 10</p>	N/A
SR12 – BDC Planning Policy	<p>There is large support for the plan and the only comments are to ensure that the NP conforms with both local and national planning documents.</p> <p>In addition, throughout the document reference to the emerging local plan should be avoided.</p> <p>In addition, throughout the document reference to the emerging local plan should be avoided</p> <p>Policy 1 - The criteria laid out in policy 1 should be summarised and some of the requirements in the supporting text could be more useful.</p> <p>Policy 2 - Providing sub points in the supporting text should be avoided if possible</p> <p>Policy 3a - This policy should be more in line with the structure of the section 8 site specific policy.</p>	<p>Section 2 was not changed. However, a new section (4.1) was added on Challenges and Opportunities to Section 4 which responds to the Consultation rather than preceding it as it would if placed in Section 2.</p> <p>A SWOT analysis and summary was added to section 4.</p> <p>The criteria in policy 1 was summarised</p> <p>Paragraph 174e, 180 a&d of the NPPF was referenced in policy 1</p> <p>Paragraph 7.1.7 was Modified to emphasise the constraint of the current housing mix for attracting families and down-sizers (now 7.1.8)</p> <p>Removed 7.3.7 and Appendix 8 of policy 2. This was not used in developing the NP so is redundant.</p> <p>7.5.2 Paragraph 122&123 of the NPPF are the most relevant.</p> <p>7.5.3 Paragraph 119 of the NPPF is the most relevant to this section.</p>

	<p>Policy 3b - This policy should be its own separate policy</p> <p>Policy 3c - Requirements of this policy are repetitive and may go against the NPPF. It is also largely repetitive of the NPPF and local plan and may not be needed.</p> <p>Policy 4 - This policy could benefit from stating specific employment uses in Hayton and the presumption in favour of redeveloping brownfield sites (Potentially merge with policy 3b).</p> <p>Policy 5 - The asset of community value terminology is used wrongly here, and assets cannot be allocated through a community right to bid. Existing assets of community value should also be identified in this section.</p> <p>Policy 7 - It may be clearer to separate points of biodiversity and green infrastructure under different headings</p> <p>Policy 8 - There is an open space assessment produced by the council in 2020 which may be useful</p> <p>Policy 11a, b&c - This policy may benefit from being reorganised to create a logical order to the content</p> <p>Policy 12 - Policy asks should be a summary of the supporting text</p> <p>Section 8.6 & 8.7 - The policy repeats a local plan policy</p>	<p>Policy 2 sub points were not changed – each point is a discrete need</p> <p>Policy 3a was changed to just Policy 3 and moved Land for Commercial Development to Policy 4. Removed 3c and added supporting text to provide for conversion of redundant land to LGS or biodiverse land.</p> <p>Moved 3b into Policy 4 – Employment. Employment and the land to enable commercial development are one policy.</p> <p>Added text (7.5.7) to propose conversion to green or biodiverse spaces would be acceptable. This removes Policy 3c – alternate use of redundant or brownfield land. This removes policy 3c, so this section consists of Policy3 (ex-3a) only.</p> <p>Reference to village envelopes was removed and changed to development boundary.</p> <p>The use of community values and right to bids was altered in policy 5.</p> <p>NPPF quotes in paragraphs 7.9.1 and 7.9.2 were paraphrased</p> <p>Paragraph 7.11.5 was not changed – lists are different topics</p> <p>Direct repetition of NPPF paragraphs have been removed and summarised within the text</p> <p>Policy 7 remained unchanged as the text adequately distinguishes between both the topics</p> <p>Removed NPPF reference in policy 7 and modified to include promotion of sustainability across any new development</p>
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	<p>which has yet to be adopted and could benefit from a site-specific plan of Smeath Lane</p> <p>There are specific changes requested to the contents page which are outlined within the supporting document.</p> <p>The NP as a whole would benefit from all the appendices being condensed into one document.</p> <p>Policy 1: Paragraph 7.1.4 doesn't include specific reference to the NPPF</p> <p>Paragraph 7.1.7 is convoluted and fails to make a point</p> <p>Policy 2: Paragraph 7.5.2 and 7.5.3 would benefit from using the most relevant NPPF paragraphs.</p> <p>Policy 4: Reference to village envelope should be removed</p> <p>Policy 5: NPPF quotes in paragraph 7.9.1 and 7.9.2 should be paraphrased</p> <p>Policy 6: 7.11.5 should be displayed in a different manner such as a table</p> <p>7.11.6 should be rephrased and streamlined and should not repeat the NPPF</p> <p>Policy 7: 7.13.1 should be rephrased and streamlined and should not repeat the NPPF</p> <p>Policy 10: 7.19.1 should be separated and council landscape studies may be included in this section.</p>	<p>The open space assessment was noted</p> <p>Reference to the BDC local plan was removed as it has not yet been adopted</p> <p>A bullet point list of important views and vistas makes the paragraph more concise and clearer</p> <p>The appendix remained as it was as it is easier to navigate when it stands alone</p>
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<p>SR13 – BDC Planning Officer</p>	<p>Policy 1/3a - Consolidate definitions of infill development sites as interpretations differ between policies</p> <p>Policy 2 - This is a good policy as it promotes good aspects but isn't too prescriptive</p> <p>Policy 3c - This is a welcome addition especially with 10% biodiversity gain</p> <p>Policy 5 - this is good to encourage developer engagement</p> <p>7.1.4 - The phrasing could be enhanced for clarity 7.1.6 - Reference to the local plan should be removed as it does not currently hold any weight in planning. 7.5.7 - Define social cohesion as it is currently ambiguous 7.5.14 - Add "...as part of the periodic review of the Neighbourhood Plan" to the final sentence. Policy 3a - The point about adequate infrastructure is not necessary 7.7.4 - Clarity is needed on reference to the sites Policy 6 - Rephrase to 'of heritage assets within historical settlements' Policy 7 - Closure of PROW without diversions is generally not allowed so this may be unnecessary Policy 9 - The word whenever seems out of place and may be better to say might be more appropriate to state 'In all new developments:' or 'All new developments within the Neighbourhood Plan area should:'. 7.20.1 - It may be unreasonable to ask for landscape</p>	<p>Definitions of infill development sites were consolidated</p> <p>Reference to the local plan was changed to reference the core strategy of 2022</p> <p>"...as part of the periodic review of the Neighbourhood Plan" was added to the final sentence in paragraph 7.5.14</p> <p>Referenced both Church and Corner Farms where commercial development remains an option (until housing plan is determined) within policy 4</p> <p>Assets of community value were identified and highlighted in policy 5</p> <p>The word whenever seems was removed in policy 9 and replaced.</p> <p>Reference to the requirement for landscape assessments within policy 10 was removed</p> <p>It is essential policy 11 remains in the plan such that the same development policies can be exerted on both development sites (Corner Farm and Church Farm). Otherwise, separate development will distort the village and the desired outcome of the plan.</p> <p>Removed point 8 relating to drainage but added text (8.2.9) requiring an impact assessment for any new development on the village drainage system</p> <p>Section 8.2.12 is now 8.2.11. Agreed – policy was implied. Changed to say explicitly "does not conform to Policy 11c, Policy 3a(2)" so any infill development would not be acceptable.</p> <p>Affordability of first homes in policy 12 has been checked and requires no change and the policy has been simplified accordingly</p>
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	<p>assessments</p> <p>8.1.7 - The weight of the NP upon this site may be limited and should be considered.</p> <p>11b point 8 - This may not be able to be prescribed within the NP as it is usually outlined by the relevant drainage authority.</p> <p>8.2.8 - This statement would benefit from being more definitive, i.e. "The development boundary has been amended....."</p> <p>8.2.12 - This site does not conform with policy 11c</p> <p>8.5.4 & Policy 12 - Double check whether discounting first homes is possible to do.</p>	<p>NP has no influence on G&T policy. The NP is supportive of G&T in the Parish in its current form in line with the Core Strategy. This is not a policy in the NP.</p>
<p>SR14 – BDC Conservation Officer</p>	<p>There were a few specific wording changes requested from Michael that have been included within the supporting document.</p> <p>Page 46 - figure 11a only shows listed buildings and could also be used to show non-designated heritage assets</p> <p>Page 47 - Figure 11b doesn't show the scheduled Ancient Monument</p> <p>Page 82 - Should figure 25 include the small triangle area?</p> <p>Appendix 14 - The layout is unacceptable, and it is only shown for reference to past consultation</p>	<p>Map of Heritage Assets added. Figure 11c</p> <p>Figure 11b is a map of the location of Hayton Castle. Map for scheduled ancient monument added (Figure 11d)</p> <p>Regarding figure 25 assuming this means to the south of the new boundary line. This would extend the site beyond the legacy boundary which is not policy.</p> <p>Regarding appendix 14, we don't comment on this specific proposal in the Plan. It is referred to in order to inform the Parish of plans gathered during the initial consultation of the Parish including with developers. Policy 11b sets the design requirements</p>
<p>SR15 – BDC Neighbourhood Planning</p>	<p>Formatting - The formatting of the document would benefit from a review such as numbering, naming of figures, etc.</p>	<p>Policy Headings unified. Figure titles reviewed and changed where necessary. Policy boxes unified. Policy positions unified. ToC updated.</p> <p>Paragraph 1.3.1 was reworded now that regulation 14 has ended</p>

	<p>Presentation - Each policy could be placed into its own box for clarity</p> <p>Plan structure - The supporting text and figures should go at the top of the policy</p> <p>Maps - The base map should be changed to include more detail, allowing features and designations to be better understood</p> <p>Table of Contents - Remove reference to figures</p> <p>Reference - The main point of reference should be the Bassetlaw core strategy as the local plan is yet to have any weight in the planning system</p> <p>Specific changes were large and were therefore included within the supporting document</p>	<p>Paragraph 7.1.1 was altered to be clearer</p> <p>Section 7.1 has been removed and placed in the supporting text (7.1.7 and also 7.5.16) as a sustainability requirement. The walking distance criteria has been replaced with the Hayton Village Development Boundary.</p> <p>Policy 1bii was changed to "rural village" as per Core Strategy definition</p> <p>Within policy 1cii the asterisk was removed but retained the criteria for sustainability demarcation boundary in the supporting text (7.1.7). This has been replaced in Housing Development by Development Boundary.</p> <p>Removed the 800mts "sustainability" boundary line and replaced with Hayton Village Development Boundary. Added "sustainability" boundary to supporting text as an indicator of the benefit of building within this line in the supporting text (7.1.7 and also 7.5.16) as a sustainability requirement.</p> <p>Both reference to assets of community value and community infrastructure levy were altered in policy 5</p> <p>Both figure 11a and 11 b were re-arranged to place maps following lists.</p> <p>Full List of LGS added to policy 7 (Figure 14)</p> <p>"The following sites are designated as Local Green Spaces where inappropriate development will not be permitted, except in very special circumstances:" was added to policy 8</p> <p>Figure 15a was changed to Figure 14 – Local LGS – All LGS Listed</p> <p>Figures 15b and 15c were left as single maps (x2). Changed to 15a and 15b. Each map highlights proximity to local community.</p>
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		<p>No action on policy 11c as it is best kept in.</p> <p>Reference to policy 11 was removed from section 8.2 to remove confusion</p> <p>With regard to the sites within the plan, this document is also to be used to inform the Parish. Also, the land was offered so needs a response.</p> <p>NP has no influence on G&T policy. The NP is supportive of G&T in the Parish in its current form in line with the Core Strategy. This is not a policy in the NP.</p>
SR16 – Locality for Hayton Parish Council	Specific changes were large, and reference should be made to the original document to see a full list of suggestions	N/A
Developers		
DR1 – Lisa and Stuart Ashton	<p>Overall support for the plan as it is comprehensive and thorough</p> <p>Policy 11b - Support for the mixture of house types and sizes on the site. The plan should not be too prescriptive of the housing mix, footprint location and the size of the proposed dwellings as the site needs to be attractive and viable to small housebuilders</p> <p>An architectural expert has been employed to prepare a new layout for the site and could be used to replace figure 26. It is asked that the plan remains flexible to the site as applications and proposals evolve next year</p>	N/A

3.3 Appendix 3: Neighbourhood Plan Regulation 14

Consultation Response Spreadsheet supporting document

Severn Trent Policy Suggestions

Surface Water

Drainage Hierarchy Policy:

“New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.”

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration)
2. to a surface water body
3. to a surface water sewer, highway drain, or another drainage system
4. to a combined sewer

Sustainable Drainage Systems

Sustainable Drainage Systems Policy:

“All major developments shall ensure that sustainable drainage systems for the management of surface water run-off are included, unless proved to be inappropriate.”

“All schemes with the inclusion of sustainable drainage systems should demonstrate they have considered all four areas of good sustainable drainage systems design: quantity, quality, amenity and biodiversity.”

“Completed sustainable drainage systems schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties, and arrangements to ensure the sustainable drainage systems are managed in perpetuity.”

Supporting Text:

Sustainable Drainage Systems should be designed in accordance with current industry best practice, The Sustainable Drainage Systems Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good sustainable drainage systems design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the

surface water management features as much a part of the development as the buildings and roads.

Blue Green Infrastructure

Blue and Green Infrastructure Policy:

“Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.”

Supporting Text:

The incorporation of sustainable drainage systems into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising sustainable drainage systems. National Planning Policy Framework (2018) paragraph 170 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan)
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

Green Open Spaces Policy:

“Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.”

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

Water Quality and Resources

Protection of Water Resources Policy:

“New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater, and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to pollute groundwater directly or indirectly, a groundwater risk assessment will be needed to support a planning application.”

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 163 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as river basin management plans;”

Water Efficiency Policy:

“New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.”

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 149 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long-term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in

November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – link. We recommend that all new developments 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 per minute or less.
- Water butts for external use in properties with gardens.

BDC Planning Policy Response

Formatting

Text in red below indicates suggestions for formatting/changing the structure of the NP. The content of the NP could be reorganised into the following format for consistency and ease of use:

Table of Contents

Foreword

1.0 Introduction to Neighbourhood Plans

1.1 Introduction

1.2 What is the Hayton Parish Neighbourhood Plan?

3.0. Neighbourhood Plan Consultation

3.1 Household/Residents Questionnaire

3.2 Parish Consultation - Asset Mapping & Character Overview

3.3 Business Questionnaire

1.3 Next steps

2.0 About Hayton and Tiln – This section needs condensing down a little bit. Section 2.0 should describe the Parish (as it is doing now) but then identify Challenges and Opportunities apparent in Hayton Parish because of resources available/lacking in the NP area. This would then be described in the 'Challenges and Opportunities section'

2.1 Parish Overview

Figure 3: Hayton Village Map

Figure 4: Tiln Hamlet - lying to the west of Hayton Village

2.2 The Past

Figure 5a: Hayton Village 1898

Figure 5b: Hayton Village 1764

Figure 5c: Hayton Village 1886

2.3 The Present

Figure 6: Hayton Village including Public Rights of Way

Figure 7: Hayton Parish Agricultural Land Use Classification

Figure 8: Hayton Parish - Floodzones

2.4 Challenges and Opportunities in Hayton and Tiln – for examples of content please view [Sturton Ward Neighbourhood Plan](#).

3.0 Key Issues – This section is helpful, however Paragraph 4.0.1 could be expanded upon to identify the more pressing issues important to the NP group before introducing the full list of issues.

5.0 Guiding Principles, Vision and Objectives

5.1 Vision and Objectives

5.2 Vision Statement

5.3 Objectives

BDC Conservation Officer Comments

- Paragraph 7.11.4 should be altered to read: “Hayton Parish is rich in heritage assets, ranging from significant areas of archaeological interest to a Scheduled Ancient Monument (Hayton Castle Farm), a range of Listed Buildings and a number of non-designated heritage assets.”
- Page 80, part 4 should be altered to read: “The mixture of house types, their siting and design, and the overall layout, should reflect the agricultural nature of the site and surroundings, and the variety and informality that characterises the village e.g., avoiding standard suburban cul-des-sac development”
- Appendix 18 should read: “Some impact. Potential to enhance the setting of Church Farm, subject to suitable design, layout, scale, and materials”.

BDC Neighbourhood Planning response

- Para 1.3.1 - Reword now that Regulation 14 has ended. Consider using language that will still make sense once the plan has been ‘made’.
- Para 7.1.1 - This sentence does not read correctly
- Section 7.1/Policy 1 - The convenient walking distance criteria included in the policy is not explained or justified in the supporting text. The mapping included in Appendix 11 does provide some clarity, but could be open to interpretation (i.e., not all of the facilities in Clarbrough are located in the same place, with some nearer to Hayton than the Primary School – would this bring other locations in Hayton within reach, or not?)
- Policy 1bii - Define small village environment
- Policy 1biii - Reference to Bassetlaw Local Plan in a policy box should be removed as the Local Plan is not yet made and may be subject to change, refer to the Core Strategy instead.
- Policy 1cii - Remove asterisk and replace note in following box with definition in the supporting text.
- Policy 3a
 - In the interests of clarity, it may be better to choose to uphold one or other of these two instruments – either the development boundary, or a refined version of the 800m measure, potentially with a clearer ‘edge’ to it.
 - First Paragraph – potential to refine language for clarity. Also, a clearer naming / numbering structure is needed so that the different sections of the Policy can be referenced without ambiguity.
- Policy 4 - Replace reference to ‘village envelope’ with ‘development boundary’.
- Policy 5
 - Assets of Community Value are a distinct designation that cannot be made solely via a neighbourhood plan
 - The arrangement proposed in the final paragraph conflicts with existing arrangements in place in the District, most notably the Community Infrastructure Levy

- Figure 11a & 11b - A clearer link between these maps and the sites identified on pages 43 and 44 would be welcomed.
- Figure 14a & 14b - Whilst it is useful to have examples, it may be clearer to either remove these or replace them with a full list and complete map of all of the Green Spaces in Hayton.
- Policy 7 - There appears to be some repetition (e.g. the first section on page 54 is similar to the first section on page 55)
- Policy 8 - Wording could be altered to reflect the parameters of the LGS designation defined in the NPPF, for instance “The following sites are designated as Local Green Spaces where inappropriate development will not be permitted, except in very special circumstances:”
- Figure 15a - This appears to have been split confusingly over two pages, redo for clarity.
- Figure 15b & 15c - A map for each individual LGS is recommended for improved clarity.
- Section 8.2 - The current arrangement here is potentially confusing – it is not clear if paras 8.2.1 to 8.2.3 are part of Policy 11, or whether the Policy itself starts on the next page. Removing ‘Policy 11’ from the section heading would likely be an easy fix.
- 8.2.3 - In the interests of clarity, and dependent on the how the points raised below are responded to, it would be clearer to only list the sites that are specifically allocated in the Plan.
- Policy 11c - On reflection, it may be that this policy is unnecessary, with some functions already covered by other policies, and the potential to relocate the outstanding elements elsewhere in the Plan.
 - The stipulations as to what constitutes an infill site are addressed in Policy 3a (b, and Policy 3a also helpfully addresses the development boundary (which Policy 11c does not).
 - The criteria currently listed in Policy 11c may sit better as part of an expanded design policy (Policy 2), thus widening their applicability beyond just infill sites.
- 8.2.10 - Related to the above, it may be that the content addressing the three infill sites (Windrush, Farm Cottage, and Ridgely Wood Farm) is not necessary. The form of development being proposed on these sites is managed by other policies in the Plan, including Policies 3a, 11c and 9, hence they could come forward alongside other, as-yet unidentified infill development proposals. The main reason for making specific reference to one or other sites (as per Church Farm and Corner Farm) is to add other stipulations not covered by other policies in the Plan. BDC will be glad to assist in discussions if helpful.
- 8.7 - The intentions of this section feel a little confusing, as the wording reads somewhat like a policy, but it is not framed as such.

3.4 Appendix 4: Neighbourhood Plan Regulation 14

Regulation 14 newsletter releases

April 2019

A Neighbourhood Plan For Hayton

Hayton Parish Council is considering forming a Neighbourhood Plan --- it's a community led document that sets out planning policies for the neighbourhood area --- the planning policies are used to decide whether to approve planning applications.

The Neighbourhood Plan will outline the use and development of land. It will consider a wide range of issues such as housing, employment, heritage and transport.

It is written by the local community, the people who know and love the area, rather than the Local Planning Authority.

It is a powerful tool to ensure the community designates and protects Green Spaces and gets the right types of development, in the right place.

A Neighbourhood Steering Group will need to be formed made up of community volunteers and Councillors to develop the Neighbourhood Plan and there will be many opportunities for Hayton Parishioners to have their say.

The Steering Group will need to decide on the Neighbourhood Area, the area within which the Neighbourhood Plan policies will apply. This is often the same as the parish boundary.

However, an adjacent Parish Council may agree to work in partnership to produce a joint Neighbourhood Plan.

Once the Neighbourhood Area has been agreed by the Steering Group, it will need to be submitted to the Local Planning Authority to be officially recognised and designated.

The Steering Group will need to talk to lots of people locally (residents, businesses, community groups, schools, etc.) to find out what's important to them about where they live, what they'd like to improve and what their vision is for the future of the local area.

Then the planning policies will be written to make the community's vision a reality.

The Neighbourhood Plan planning policies must be compatible with national policies, strategic policies and frameworks and be considered by an independent examiner to ensure that they are legally compliant and consistent with these requirements.

Following the independent examination, a local referendum will be held so that the whole community has the opportunity to vote on whether or not to adopt the plan.

The Whole Point of a Neighbourhood Plan is that it is Community Led

When the process starts please get involved and voice your opinions. CCK

4

July 2019

Neighbourhood Plan

Following on from the last newsletter, we now have around 10 people who have stepped forward to support with the exploration of pulling together a Neighbourhood Plan. I will be making contact with the Planning Officer at BDC to arrange an initial meeting in September. When the date is secured, we will notify residents, who are encouraged to attend, via the website and noticeboard updates. We will also continue to provide updates in the Newsletter.

August 2019

Neighbourhood Plan Meeting



Since the last Parish Council meeting the Councillors have been pressing forward with actions that arose and we should be in a strong position to report progress on a number of matters at the next meeting on 2nd September.

Following on from my request in the last Newsletter, I am pleased to confirm that the Planning Officer from Bassettlaw District Council will be attending an initial meeting at Hayton Village Hall on Thursday 22nd August at 6pm to talk about Hayton Neighbourhood Plan. We would like to extend the invitation to attend to all residents who have an interest in the future of our village.

If you have any questions or points you would like to raise please feel free to contact me by email sue.gott@bluebellhr.com.

PLEASE NOTE:- The next issue of the newsletter will be in October.

Past issues can be viewed online on the Hayton website - haytonparish.co.uk

November 2019

Neighbourhood Plan: Second steering group meeting took place on Monday 21 October 2019. A questionnaire is being prepared for distribution around the Parish. There will be a further meeting in the Village Hall – Monday 11 November 2019 at 6.30pm.

January 2020

NEIGHBOURHOOD PLAN UPDATE

Bassetlaw District Council held their Rural Conference on 16 January 2020. They shared lots of information about plans for Bassetlaw. They confirmed:

- Cottam Power Station has been earmarked for a large housing development
- High Marnham Power Station is earmarked to be a large industrial/commercial development
- The Trinity area near Idle Valley is to have 440 new homes
- Morton Area from the Rail Crossing at Bark Animal Rescue to the A1 is set to become the new garden village with 750 homes targeted from 2026 rising to 4000 homes in 2037. A railway station is also being considered for the area.

All developments are in a consultation period until the 26th Feb and welcome responses. Full details are available via www.bassetlaw.gov.uk/bassetlawplan

The Neighbourhood Plan Working Party has now appointed a company called Open Plan to support the production of Hayton's Plan and it is anticipated that a funding application will be made in April 2020 with their support.

Initial feedback was sought during the coffee morning at the Village Hall on 20 December 2019. Howard Oates kindly collated the feedback and the Working Party will consider this as it continues to consult with residents about their preferences and desires for the village.

We are always eager for more residents to join the Working Party so please do contact one of the Parish Councillors if you are interested.

Neighbourhood Plan Update

Bassetlaw issued a revised Local Plan in November 2020 which is open for consultation until 20th January 2021. This is an important planning document covering the whole district with growth plans from 2022 to 2037. The plan includes the development of 10000 houses over the plan period. I would encourage you to read this document and make comments directly to Bassetlaw District Council.

Full details on the Draft Bassetlaw Local Plan can be viewed on the District Council's website: www.bassetlaw.gov.uk/bassetlawplan If you would like more information about the Local Plan or the consultation please phone 01909 533533 and ask for 'Local Plan' when prompted. Extracts of the Local Plan and copies of the comments form are available on request. Representations can also be submitted:

By email: thebassetlawplan@bassetlaw.gov.uk

By post: The Bassetlaw Plan,
Planning Policy,
Bassetlaw District Council,
Queen's Buildings,
Potter Street,
Worksop, S80 2AH

The revised Local Plan has impacted the Hayton and Tilm Neighbourhood Plan. Initially, we were required to find housing allocations for 20% of the Parish housing which totalled 32 houses. This has changed in the revised plan to a minimum of 5% of Parish housing which means a requirement of 8 houses over 15 years. This is a significant reduction and lowers the need to find housing site allocations and expand the village. Our future Neighbourhood Plan will reflect this change.

The Neighbourhood Planning Group has carried out an initial assessment of all the replies from the November questionnaire. We received 87 responses in total which represents 58% of all forms issued. This is a very good response and helps us greatly to set future development plans that align with the views expressed from the questionnaire responses. Thank you to all those who replied.

There are many majority conclusions that can be drawn from the responses. As the plan develops, we will use these majority responses to set development policies that will cover the 15 year planning period. These include green space planning and housing design codes (development styles). The Bassetlaw Local Plan provides for changes within that period so there is flexibility that will enable both protection and enhancement of the features you have said you want. Unfortunately, Covid-19 restrictions continue to make it impossible to allow any type of open forum where you can question the development of the plan. Given the changes made by Bassetlaw, we may need to ask you further questions via a second questionnaire in the near future.

We will continue to work on the plan over the coming weeks and keep you informed of progress.

Peter Naylor – Chair

February 2021

HAYTON PARISH NEIGHBOURHOOD PLAN UPDATE

The consultation date for submitting comments to the draft BDC Local Plan [LP] expired on the 20th January, BDC will now assess these comments and make appropriate adjustments to the LP. The expected adoption date is late 2021/2022

The reduction to the housing requirements in the draft LP is being assessed by the NHP Committee as to how it will affect the NH Plan. As reported last month the requirement is for the village to expand by only an additional 8 houses over the existing housing stock. The responses from both domestic and business Questionnaires have now been fully assessed which is enabling us to begin to formulate the NH Plan.

We are working with our consultants, Open Plan together with BDC Planning Dept and will be in a position shortly to begin the task of drafting the documents.

We will be identifying Design Codes, assessing potential sites and reviewing the Open Spaces in the parish.

We are making good progress despite Covid 19 disruptions and plan to have a Draft Document available for public consultation in approx. June 2021. As we progress through the next few months we will issue Reports of progress to all residents through the Newsletter.

Howard Oates

April 2021

NEIGHBOURHOOD PLAN UPDATE

Neighbourhood Plan – Monthly Report – April 2021

Several key reports are now in progress – namely the Housing Assessment report and the Design Code report. These reports are being prepared by specialist consultants – Locality. This service is provided at no direct cost to the Parish with costs being met by central government for the purpose of supporting communities in developing balanced neighbourhood plans.

The Housing Assessment report examines the demographics of the area and the mix of properties available to help define the specific needs of the Parish.

The Design Code Assessment will look in detail at the character, style and type of properties in the village which will be used to ensure that any new development is in keeping with the character of the village.

In addition to these reports, the Steering Group is being trained by our support consultants, Openplan, to carry out two further assessments. These are the Green Space Assessment and the Neighbourhood Profile Assessment.

The National Planning Framework (NPPF) defines Green Space as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”

The Green Space Report provides a catalogue of all multi-functional green spaces and assets in the village and neighbourhood.

The Neighbourhood Profile is a document that records and presents the important features of a neighbourhood. It provides:

- a) Insight into how and why a neighbourhood has come to look and feel the way it does
- b) Identifies and describes the distinct appearance and feel of a settlement or neighbourhood
- c) Communicates the key physical features and characteristics that combine to give a neighbourhood its local distinctiveness and identity
- d) Identifies important community assets including green spaces and key local services and facilities
- e) Establishes how local people use and experience the area, and how these experiences contribute to the area's sense of place

We are looking for your participation in gathering information about the Parish – both in terms of the villages' physical assets and attributes and also about its character and what make Hayton and Tiln special to all who live here. We will publish more details of how you can help soon.

We are aiming to complete all these reports by the end of June. Once completed, they will help us to produce a comprehensive and balanced Neighbourhood Plan.

So, the Steering Group continues to work hard to ensure we have a good plan that reflects your wishes, meets the NPPF and Bassetlaw requirements and enables a thriving community for the next 15 years. If anyone has any comments, please email haytonnp2020@gmail.com.

Thank you.

Peter Naylor
Chair, Neighbourhood Planning Steering Group.

May 2021

NEIGHBOURHOOD PLAN UPDATE

As mentioned in the April newsletter, we are looking for some help please!

The Neighbourhood Plan Group is working away steadily but one of the key elements of the plan that we cannot complete ourselves is getting the input from the Parish residents. Thank you to everyone who returned a questionnaire in November last year; these results formed a view of who is here and what they would like to see, or not see, in terms of future development. The next step we are working on is looking at what our parish has to offer right now and what it means to you.

In an ideal world we would hold a bacon butty incited group walk or perhaps something similar offering cake! However, it is not currently an ideal world – far from it – so instead we are thinking of ways to involve as many individuals and family groups as possible to feed into a larger group result without actually meeting up. We are creating a form to outline the info we need but it could also just be a case of taking notes along your daily walk, doing a drawing of your favourite place in the village or simply commenting on a facebook post alongside others. If you think you might have a short amount of time to help then we would love to hear from you, preferably by the end of May. In fact we need to hear from you as it is a legal requirement of the plan to have consulted with residents so we will be in touch somehow if we are not flooded by willing volunteers!

We are particularly keen to hear from anyone who lives in Tiln as it forms a significant part of our Parish but is a very different place to live from Hayton village. In particular, we want to make sure we have a true representation of what those living in Tiln consider reasonable or unreasonable development so if you wish to have your thoughts taken into account then please do contact us, even with just a few quick comments.

Of course, if you have any other queries or comments regarding the plan then please feel free to get in touch too; contact details below.

Many thanks

Tamara Burton

haytonnp2020@gmail.com

07818007314

June 2021

NEIGHBOURHOOD PLAN UPDATE

The NHP is progressing according to our set programme with the current work dominated by gathering information and assessing results. One of the parameters we have assessed is Hayton's Green Infrastructure. The National Planning Framework defines Green Infrastructure as ***'as network of multifunctional green space, urban and rural, which is capable a wide range of environmental and quality of life benefits for local communities'***

We have therefore carried out a survey of the Green Infrastructure Elements within the parish: these comprise such areas as significant woodlands, play areas, canal towpath/river corridors, paddocks, PROWs etc. These elements are those areas that are specific and important to the local landscape and provide Hayton Parish with the character we wish to preserve. Some of these areas are under public ownership, others in private hands. Consultation with landowners will take place in due course. We are also compiling a Neighbourhood Profile which with the above is an essential part of a Neighbourhood Plan. It will seek to:

- Provide an insight into why and how a neighbourhood has come to look and feel the way it does.
- Describe the distinct appearance and feel of a settlement,
- Identify key assets inc green spaces and key local services.
- Establish how local people use and experience the area.

We have also commissioned a consultant to carry out a Housing Need Assessment [HNA] which analyses our current housing stock, the demographic spread and makes recommendations as to the future development of the parish in terms of housing.

These exercises and many others have to be undertaken as part of the Neighbourhood Plan and without complying and presenting such evidence, we would not pass the Inspectors scrutiny. However, at the end of the day, the NH Plan must and will reflect the views of residents in terms of future development of the parish in all respects.

If you would like to contribute to this task, we are still looking for volunteers, so please contact: Peter Naylor Chairman of the NHP-SC on haytonnp2020@gmail.com

Howard Oates

July 2021

Hayton & Tiln Neighbourhood Plan update – July 2021

One of our tasks is to identify which parts of the Parish people enjoy the most so if you have a favourite place, building, facility, view or anything at all that you like in Hayton or Tiln then please let us know. You can tell us by:

- returning the form printed in this newsletter to one of these addresses in Hayton - No.1, No.20, No.39 or No.110 Main Street or The Old Vicarage on Church Lane.
- emailing details to haytonnp2020@gmail.com or
- texting details to 07818007314.

(its fine to just send the area/name and description without using the form if that is easier).

Thank you to everyone who has helped us by completing one of our forms already.

Hayton & Tiln Neighbourhood Plan Group

Neighbourhood Planning Steering Group

It is important as we develop the Neighbourhood Plan that, as new information is discovered relevant to the future of the village, we keep you informed.

On 12th July, the Steering Group met with the owners of Church Farm and their planning advisors to understand their current and future plans.

Many of the buildings which make up the Farm Yard at Church Farm are unsuitable for modern farming practices and to improve efficiency the Harrisons arable and sheep enterprises are being worked in a partnership arrangement with Walters Farm in Lound. This will continue resulting in all the buildings at Church Farm becoming redundant for farming purposes within the next few years. Only 3 of the 5 sheds are currently being used.

This will leave a three acre brownfield site in the middle of the village with limited options for the future.

The alternatives are to support it being used as a semi-industrial site utilising the sheds and yard for storage or light industrial use such as vehicle repair and maintenance. The second option, is housing development. There is a plan that could see 20 houses being built on the existing yard site. Either of these options would be subject to the necessary planning consent.

The Steering Group has yet to determine policies for housing development and so at this stage we would welcome further input from the village on the case for and against these options.

To give you more detail on each option:

The option of a semi-industrial site could provide additional employment but would lead to an increased traffic impact on Main Street particularly HGV's and LGV. The site would need to be secured across the Main Street frontage (fence/gates) to reduce vandalism and intrusion. There will be minimal investment in the buildings so over time there overall appearance will continue to deteriorate. Access to the footpath through the farmyard leading to the adjacent field and through to the Church would be maintained.

Housing development is the second option and the Steering Group has been given outline details of the layout, housing types and possible style. The development consists of 20 houses of mixed size ranging from 2 bedroom bungalows, 2 and 3 bedroom houses up to 4 and 5 bedroom detached houses providing a range of affordability. Drainage is always a concern in Hayton but the developers are able to fully attenuate surface water run off within their site and have an option of avoiding the sewer in Main Street which is prone to flooding by using the combined sewer located through Harrisons land to the west running parallel to the Chesterfield Canal. This would be investigated further and confirmed as suitable as part of the planning application process. Access to the footpath would be maintained and the development would be enhanced by providing energy efficient homes and suitable environmental protection and the planting of trees. Needless to say, any development would bring more traffic and increase the number of residents into a village but at the same time this would patronise and support the local facilities (including those within walking distance in Claborough) the shop, pubs, primary school and community facilities. The developers are keen to work with the village to accommodate options that would try and maintain the character of the village.

From your responses, to our questionnaire last November, the Steering Group is conscious of the desire to limit development and if any development takes place, that the essential character and rural context of the village is maintained. There was also a preference for brownfield sites to be used against any development of greenfield sites. Also, that any housing should be limited in scale and provide some affordability for residents to downsize and attract new people into the village.

To repeat, the Steering Group will establish development policies based on the information we receive so if you have any questions and constructive comments that would help in our decision making we would be very grateful.

To emphasise, no decisions have yet been taken so the future and any potential change needs to be taken in the context of the Bassetlaw Local Plan requirements. However, change and development is to some extent within our control and now is the opportunity to help us develop the right plan for Hayton.

Peter Naylor Chair, Hayton Parish Neighbourhood Planning Steering Group
Please respond to: haytonnp2020@gmail.com

Hayton Neighbourhood Development Plan

The draft of the NHPlan is nearing completion and a consultation period with all residents will commence in the near future. It will give everyone the opportunity to comment on the policies which will shape the community over the next 15 years.

The policies are the result of the Questionnaire issued to all households, taking into account comments and suggestions made by residents and is in compliance with National Planning Policies and the Bassetlaw DC Local Plan.

In summary, policies have been drafted to provide development that will contribute to the sustainability of the Parish of Hayton including those that will make an appropriate contribution towards the delivery of:

- a New homes to meet local needs in relation to size, affordability, tenure
- b Infrastructure associated with leisure, recreational pursuits and social and community activities within the Parish;
- c A sustainable local economy;
- d Sustainable and active transport options to connect the Parish;
- e Protection and enhancement of the Parish's SSSI's, biodiversity and green spaces

Howard Oates Member of the NHPlan Steering Committee

HAYTON PARISH NEIGHBOURHOOD PLAN

The Parish Council first decided to develop a Neighbourhood Plan in 2011, work actively commenced in 2020 and two and a half years later, I'm delighted to say that the Draft Plan is ready for publication.

The plan will be made available to everyone from 5th September 2022.

The plan provides the means for residents to influence the way your Parish develops over the plan period of 15 years – to 2038. It provides an approach for managing the existing, essential characteristics and the future development of the Parish and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

We are asking everyone to read and comment on the plan during a 6 week consultation period from 5th September to 15th October 2022.

To help this process we are holding open sessions in the Village Hall where everyone can view the plan and question the Steering Group on the content of the plan. The enclosed 'flyer' provides details of these sessions. We would greatly appreciate your time to attend these open sessions.

When the consultation period has ended, you will be asked to vote on the plan and hopefully accept the plan as the right way forward for the Parish. The referendum date will be published when all the statutory consultation processes have been completed.

I hope you will find the Draft Plan an interesting and thought provoking plan that provides significant protection of what is good about the Parish and looks to manage future change in ways that will maintain the essential character of the Parish.

The Steering Group look forward to your feedback and we will respond to all constructive comments received. Peter Naylor Chair, Hayton Parish Neighbourhood Planning Steering Group

Steering Group Members; Roger Smith Carole Oldham Howard Oates Tamara Burton

Access to the Draft Plan from 5th September

Links:

Hayton PC Website:

<https://www.haytonparishcouncil-notts.org.uk/neighborhood-development-plan/>

Or use QR Code:

Bassetlaw DC Website- Link to Hayton NP

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

Or use QR Code:

Print Copies for loan can be found at;

Hayton Village Hall

Peter Naylor, Victoria House, 20 Main Street, Hayton – Tel: 01777-949327

Roger Smith, 110 Main Street, Hayton – Tel: 01777-703241.

Carole Oldham, Vennwood, Church Lane, Hayton – Tel:01777-948917



NEIGHBOURHOOD PLANNING STEERING GROUP

We need your feedback!

If you care about the type of development that is to evolve around you then this is your chance to ensure it is in keeping with the area. We are in the middle of a 6-week consultation period for the Neighbourhood Plan which will determine how the Parish develops over the next 15 years.

A compact Policies document will be delivered to every home in the Parish that highlights all the Neighbourhood Plan decisions or you can simply search in the plan for subjects which interest you, BUT.....

We want your views!

Open sessions are being held in the Village Hall on;

Saturday, 1st October from 9:30am to 11:00am

Thursday, 6th October from 6:00pm to 7:30pm

Thursday, 13th October from 9:30am to 11:00am

You can email views and comments to haytonnp2020@gmail.com.

No point in complaining about things after they happen, this is the time to have a say.

The Consultation Period ends on **Monday, 16th October**.

<https://www.haytonparishcouncil-notts.org.uk/neighborhood-development-plan/>



Print Copies for loan can be found at;

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Howard Oates, Bumbles, Church Lane, Hayton – Tel: 01777-869617

November 2022

Neighbourhood Plan

The Parish Consultation phase has now ended (on 16th October) and I'd like to thank all those who took the time to both read the plan and participate in the consultation. I hope everyone who read the plan found it interesting and recognised its importance in shaping the next 15 years of the Parish. We had over 50 people attend the Open Sessions.

I'd also like to thank the NP Steering Group for setting up and running each 90 minute session in the Village Hall on 6 occasions through September and October.

The consultation provided the opportunity for everyone in the Parish to have their say – whether it was a correction, a comment, an objection to some or all of the plan, an endorsement or a thank you to the Steering Group – whatever your contribution, thanks again.

The plan now proceeds to a formal statutory scrutiny (called Regulation 16) where an independent examiner will ensure conformity to local (BDC) and legal requirements prior to a referendum – which the Examiner will authorise.

I should also point out that as the plan progresses, it picks up more "weight" as a planning document so any planning items that impact the Parish will be considered alongside the plan – albeit that the full weight will not be achieved until a successful referendum has been achieved. As the plan passes through it's next stages, we will have a better idea of when the referendum will be held so watch for the date.

Thank you again for your support. Peter Naylor Chair, Neighbourhood Planning Steering Group.

December 2022

Neighbourhood Plan: Peter Naylor reported on the consultation with the Parish, next stages: modification, preparation and submission to BDC for approval, BDC will then organise the referendum, when the Parish will vote whether or not to adopt the Plan early next year. PC adopted the Plan.