

Hayton Neighbourhood Plan



2020 – 2038

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Foreword

The Localism Act 2011 introduced support for the production of Neighbourhood Plans: this provides an opportunity for residents to influence the way their area develops over the plan period. Hayton Parish Council appointed the Neighbourhood Plan Steering Group to develop a Plan on its behalf. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

1. Introduction to Neighbourhood Plans

1.1. Introduction

- 1.1.1. This Neighbourhood Plan has been prepared by and for the residents of the Parish of Hayton incorporating Tiln hamlet. On 2nd October 2013, the whole Parish was designated as a Neighbourhood Plan area by Bassetlaw District Council (BDC) with Hayton Parish Council being designated as a qualifying body to prepare the Neighbourhood Plan. After a period of inactivity, work to develop the neighbourhood plan recommenced in October 2019.

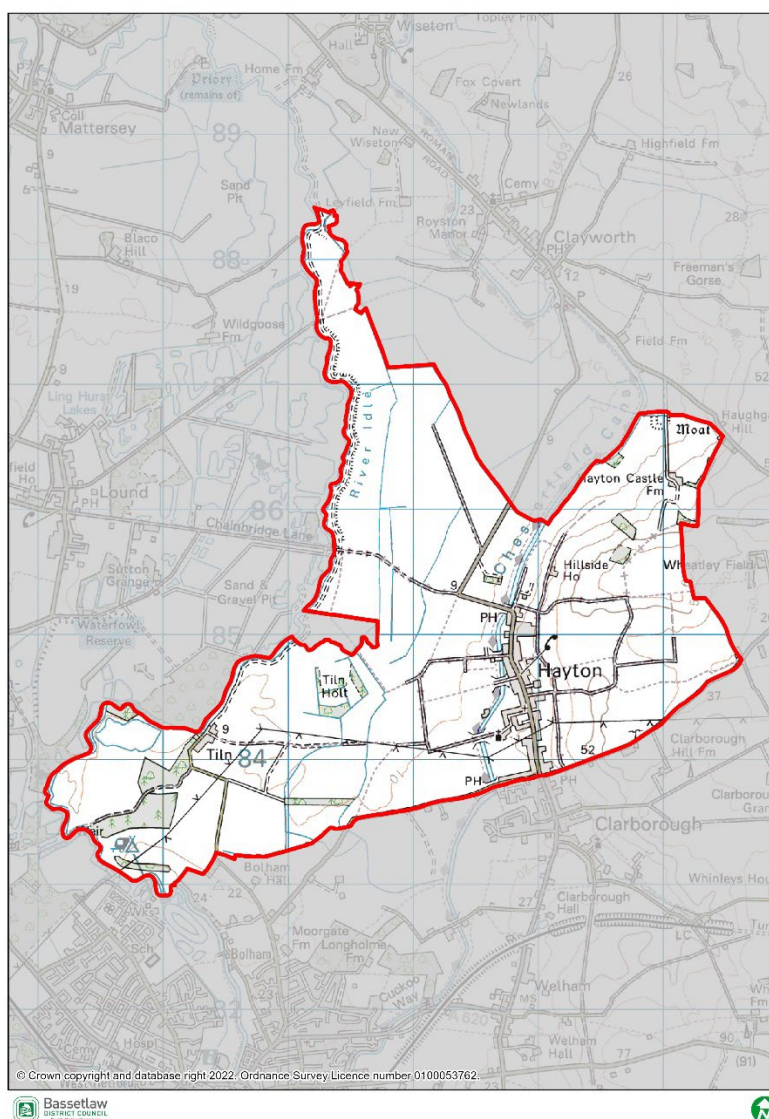


Figure 1: Hayton Parish Neighbourhood Plan Area

- 1.1.2. The Hayton Parish Neighbourhood Plan sets out a vision for the future of the community and a proposed set of planning policies intended to help in achieving that vision. The Plan runs from 2020 until 2038.

1.2. What is the Hayton Parish Neighbourhood Plan?

- 1.2.1. Neighbourhood plans are important elements of the planning system. They were introduced by the Localism Act 2011 to enable local communities to have more significant influence over changes and developments in their villages and neighbourhoods.
- 1.2.2. A Neighbourhood Plan must be supported by the communities on whose behalf it has been prepared and cannot be adopted unless a majority voting in a local referendum has approved it.
- 1.2.3. There are limitations on the matters which a neighbourhood plan can influence. The policies must relate only to land-use and planning, so they cannot, for example, cover matters such as litter, anti-social behaviour and the detailed management of open spaces or community buildings.
- 1.2.4. A Neighbourhood Plan forms part of what is known as the Development Plan for the area it covers, sitting alongside the BDC Core Strategy for the wider District. When the local planning authority receives an application for planning permission, it must make its decision in accordance with the Development Plan, including the Neighbourhood Plan, unless material considerations indicate otherwise (this is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 1.2.5. Because it carries so much weight when planning applications are being considered and decided, a Neighbourhood Plan has to be in general conformity with the National Planning Policy Framework (NPPF) and with the development plan for the District – in this case, the Bassetlaw Core Strategy, and its successor, the emerging Bassetlaw Local Plan.
- 1.2.6. In July 2022, Bassetlaw District Council formally submitted the Bassetlaw Local Plan to the Planning Inspectorate for its independent examination. Once adopted in Autumn 2023, it will replace the Core Strategy and be used, along with the Neighbourhood Plan, to determine future planning applications within Hayton.
- 1.2.7. As well as being in general conformity with national planning policies and guidance, and local strategic policies, every Neighbourhood Plan must also satisfy certain “basic conditions” before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:

- contributes to the achievement of sustainable development; and,
- is in general conformity with the strategic policies contained in the development plan for the area - in this case, the BDC Core Strategy; and,
- does not breach and is compatible with retained EU obligations

1.2.8. The Parish Council has worked collaboratively with BDC to ensure that this plan meets those basic conditions.

2. About Hayton and Tiln

2.1. Parish Overview

- 2.1.1. Hayton Parish is a rural and agricultural parish in Nottinghamshire, two and a half miles from the market town of Retford. The parish is situated between Hollin Hill (at 223 feet/68m, the highest point in the area) to the east, and the River Idle on its western boundary.

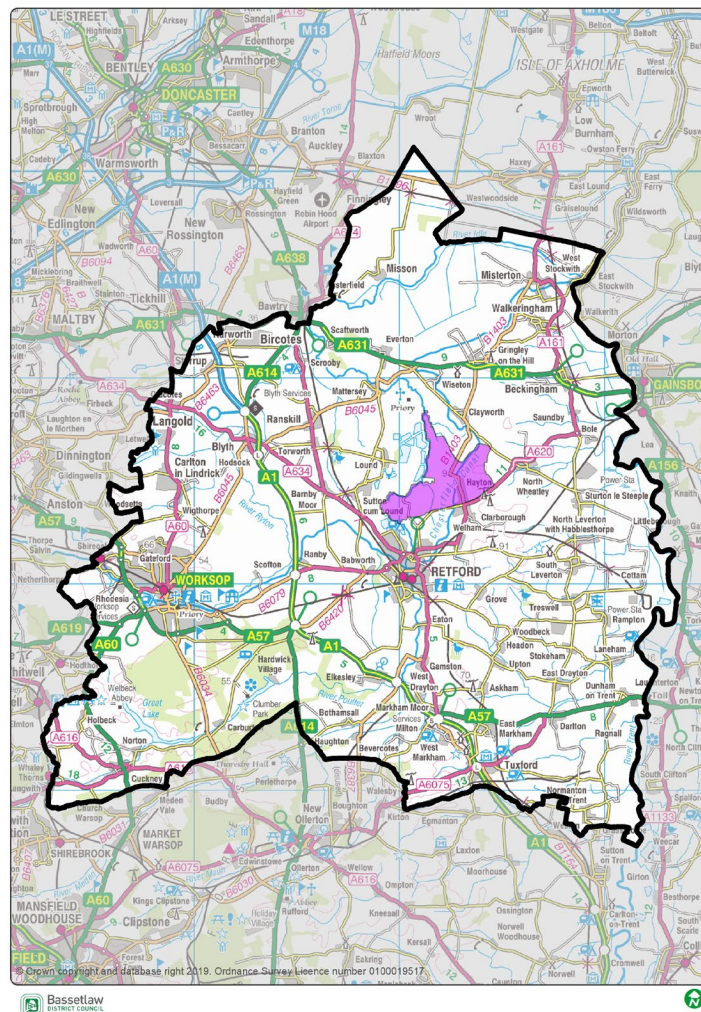


Figure 2: Hayton Parish & District Map

- 2.1.2. Hayton Village is a linear village about a mile in length running from The Boat Inn in the north to the adjoining village of Clarbrough immediately to the south of Hayton village. The Chesterfield Canal runs alongside the village.



Figure 3: Hayton Village Map

- 2.1.3. Tiln is a hamlet on the River Idle, about 1.5 miles from Hayton. Adjacent to the hamlet are Tiln Fishing Lakes, formerly a sand and gravel quarry. Tiln hamlet is increasingly surrounded by Tiln Solar Panel Farm.

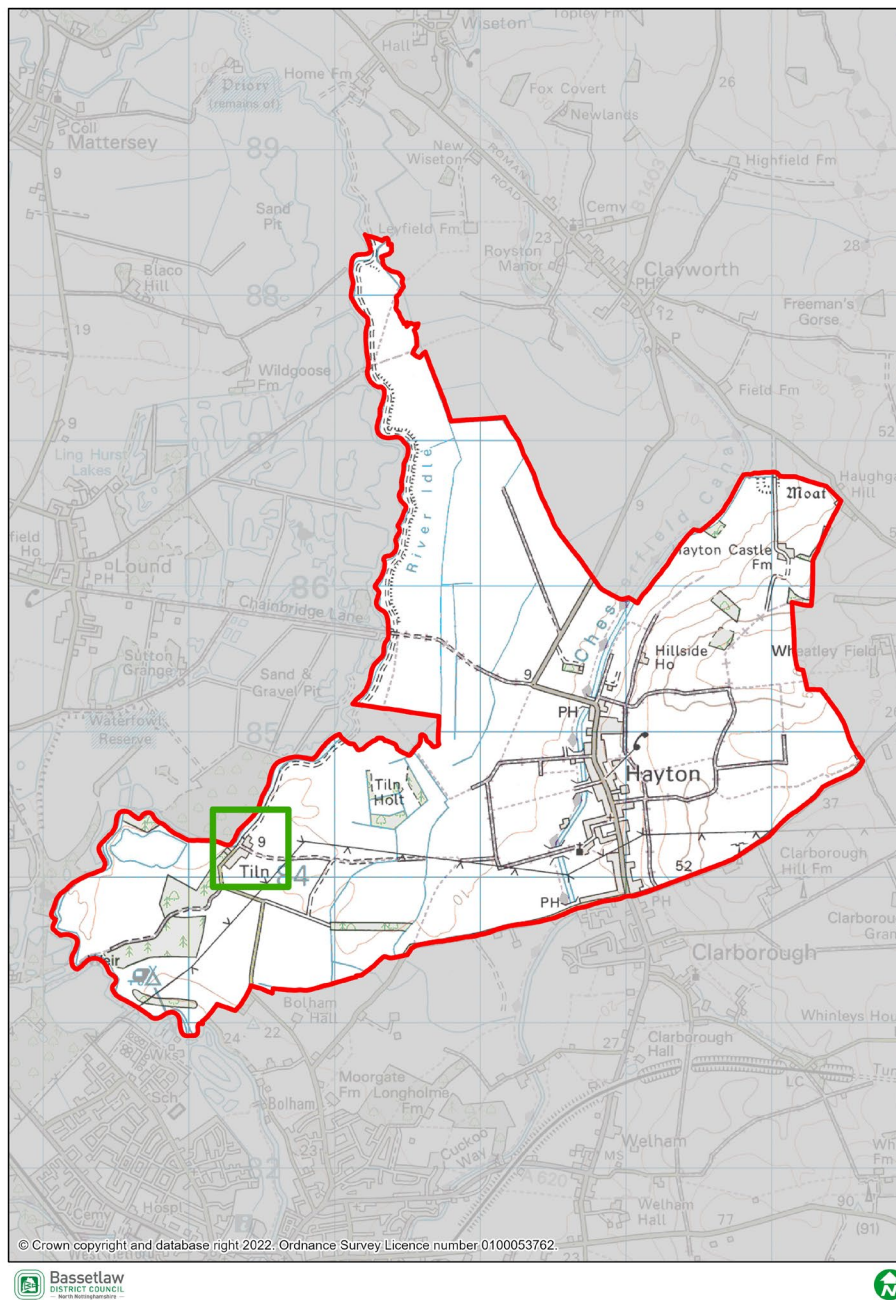


Figure 4: Tilm Hamlet - lying to the west of Hayton Village

2.2. The Past

- 2.2.1. There have been settlements at Hayton and Tilm since the 11th Century. Tilm (“Tilne”) is mentioned in the Domesday Book, and the village of Hayton grew up around the Benedictine Priory, founded in 1088 by Sir Roger de Builli of Tickhill. Today, this long

history is, perhaps, most obviously evident in the wide range of ages and styles evident in the villages' buildings. It is also embedded in the linear form of Hayton Village, the relationship between the villages and the fields that surround them, and the complex network of footpaths, bridleways and byways that connect them, with the Chesterfield Canal running alongside the village. A more detailed history of Hayton and Tiln has been provided in Appendix 1 -Hayton History Book 1762-1971.



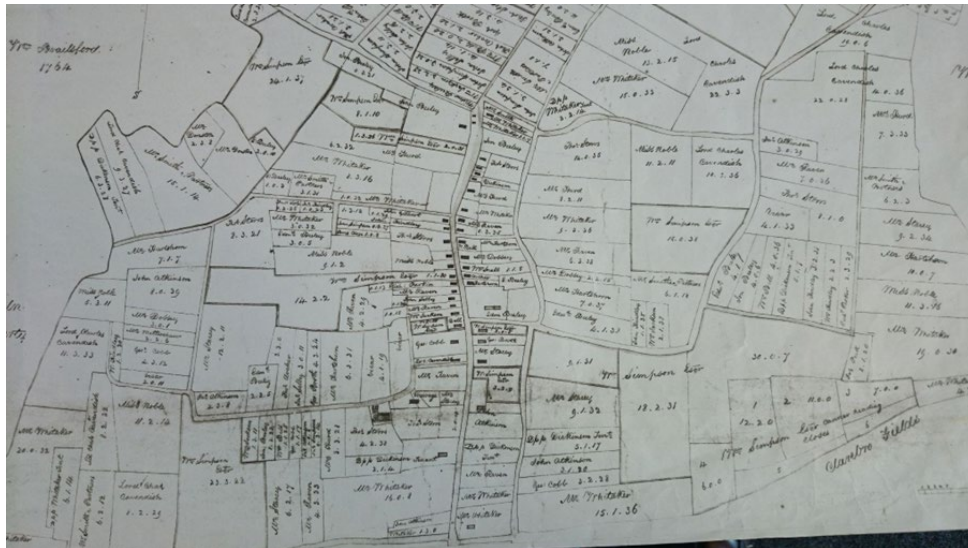


Figure 5b: Hayton Village 1764

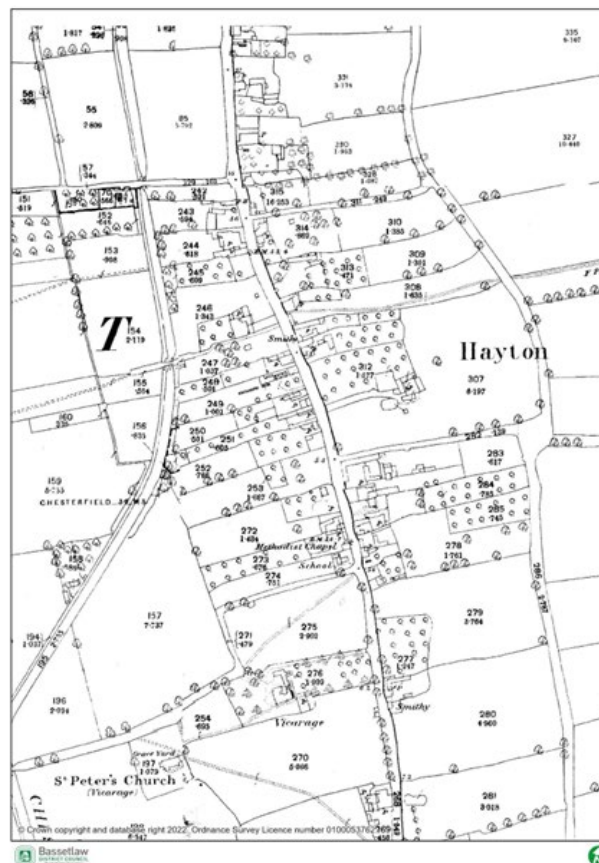


Figure 5c: Hayton Village 1886

2.3. The Present

- 2.3.1. Hayton is mostly a linear village, with houses and a few other buildings lining both sides of the Main Street (B1403) between Smeath Lane, the boundary with Clarborough, in the south, and the bridge over the Chesterfield Canal in the north. Main Street runs approximately north/south and on the west side there are just a few streets and lanes that extend back towards the Canal on an east/west alignment: Smeath Lane (north side), Vicarage Drive, Scotter Lane and Church Lane. The Parish Church of St. Peter sits well back along Church Lane.

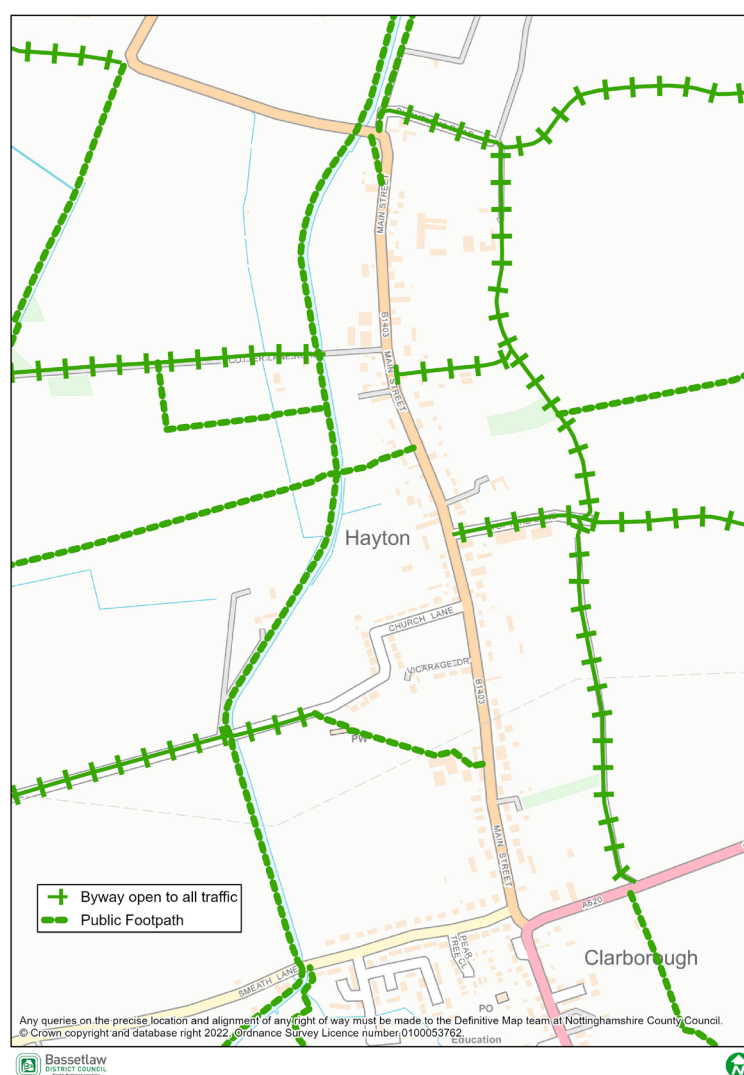


Figure 6: Hayton Village including Public Rights of Way

- 2.3.2. There are currently four working farms in the Parish – Hayton Castle Farm, Church Farm, Canner Heading Farm, and Tiln Farm. A key characteristic of Hayton Village is that Church Farm and Canner Heading Farm are on either side of Main Street, sited between housing. It is currently known that Church Farm will move its' operations out of Hayton Village to Lound (2022-2025 period).

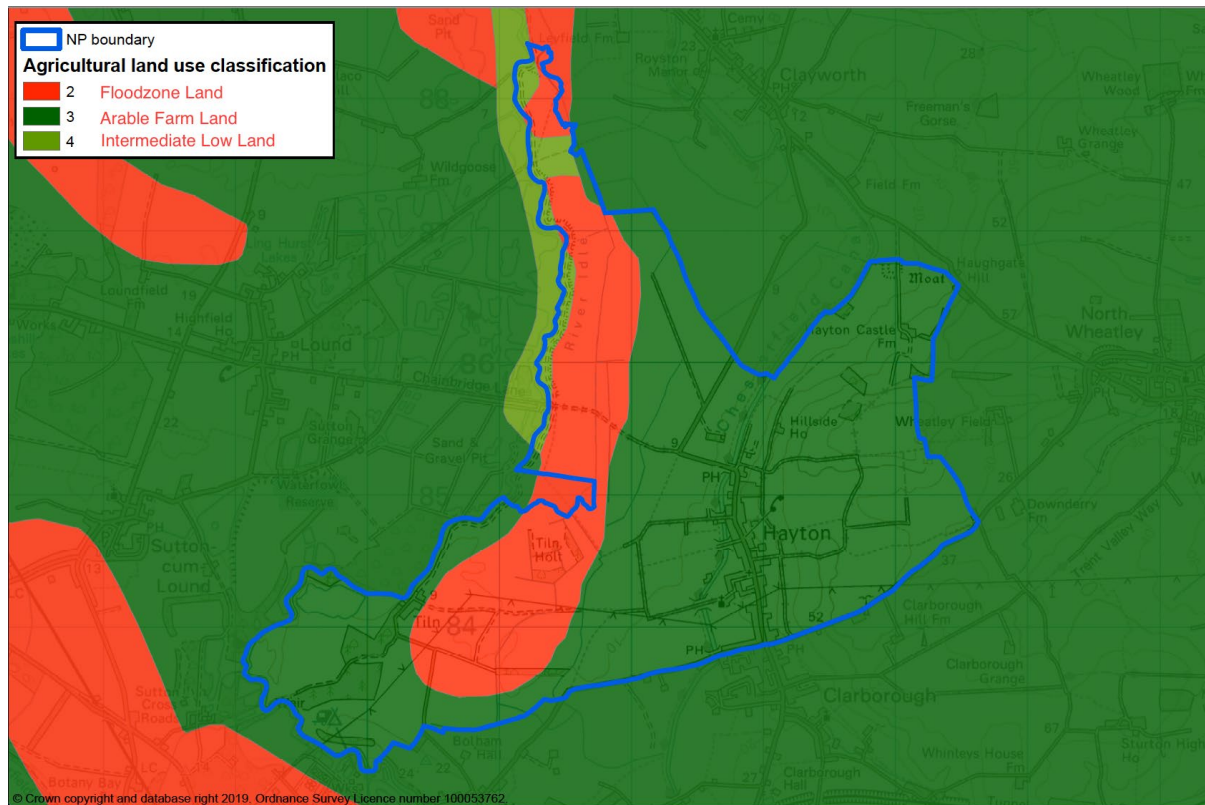


Figure 7: Hayton Parish Agricultural Land Use Classification

- 2.3.3. At the south end of the village, on the corner of Main Street and Clarborough Hill (A620) is a large haulage yard / logistics depot. This is on the Parish's southern boundary. Beyond, to the south, is the larger village of Clarborough with its primary school, a local convenience store, and village hall with a (part-time) satellite post office. The Clarborough facilities are the primary, local infrastructure support facilities for Hayton village.
- 2.3.4. Tiln is a hamlet, about 1.5 miles west of Hayton (3.4 miles by road), comprising a handful of houses and two farmyards. Hayton and Tiln are linked by a footpath via Hayton Church. The hamlet sits alongside the River Idle. Nearby is the former Tiln North Quarry – now landscaped fishing lakes and wildlife area.

- 2.3.5. Beyond the village and hamlet, the parish is mostly open farmland, criss-crossed by lanes, footpaths, bridleways and byways, and bisected by the Chesterfield Canal.
- 2.3.6. Land to the west and north of the Parish is low lying and prone to flooding.

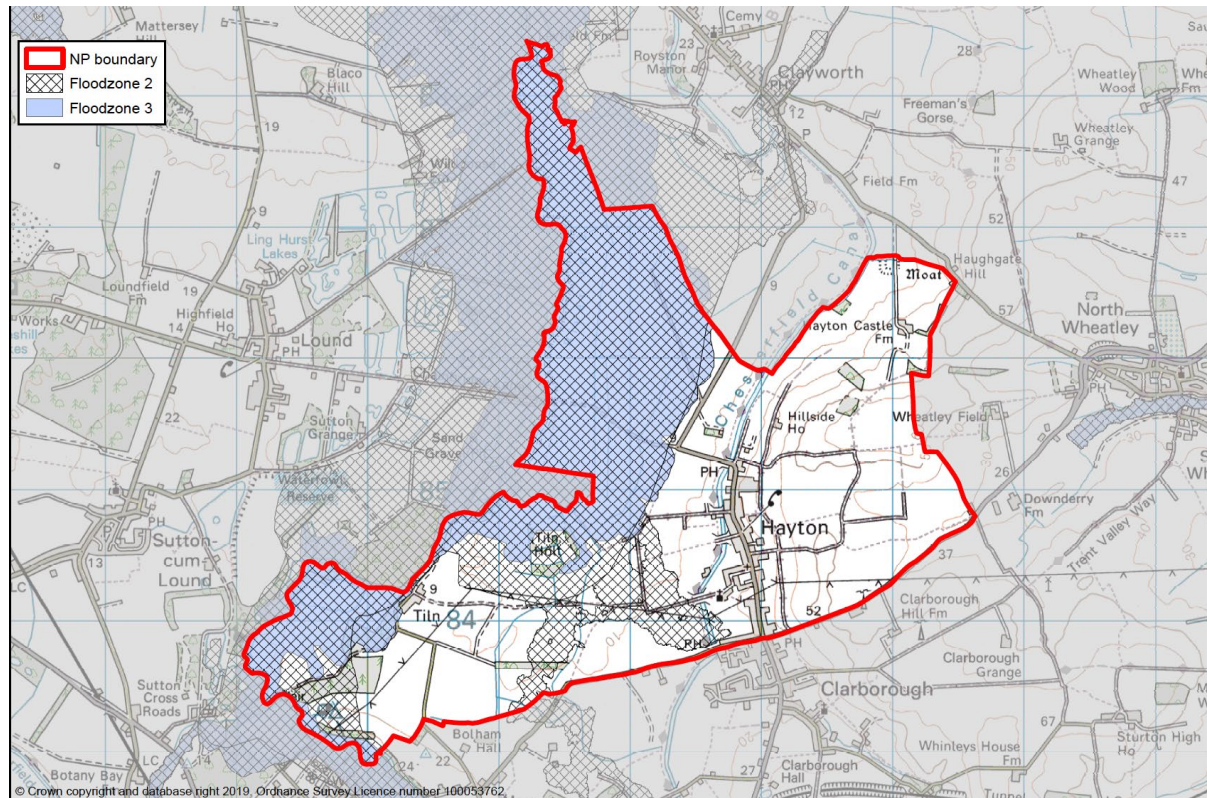


Figure 8: Hayton Parish - Flood Zones

3. Neighbourhood Plan Consultation

3.1. Overview

- 3.1.1. The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation and engagement with the community.
- 3.1.2. An initial consultation was undertaken informally at the time that the Steering Group was evolving in December 2019. This consisted of an opportunity at one of the regular village coffee mornings for residents to note anonymously on a board, using post it notes, what topics they wanted to see considered within the plan. Topics raised included, amongst others, traffic speeds, rural feeling, small housing, support for community events, dog fouling.
- 3.1.3. The topics were used to help inform the areas covered within the Village Questionnaires. These informal responses are summarised within Appendix 20.
- 3.1.4. To inform the preparation of the draft Neighbourhood Plan, two questionnaires were sent out in November 2020, one for households, the other specifically for businesses. Responses to both questionnaires are summarised below.

3.2. Household/Residents Questionnaire

- 3.2.1. The questionnaire was delivered to 150 households in both Hayton and Tiln during the week commencing 2nd November 2020. The closing date for responses was 20th November 2020.
- 3.2.2. In total, 87 responses were received – 58% of the total delivered. Responses were both on-line (50%) and paper (50%). All the responses came from Hayton. There were no responses from Tiln.
- 3.2.3. The responses to the questionnaire have been fully analysed and are summarised in Appendix 2-Village Survey Analysis. In addition, further analysis has been done to identify the strengths, weaknesses, opportunities and threats faced by Hayton Parish (SWOT) - See Appendix 3a-Hayton NP SWOT Analysis.
- 3.2.4. It is the responses to the questionnaire and the subsequent analysis that has been used to determine the objectives, vision and policies for the Neighbourhood Plan. In addition, the NPPF framework is used to provide compliance to Governmental requirements.

3.3. Parish Consultation - Asset Mapping & Character Overview

- 3.3.1. The aim of this consultation was to combine a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick resident's feelings and experiences of a place, rather than just its physical assets. This consultation looked to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character. The findings focus almost entirely on the village area of Hayton.
- 3.3.2. The methodology involved two evidence gathering stages:
- Character Overview Forms: these took account of the characteristics of each Neighbourhood such as Land Use, Development Periods, Physical Boundaries; Administrative Boundaries, etc.
 - Asset Mapping Forms: these aim to help understand the characteristics, the areas usage, the assets of the neighbourhood, the road and transportation system, and any additional features which are valued within the Parish and its community
- 3.3.3. The forms were distributed through the monthly Village Newsletter in July 2021 and followed up by individuals of the Steering Group. Returns totalled 9 Asset Mapping Forms and 25 Character Overview forms. Ages of respondents vary from primary school age to some of the eldest residents.
- 3.3.4. The conclusions from the consultation were that all development will need to consider its impact on the link to the rural surroundings including;
1. Public Rights of Way (protected under National Planning)
 2. Important views should be identified and protected
 3. Community facilities should be identified and protected including both the built environment and public open spaces
 4. Any development should avoid causing harm and should provide support to the continued existence of the playing field, the Village Hall, St Peter's Church, and The Boat Inn.
 5. New development should take account of the existing residential and agricultural feel of Hayton Village and the introduction of adverse design, such as industrial or commercial by nature should be avoided.
- 3.3.5. The survey details and conclusion can be found in Appendix 2a.

3.4. Business Questionnaire

- 3.4.1. Similarly, a questionnaire was sent to all businesses registered in the Parish as well as those (3) which are registered outside the parish itself but have a significant interest within it - mainly those who own or work on the agricultural land.
- 3.4.2. The questionnaire was issued to 23 companies registered in Hayton and Tiln of which 8 companies responded (35%) but unfortunately, some businesses significant to the planning and the development of the Parish did not respond.
- 3.4.3. The responses were similarly analysed and the findings have again been used to determine the objectives, vision and policies of the Neighbourhood Plan.
- 3.4.4. The responses are summarised in Appendix 4-Business Survey Analysis.

4. Key Issues

4.1.1. The key issues that emerge from the studies and surveys undertaken are set out below:

Sustainability Theme	Identified Issues
Social	<ul style="list-style-type: none">● A role of the Plan is to deliver sustainable housing developments. The Plan should aim to deliver high quality new housing in the Parish that is accessible to local people.● The facilities and services present in the village contribute greatly to the quality of life enjoyed by local residents, these should be protected where appropriate.● The Plan should also ensure that any new housing developed in the Parish is providing for any identified local need, such as affordable housing for first time buyers, as well as properties suitable for downsizing for the ageing population particularly in Hayton village.
Economic	<ul style="list-style-type: none">● The Neighbourhood Plan should sustain and enhance the current economic activities within the village to help preserve its social cohesion. The Plan should look to promote local employment opportunities and protect existing facilities serving the local area and the Parish to potentially provide jobs for those unemployed.
Environmental	<ul style="list-style-type: none">● The Plan identifies important Local Green Spaces which can then be designated as such, offering protection from unsympathetic and damaging development proposals. The Neighbourhood Plan seeks to provide where possible for retaining and adding to the range and quantity of open spaces for recreational uses and areas of significant meaning to the Parish.● The Neighbourhood Plan seeks to further identify and ensure the protection and enhancement of any environmental and historical assets located in the Parish.

- 4.1.2. Following the Resident and Business Surveys, an analysis of strengths, weaknesses, opportunities and challenges was carried out to identify the focus areas for developing the plan. This analysis is summarised below;

Strengths
<ul style="list-style-type: none">• Rural location;• Proximity to Retford (and A1) and Gainsborough;• Proximity to open countryside;• Proximity to Clarborough (schools, shop, public houses);• Proximity to Chesterfield Canal;• Footpath network across and between local villages and parishes;• Mixed housing types;• Village Hall;• Established village social structures;• Public House (Boat Inn);• St. Peter's Church;• Long term residents with associated community spirit and volunteering;• Established walking routes with associated visitors;• Established route for narrow boats;• Relatively high standards of care for the Village and Parish;• Village attracts middle aged to elderly, retired people.

Opportunities
<ul style="list-style-type: none">• Manage development over 15 years (via Neighbourhood Plan);• Manage standards of development (via Neighbourhood Plan);• Match facilities to residents' profile and needs;• Enhance country pursuits – walks, views, open space;

Opportunities
<ul style="list-style-type: none"> • Attract more people to country pursuits – equestrian, cycling, boating, fishing; • Promote restoration and/or change of use of farm buildings; • Promote Chesterfield Canal through route for walkers and boating – provide better facilities; • Widen interests and engage more village people for improved community spirit; • Provide more facilities for people visiting the village; • Make better use of brownfield / farm / infill sites by supporting development.

Weaknesses
<ul style="list-style-type: none"> • Linear village – Main Street – no “centre”; • Through route to north and south; • Poor traffic control – volume and associated speeding issues; • No school (proximity to Clarborough); • No facilities – shops (proximity to Clarborough); • Middle aged to elderly population; • Few families with children; • Lack of modern housing; • Ageing housing stock and need for on-going maintenance or renovation; • Low community engagement (despite social structure in place); • Drainage issues; • Lack of diversity in population; • Under utilised facilities – park, Village Hall, St. Peter’s Church; • Increasing volume of heavy haulage vehicles; • Lack of lower priced housing; • Lack of housing for elderly people;

Weaknesses
<ul style="list-style-type: none"> • Village doesn't attract younger people and families.

Challenges and Threats
<ul style="list-style-type: none"> • Flooding – Main Street and land adjacent to Chesterfield Canal; • Poor maintenance of properties and housing stock; • Traffic and speeding; • Over and/or under development; • Failure to maintain the character of the village; • Bassetlaw DC – continual changing of Plans; • Tiln Solar farm (unless it can provide an opportunity – financial and environmental); • Village apathy; • Broadband and telephone issues; • Relatively high house prices; • Community budget constraints – path, road and waterway maintenance; • “Nimby” attitude – opposition to the right type of change; • Failure to attract “committed” residents as properties change hands; • Increasing volume of heavy haulage vehicles; • Risk of disuse, misuse and dereliction of brownfield / redundant sites over time.

4.1.3. This analysis provided a balanced perspective of challenges and opportunities faced by the Parish and provides the foundation for the Plan Vision and Objectives and ultimately the Neighbourhood Plan.

4.1.4. In summary, Hayton Parish has expressed a strong desire to maintain, protect and enhance the existing characteristics of a rural, countryside Parish whilst encouraging greater social cohesion. However, it is recognised that over the period of the plan, changes are inevitable and where changes take place, they are made sympathetically

and proportionally. Near term known changes such as change of use of existing but redundant brownfield and agricultural sites should be made to meet the needs of the Parish. These needs should be reflected in size, type, mix and style of properties which will be reflected in architectural styles but also reflect housing needs in terms of affordability so allowing greater opportunity to attract new residents and allow movement within the Parish particularly through downsizing. The Neighbourhood Plan is seen as the way to manage change and protect the desirable.

5. Guiding Principles, Vision and Objectives

5.1. Guiding Principles

- 5.1.1. The diagram below defines the objectives and principles of the Neighbourhood Plan. These have been derived from the responses provided by people living in the Parish and the principles defined in both the Bassetlaw Core Strategy and the NPPF. The policies defined in this plan seek to maintain and enhance these principles and will enable the Parish to flourish.



5.2. Vision Statement

5.2.1. The Vision Statement derives from the key issues listed in the preceding section, which emerged from the consultation process. The Steering Group developed this Vision for the future of the Parish as the main statement of intent of this Plan.

- *Hayton Parish will be a welcoming and inclusive place for a diverse community of families and individuals, with a strong community spirit, built upon communication and cooperation among residents.*
- *Hayton and Tiln's rural character, open recreational spaces and historic heritage assets will be celebrated, cherished and developed.*
- *Hayton and Tiln will remain immersed within their rural surroundings, with people benefiting from enhanced opportunities to access the countryside and enjoy the tranquil rural landscape. Wildlife sites and ecological corridors within the Parish will be nurtured and protected.*
- *The village will progress, with well-designed, appropriately scaled and reasonably priced residential development linked to the development of in-fill sites, brownfield sites and other sites of land and buildings that have become redundant, whilst not compromising core characteristics of the village and the safety and wellbeing of all residents and visitors.*
- *Local small businesses will thrive off the back of improved telecommunications and transport infrastructure, promoting jobs of the future alongside more traditional activities.*
- *The village will be a pleasant, safe and resilient place to live, with the community actively engaged in on-going adaptations to achieve sustainability for future generations.*

5.3. Objectives

5.3.1. The following objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies.

1. Promote community spirit and social cohesion, creating an interconnected community where residents are active in leading and participating in community activities.
2. Promote more sustainable means of transportation, including walking, cycling and use of buses. Promote improved vehicle parking to improve access and safety.

3. Celebrate the history and distinctive character of the village, conserving and enhancing its built heritage and ensuring that new developments contribute positively to its character and appearance.
4. Enable residential development of appropriate scale, form and type in appropriate locations within the village.
5. Enable development of a range of houses that responds to the needs of a diverse population, ensuring appropriate accommodation is available for households of different ages and incomes.
6. Provide for employment opportunities in the Parish, including small businesses, working from home opportunities, as well as more traditional activities such as agriculture.
7. Promote the development and long-term sustainability of community-oriented commercial activities and community facilities.
8. Preserve and maintain the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.
9. Protect the rural countryside, including particular views over the landscape, both during the day and at night.
10. Preserve existing green features and plan for the future greening of the village.
11. Protect ecological corridors and wildlife sites in the Parish, achieving harmony between human socio-economic development and natural environment quality.
12. Improve broadband and mobile phone connectivity.
13. Improve resilience to flooding and climate change, ensuring the safety of people and properties and improved access to utilities for existing and new development.

6. Further Evidence

- 6.1.1. A number of evidence base reports have also been produced to support the information required to create the Neighbourhood Plan. These include:
- Design Guidance and Codes Assessment - Appendix 5.
 - Housing Needs Assessment - Appendix 6.
 - Green Infrastructure and Local Green Space Assessment - Appendix 7.
- 6.1.2. The Design Guidance and Codes Assessment was produced for the Steering Group by AECOM¹ and defines the profile and characteristics of Hayton village and provides recommendations on best practices in housing development to maintain the essential needs and characteristics of the village into the future.
- 6.1.3. The Housing Needs Assessment was produced for the Steering Group by Locality and the report assesses the housing mix and availability within Hayton and measures that against norms for the district and nationally. The report provides recommendations on how the mix of houses on any new development should reflect affordability and tenure to reflect both local and district needs.
- 6.1.4. The Steering Group received input from a proportion of the residents of Hayton which was used to create a profile of the key assets and character of the village (Appendix 2a). This provided information on the key aspects of the village which create its character and uniqueness. In addition, the physical characteristics of the Parish, key features and aspects were identified which were used to address the Neighbourhood Plan policies. The results of this consultation provide an assessment of the most important views in the Parish.
- 6.1.5. The Neighbourhood Plan Steering Group also produced an assessment of Green Infrastructure and Local Green Spaces proposed for designation. This report identifies all non-farm open spaces either public or private to provide a detailed, environmental green space perspective of the Parish. The report also designates areas within the Parish for protection from change and development.

¹ This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. The document is paid for by grant from Locality to Hayton PC.

7. Neighbourhood Plan Development Policies

7.1. Introduction

- 7.1.1. The Neighbourhood Plan Policies will be used to aid the delivery of development in Hayton Parish up to 2038. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in Bassetlaw District Council's Development Plan.
- 7.1.2. If the National or District policy position changes before 2038 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within the village are unnecessary. However, if it can be shown that local demand has increased or that there is community support for further growth or that the potential alternative to housing development will adversely impact the vision, objectives and policies of this plan, then the Plan will be reviewed.
- 7.1.3. When development is proposed within Hayton and Tiln, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in the National Planning Policy Framework (NPPF) and Bassetlaw District Council's Development Plan.

7.2. Sustainable Development and Water Management

Justification

- 7.2.1. Policy 1 has regard to the NPPF's presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that by planning positively, support for local development and the shaping and directing of development adjacent to the built-up area can enhance and encourage on-going, future sustainability.
- 7.2.2. Furthermore, by setting out a positive vision for the future of the area and by taking account of the different roles and character of different areas, the policy has regard to the core planning principles in the NPPF (Paragraph 15). The Policy recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities, and by seeking to contribute to conserving and enhancing the natural environment.
- 7.2.3. The policy has regard to promoting sustainable development and to delivering a wide choice of high-quality homes in rural areas by promoting sustainable development within or adjacent to the village. Policy 1 has been developed for Hayton. Other than for minor and domestic proposals, development in Tiln would not be sustainable.
- 7.2.4. The policy has regard to NPPF requirements to conserve and enhance the natural environment by not supporting development that is not well-connected to the current built form of the village except where it is necessary or suited to a countryside location or consistent with local Development Plan policies for local landscape protection and the protection of the natural environment. (Paragraph 174e and 180 a & d of the NPPF).
- 7.2.5. Policy CS5 of the Bassetlaw Core Strategy 2011 designated Hayton Parish as a Local Service Centre where development will be 'with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth.'
- 7.2.6. The emerging Bassetlaw Local Plan proposes that a percentage of the housing growth required across the District will be delivered in rural Bassetlaw, of which Hayton Parish is part. Hayton is identified as an "Eligible Small Settlement" with a minimum 5% growth target, equating to 8 dwellings over the plan period to 2038. Policy ST2 indicates support for additional residential development will only be supported if certain criteria are met.
- 7.2.7. The Steering Group investigated the optimum demarcation boundary to support maximum sustainability for housing development. This demarcation was established by defining the maximum convenient walking distance to local facilities such as schools and the nearest shop etc. This could avoid the increased use of motor vehicles to travel to these facilities. A widely accepted estimate of the maximum time most

people are likely to consider acceptable for walking to local facilities is 15 minutes, equating to about 800 metres. The closest cluster of local facilities (primary school, shops, post office) for residents of Hayton is in the northern part of Main Street, Clarborough. Measuring the most direct walking route, the points 800 metres from Clarborough School and Clarborough Post Office are both just south of Hayton Village Hall, Main Street. Taking the encouragement of active travel as a key component of sustainability in relation to the location of new development, it is considered that any houses built within this demarcated distance would provide a more sustainable solution than houses built outside this area: people living in those houses would be more likely to choose to walk to local facilities than to drive to them (see Appendix 11).

- 7.2.8. The Neighbourhood Plan process has allowed people to more fully engage and recognise the implications of housing allocations. This includes the viability of existing community facilities, the impact on social cohesion of the village and the impact of currently not offering a suitable variety of houses that are affordable and of suitable size and type to attract families or enable those wishing to downsize within the Parish to downsize.
- 7.2.9. In addition to housing development on allocated site(s) there may be infill sites that become available either through subdivision or demolishing existing buildings that, by their number and nature, cannot be identified at this time. It is imperative that any development would not result in harm to the rural character of the Plan area.
- 7.2.10. Hayton Parish Council is a statutory consultee on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and Bassetlaw District Council's Development Plan. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social, and environmental conditions for the whole Parish.

Policy 1a: Sustainable Development

1. Development proposals in Hayton should contribute to this Parish becoming an increasingly sustainable place to live. To that end:
2. The following types of development will be supported:
 - a) **Housing** that meets local needs and utilises existing buildings or previously developed land.
 - b) **Business development** that provides for local and rural employment without impacting negatively on local amenities
 - c) **Services and Facilities** that meet the needs of the local residents within a reasonable distance, whilst being in keeping with the rural village environment
 - d) **Infrastructure** to meet the community's needs for access and communications, energy, health and sanitation, education, culture, leisure and recreation.
3. As appropriate to their scale, nature, and location, development proposals should contribute to:
 - a) the ability of people living in Hayton and Tiln to access employment, education and other services and facilities that they require frequently through active travel (e.g. walking and cycling),
 - b) the net elimination of carbon emissions resulting from local uses of energy for transport, domestic, business and other requirements;
 - c) reducing use of non-renewable resources in construction and building-maintenance;
 - d) reduction of waste including the management of site soil waste;
 - e) water efficiency, incorporating water efficiency and re-use measures;
 - f) the Parish of Hayton and Tiln providing a healthy, safe, attractive, and distinctive environment that supports the physical, social and economic wellbeing of the local community.

- 7.2.11. Water efficiency is a key part of sustainable development and is required by the NPPF (Paragraph 153) to be considered in new developments for both the mitigation of climate change and the protection of water resources.
- 7.2.12. As referred to in paragraph 2.3.6 and the Flood Zones map at Figure 8, much of the Parish is at significant risk of flooding (areas in Flood Risk Zones 2 and 3). Mostly, that risk is associated with the main watercourses that flow through the low-lying parts of the Parish - the River Idle, the Chesterfield Canal and a number of Drains. Other parts of the Parish may also be at risk of surface-water flooding from time to time, as a result of heavy rainfall events and ground saturation, and it is likely that such risk may increase due to climate change. The following policies seek to manage and minimise the risks of flooding in relation to further development in the Parish.
- 7.2.13. On the subject of surface water drainage, 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”
- 7.2.14. This need for lower water consumption standards for new developments is supported by the Government. In December 2018, the Government stated the need for 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. It is recommended that all new developments consider:
- Single flush syphon 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.

Policy 1b: Sustainable Water Management

Water Efficiency

1. 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.

Surface Water

2. New developments should demonstrate that all surface water discharges will be dealt with in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Sustainable Drainage Systems

3. Proposals for major development should make adequate provision for the inclusion and integration of sustainable drainage systems for the management of surface water run-off. In that context, it must be demonstrated that due consideration has been given to all four areas of good sustainable drainage systems design: quantity, quality, amenity and biodiversity.
4. 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.
5. 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.
6. Exceptionally, in instances where the use of sustainable drainage systems is shown to be inappropriate, development will only be supported if a suitable and acceptable alternative approach to drainage is proposed.

7.3. Delivering Good Design

Justification

- 7.3.1. Policy 2 requires new development to reflect the character of Hayton and Tiln, by setting out general criteria on form and scale, visual interest, soft boundary treatments and sympathetic design of parking and storage, and by requiring contextual analysis and compliance with the Design Guidance and Codes for Hayton. In doing so, the Policy has regard to the core planning principles in the NPPF.
- 7.3.2. In particular, the Policy takes account of the different roles and character of different areas, recognising the intrinsic nature and beauty of the countryside and supporting thriving rural communities within it. By requiring connectivity to the centre of the village including, where practicable, safe walking routes, the Policy has regard to NPPF core principle to actively manage patterns of growth that make the fullest possible use of public transport, walking and cycling.
- 7.3.3. By ensuring new development reflects the character of Hayton and Tiln, and by requiring contextual analysis and compliance with the Design Guidance and Codes for Hayton Policy 2 has regard to provisions in the NPPF requiring good design, specifically paragraph 126 (great importance is attached to good design), as well as paragraph 127 (Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development).
- 7.3.4. In accepting the development levels proposed in BDC's Development Plan, the community requires that the density of schemes is in keeping with the existing built-up area. The NPPF advises that housing density should reflect local circumstances and BDC's Core Strategy Policy DM5 advises that development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area. (Paragraph 61, 78-80 of the NPPF).
- 7.3.5. BDC Core Strategy Policy DM5 also requires development proposals to 'reflect the specific characteristics [densities] of the site and its surrounding area (concerning both built form and landscape)'.
- 7.3.6. From the comments collected from local consultation in November 2020, there was a common view about housing design, layout and parking in the village. Local people expressed a need for different house sizes to suit different demographics in the village. Furthermore, the community expressed that the design and quality of housing should be in keeping with the current housing stock. Policy 2 addresses these factors by defining principles which will benefit the design and layout of housing in Hayton and Tiln.

Policy 2: Delivering Good Design

1. Development proposals should respond positively to the established character of the part of the parish in which it is to be located and should be consistent with design principles and the relevant character assessment in the Design Guidance and Codes for Hayton Parish (Appendix 5). Development that does not meet these requirements will not be supported.
2. In addition, and as appropriate to their scale, nature and location new homes and non- residential buildings in which people will work should:
 - a) be designed to help reduce greenhouse gas emissions; and
 - b) provide adequate provision for off-street parking, at a scale appropriate to the type and size of development (in accordance with current standards applied by the Local Planning Authority), the secure storage of bicycles, and the charging of electric vehicles.

7.4. Residential Development

Justification

- 7.4.1. By seeking to support and regulate sustainable and appropriate development, Policy 3 aligns with paragraph 68 of the NPPF.
- 7.4.2. By providing clear, evidence-based indications on density standards, the Policy supports the NPPF provision to optimise the density of development contained in paragraphs 124 and 125 of the Framework.
- 7.4.3. By supporting the development of infill sites, brownfield sites and other land and buildings that have become redundant, the Policy has regard to the NPPF provision to “promote and support the development of under-utilised land and buildings” [NPPF Paragraph 120 (d)], and the use of brownfield sites within settlements, in line with paragraph 121.
- 7.4.4. Finally, by supporting design and specifications that complement the local character, the Policy has regard to the NPPF provision for high-quality design, as explained in the justification text of Policy 2 of this Neighbourhood Plan.
- 7.4.5. By supporting good quality design and appropriate density in infilled windfall sites, the Policy has regards for the provision contained in the Bassetlaw Core Strategy 2011, in particular, Policy DM4 and DM5.
- 7.4.6. The redevelopment and re-use of brownfield properties is also a policy objective of the emerging Bassetlaw Local Plan. The Policy also has regard to the key points of Policy ST35 Design in regard to appropriate housing density.
- 7.4.7. Over the period of the plan, it is possible that, as land use changes from agricultural or light industrial (brownfield), more sites become redundant. Whilst this may come forward for development, the alternative conversion of such sites to green spaces or biodiverse spaces would be acceptable. However, it is also recognised that some brownfield sites may not be capable of being converted into green spaces or used for biodiversity as the previous use may hinder the site from developing actual biodiversity value.
- 7.4.8. Developments should encourage social cohesion but should not have a detrimental impact on the character of the area. The community of Hayton Parish has clearly expressed the desire to protect the current character of the village while allowing for sustainable growth to meet local needs in the Parish. Allowing for redevelopment of previously developed land and “infill” plots will provide additional residential opportunity in locations and ways that promote social cohesion.
- 7.4.9. Residents have also expressed a strong desire for any new housing delivered in the Parish to reflect local needs, particularly the demand for housing suitable for the

elderly to reflect the ageing population, in addition to starter homes needed for young families and individuals/couples.

- 7.4.10. Since 2011 there has been a Hayton Village Development Boundary, as defined in the Bassetlaw Core Strategy. This is a boundary that is intended to demarcate land that is available and acceptable for development and land that is not available for development.
- 7.4.11. Policy ST2 of the emerging Bassetlaw Local Plan provides scope for development extending beyond the Village Development Boundary if it has local community support, demonstrated either by:
- inclusion in a Neighbourhood Plan; or
 - by clear support of the community when consulted on a particular application.
- 7.4.12. The Steering Group performed a strategic review of the 2011 Development Boundary in August 2022. Changes were made to amend various anomalies where the boundary line;
- Intersected buildings;
 - Did not account for extensions built since 2011;
 - Did not align with logical boundary lines.
- 7.4.13. The review resulted in a revised Development Boundary being agreed for inclusion in this Neighbourhood Plan (See Figure 9).
- 7.4.14. It is recognised that, over time, circumstances may change which require modification of the development boundary subject to meeting the following criteria;
- a) Where changes to land or buildings adversely affects the character and spaces within the village;
 - b) Where redundant land/or property puts village spaces and buildings at risk of vandalism, trespass or occupation, or deterioration that may cause health and safety issues; or
 - c) Where there are alternative use proposals that meet the relevant policies of this Neighbourhood Plan.
- 7.4.15. The development boundary will be reviewed as part of the periodic review of the Neighbourhood Plan, and may be modified to take into account any such circumstances.
- 7.4.16. Site-specific policies for Corner Farm and Church Farm are detailed in Sections 7.13 and 7.14 of the Plan respectively.

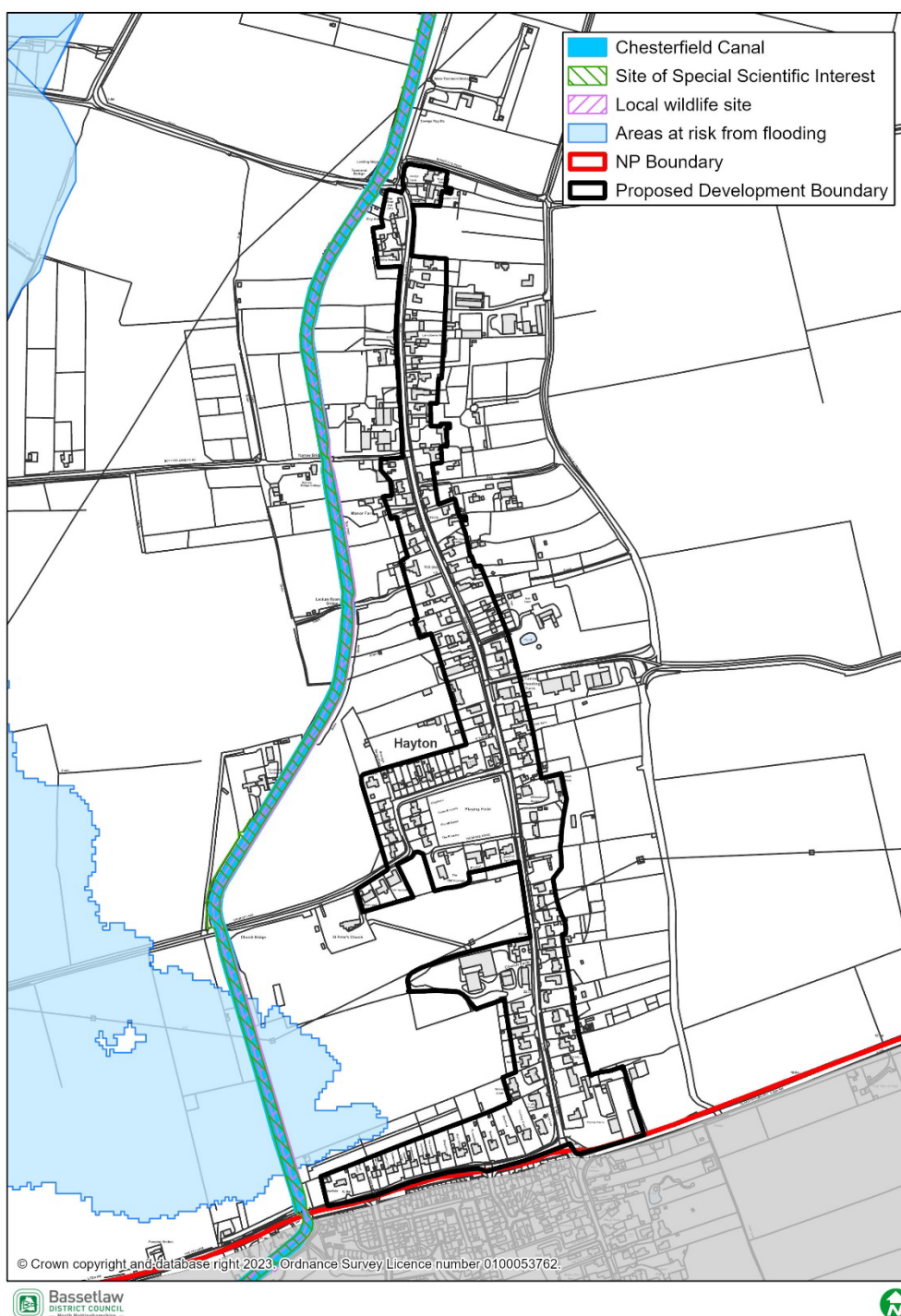


Figure 9: Revised Hayton Development Boundary

Policy 3: Residential Development

1. Proposals for residential development within the development boundary of Hayton village will be supported where:
 - a) they meet the requirements of Policy 1 and Policy 2, and are in all other respects consistent with other policies in this Plan; and
 - b) the proposed development can be accommodated in the village without causing unacceptable harm to the amenities of residential properties in the immediate locality.
2. As appropriate to their scale, nature, and location, development proposals for residential development in the development boundary should:
 - a) respect the existing linear settlement pattern and preserve and enhance the character of streets and spaces by considering local context.;
 - b) integrate and overlook the existing paths, streets, and circulation networks;
 - c) reinforce or enhance the established character of streets, greens, and other spaces;
 - d) harmonise with and enhance the village settlement in terms of planting, verges, fencing; hedgerows and plot pattern;
 - e) retain and incorporate important existing features such as mature trees;
 - f) enhance and reinforce the property boundary treatment with high quality materials that match neighbouring properties;
 - g) adopt contextually appropriate materials and details for the building itself;
 - h) incorporate necessary services and drainage infrastructure without causing harm to retained features or adjacent properties;
 - i) protect the natural flow and natural environment of watercourses;

(continued overleaf)

- j) ensure all components of the development (including buildings, access points, parking and gardens are well-related to each other and do not detract from the quality of the overall street-scene;
 - k) support innovative design and eco-friendly buildings whilst respecting the architectural traditions of the area in which they are located;
 - l) be built in a neighbourly way showing consideration for adjacent properties, including building lines; building height; massing and boundary treatments.
3. Where the proposal involves the conversion of a farm building, the development should respond positively to the relevant elements of the Design Guidance and Code and, where appropriate, maintain and enhance the style, format, and features of the original building.
4. Extensions and alterations to residential and other buildings, and the development of buildings for purposes ancillary to the existing authorised use of an existing building, will be supported within the Development Boundary where they relate positively to the development principles set out elsewhere in this policy.

7.5. Local Employment

Justification

- 7.5.1. The National Planning Policy Framework requires planning authorities to ‘allow for new and flexible working practices (such as live-work accommodation)’. As that requirement has not been directly interpreted into a Core Strategy policy by BDC, this Neighbourhood Plan makes some provision through this policy.
- 7.5.2. This can be done by encouraging mixed-use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and promotes Hayton Parish as a place in which to live, shop and work. Increasing activity in the daytime in the village also supports local businesses.
- 7.5.3. BDC’s Core Strategy Policy CS8 already supports proposals that would deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses’ within the Plan Area.
- 7.5.4. Any review of the potential redevelopment of sites where housing is excluded (i.e. a potential option for both Church and Corner Farms) would be in accordance with BDC’s Policy DM7 of the Core Strategy which has a presumption to protect employment sites for economic development purposes. This Neighbourhood Plan supports this approach. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish. Employment and businesses in Hayton and Tiln relate mostly to agriculture, equestrian activities, provision of local services and hospitality and logistics. There also appears to be a growing number of home-based working and businesses of various types, generally making use of online technology / teleworking.
- 7.5.5. Land for commercial development to support the local economy is supported on redundant “brownfield” land.
- 7.5.6. The Neighbourhood Plan supports continual improvement in electronic and wireless communication capabilities for residential and personal use but especially to enable and attract on-going and new business activities.
- 7.5.7. Policy 4 sets out the context for economic development in the parish. It offers support to new business development and has regard to Section 6 of the NPPF. The policy identifies the type of development which will be supported in Hayton and elsewhere in the parish.

Policy 4: Local Employment

1. Development proposals for commercial use of existing buildings within the settlement boundary of Hayton will be supported subject to the following criteria:
 - a) they maintain the form, character, and appearance of traditional buildings;
 - b) they will not cause unacceptable harm to the amenities of adjacent residential properties;
 - c) they provide for the necessary levels of off-street car parking; and
 - d) they can be satisfactorily accommodated in the local highway network.
2. Elsewhere in the neighbourhood area, proposals for the development and diversification of agricultural and other land based rural businesses and sustainable rural tourism and leisure development will be supported which:
 - a) respect the character of the countryside;
 - b) will not cause unacceptable harm to the amenities of adjacent residential properties;
 - c) provide for the necessary levels of off-street car parking; and
 - d) can be satisfactorily accommodated in the local highway network.

7.6. Community Facilities

Justification

- 7.6.1. The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities and policies that prevent the reduction of community service and facilities offered unless it can be demonstrated the non-viability of such facilities. Although the NPPF does not define what constitutes community facilities, it provides a series of examples to clarify the concept (local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.).
- 7.6.2. Paragraph 93 of the NPPF identifies the importance of planning for the facilitation of social interaction and creating healthy, inclusive communities.
- "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."*
- 7.6.3. Policy CS7 of Bassetlaw District Council's Core Strategy further emphasises the importance of community facilities and their role in maintaining Hayton Parish role as a Local Service Centre. Policy CS8 requires community facilities outside of the Development Boundary to be of a scale appropriate to the village and to have community support.
- 7.6.4. Hayton Parish's important community facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. Most residents identified the Convenience Store and Post Office in Clarborough as essential facilities to support Hayton village. From the comments collected from local consultation in November

2020, local people expressed concerns about the potential loss of community facilities in Hayton and Tiln and the needs to conserve and enhance the community facility infrastructure in the village. Policy 5 addresses these factors by a principle of actions which will benefit the future of community facilities in Hayton and Tiln.

7.6.5. Community Facilities in Hayton village are identified in Figure 10 and listed below:

1. Hayton Village Book Exchange (Main Street)
2. Hayton Village Hall
3. Hayton Village Playing Field
4. St.Peter's Church
5. The Boat Inn (Public House)

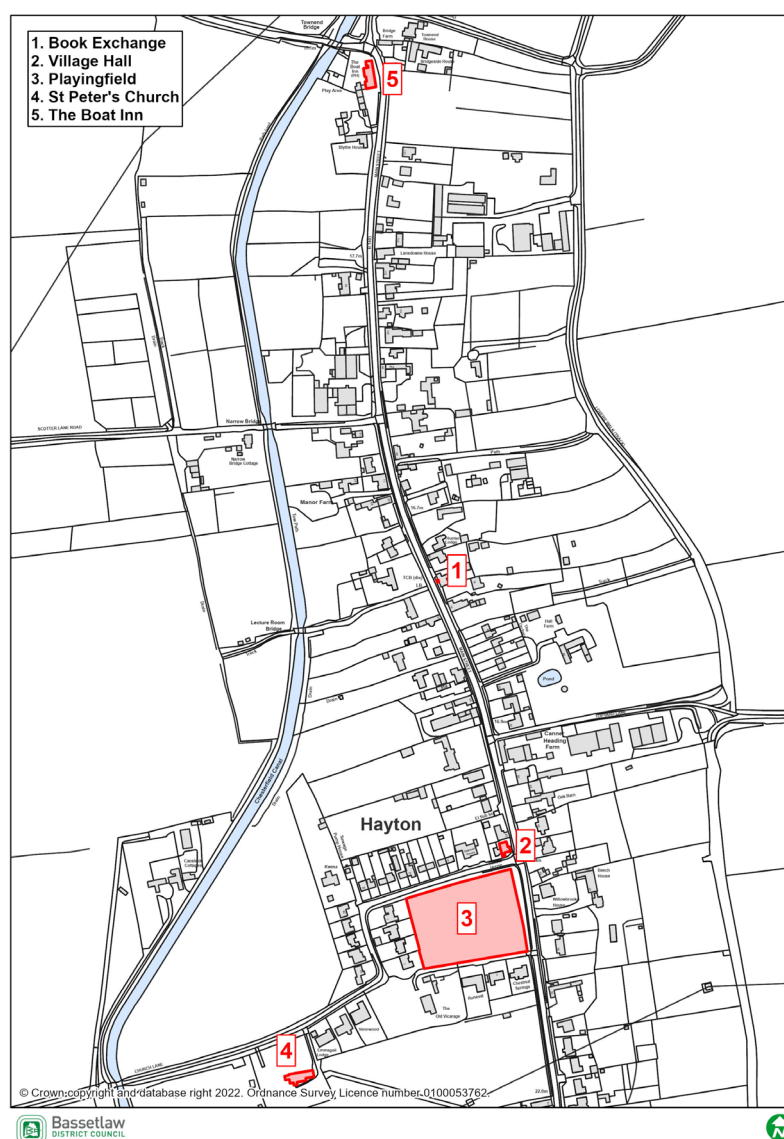


Figure 10: Hayton Village - Community Facilities

- 7.6.6. It is proposed that the above listed community facilities will, where appropriate, be nominated as Assets of Community Value.
- 7.6.7. Policy 5 addresses this important matter. It sets out specific circumstances where development proposals for the loss of a key community facility may be appropriate. Any planning applications which argue that the first circumstance applies (not fit for purpose and not viable to be redeveloped or used for a new community facility) should be accompanied by relevant information about attempts to dispose of the facility for an alternative community use at a market price which reflects the existing community use of the premises. The marketing of the facility should be for a minimum of six months.

Policy 5: Community Facilities

1. The Plan identifies key community facilities as follows:
 1. Hayton Village Book Exchange (Main Street)
 2. Hayton Village Hall
 3. Hayton Village Playing Field
 4. St.Peter's Church
 5. The Boat Inn (Public House)
2. Development proposals which would involve the loss or the change of use of a key community facility will only be supported where:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be re-used/redeveloped for a new/alternative community facility; or
 - b) the service provided by the facility is met by alternative provision that exists within close proximity to the community; or
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or off-site location.

7.7. Historic Environment

Justification

- 7.7.1. When considering the impact of a proposed development on the significance of a designated or non-designated heritage asset, great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.
- 7.7.2. Note: A copy of the "Hayton History Book 1762-1914" by Rosemary Anderson (1985) is included in the appendices to this plan (Appendix 1).
- 7.7.3. Of particular historical importance is Hayton Castle Farm where the Moat is classified as a Scheduled Ancient Monument (Fig.13) and an Unregistered Park and Garden. Evidence of settlement on this site dates back to mediaeval and possible prehistoric times. The site is a landscaped park on the edge of Hayton parish containing a mediaeval moated house site (a Scheduled Ancient Monument), a mid-18th century farmhouse and later barns (grade II listed), various archaeological features of significance and a range of mature/specimen trees (see Appendix 19).
- 7.7.4. 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. The following maps (Figures 11a, 11b, 11c, 12, and 13) highlight these assets.
- 7.7.5. Heritage Assets in Hayton Parish
- Grade I Listed
 - 1. Church of St Peter
 - Grade II Listed
 - 2. War Memorial at St Peter's Church
 - 3. The Old Vicarage
 - 4. Church Farm - House, Storehouse & Pigeon Cote
 - 5. Church Farm - Barn to NE of House
 - 6. Hall Farm - Outbuildings and Barn
 - 7. Blythe House - Pigeon Cote
 - 8. Hayton Castle Farm – Cottage
 - 9. Canal Bridge No. 62, Smeath Lane

10. Canal Bridge No. 64, Lecture Room Footpath No. 13

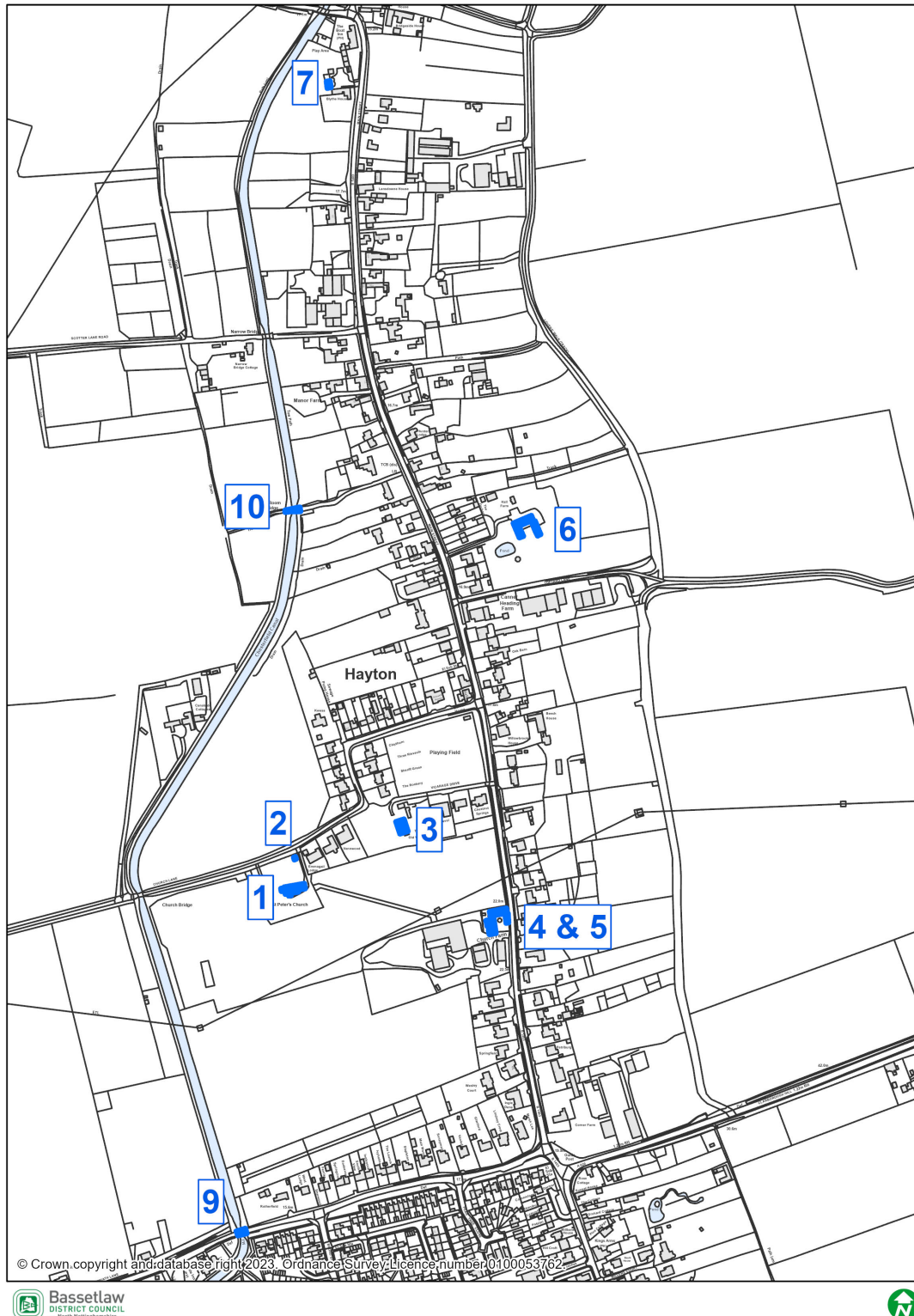


Figure 11a: Listed Buildings - Hayton Village

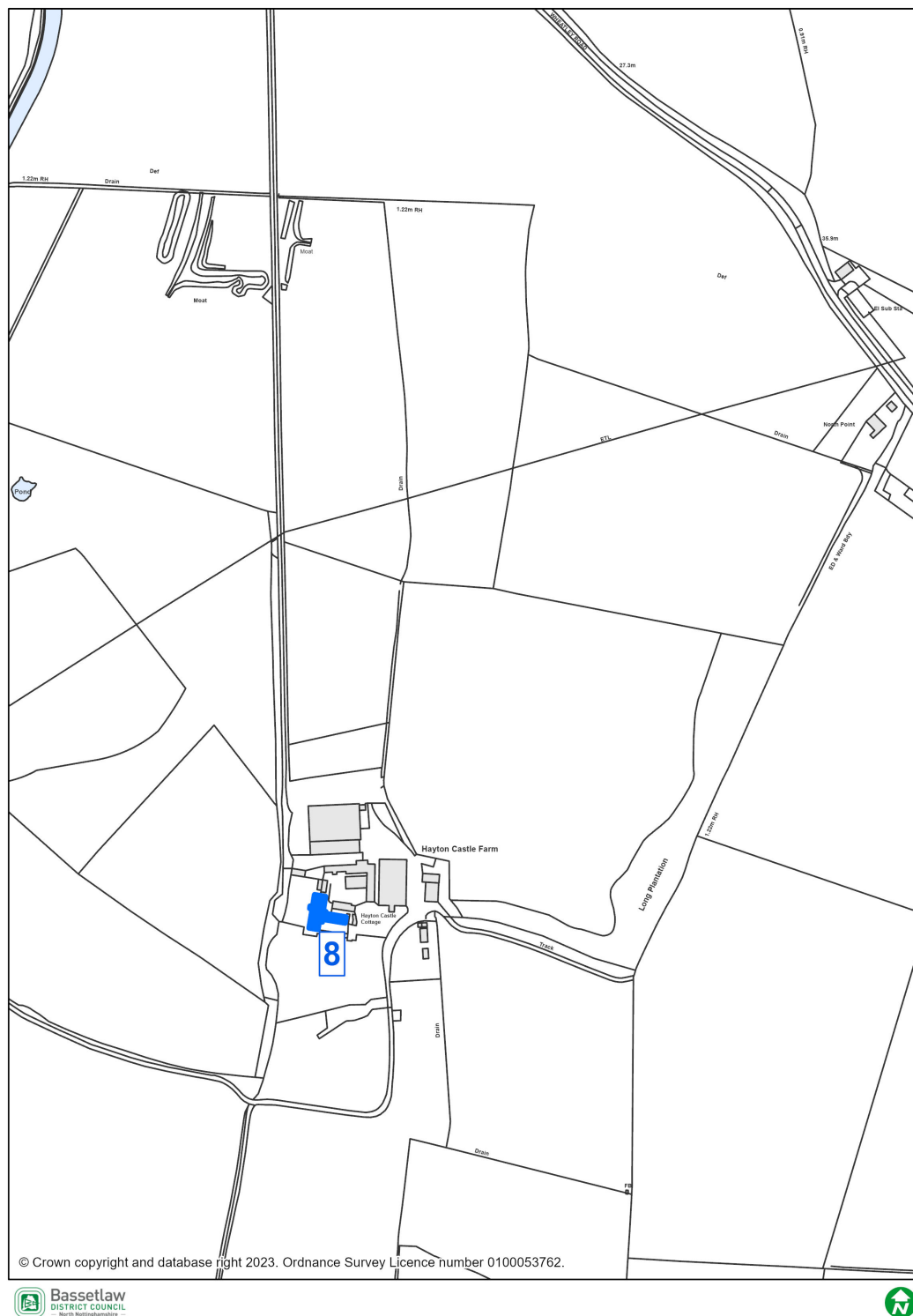


Figure 11b: Listed Buildings - Hayton Castle Farm

Scheduled Ancient Monument:

- The Moat - Hayton Castle (see Fig.13)

Unregistered Park and Garden:

- Hayton Castle

Non-designated heritage assets:

- Corner Farm, Main Street
- Croft House, Main Street
- Village Hall, Main Street
- Chapel House, Main Street
- Oak Barn, Main Street
- Rose Bank, Main Street
- 50 Main Street
- Canner Heading Farm, Main Street
- Yew Tree House, Main Street
- Laburnum House, 55 Main Street
- Jason's Mount & Outbuildings, Main Street
- Farm Buildings at Manor Farm, Main Street
- Walnut Cottage, 90 Main Street
- 96 & 96a Main Street
- Sutton View, 102 Main Street
- Blythe House, Main Street
- The Boat Inn, Main Street
- Bridge Farm, Main Street

- 7.7.6. Please note that the above list of buildings was provided by Bassetlaw District Council in May 2022, these having been identified in accordance with the District Council's approved criteria. Non-designated heritage assets can be identified at any time in the planning process so the list can change over time. The absence from this list does not mean a building/site would not comply with the criteria if assessed. For an up-to-date list, contact the Conservation Team at Bassetlaw District Council.

Hayton

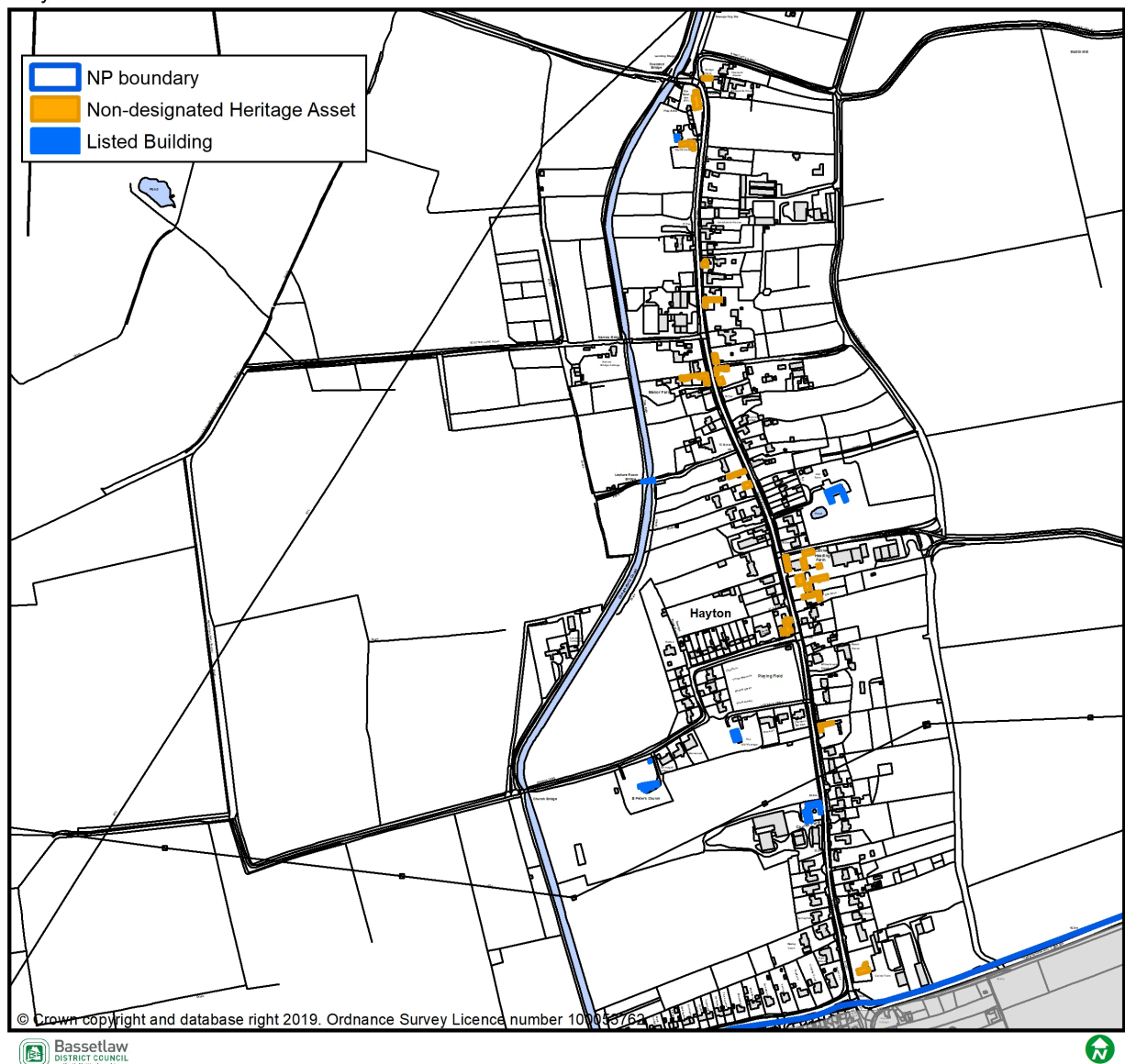


Figure 11c: Non-designated Heritage Assets including Listed Buildings - Hayton Village

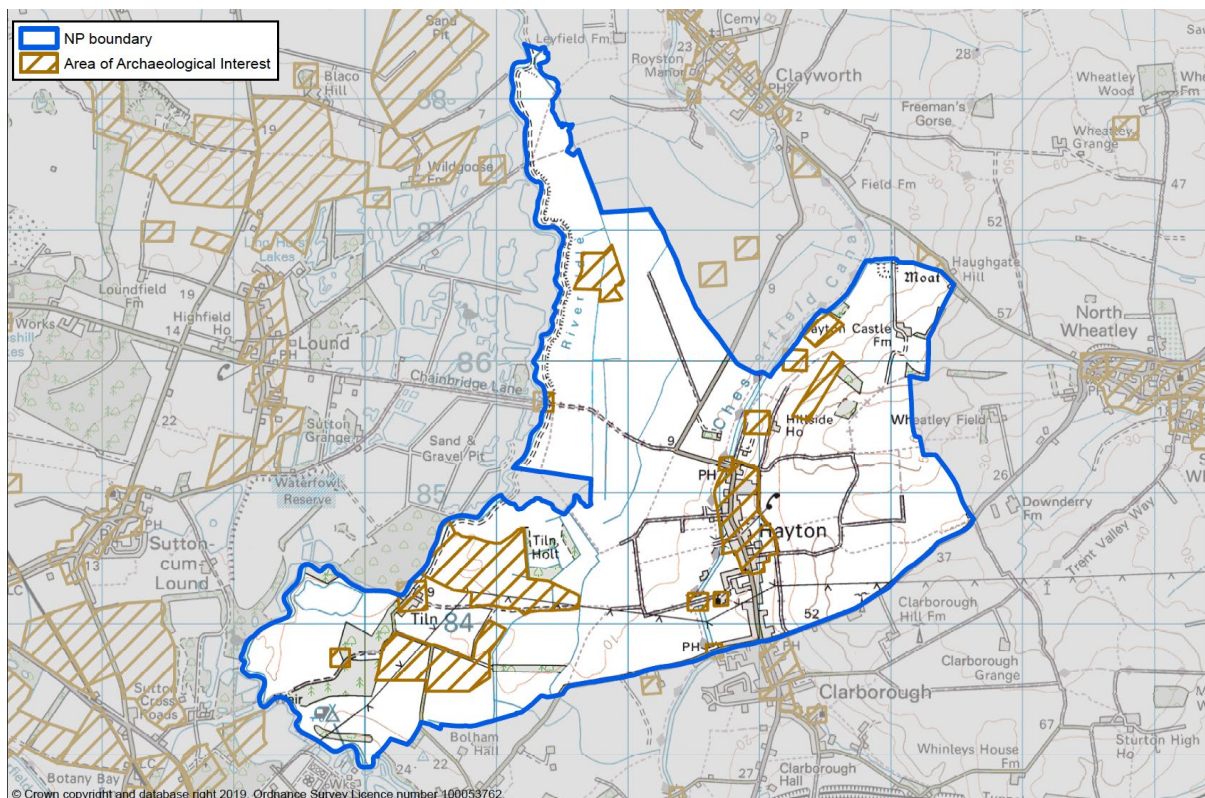


Figure 12: Sites of Archaeological Interest

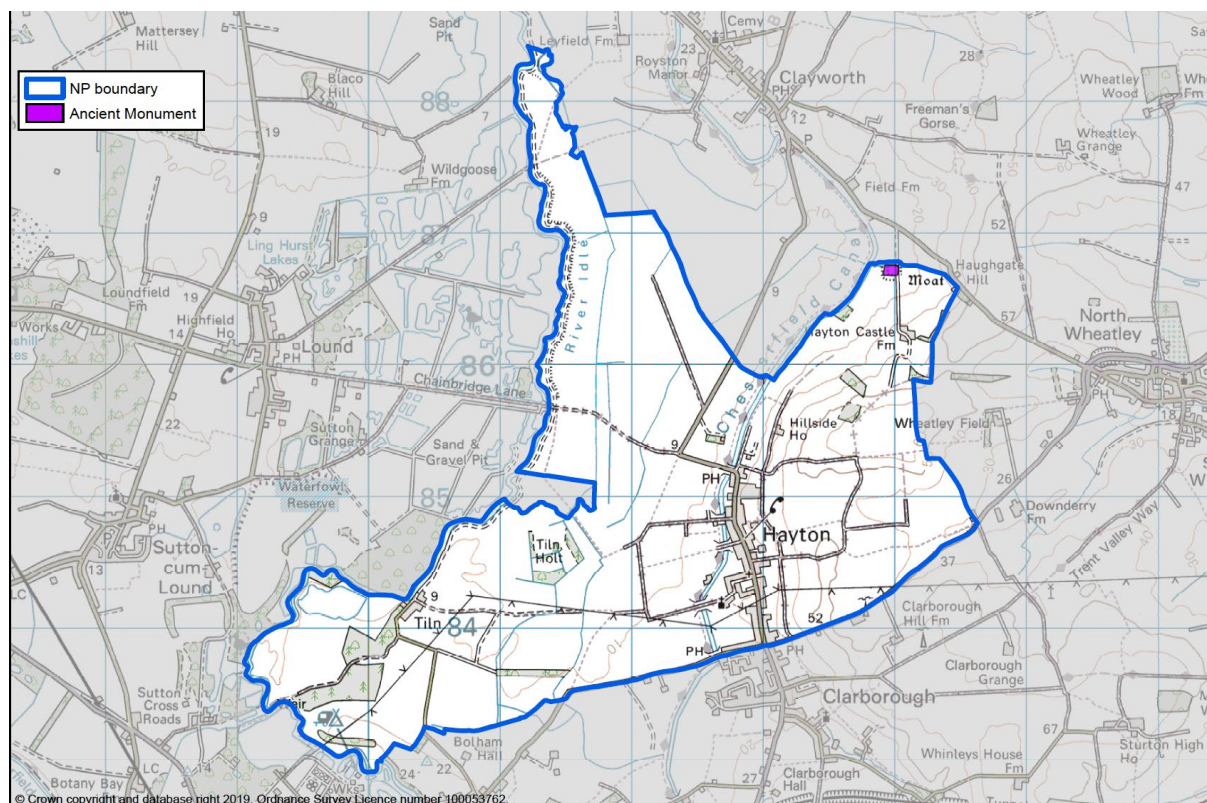


Figure 13: Schedule Ancient Monuments - Hayton Castle Moat

- 7.7.7. The first part of Policy 6 comments about designated heritage assets. They are described in paragraph 7.7.5 of the Plan. The policy applies the national approach in the NPPF to these assets.
- 7.7.8. The second part of the policy identifies a series of non-designated heritage assets in the parish. It then applies the national approach set out in paragraph 203 of the NPPF.
- 7.7.9. Some of the assets addressed in the context of Policy 6 are also affected by the Important Views identified in Policy 10. The impact of the two policies will be considered in the round in determining relevant planning applications.

Policy 6: Historic Environment

1. Development proposals which would affect a listed building or its setting will be determined based on the contents of Section 16 of the NPPF.
2. The Plan identifies the following non-designated heritage assets:
 - Corner Farm, Main Street
 - Croft House, Main Street
 - Village Hall, Main Street
 - Chapel House, Main Street
 - Oak Barn, Main Street
 - Rose Bank, Main Street
 - 50 Main Street
 - Canner Heading Farm, Main Street
 - Yew Tree House, Main Street
 - Laburnum House, 55 Main Street
 - Jason's Mount & Outbuildings, Main Street
 - Farm Buildings at Manor Farm, Main Street
 - Walnut Cottage, 90 Main Street
 - 96 & 96a Main Street
 - Sutton View, 102 Main Street
 - Blythe House, Main Street
 - The Boat Inn, Main Street

(continued overleaf)

- Bridge Farm, Main Street

3. In determining development proposals that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

7.8. Green and Blue Infrastructure and Biodiversity

Justification

- 7.8.1. The NPPF requires planning positively for the creation, protection, enhancement, and management of networks of biodiversity and green and blue infrastructure. National Planning Policy Framework (2021) paragraph 174 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;*
- 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 air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”*

- 7.8.2. This Neighbourhood Plan fully supports the objective of achieving greater sustainability in all future development activities. This includes promoting sustainable transport, sustainable housing, water management, enhancing the natural environment and promoting healthy communities.

- 7.8.3. For the purposes of this policy:

- Green Infrastructure refers to natural and semi natural spaces, places, and habitats; open spaces used for recreation and amenity purposes which are

wholly or mainly free of buildings and other structures; green lanes, bridleways and other unsurfaced routes and rights of way.

- Blue Infrastructure refers to the natural and semi-natural areas of urban water infrastructure including the ponds, lakes, streams, rivers and sustainable drainage schemes found within the parish area.

- 7.8.4. Bassetlaw Core Strategy Policy DM9 (C) – “Landscape Character” requires that new development proposals in and adjoining that countryside should be designed to be sensitive to their landscape setting.
- 7.8.5. Bassetlaw’s Green Infrastructure Study May 2010 describes the assets in the Plan area, identifying components of the existing green infrastructure network for the district. Assets are divided into nodes (for discrete features, e.g. parks) and corridors (for linear features, e.g. watercourses). Minor nodes and corridors ‘represent features which have high potential to deliver great value through increases in their accessibility to all users, facilities provision or habitat value.’
- 7.8.6. Recommendations in the Landscape Character Appraisal Study are to be used to maximise the opportunities highlighted in the Green Infrastructure Study. The protection of Landscape Character and the support for development proposals that make a positive gain to the area's green infrastructure as cited in BDC’s Policy DM9 are also expected to apply.
- 7.8.7. When selecting areas of Green and Blue Infrastructure in Hayton Parish, due to Covid-19 restrictions, it wasn’t possible to engage local residents and so members of the Neighbourhood Planning Steering Group undertook walkabouts around different neighbourhood areas. The aim of the walkabout is to gather information regarding the character of the villages that can only be collected through an on-site investigation. The full assessment of all green spaces in Hayton Parish is available in Appendix 7 - Green Space Assessment Rev G. The full list of Local Green Spaces is shown in Figures 14 and 15a – 15f .
- 7.8.8. From this, a managed network of accessible natural spaces and access routes, landscapes, biodiversity and heritage was identified. This included some public rights of way (PROW). Such areas have significant meaning to local users and the Green and Blue infrastructure of the village is identified as key for protection for future generations. Rights of way are safeguarded under the Highways Acts. Nevertheless, any proposals which might otherwise affect the use of a right of way should identify the way in which they would safeguard its attractiveness and the ability of people to use the route concerned. Where necessary, an appropriate and deliverable diversionary route should be identified.
- 7.8.9. Additionally, from the local consultation taken place in November 2020, a common view expressed by local people was to preserve the village as a rural setting and

protect and enhance the character, heritage and function of the village. Policy 7 addresses these factors by a principle of actions which will conserve, protect and improve the identified Green and Blue infrastructure in Hayton Parish.

- 7.8.10. Within the parish boundary, there are a variety of open spaces, both public and private, which greatly enhance the landscape and contribute to the rural character of the parish. The open spaces assessed can be designated as local green spaces through the Neighbourhood Plan process. This designation gives a high degree of protection similar to greenbelts and holds a particular local significance. Each green space is local in character, not extensive and is in reasonably close proximity to the community throughout the parish.
- 7.8.11. There are various features in Hayton Parish that are special to local people. There are local green spaces and views that have real meaning or significance to local people which in the BDC Core Strategy may not have a specific 'designation'. Some development that has taken place has detracted from the landscape. Many of the Local Green Spaces are important to maintaining the social cohesion of the settlements.
- 7.8.12. This Neighbourhood Plan identifies these spaces for protection, and recognises the importance of maintaining the open, undeveloped expanses of the rural landscape and the gaps between the settlements.

Policy 7: Green and Blue Infrastructure and Biodiversity

1. Development proposals should protect and enhance the Parish's Green and Blue infrastructure assets and priority habitats and species as identified in Figures 14 to 19.
2. Development proposals which would affect blue and green infrastructure, or are located adjacent to such infrastructure, should demonstrate the way in which the infrastructure would be appropriately safeguarded. In particular, such developments:
 - a) must not detract from the area's landscape character or ecological value; and
 - b) should, where possible, improve green and blue infrastructure linkages.
3. Development proposals which would maintain and/or extend green infrastructure will be supported. Development proposals which would cause unacceptable harm to biodiversity will not be supported.
4. Developments which will improve or extend accessibility to the Parish's extensive Green and Blue Infrastructure, for walkers, riders, cyclists and, where appropriate, boat users will be supported where the proposals do not detract from the landscape character or ecological value of the areas being accessed. Such improvements and/or extensions should be designed and constructed so as to be inclusive, with due consideration being given to the requirements of people with disabilities.

7.9. Local Green Space

Justification

- 7.9.1. The sites listed below have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS local communities can rule out development other than in exceptional circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:
- the green space is in reasonable proximity to the community it serves; and,
 - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,
 - the green area concerned is local in character and is not an extensive tract of land.
- 7.9.2. Core Strategy Policy SO8 and SO19 support the protection of the natural environment and landscape character, Policy DM9 expects proposals to enhance Green Infrastructures, restore or enhance biodiversity and respect landscape character. Hayton Parish's Policy designates 6 areas as Local Green Space in Policy 8 that will be a focus for environmental improvements over the Plan period.
- 7.9.3. To identify Local Green Spaces, Steering Group members undertook walkabouts around different neighbourhood areas in Hayton Parish (ideally, this would have been a group of residents but Covid-19 restrictions in 2021 prevented the organisation of appropriate groups). The aim of the walkabout is to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, the Steering Group (as residents) identified all green spaces which had significant environmental meaning, beauty and local recreational use to the community. Additionally, from the local consultation taken place in October and December 2017, a common view expressed by local people was to preserve the village green and open spaces within the conservation area in Hayton Parish.
- 7.9.4. Across the Parish, a total of 22 green spaces were initially identified as being of particular character and interest (See Appendix 7).
- 7.9.5. Each green space was assessed according to the NPPF criteria (Appendix 7a).
- 7.9.6. Of the 22 identified, 6 are designated as Local Green Spaces to be afforded additional protection (See Appendix 7a - LGS Assessment - Jan 2022). These sites are listed below

(see Figures 14, 15a – 15f) and a more detailed summary of each Local Green Space is available in Appendix 7b. Policy 8 sets out the Plan’s approach to the protection of the local green spaces in the Plan period. It follows the approach taken in paragraph 103 of the NPPF. 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.

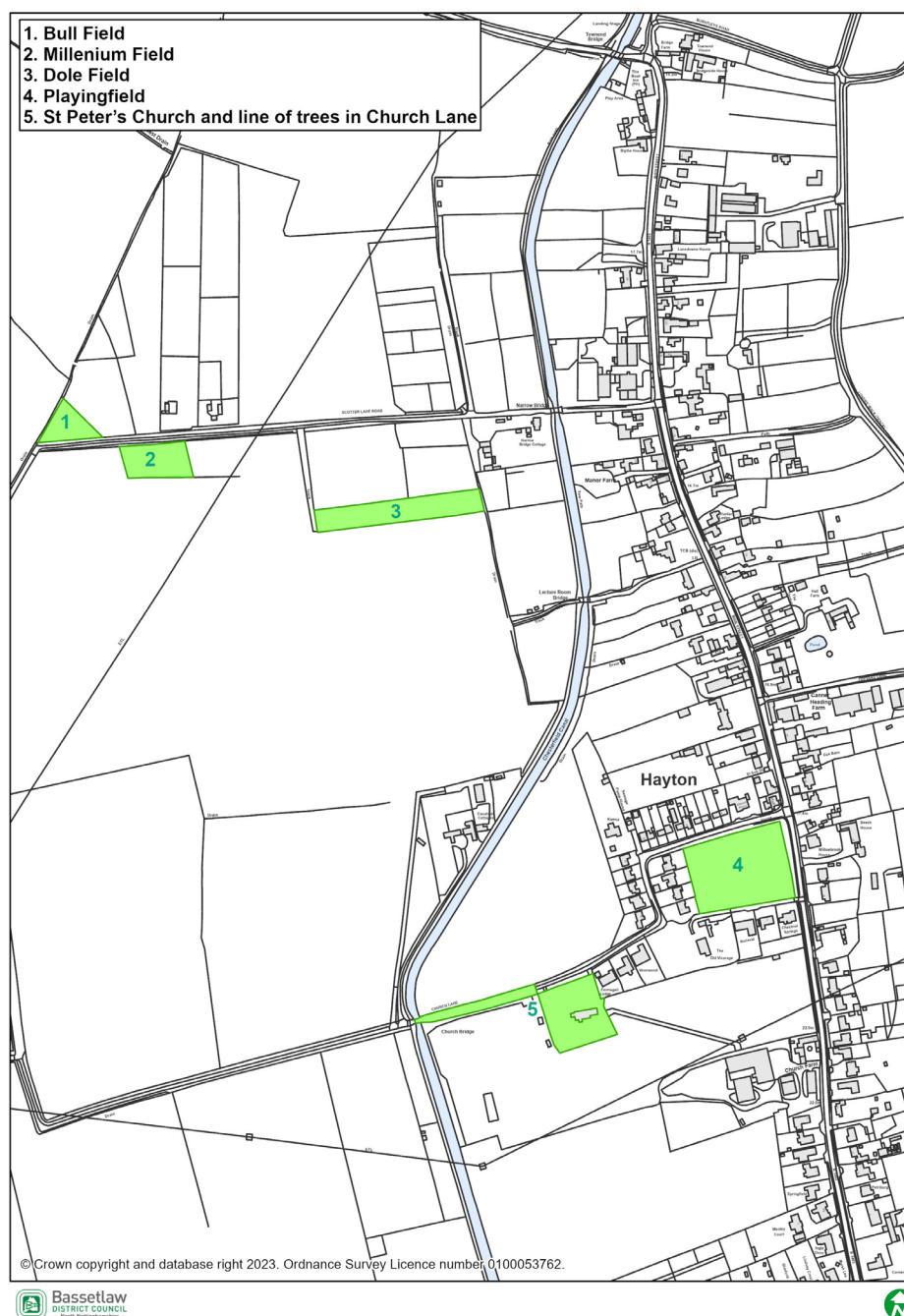


Figure 14: Local Green Space sites in Hayton Village

7.9.7. LGS1: Bull Field (Grid Ref: SK72530 84709)

- Type of green infrastructure: wooded green space.
- Any designations: N/A.
- Ownership: Hayton Parish Council.
- Description: Substantially planted with broadleaf trees. A haven for wildlife and fauna. The site is close to the village community.

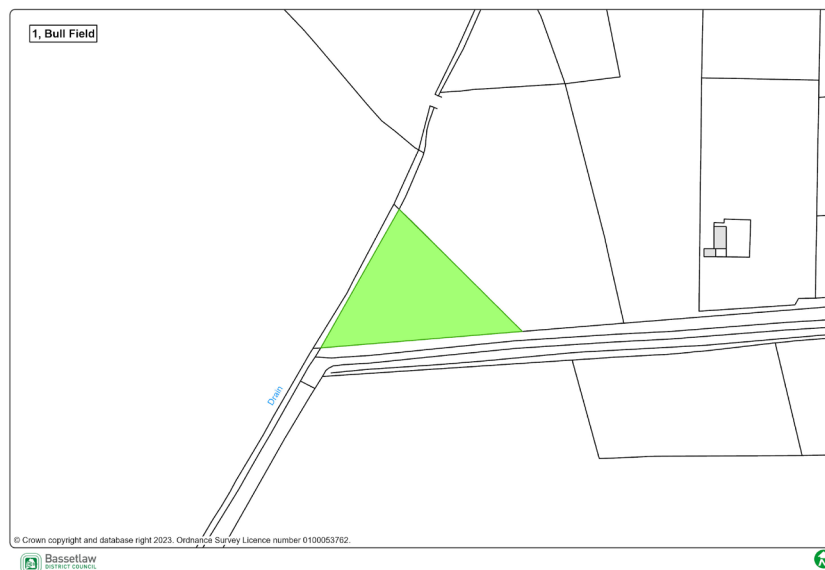


Figure 15a: Photograph and map of LGS 1 – Bull Field

7.9.8. LGS2: Millennium Field (Grid Ref: SK72262 84762)

- Type of green infrastructure: wooded green space.
- Any designations: N/A.
- Ownership: Hayton Parish Council.
- Description: Substantially planted with broadleaf trees. A haven for wildlife and fauna. The site is close to the village community.

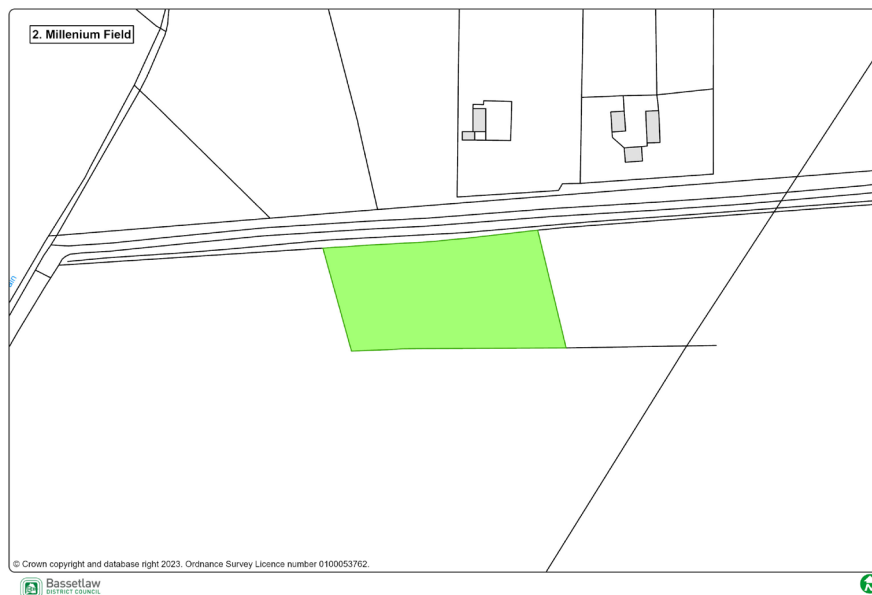


Figure 15b: Photograph and map of LGS 2 – Millennium Field

LGS3: Dole Field (Grid Ref: SK72530 84709)

- Type of green infrastructure: open green space.
- Any designations: N/A.
- Ownership: Trustees
- Description: Owned by a Charitable Trust and rented out for grazing. The site is close to the village community.



Figure 15c: Photograph and map of LGS 3 – Dole Field

7.9.9. LGS4: Hayton Village Playing Fields (Grid Ref: SK72886 084340)

- Type of green infrastructure: playground and sports field.
- Any designations: N/A.
- Ownership: Hayton Parish Council.
- Description: Situated in the heart of the village and used as a recreation facility by the public. Village events are held here, it is adjacent to the Village Hall and in the heart of the community. It is bordered by broadleaf trees and hedgerows fronting Main Street.

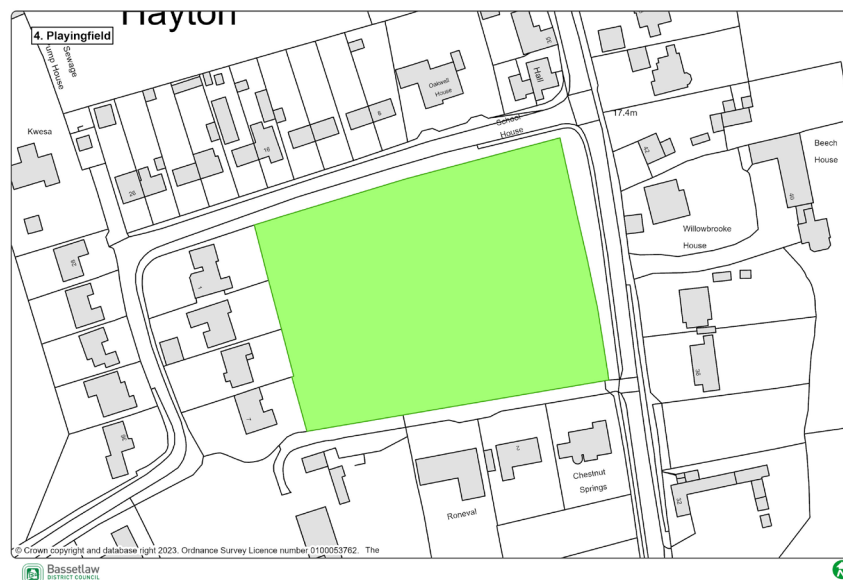


Figure 15d: Photograph and map of LGS 4 – Hayton Village Playing Fields

7.9.10. LGS5: St. Peter's Churchyard and line of trees in Church Lane (Grid Ref: SK72719 84193)

- Type of green infrastructure: green pocket and trees
- Any designations: N/A.
- Ownership: Church of England Diocese of Southwell (Churchyard) and public (line of trees)
- Description: Mature broadleaf and yew trees and a green space within the Grade 1 Listed St. Peter's Church boundary. An area for reflection and tranquillity within the community. The two columns of broadleaf trees in Church Lane are a dominant feature on the approach to the Chesterfield Canal, rich in wildlife, flora, and fauna.

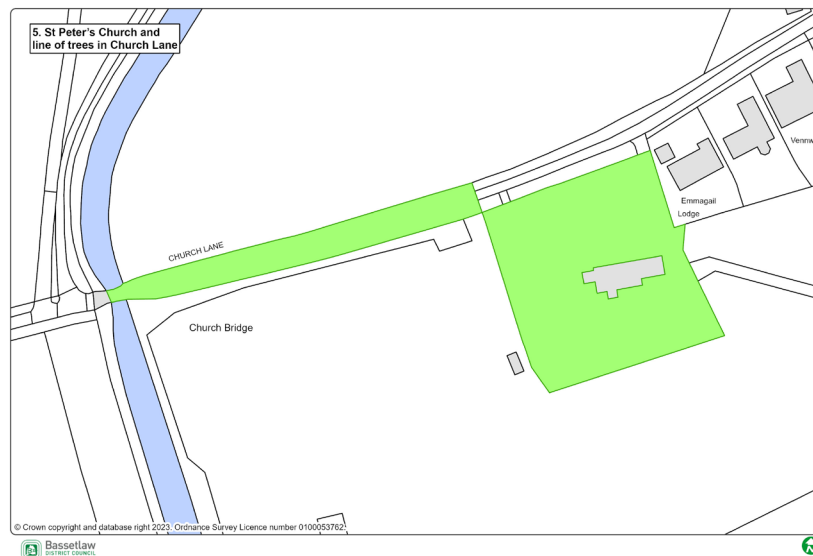


Figure 15e: Photographs and map of LGS 5 – St Peter's Churchyard and line of trees in Church Lane

LGS6: Oak Tree Wood, Tiln (Grid Ref: SK69591 83486)

- Type of green infrastructure: copse and woodland
- Any designations: N/A.
- Ownership: Babworth Estate
- Description: Area of mature broadleaf and conifer woodland, incorporating many trails and footpaths for public use. An area used by Parish residents - and residents of Retford, as an escape from urbanisation.

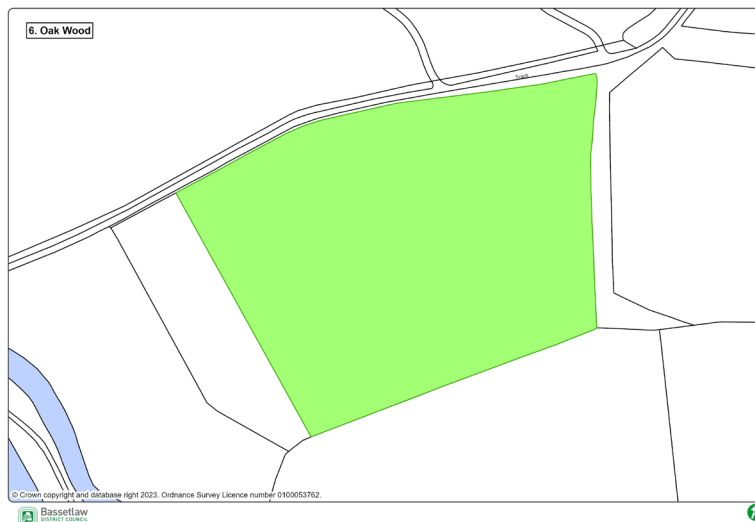


Figure 15f: Photograph and map of LGS 6 – Oak Tree Wood, Tiln

Policy 8: Local Green Spaces

1. The following sites are designated as Local Green Spaces where inappropriate development will not be supported, except in very special circumstances:
 - LGS1: Bull Field (Figure 15a)
 - LGS2: Millennium Field (Figure 15b)
 - LGS3: Dole Field (Figure 15c)
 - LGS4: Hayton Village Playing Fields (Figure 15d)
 - LGS5: St. Peter's Churchyard and line of trees in Church Lane (Figure 15e)
 - LGS6: Oak Tree Wood, Tiln (Figure 15f)

7.10. Trees

Justification

- 7.10.1. Trees, woodland and hedgerows falling within Hayton Parish are protected by Bassetlaw Core Strategy Policy DM9. This plan supports this but recognises that the Neighbourhood Plan does not offer any additional protection to trees, woodland and hedgerows within the Parish.
- 7.10.2. Specifically, the Bassetlaw Core Strategy Policy DM9 offers protection by:
- a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and ‘important’ hedgerows as defined by the Hedgerows Regulations 1997;
 - b) making Tree Preservation Orders;
 - c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
 - d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 7.10.3. The emerging Bassetlaw Local Plan sets out the District’s contribution to the national tree planting target - to increase tree planting in the UK to 30,000 ha per year by 2025 and maintain these to 2050 to reach net zero emissions. This requires 5 trees per new dwelling or per 1000 sqm of non-residential floorspace, to better enable the District to transition towards a zero carbon economy by 2050. This plan supports this objective and would look to this being agreed with and implemented by developers as part of any development in the Parish.
- 7.10.4. Within Hayton Parish there are several areas (9 in total) where trees have statutory protection (Tree Preservation Orders - TPO) - see Figures 16a, 16b, 16c, 16d below. These are also detailed in Appendix 16 (Hayton TPO-2022(NP)).
- 7.10.5. The Parish contains several areas of important wooded copse land and woodland that contribute to the character of the Parish.
- 7.10.6. The Parish Council has over several years encouraged the planting of trees across the Parish to enhance the biodiversity of the countryside and this Neighbourhood Plan supports the continuance of such activity, where appropriate and does not impede agricultural access.

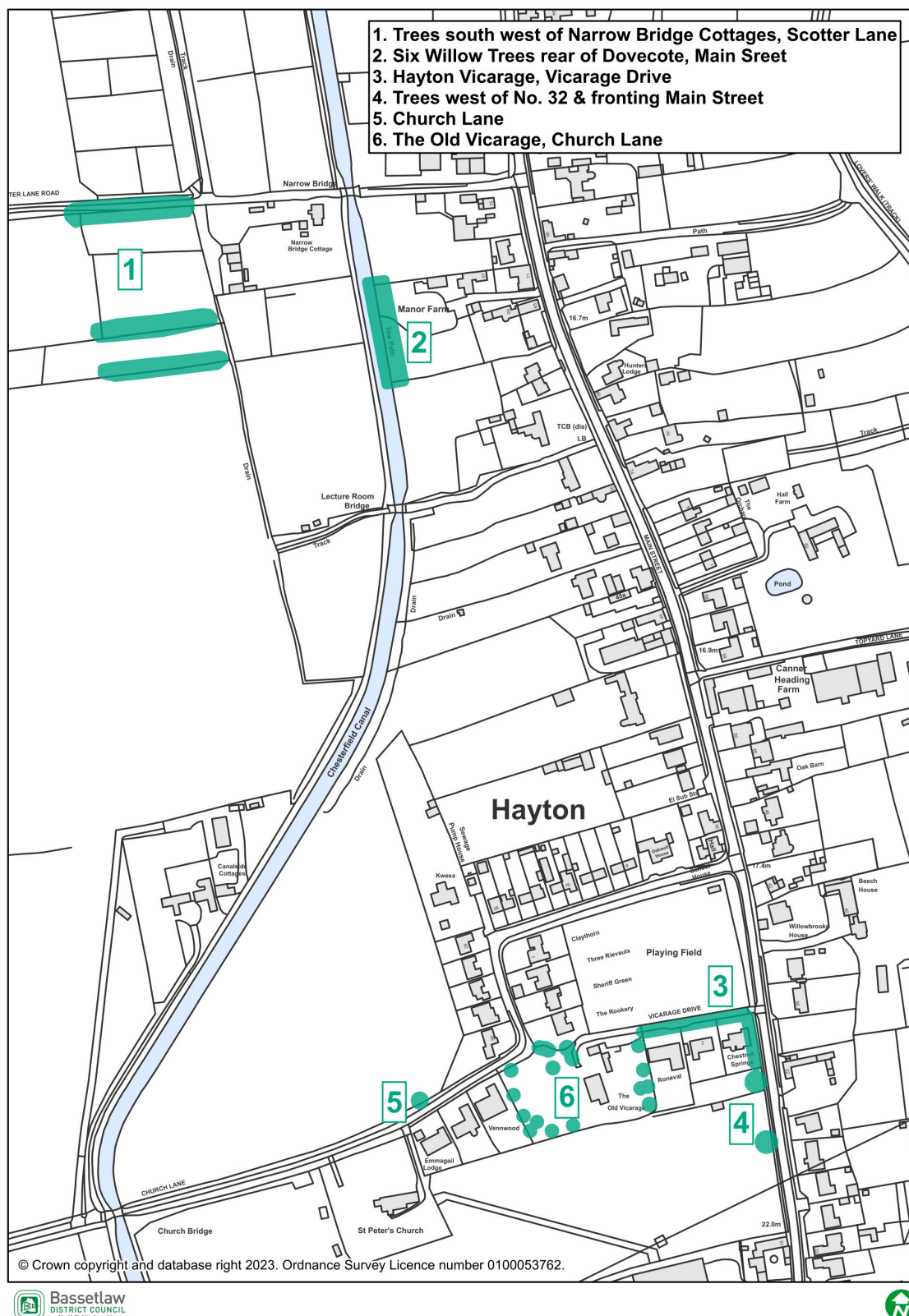


Figure 16a: Sites of Parish TPO (Hayton Village)



Figure 16b: Sites of Parish TPO (Hayton Smeath)

Policy 9: Trees

1. As appropriate to their scale, nature and location development proposals should:
 - a) safeguard existing trees and incorporate them into their layout and design;
 - b) introduce additional trees to consolidate existing vegetation on the site and/or to provide landscaping and screening.
2. Where the removal of existing trees is unavoidable, they should be replaced with species which relate to the overall development of the site and will make a positive contribution to biodiversity in the immediate locality.

7.11. Important Views and Vistas

Justification

- 7.11.1. Hayton Parish has a number of different important views and vistas including:
- a) Hollin Hill below the parish to the east and westward towards the Idle Valley.
 - b) Many public rights of way (PROW)
 - c) The Chesterfield Canal which runs parallel to Hayton village for the full length of Main Street.
 - I. The canal is designated as a Site of Special Scientific interest (SSSI) and with this, the many areas of woodland and copse and sites of interest such as the Grade 1 listed St. Peter's Church, the area provides residents and visitors with many opportunities to enjoy the natural environment.
 - d) The variety of views provided by the geography, elevation, and variety of the natural local environment.
 - I. The presence of paddocks and fields which adjoin Main Street providing open spaces and gaps between houses and buildings affording views over the landscape.
 - II. The elevated Hollin Hill provides magnificent views over the village, Parish, and the Idle Valley.
- 7.11.2. Residents have expressed a keen interest in maintaining these open spaces so the views can be protected and enjoyed without any new or modified development removing this open aspect of Hayton village and surrounding areas.
- 7.11.3. The key views and vistas identified in developing the plan are listed below and are marked on the accompanying map (Figure 17) along with associated photographs (Figure 18).
- 7.11.4. The Parish and surrounding areas have a large network of footpaths, many of which have excellent views of more localised characteristics of flora and fauna of the natural environment. The footpath network provides access to the River Idle, streams and lakes of the Idle Valley (Figure 19).

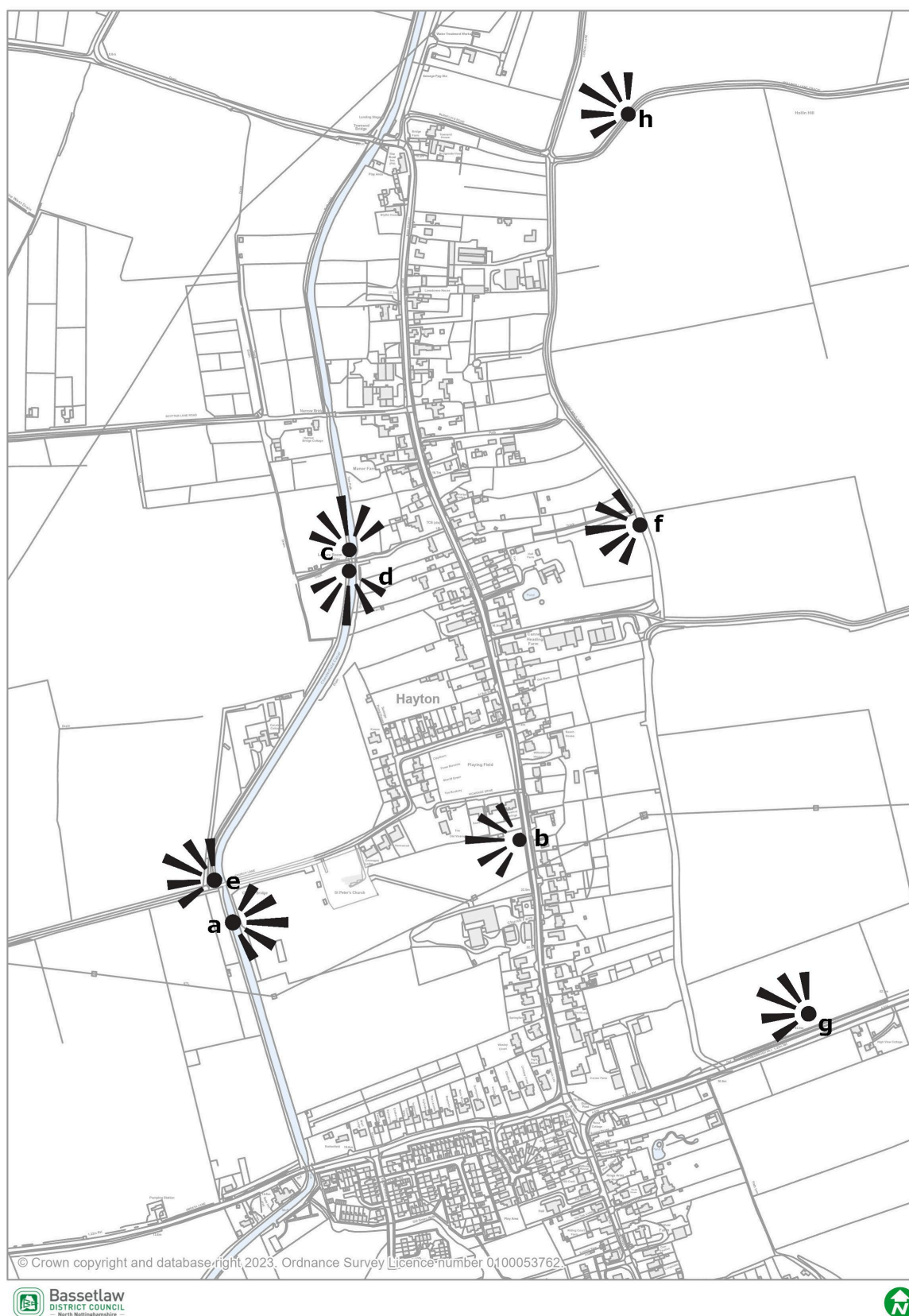


Figure 17: Important Views and Vistas



Ref		Ref	
a		b	
c		d	
e		f	
g		h	

Figure 18: Photographs: Important Views (a-h)

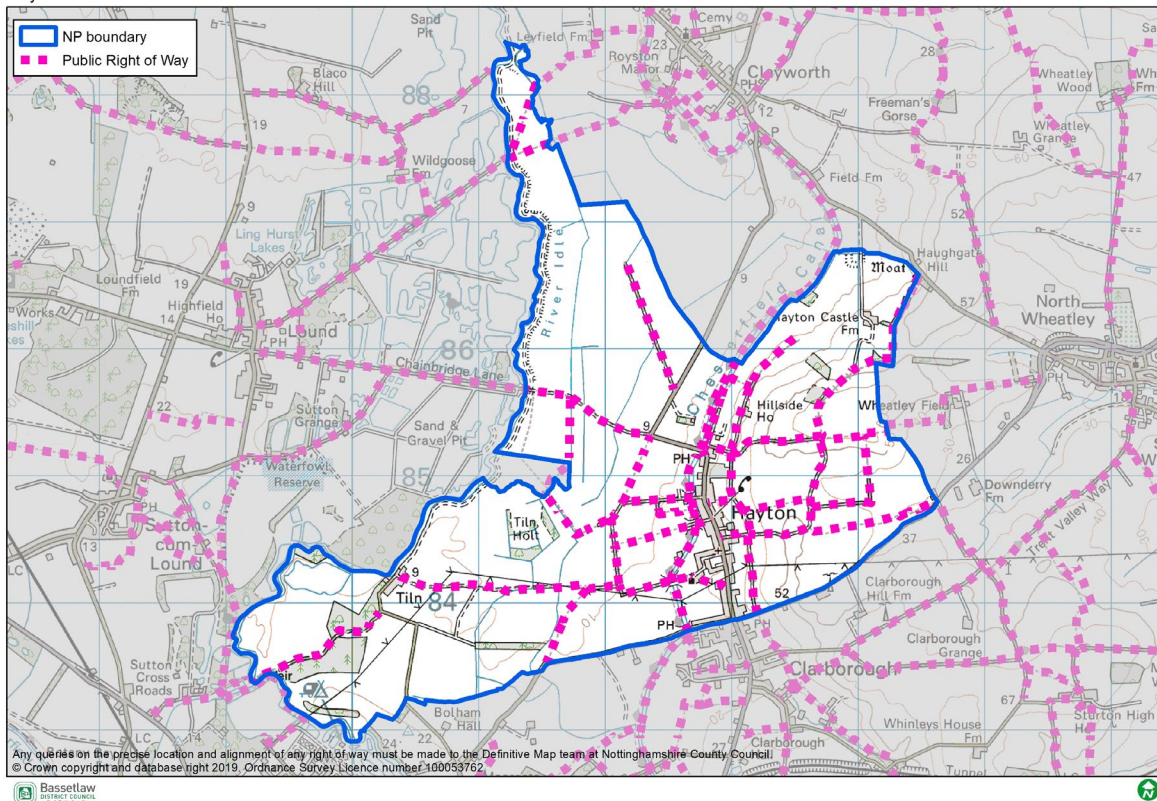


Figure 19: Public Rights of Way (PROW)

7.11.5. Where it is demonstrated that a development will maintain and respond positively to landscaping, boundary treatment, layout, siting and massing, that development will be supported. Development proposals that will detract from any of the identified Local Views and Vistas will not be supported unless it is demonstrated that the benefits of the development to the community outweigh the harm: in such circumstances the harm should be minimised and mitigated.

Policy 10: Important Views and Vistas

1. The Plan identifies the following important views and vistas:
 - View of St Peter's Church west from Main Street and east from Chesterfield Canal - Views (a) & (b)
 - Chesterfield Canal - North to Clayworth and South to Clarborough - Views (c) & (d)
 - Open countryside views from Church Lane bridge - View (e)
 - View of the village from Lover's Walk taking in open countryside, Chesterfield Canal and River Idle - View (f)
 - View from the top of Clarborough Hill north and westwards toward Hayton village and the Idle Valley Nature Reserve - View (g)
 - View from Hollin Hill westwards toward Hayton, Tiln and the Idle Valley - View (h)
2. The design, layout and massing of development proposals should respond positively to the important views and vistas.
3. Development proposals which would unacceptably impact on the important views and vistas will not be supported

7.12. Consideration of Options for Residential Development Allocations

- 7.12.1. The process of developing the Neighbourhood Plan was influenced by the parallel development of the emerging Bassetlaw Local Plan. The Bassetlaw Local Plan proposes a 5% housing requirement over the existing number of dwellings in small rural settlements. Hayton is identified as a small rural settlement, with the 5% housing requirement amounting to a minimum of eight additional dwellings to be delivered in the village up to 2038.
- 7.12.2. During the preparation of the Neighbourhood Plan, residents of the village and landowners were asked to submit details of owned land they wished to be considered for possible allocation. In addition, land previously submitted to BDC for inclusion in 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.
- 7.12.3. Following the call for sites and request for information, a shortlist of five potential sites was identified, comprising of:
- a) Church Farm, Main Street, Hayton - **housing development** of approximately 3.1 acres of land currently used as the farm yard.
 - b) Blyth House, Main Street, Hayton - **housing development** of approximately 1.4 acres of land adjacent to Blyth House between Main Street and Chesterfield Canal currently pasture, greenfield land
 - c) Windrush, 36 Main Street, Hayton - **infill site** adjacent to existing bungalow.
 - d) Farm Cottage, 42 Main Street, Hayton - **infill site** adjacent to and to the rear of existing house.
 - e) Ridgely Wood Farm, 14 Main Street, Hayton. Land and buildings adjacent to and to the rear of the existing house for **building conversion or redevelopment**.
- 7.12.4. In addition to the five sites identified above, Corner Farm, Main Street, was also factored into considerations, given that it has an extant outline planning approval for residential development. Figure 20 identifies the locations of the six sites considered.

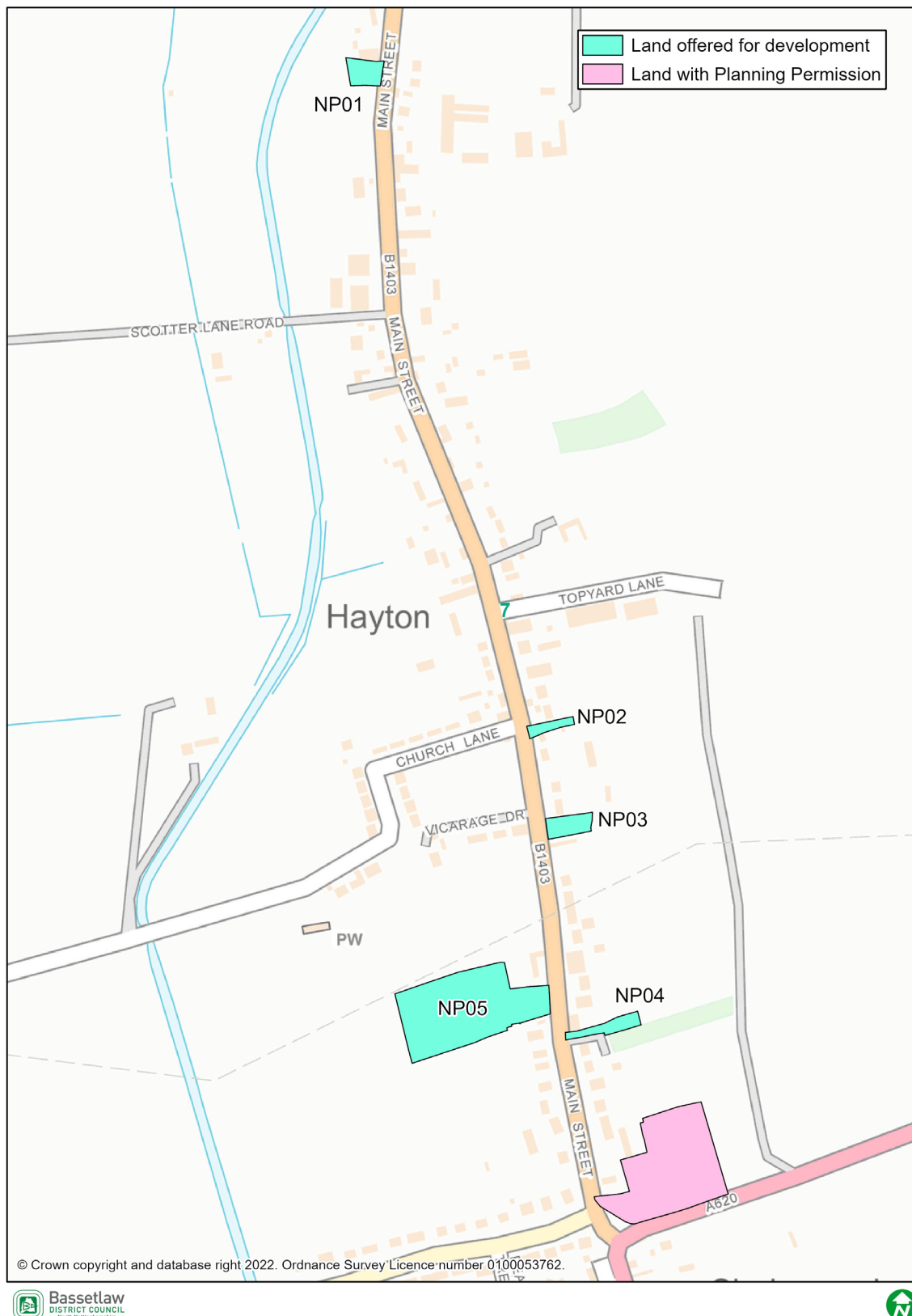


Figure 20: Sites Assessed for Potential Residential Development Allocations

- 7.12.5. An assessment of the potential for development of each of the sites was made against the Neighbourhood Plan policies. This assessment is available in Appendix 18 including detailed Site Assessments for Church Farm (Appendix 18a) and Blyth House (Appendix 18b).
- 7.12.6. On the basis of the assessment work, the Plan includes site-specific housing allocation policies for two sites, namely Corner Farm (Policy 11a) and Church Farm (Policy 11b). Each development should meet the sustainability (Policy 1), design (Policy 2) and housing development (Policy 3) criteria as well as the site-specific criteria set out below. Proposals for multi-house developments will be supported if these requirements are met.
- 7.12.7. The 5% minimum housing requirement for Hayton identified in the emerging Bassetlaw Local Plan should be met and exceeded over the planning period through the development of these two sites.
- 7.12.8. Policy 3 (Residential Development) addresses the potential for residential development on smaller, infill sites, within the development boundary, including those detailed above as part of the consideration of site options.
- 7.12.9. Developments that will maintain and add appropriately to the Parish's biodiversity will be supported, and a net gain of at least 10% in biodiversity will be expected when new development is carried out.

7.13. Development of land at Corner Farm, Main Street

Justification

- 7.13.1. Since 2011, Corner Farm, Main Street has had outline planning permission for the development of a number of houses (See Appendix 12-Corner Farm Site Plan-2011). This site is a commercial vehicle maintenance and repair site and is defined in this Plan as a brownfield site. The outline planning permission is subject to conditions requiring subsequent approval of several reserved matters, including the number of houses, the style and design of houses, sustainable drainage and other items (See Appendix 13). The Corner Farm outline planning permission includes a provision for a number of affordable homes of mixed tenure which will be determined when the reserved matters are agreed with BDC.
- 7.13.2. While Corner Farm has been granted outline planning permission for housing development, the number of houses to be built has yet to be finalised. The number of houses to be built in the original plan was 19. However, it has not been possible to gain information to determine final number, style or design. The timescale for development according to the evidence supporting the emerging Bassetlaw Local Plan is between 2025 and 2027.

7.13.3. The development of this site is within the scope of this Neighbourhood Plan such that:

- a) any development proposals for this site should meet the requirements of Policy 1 and Policy 2, and should, in all other respects, be consistent with the policies of this Neighbourhood Plan;
- b) any development proposal for this site should, in particular, be consistent with the site-specific principles and guidance set out in the Design Guidance and Codes for Hayton (Appendix 5), especially the site-specific guidance provided on Pages 45 (Section 05.2) of that document;
- c) the development proposal for this site contains the provision for affordable housing (25% of houses built) and should reflect the housing needs of Hayton village as defined in the Housing Needs Assessment (HNA);
- d) the proposed development lies within the defined Development Boundary, as defined in this Neighbourhood Plan. No development should take place outside this boundary (shown below; Figure 21).

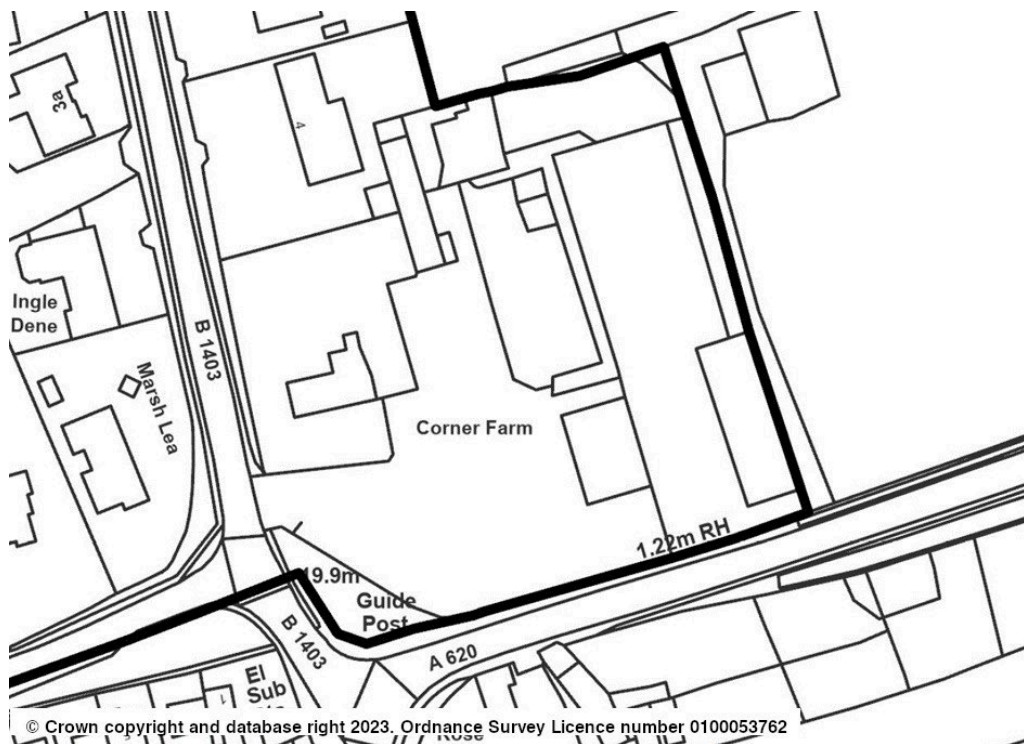


Figure 21: Corner Farm site in relation to the Development Boundary

7.13.4. An example of an indicative site layout for Corner Farm, sympathetic to the character of Hayton village, is provided by the Design Code report and is shown below in Figure 22.



Figure 22: An example of an indicative site layout for Corner Farm (Design Code Report)

Policy 11a: Development of land at Corner Farm, Main Street

1. The Plan allocates land at Corner Farm (as shown in Figure 21) for residential development.
2. Development proposals should respond positively to the following development principles:
 - a) There should be a mixture of housing types and sizes contributing fully towards meeting the housing needs and priorities set out in the Housing Needs Assessment Report;
 - b) The public face of the development should focus on an attractive, informal communal area that creates a strong sense of place and arrival, and that favours pedestrians and cyclists and ensures cars do not dominate the street scene;
 - c) Off street parking should be provided at a scale appropriate to the type and size development (in accordance with current standards applied by the Local Planning Authority);
 - d) The mixture of house types, their siting and design and the overall layout, should reflect the variety and informality that characterises the village e.g. avoiding cul-de-sac development;
 - e) The designs of buildings should reflect and adapt traditional house types e.g. cottages and simple-vernacular forms to maintain the traditional character of the village;
 - f) Development of the site should incorporate a Sustainable Urban Drainage System (SUDS) providing for both surface water attenuation and habitat creation;
 - g) Facing materials used for walls and roofs of buildings should match, replicate or complement those that characterise the older buildings immediately adjacent to the site e.g. red brick, white render and pantiles;
 - h) Houses built on the slope of the site should be designed so as to minimise their visual impact on the entry to and the village as a whole;

(continued overleaf)

- i) Landscaping and planting should be integral components of the site's development, reinforcing existing hedgerows on the site edges and including the planting of trees within to soften the development, create a beautiful place and contribute to increased biodiversity;
- j) Site layout should be sympathetic to the character of Hayton Village with a sense of place as recommended in the Design Code report (See Sections 05.3-05-5 pp.46-51)

7.14. Development of land at Church Farm, Main Street

Justification

- 7.14.1. Development of the Church Farm site should be consistent with the principles set out below and with the more detailed guidance provided in the Design Guidance and Codes for Hayton Parish (Appendix 5), especially the site-specific guidance provided on Pages 50 (Section 05.5) of that document.
- 7.14.2. It is possible some of the residential properties may come close to the Chesterfield Site of Special Scientific Interest (SSSI) and information would be required from any developer to determine any impacts on the site and ways that these can be mitigated.
- 7.14.3. Foul drainage in Hayton village from the area of the Village Hall northwards follows the Main Street drain. This is constrained and is currently susceptible to flooding. Properties southwards from this point generally drain westwards towards a mains drain running adjacent to the Chesterfield Canal. Any new developments south of this point are likely to join this existing drain and are unlikely to add further load. However, any new development proposals must assess the impact of new housing on the village drainage system. For example, the Church Farm development proposes to join the westward mains drain hence avoiding overloading the Main Street drainage system.
- 7.14.4. The Church Farm site previously lay outside of the Development Boundary defined in the Bassetlaw Core Strategy. In order to support redevelopment of the site, the Development Boundary has been amended, as detailed in Figure 23 below.

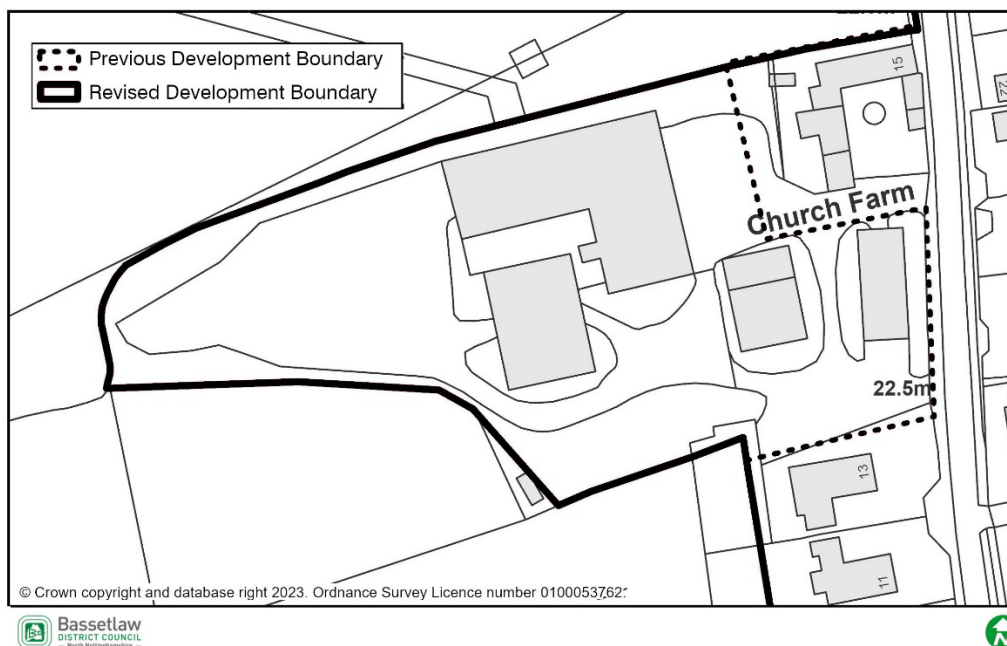


Figure 23: Revised Development Boundary (Church Farm Detail)

- 7.14.5. An example of an indicative site layout for Church Farm, sympathetic to the character of Hayton village, is provided by the Design Code report and is shown below in Figure 24. This contrasts with the layout depicted in Appendix 14, an earlier indicative masterplan for the site, which does not reflect the requirements of Policy 11b.



Figure 24: An example of an indicative Church Farm site layout (Design Code Report)

Policy 11b: Development of land at Church Farm, Main Street

1. The Plan allocates land at Church Farm (as shown in Figure 23) for residential development.
2. Development proposals should respond positively to the following development principles:
 - a) There should be a mixture of housing types and sizes contributing fully towards meeting the housing needs and priorities set out in the Housing Needs Assessment Report;
 - b) The public face of the development should focus on an attractive, informal communal area that creates a strong sense of place and arrival, and that favours pedestrians and cyclists and ensures that cars do not dominate the street scene;
 - c) Off street parking should be provided; at a scale appropriate to the type and size of development (in accordance with the current standards applied by the Local Planning Authority);
 - d) The mixture of housing types, their siting and design, and the overall layout should reflect the variety and informality that characterises the village e.g. avoiding cul-de-sac development;
 - e) The design of buildings should reflect and adapt traditional house types e.g. cottages and simple vernacular forms to maintain the traditional character of the village;
 - f) Re-use and conversion of existing farm buildings is acceptable and should follow the Design Code Report recommendations;
 - g) Facing materials used for the walls and roofs of buildings should match, replicate or complement those that characterise the older buildings immediately adjacent to the site especially the on-site listed buildings i.e. red brick and pantiles;

(continued overleaf)

- h) The siting and design of buildings, and the overall site layout should respect and respond to the character and setting of the on-site listed buildings that form the gateway to the site and should ensure that these provide an historic anchor for the development;
- i) Development of the site should incorporate a Sustainable Urban Drainage System (SUDS) providing for both surface water attenuation and habitat creation;
- j) Landscaping and planting should be integral components of the site's development reinforcing existing hedgerows on the site edges and including the planting of trees within to soften the development, create a beautiful place and contribute to increased biodiversity;
- k) The built development should focus on the site's legacy farm site footprint as evidenced and recommended in the Design Code Report (Section 05.6-05.8.pp56, 57).

7.15. Housing Affordability, Mix and Tenure

Justification

- 7.15.1. This policy seeks a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. It also provides for the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.
- 7.15.2. An assessment of local housing needs was undertaken to inform the preparation of this Neighbourhood Plan. This assessment provided the basis to form this policy (See Appendix 6 - Hayton Parish Housing Needs Assessment).
- 7.15.3. The vast majority of households in Hayton are owner-occupiers (86.7%). This is followed by the private rents (8.9%) and social rents (2.5%). There are no homes in shared ownership tenures. The dominance of ownership combined with the lack of rented and shared ownership homes will adversely impact the ability of different households to live in Hayton Parish, particularly those from younger age groups/ young families aspiring to own their own homes.
- 7.15.4. The intercensal tenure trend shows that the proportion of private rents has increased markedly by 250% compared with 112% increase for Bassetlaw and 82% nationally. The substantial increase in the private rented sector usually indicates increasingly unaffordable ownership options. Therefore, some affordable housing should be provided as part of any major development.
- 7.15.5. Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and includes First Homes. Although the term is often applied to rental housing, the concept is also applicable to purchases. The options typically available to provide affordability include:
 - a) Rent to Buy
 - b) Shared Equity
 - c) Social Homebuy
 - d) Shared Ownership
 - e) Intermediate Rent
 - f) Discounted Market Sale
- 7.15.6. This Neighbourhood plan supports BDC's Core Strategy Policy CS8 requiring 25% of all major housing developments in the plan area to be affordable. This currently applies to any development of 10 or more houses or sites of 0.5 hectares or greater.

- 7.15.7. Hayton village expressed a preference for lower priced, smaller sized homes to become available through the provision of an appropriate mix of housing in any new development.
- 7.15.8. This Plan supports BDC's approach that all development of affordable housing is allocated based on specific local connection criteria as part of the S106 agreement in securing the planning permission.

Housing Type and Size

- 7.15.9. The most rapidly expanding age groups are in the age range 65+ and 85+. This is echoed by the findings of the local housing survey in which 37% of respondents favoured housing for the elderly and 60% favoured small detached housing (Although over 70% of survey respondents fell into the 45-64 and 65-74 age groups which may have influenced the results).
- 7.15.10. This would indicate that smaller dwellings of 2- and 3- bedroom homes are likely to be most in demand.
- 7.15.11. The HNA suggests that any new development might involve the following share of dwelling sizes: 15.9% as 1 bedroom, 56.6% as two bedrooms, 27.5% as three bedrooms with no new homes over 3 bedrooms.
- 7.15.12. Despite these findings, and the fact that any new development in Hayton will be of relatively small scale, this plan is cognisant of the need not to make any new development so uneconomical as to deter development.
- 7.15.13. As such, we would expect developers to consider the needs of the village and reference the Design Code and HNA reports to deliver an appropriate mix of properties.

Tenure

- 7.15.14. According to the HNA, the total estimated Affordable Housing need in Hayton during the plan period 2020-2038 is approximately 9 affordable rented homes and 11 affordable ownership homes. However, given the limited number of sites likely to come forward during the planning period, this number is unlikely to be achieved. Where sites do come forward that meet the Affordable Homes (AH) requirement criteria, the Affordable Homes tenure mix proposed is based on local need and the First Homes requirement which recently came into force. The suggested mix comprises 75% AH for rent as this would best meet the needs of those in the most acute need for AH who could not otherwise afford any of the ownership tenures. To comply with the government's First Homes initiative, the remaining 25% AH would be First Homes of which the first 10% have to be affordable sale.

- 7.15.15. Given the need to meet local preferences and the need to encourage a broader social mix into the village. This plan supports such a tenure mix. When the First Homes Scheme is taken into account, 25% of the proportion of ownership is supported (See Appendix 17 - First Homes Scheme).
- 7.15.16. The findings of the HNA assessment suggest that 30% discounted First Homes will be unaffordable to average income households in Hayton.
- 7.15.17. Neighbourhood plan qualifying bodies will have discretion to increase the discount on the new First Homes product from 30% to 40% or 50% where there is evidence to suggest this is appropriate.
- 7.15.18. The HNA suggests that the highest possible discount level of 50% is necessary and strongly justified in Hayton.

Policy 12: Housing Affordability, Housing Mix and Tenure

1. Development proposals for more than ten homes or sites with an area of 0.5 hectares or over should provide a mix of homes to the following sizes unless it can be demonstrated that commercial viability requires a different proportion:
 - one-bedroom houses - 15%;
 - two-bedroom houses - 55%; and
 - three-bedroom houses - 30%.
2. Development proposals for more than ten homes or sites with an area of 0.5 hectares or over should provide affordable homes in accordance with the District Council's most up-to-date standards. Subject to commercial viability, and the scale, nature and location of the development site, the affordable homes should be delivered as 25% First Homes and 75% social or affordable homes for rent and/or affordable home ownership.

7.16. Gypsy and Traveller Sites

- 7.16.1. To support the spatial strategy for the District and to ensure that the identified needs are met in full, Policy ST32 of the emerging Bassetlaw Local Plan seeks to protect existing authorised Gypsy and Traveller sites, and to allocate sites for expansion in order to meet identified needs for the first ten years of the Plan (to 2030). Policy ST32 addresses additional needs thereafter by setting out the criteria against which planning applications for Gypsy and Traveller sites will be determined. The emerging Bassetlaw Local Plan identifies 5 Gypsy and Traveller Sites suitable for expansion (See Figure 25 below - Hayton, Smeath Lane is site GT001).
- 7.16.2. Policy ST32 of the Draft Bassetlaw Local Plan (Publication Version Composite, July 2022) proposes an extension of the site at Gypsy Corner, Smeath Lane, Hayton for an additional 10 pitches.

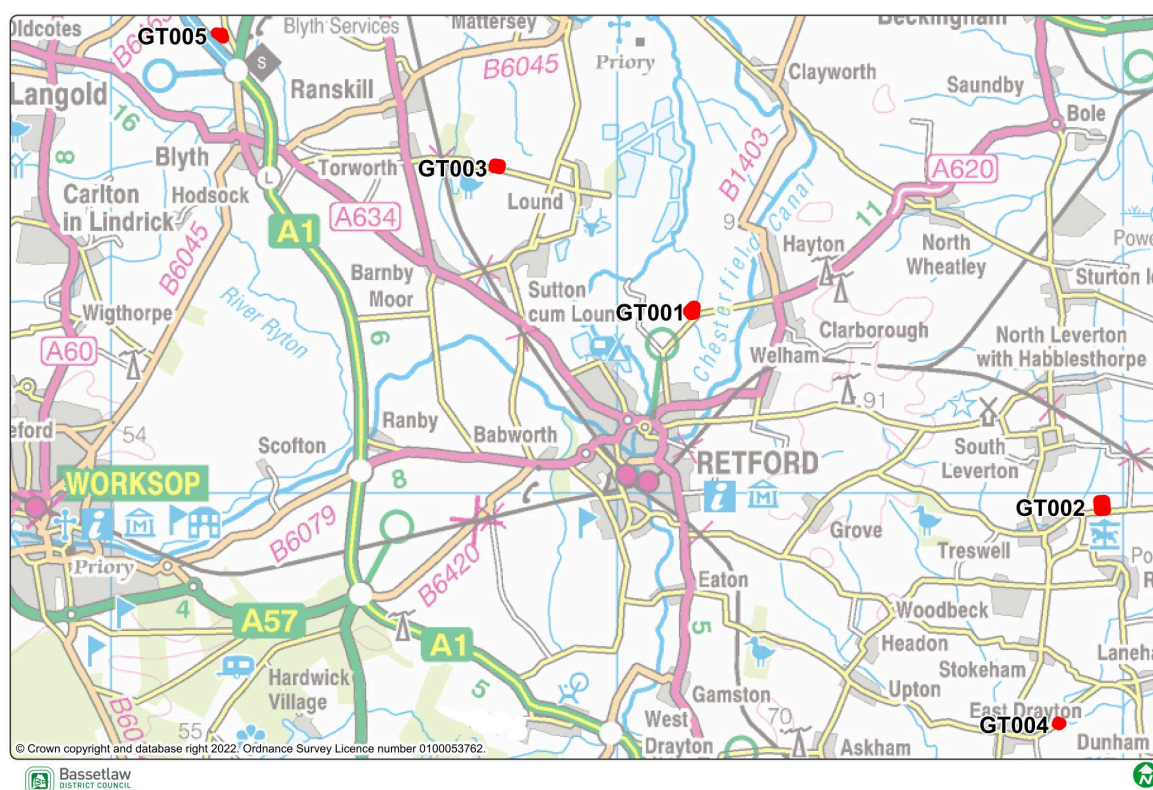


Figure 25: Bassetlaw Gypsy & Traveller Sites (Bassetlaw Local Plan 2022)

- 7.16.3. The Parish and this Neighbourhood Plan accepts the existing gypsy and traveller site at Gypsy Corner, Smeath Lane, and recognises travellers as part of the community.

- 7.16.4. This Plan recognises Policy ST32 of the emerging Bassetlaw Local Plan, which proposes an additional 10 pitches on this site.
- 7.16.5. Further development outside of the defined land area and boundary will not be supported.
- 7.16.6. Equally, this site is a residential site and this Plan does not support commercial activity on the site.

8. Reviewing the Neighbourhood Plan

- 8.1.1. This Plan operates until 2038, in parallel with the intended timescales of the emerging Bassetlaw Local Plan. Bassetlaw District Council will implement the policies in this Plan as part of their development management process.
- 8.1.2. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 8.1.3. It is anticipated that the need to review the Plan over this period will arise, for example, if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.
- 8.1.4. In addition, the eventual adoption of the Bassetlaw Local Plan 2020-2038 will be a key milestone in the formulation of the development plan for the District. In this context, the Parish Council will consider the need for a review of the neighbourhood plan at that point. This task will be undertaken based on an assessment of developments that have taken place at that time in the neighbourhood area, the objectively-assessed housing requirement incorporated in the Local Plan and the way in which the adopted Plan proposes that the requirement is apportioned across the District.
- 8.1.5. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 8.1.6. Following review, the Parish Council will agree, in conversation with Bassetlaw District Council, any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be following legal requirements in force at that time.

9. CIL Funding, Community Projects & Aspirations

- 9.1.1. The Community Infrastructure Levy (CIL) was introduced by Bassetlaw District Council on 1st September 2013. It is a non-negotiable, clear and consistent charge that is placed on new development to contribute towards the provision of appropriate infrastructure. The Government is clear that most new developments have an impact on the need for infrastructure, services and facilities and therefore developers are required to help fund the infrastructure that is needed to make their development acceptable.
- 9.1.2. Bassetlaw District Council seeks financial contributions from developers through the use of developer contributions secured via Section 106 agreements (i.e. legal agreements between a developer, infrastructure partner and the local authority). These agreements are subject to negotiation and in some circumstances are reduced or waived on development viability grounds.
- 9.1.3. Within Hayton Parish, there are 2 potential developments that will attract CIL - Corner Farm (which already has Outline Planning Permission) and potentially Church Farm should that proceed to development. The 2020-38 Bassetlaw Local Plan, yet to be adopted, will have within it a schedule of charges for CIL and BDC will negotiate any CIL as stated in paragraph 9.0.2. However, Hayton Parish can expect a proportion of the levy to be made available to enhance community infrastructure and facilities. Communities without a Neighbourhood Plan, benefit from 15% of the levy derived from development within the area. Those communities with a made Neighbourhood Plan will receive 25% of the levy derived from the development in the area.
- 9.1.4. The community has not been consulted to identify aspirations for the use of any additional funding arising from future developments that could attract CIL or other funding (e.g. Tiln Solar Farm). When funding has been identified, the community and the Parish Council will be consulted to identify projects directly related to the plan policies that will play a crucial part in the implementation of this Plan. These tasks are important to the community and whilst they are currently not part of the Neighbourhood Plan, they should reflect the aspirations of the plan as stated in the plan Vision and Objectives in Section 5. Hayton Parish Council will seek the collaboration of BDC and any other relevant partner for the implementation of these aspirations.

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