

Submission



Review 2022 - 2038

Misterton Parish Council

13/09/2023

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1 Foreword

The Misterton Neighbourhood Plan was developed over a three-year period with extensive consultation with the community and went to referendum in September 2019. It was approved by a majority of those voting so was ‘made’ – in other words, it had legal weight when Bassetlaw District Council (BDC) was determining planning applications.

Since then, although the Local Planning Authority (BDC) has taken heed of the Neighbourhood Plan, there are some areas where the Neighbourhood Plan Steering Group feels improvements could be made. In no small part, this is due to developments in neighbourhood planning and learning from other villages that completed their plans after Misterton.

So, although much of the Neighbourhood Plan remains unchanged, there are some key updates:

- we now have a Design Code document produced by Urban Designers from AECOM (a national planning consultancy) which gives a much clearer picture of the different types of housing in the village and where they are – so guiding developers on what to look for in different areas of Misterton
- a section on key views and significant green gaps provides more detail about those wide green gaps between the built up area that we want to preserve in the belief that not every bit of land has to be built on
- there is a new section on the Newell’s site. In the 2019 consultation, many residents wanted the Newell’s site developed – but because it falls into the Environment Agency’s classification of an area with highest risk of flooding, we were advised to exclude it as a site for housing. But there are other possible uses of the site, and these are considered in this review
- the definition of ‘infill’ has been tightened up and limited to a small number of dwellings
- housing density has been re-examined.

It should be remembered that the Neighbourhood Plan is not to stop development – this is made clear in the legislation that permits Neighbourhood Plans - but to support it, subject to meeting relevant criteria.

We have been guided in the review process by an experienced neighbourhood planning consultant. The review work has been funded from Locality (a government organisation).

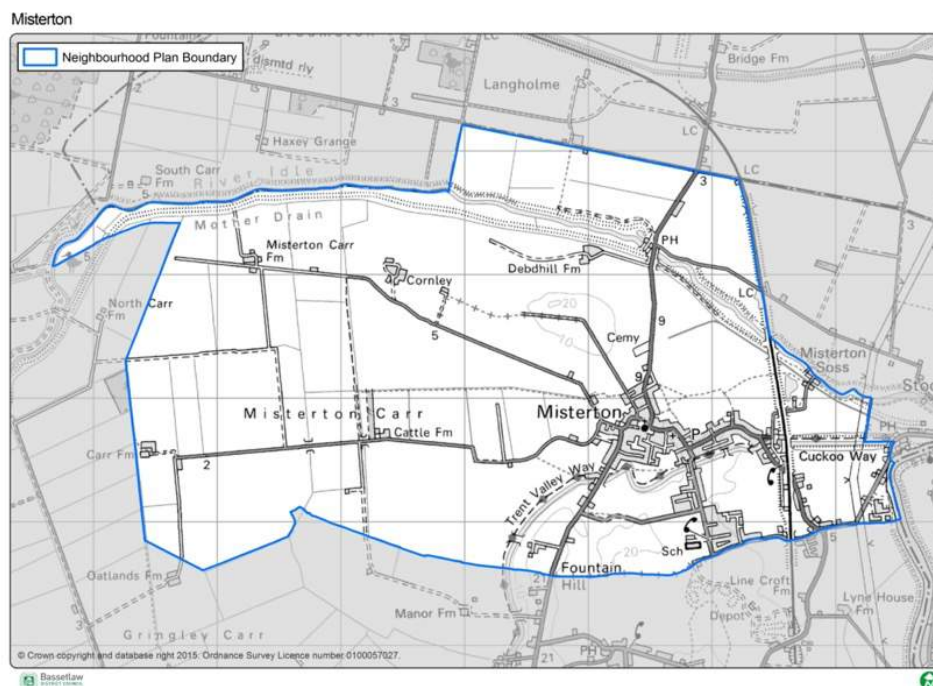
The Neighbourhood Plan Group hopes that residents will support the amendments to come out of this first review and we commend the changes to you

Neighbourhood Plan Steering Group

2 The Misterton Review Neighbourhood Plan (MRNP)

1. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents and in September 2019 the Misterton Neighbourhood Plan (MNP) was ‘made’. The MNP covers the period 2018 – 2035 and allocated 5 sites for up to 187 dwellings¹.
2. The MNP will continue to carry weight until the Misterton Review Neighbourhood Plan (MRNP) has gone through all the statutory processes at which point it will supersede the existing Misterton Neighbourhood Plan.
3. The MRNP covers the Parish of Misterton, the same area as the MNP².

Map 1 The Neighbourhood Plan Area



4. Misterton is identified as a Local Service Centre within the settlement hierarchy of the Core Strategy. The Submission Bassetlaw Plan (due for adoption in 2023) identifies Misterton as a Large Rural Settlement. However it notes, at paragraph 5.1.53 that *‘the level of services and facilities in them varies considerably. Similarly, their ability to accommodate growth in keeping with their character and form varies.’*³. For example, Misterton does not have a frequent public transport service.
5. Policy ST2 (1) of the Submission Local Plan, Residential Growth in Bassetlaw, supports the contribution the site allocations in Misterton’s Neighbourhood Plan makes to delivering planned growth. *‘Large Rural Settlements ... will experience residential growth to support their*

¹ Additional character analysis and revisions to site boundaries due to flood risk has meant the total expected number of dwellings will be less than the 187 originally anticipated

² The neighbourhood plan area was designated in June 2016

³ See <https://www.bassetlaw.gov.uk/media/7007/sub-010.pdf>

*role and function through completed sites, sites with planning permission, site allocations in this Local Plan or from site allocations in made Neighbourhood plans.*⁴

6. In 2021 Misterton Parish Council decided that the MNP should be reviewed and updated following the submission of several planning applications on sites that were not allocated for housing in the MNP but that were still favourably assessed by BDC officers. It was clear that the MNP policies were not able to direct development to the allocated sites as the community had expected.
7. BDC has set a housing requirement figure (HRF) for Misterton of 194 dwellings in their Submission Local Plan. The revised site allocation figures in the MRNP are for in the region of 152 dwellings (due to additional analysis of flood risk, design and landscaping requirements). In January 2023 there was a balance of in the region of 20 dwellings required to meet the HRF of 194. Following the Local Plan examination, the main modifications (out for consultation August 2023) have clarified that the HRF is a minimum number, and also increased the HRF for Misterton to 195. The examination of the Local Plan also clarified that, in order to contribute to the HRF, dwellings must have been granted permission during the Local Plan period (1 April 2020 onwards), or have been allocated in a made neighbourhood plan and granted planning permission during the same timeframe. Future housing development in the Neighbourhood Area will be delivered on sites that are allocated in the MRNP and on sites that are unallocated but that are in accordance with the policies in the MRNP. The expectation is that the HRF will be met from the delivery of the allocated sites in the MRNP and smaller sensitively located windfall sites. A 5 year review will enable an assessment of this approach.
8. The MRNP will extend until 2038 in line with the Submission Bassetlaw Plan. When the MRNP has been through the statutory processes, it will replace the MNP.
9. Not all the existing made Neighbourhood Plan policies have been altered. The site allocations remain the same⁵ because the growth requirement for Misterton is the same as in 2019. However, with a more robust evidence base provided by the Misterton Design Code 2022 produced by AECOM, some of the policies have been updated. The changes to the made Misterton Neighbourhood Plan are;
 - 1) all site allocation policies have been reworded to reflect the new evidence base⁶
 - 2) a new Local Green Space is proposed, and one has been amended
 - 3) new policy on landscape character
 - 4) new policy on density and infill
 - 5) amended approach to the development of the large brownfield site.

⁴ See <https://www.bassetlaw.gov.uk/media/7007/sub-010.pdf>

⁵ Note the exact boundary of NP11 and NP12 has been altered slightly to reflect up to date Environment Agency Mapping

⁶ Note the principle of housing development on these sites remains, however new evidence from the Misterton Design Code 2022 provides additional guidance on how these sites should be built out.

10. In October 2022 it was announced that the UK Atomic Energy Agency had chosen West Burton Power Station (located 8 miles south of the Parish) as the future home of its STEP project. The decision will see game-changing investment for the area with the STEP (Spherical Tokamak for Energy Production) programme seeking to pave the way for the development of commercial power plants capable of producing a limitless supply of low-carbon, clean energy. STEP offers the potential to transform and regenerate the area, creating thousands of jobs, a number of apprenticeships, and supply chain opportunities across a number of sectors, in an area already intimately linked with energy production. This will impact on the infrastructure (roads and rail), housing, health and education services.
11. Misterton Neighbourhood Plan Steering Group wishes to put down a marker that it is ready to work with statutory authorities so that, as the project takes off, future editions of the Neighbourhood Plan can reflect progress of the development.

3 Misterton in Context

Location

12. Misterton is a village in Nottinghamshire, in the far northeast of the county between Walkeringham to the south and Haxey (in Lincolnshire) to the north. The east of the village is bordered by the River Trent and the west by farmland.
13. The village is to six miles northwest of Gainsborough on the A161. The Doncaster to Lincoln railway line runs north-south to the east of the village. Currently there is no Misterton station on the line between Gainsborough and Doncaster. The village is the last along the A161 road (going north), before Lincolnshire and the Isle of Axholme. The B1403 meets the A161 in Misterton from Gringley-on-the-Hill. The A161 is the main road through the Isle of Axholme, entering it at Tindle Bank crossroads.
14. The Parish boundary is largely determined by the River Idle (through the Misterton Soss) and the railway line to the north-east. It then follows the county boundary (which is the course of the River Idle), then to the west following the Gringley and Misterton Boundary Drain. It crosses Fountain Hill, then follows Fox Covert Lane near the primary school to meet the Trent.
15. The village has a special water environment, being bordered by two rivers - the Idle and the Trent, with the historic Chesterfield Canal running through the village, this stretch of the Chesterfield Canal is designated as a Site of Special Scientific Interest (SSSI), which is the highest national habitat designation. The rivers, canal and floodplain are important ecologically and scenically. Furthermore, the setting of the village in rolling farmland provides an important habitat for a wide range of wildlife. Much of this farmland, known as the Carrs, is marshland drained by Dutch engineers in the 17th century.
16. The important landscape character of Misterton is recognised within Bassetlaw District Council's Landscape Character Assessment (2009)⁷. Misterton is identified within the Idle

⁷ <http://www.bassetlaw.gov.uk/media/245785/Idle-Lowlands-Policy-01.pdf>

Lowlands Character Area, an area in good condition and of high sensitivity, with the recommended policy action being its conservation. Describing the area, the Assessment reads *‘Topographically the Policy Zone is a relatively flat river valley floor with some gentle undulations... The main land use is arable farmland....., the village itself is ...linear in nature aligning with the A161, and displays a mix of vernacular and non-vernacular architecture.*

Misterton Today

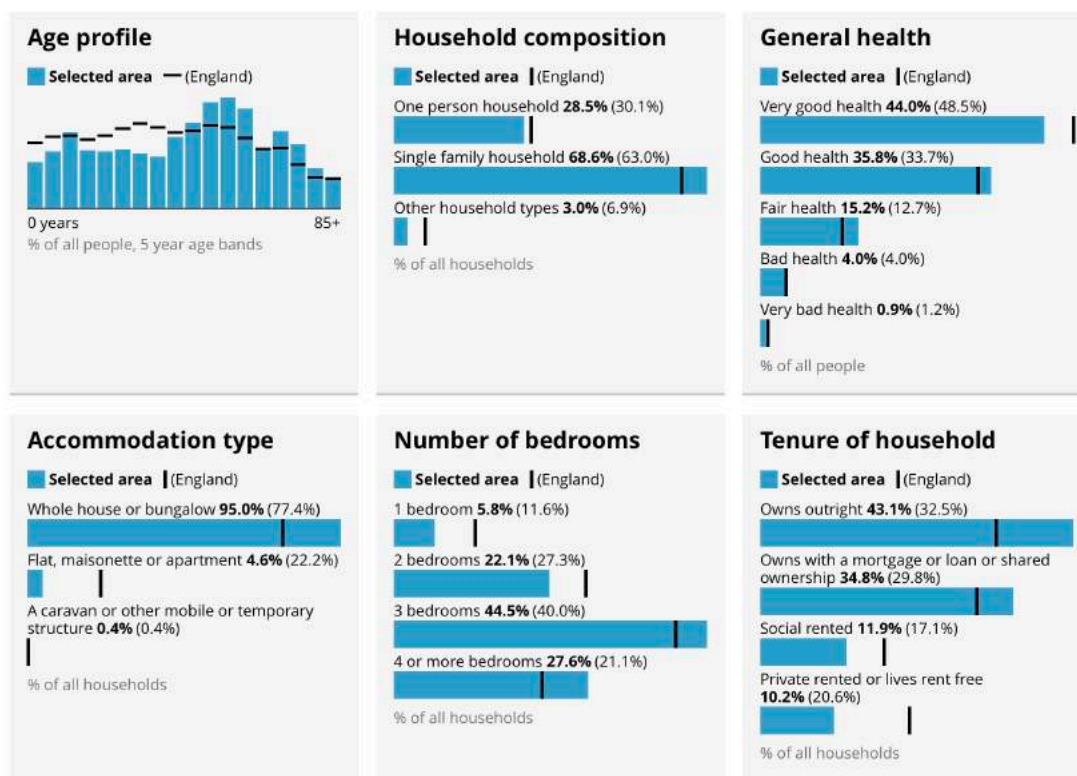
17. There are 2200 residents in Misterton (Census 2021). Table 1 provides some key statistics for the Parish of Misterton showing how the Parish has changed since the 2011 Census. There has been development in the village that has seen the village expand. The population is ageing, compared to the national average.

Table 1 Key Statistics Misterton Parish

	2021	2011	Change since 2011
Total Population	2200	2140	↑ 60
Population aged 14 and under	14.2%	17.1%	↓ 2.9%
Population aged 15 – 64	62.5%	62.4%	↑ 0.1%
Population aged 65 +	23.3%	20.5%	↑ 2.2%
Households	960	892	↑ 68

18. The tables below are from the ONS web site⁸ and show a range of data from the 2021 Census compared with the national average.

⁸ See <https://www.ons.gov.uk/visualisations/customprofiles/build/>



Source: Office for National Statistics - Census 2021

Key Issues

19. The key issues that were raised in the preparation of the made Neighbourhood Plan in 2018 still apply and are set out below. The final column shows which neighbourhood policies from the made and/or MRNP address these matters.

Sustainability Theme	Identified Issues	Neighbourhood Policy in the Misterton Neighbourhood Plan (MNP)	Neighbourhood Policy in Misterton Review Neighbourhood Plan (MRNP)
Social	<p>A key role of the Plan is to deliver high quality new housing in the Parish that is accessible to local people.</p> <p>The Plan should ensure that any new housing developed in the Parish is providing for local needs.</p> <p>The location, type and style of any new housing should be covered by the Plan policies.</p> <p>The NPPF (National Planning Policy Framework)</p>	<p>Policy 4 Housing Mix and Type and site allocation polices 6, 7, 8, 9, 10</p> <p>Policy 4</p> <p>Policy 1, 2, 3, 4, 5</p> <p>Policy 15</p>	<p>Policy 11R, 12R, 13R, 14R, 15R</p> <p>Policy 9R</p> <p>Policy 1R, 2R, 6R, 7R, 10R</p> <p>Policy 5R</p>

Sustainability Theme	Identified Issues	Neighbourhood Policy in the Misterton Neighbourhood Plan (MNP)	Neighbourhood Policy in Misterton Review Neighbourhood Plan (MRNP)
	<p>allows for Neighbourhood Plans to identify important Local Green Spaces which can then be designated as such offering protection from unsympathetic and damaging development proposals.</p> <p>Protect and where required improve community facilities</p>	Policy 13	Policy 11R
Environment	<p>The Neighbourhood Plan policies for growth should also seek to provide a quantity of open space necessary to meet agreed Open Spaces Standards⁹</p> <p>The Plan should aim to preserve and enhance the Public Rights Of Way (PROW) network in the Parish; this will improve access to important environmental assets in the Plan area.</p> <p>The Neighbourhood Plan should protect and enhance the environmental assets in the Parish.</p>	<p>Policy 14</p> <p>Policy 14</p> <p>Policy 14</p>	<p>Policy 3R, 4R, 5R</p> <p>Policy 3R</p> <p>Policy 3R, 4R, 5R</p>
Economic	<p>The Neighbourhood Plan should promote local employment opportunities in the Parish. This could involve allowing development to increase the numbers of residents working from home and support the improvement</p>	Policy 11	<p>Policy 9R(1)</p> <p>Policy 9R(2)</p>

⁹ See Open Spaces Standard Update 2020

Sustainability Theme	Identified Issues	Neighbourhood Policy in the Misterton Neighbourhood Plan (MNP)	Neighbourhood Policy in Misterton Review Neighbourhood Plan (MRNP)
	of digital connectivity in the village.		

4 Community Vision

20. The Community Vision was prepared by the Misterton Neighbourhood Plan Steering Group. Its intent and scope are unchanged from the made Neighbourhood Plan and is considered just as relevant. The Community Vision focuses on how local people would like to develop the Parish through to 2037 and beyond.

Misterton will be a thriving, diverse, sustainable community which is an attractive place for people to visit, live and work. The rural and historic character of the village will be protected and preserved for current and future generations

5 Community Objectives

21. A range of issues were confirmed through the consultation processes in 2016 to 2018 and were expanded in 2021 as part of the Review. The objectives below reflect the greatest concerns of the residents and the primary areas of focus for this Neighbourhood Plan.

Community Objective 1: To support sustainable housing growth of an amount, type and tenure that meets objectively assessed local and district need. Most growth will be on allocated sites.

Community Objective 2: To maintain the density and historic character of the built environment so that new housing integrates into the village to preserve its rural character.

Community Objective 3: To protect and enhance the landscape, its green spaces and surrounding open countryside, ensuring development minimises its impact on the natural and built environment.

Community Objective 4: To ensure development is designed to a high quality that reflects local character, topography, landscape sensitivity, green gaps and views as detailed in the Misterton Design Code 2022.

Community Objective 5: To encourage local employment opportunities and support local economic growth and development in identified sustainable locations, accessible by public and sustainable transport methods

Community Objective 6: To contribute to an improving quality of life for its residents by promoting a level of growth that is balanced with an expansion in the range of local facilities and services (where possible) that will enable Misterton to thrive.

Community Objective 7: To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan¹⁰.

6 Engaging with the Community: A Key Principle

22. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2022 and 2037. The importance of pre-application engagement is endorsed in the NPPF.
23. The NPPF recognises the importance of early discussion between applicants and the local community. Para 39 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
24. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will benefit applicants as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage people who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Bassetlaw District Council.
25. Where a proposal has not followed the key principle as out below, it cannot be assumed the proposal has community support.
26. Domestic extensions are excluded from this approach as they are unlikely to significantly impact on the character of the Plan area.

Key Principle: Pre-Application Community Engagement

1. **Applicants are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to provide a short document with the planning application to explain:**
 - a) **how the developer has consulted with the community; and**
 - b) **how issues of concern raised by local people and the Parish Council have been addressed; and**
 - c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Misterton Design Code 2022 or equivalent); and**
 - d) **(where the proposals are for housing development), how this meets local housing need.**

¹⁰ This objective is about improving the process of engaging with the community on planning matters.

7 Local Projects

27. Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it additional investment in the local community. The identification of projects as part of the Neighbourhood Plan process also shows local people how the Parish Council hopes to focus this investment.
28. These projects are important to the community and whilst they are not part of the Neighbourhood Plan, they are listed in full in Appendix C.

Neighbourhood Plan Policies

29. The Neighbourhood Plan Policies provide a planning policy framework for the delivery of development in Misterton up to 2037. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in BDC's Plan.
30. The Review policies should be read in conjunction with the Bassetlaw's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies. In combination this forms a suite of policies that form the planning framework for developers and decision makers when submitting planning applications in Misterton Parish.

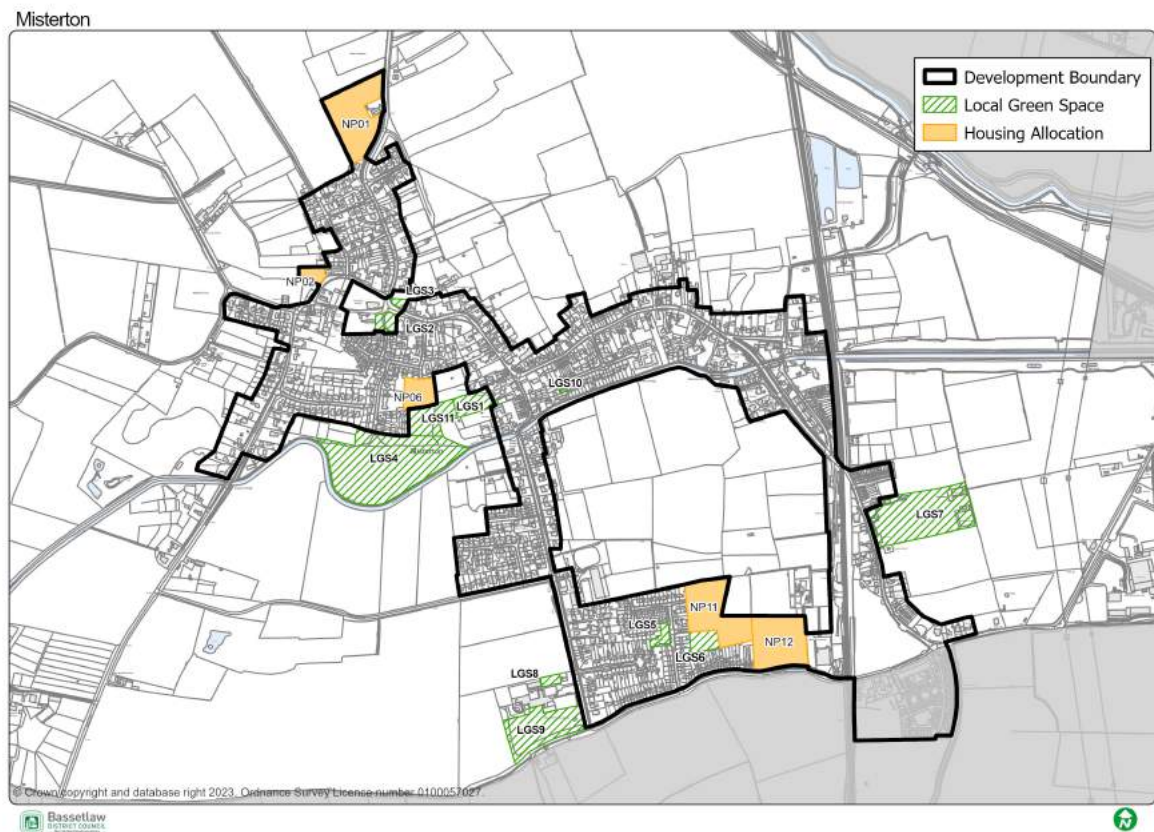
8 Sustainable Development and the Development Boundary

31. Misterton is defined as a Local Service centre in the adopted Core Strategy and a large rural settlement in the Submission Bassetlaw Plan. The housing requirement figure of 195 dwellings reflects the range of services and facilities in Misterton and consequently the scale of growth directed to it.
32. The Development Boundary was drawn around Misterton and identified in the MNP see Map 2 below.¹¹
33. Any additional development in Misterton should be concentrated within the Development Boundary. The following criteria have been used by the Neighbourhood Plan Steering Group in collaboration with Bassetlaw District Council to define the extent of the Development Boundary:
- a) current commitments by virtue of an existing planning permission; and
 - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams; and

¹¹ The houses on Pippin Close and Bramley Way are in the adjoining Parish of Walkeringham

- c) open areas including informal recreation space or extensive gardens which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
- d) analysis from the BDC Landscape Character Assessment; and
- e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2037 in accordance with National Policy.

Map 2 Misterton’s Development Boundary



34. Areas of landscape around the village that the community have identified as being especially sensitive to development are identified as Significant Green Gaps (see map 7) and are discussed in more detail in the section on Protecting Landscape Character. Areas that should be protected from development are identified as Local Green Spaces. There has been one additional Local Green Space added as part of this review process (see map 8b).

Policy 1R¹² Sustainable Development and the Development Boundary

- 1. Away from identified housing allocations, proposals for new residential development will only be supported if it is filling a gap within the existing Development Boundary as defined on Map 2 and where it meets all the following criteria;**
 - a) it is of a scale, density, layout and design that is compatible with the local rural character as defined in the Misterton Design Code 2022,**
 - a) it does not result in the loss of designated areas of nature conservation as identified on Map 5,**
 - b) it does not result in the loss of the sense of openness created by the Significant Green Gaps that are important to the character of the settlement as identified on Map 7,**
 - c) it incorporates any natural or built features on the site that have heritage or nature conservation value into the scheme where possible,**

¹² The review policies have been numbered consecutively and with a ‘R’ for Review added to help distinguish them from the made neighbourhood plan policies.

- d) it protects and enhances* the biodiversity of the site,
- e) it promotes walking, cycling and the use of public transport, and
- f) it is water efficient in design and, where applicable, it includes Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk, in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80)¹³, and
- g) it provides a mix and type of housing in accordance with Policy 12R.

2. Outside the Development Boundary, proposals will be limited to development which is necessary to support the rural economy or the provision of utilities infrastructure in accordance with the National, District and other policies in this Neighbourhood Plan reflecting the Parish's intrinsic open, rural character.

* in accordance with biodiversity net gain requirements as set out in national legislation¹⁴.

35. For the site allocations policies 14R to 18R see section 19 (page 58 onwards). These site specific policies are informed by this overarching approach.

9 Infill Development and Density

36. It is possible that, over the Plan period, sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area.

37. Not all gaps are appropriate for infilling. Early on in this neighbourhood plan process the community identified the protection of significant green gaps as a key issue – these are identified on Map 7. Misterton is characterised by the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns) and the singular plot depths along some of the routes that allow glimpses to the open countryside. Infill development will not be desirable if it erodes the historic character of the village.

38. The MRNP defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap capable of taking one or two dwellings only. A gap should be comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwellings should be of a similar size, scale and massing to those in the area and provides a plot to building ratio that is comparable to adjoining properties.

¹³ In Severn Trent Water's Regulation 14 consultation response, they sought to emphasise the importance of drainage hierarchy (Planning Practice Guidance, paragraph 80 (see <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para55>) and highlight the need to discharge surface water to the natural watercourse system instead of sewers.

¹⁴ See <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>

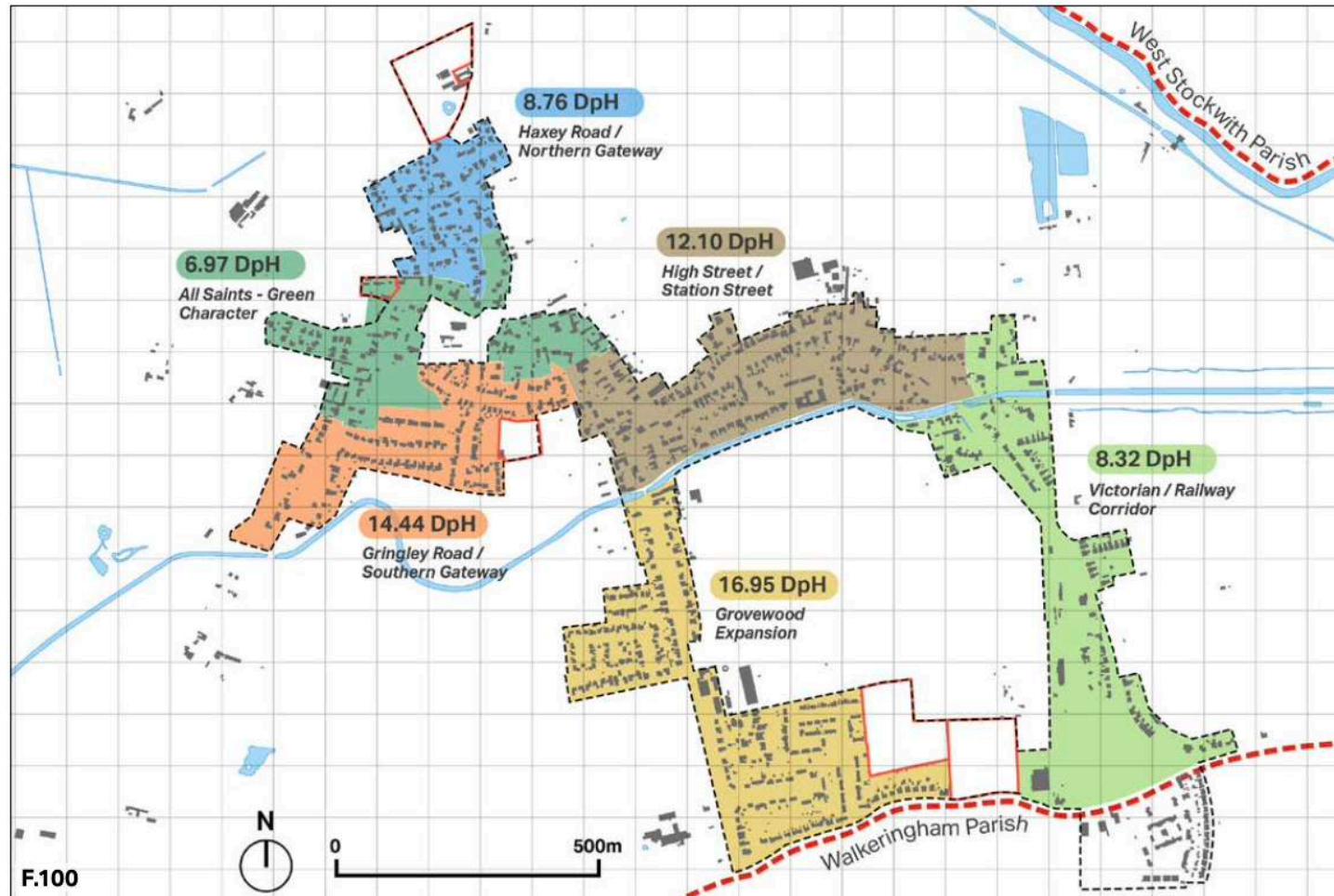
39. The Misterton Design Code 2022 provides guidelines for infill development in Misterton (section 4.8). It is important that infill housing is small scale (for Misterton this means up to 3 dwellings) and will only be acceptable on small sites.
40. Given the local need for smaller (2-3 bed) market properties,¹⁵ downsizing for an ageing population and the likelihood that some of these sites will be more centrally located near amenities, smaller dwellings on infill sites suitable for older people or those with mobility issues, will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
41. The NPPF at para 124 d states that planning policies should make efficient use of land taking into account the *'desirability of maintaining an area's prevailing character and setting (including residential gardens)'* and 124 e, *'the importance of securing well designed, attractive and healthy places'*.
42. The Misterton Design Code 2022 provides a detailed analysis of the densities across the different character areas in the village and states *'The Neighbourhood area's density reflects the rural location and village character of Misterton. The average DpH¹⁶ of Misterton's built area is 11.26, which is low, and reiterates the settlements small-scale development.'*¹⁷
43. Map 3 overleaf shows the density of development in the major clusters of housing development and that in between the clusters of development are open spaces that contribute to the overall character of the area. The extent of open space that is within and between the existing development is fundamental to Misterton village's rural character.
44. In addition, as the through routes radiate out of the village, these routes are lined with housing that is one plot deep. This allows glimpses out to the open countryside beyond.

¹⁵ See section 17 below – two studies in 2012 and 2018 identified a need for smaller 2-3 bed dwellings

¹⁶ Means Dwellings per hectare

¹⁷ Section 4.7 Misterton Design Code

Map 3 Extract Housing Density in Misterton Village from AECOM Design Code



45. The drone photos below show clearly how development has occurred along through roads but that there remains significant open spaces within the settlement and that parts of the built up area are only one plot deep which provides glimpses of open countryside from the main through routes along the High Street, Station Street and Gringley Road.



Photo 1: Looking north west from Grange Avenue



Photo 2: Looking east along Church Street and High Street

46. These undeveloped spaces within the village and the single plot depths on the routes out gives the village its rural character, and the long gardens give a soft transition to the open countryside. To reinforce local distinctiveness the density of development on the allocated sites should reflect the density of the village as a whole.

Policy 2R Infill Development and Density

1. Applications for high quality residential developments on infill and redevelopment sites will be supported where they meet all relevant requirements set out in other neighbourhood policies and where the resulting development is;
 - a) limited to up to three dwellings to fill a small, restricted gap in an existing frontage or on other small sites within the built-up area of the village where the site is closely surrounded by buildings, and
 - b) in keeping with the character of the area particularly in relation to historic development patterns and building plot size.
2. Infill proposals should not significantly reduce the privacy or amenity of adjoining properties.
3. The density of development should reflect local distinctiveness and density within the character area in which it is located.

10 Protecting Landscape Character

47. The Misterton Design Code 2022 notes that the village has a strong relationship with its surrounding landscape. The village’s most significant green and blue links are the Chesterfield Canal, the area surrounding All Saints Church, and the several links connecting to the large green gap in the east of the village. There is also a finer grain network of green elements that includes hedgerow boundaries, private gardens, tree planting, and grass verges. Many of these links act as wildlife corridors, making them important connections for local biodiversity. These green gaps and links combine to create the green infrastructure in the Parish. The Design Code identifies these green gaps and links using aerial images and maps.

Figure 1 Area A



Figure 2 Area A from Map 4 below



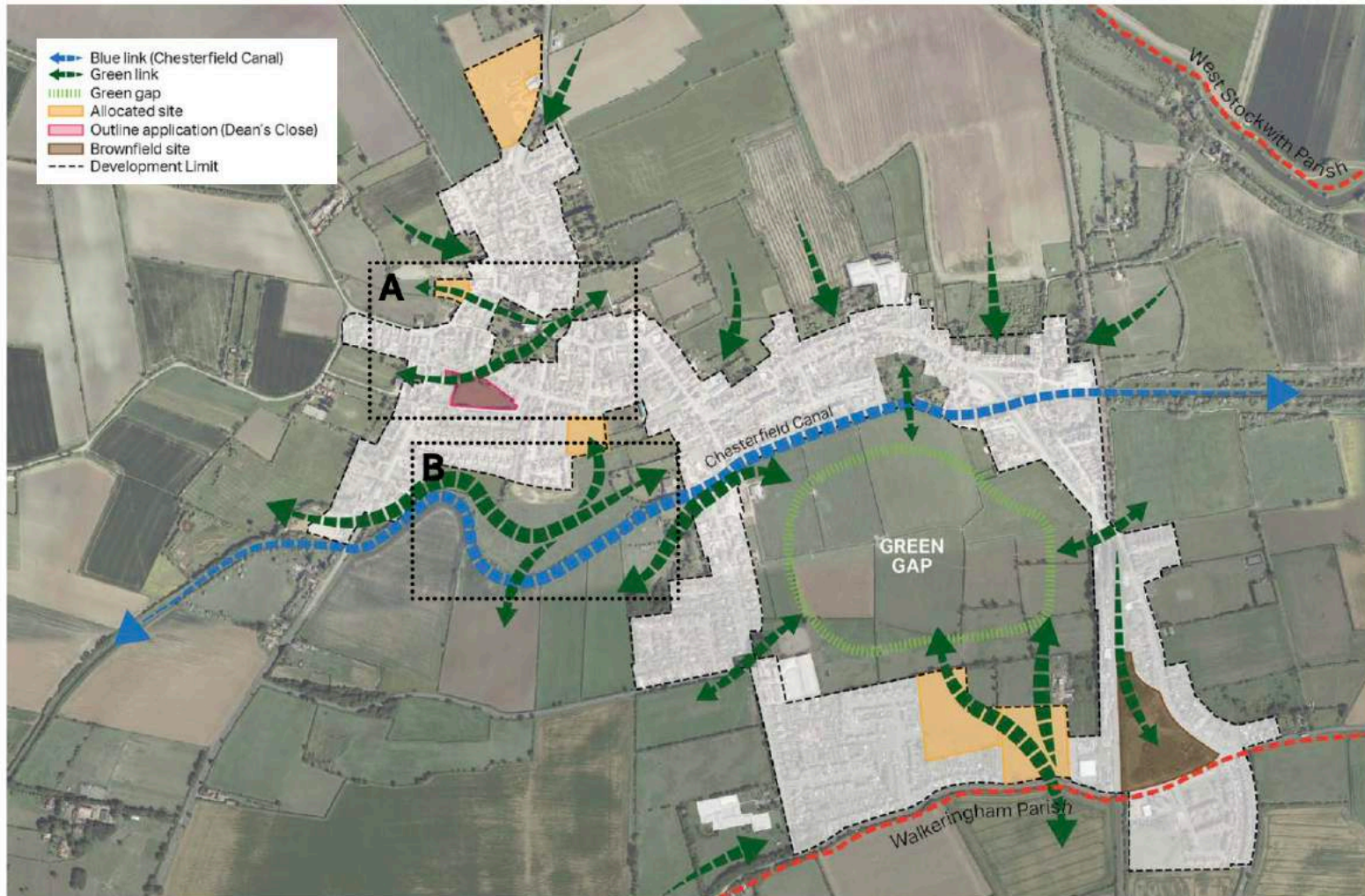
Figure 3 Area B



Figure 4 Area B from Map 4 below



Map 4 Green Infrastructure



48. Bassetlaw's Green Infrastructure Study 2010 identifies two Sites of Special Scientific Interest (SSSI) and 8 Local Wildlife Sites (LWS) within the Plan area. The Study specifically identifies one key element of the green infrastructure of the Plan area *'The only waterway of note within Bassetlaw is the Chesterfield canal. It spans the width of Bassetlaw with the section of the canal to the northeast of Retford, between Welham and Misterton, being regarded as the most important for biodiversity and is designated as a SSSI.'* Within the Study, the Plan area is identified as being within the Lower Idle Valley *'An open landscape of farmed, drained peaty soils (locally known as Carrland) characterised by open fields with ditches as boundaries, washlands along the River Idle and small areas of woodland.'*¹⁸
49. Development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.
50. The Bassetlaw Landscape Character Assessment¹⁹ provides a study of the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions). Misterton is identified within the Idle Lowlands Character Area, an area in good condition and of high sensitivity, with the recommended policy action being its conservation.
51. Consultation results of the initial Neighbourhood Plan questionnaire have demonstrated that:
- 82% of village questionnaire replies indicated that green spaces were important features
 - 85% indicated the Chesterfield Canal was very important
 - 71% indicated the River Idle was very important
 - 71% indicated the Trent Bank was very important
 - 83% indicated Public Footpaths were very important
 - 76% indicated Wildlife Sites were very important
52. The updated Open Space Study 2020 assessed the quality of amenity greenspaces in Misterton.²⁰ Amenity Greenspace sites offer opportunities for informal activities close to home or work or enhance the appearance of residential or other areas. Amenity Greenspace includes informal recreation spaces, green spaces in housing areas, village greens and other incidental space. Amenity greenspace provides opportunities for informal recreation like informal play, dog walking and jogging close to home or work.
53. Significantly, Grange Avenue Recreation Area (LGS 1 owned by BDC) and the Old School Field on Wharf Road (LGS6 owned by Parish Council) both scored only 2 stars. Both sites required maintenance to improve fencing and surfaces. Recently a part of LGS1 has been turned into a

¹⁸ BDC includes waterways as green infrastructure but comments on this Plan at Reg 14 from Severn Trent and the Environment Agency advised this it was specifically mentioned

¹⁹ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

²⁰ See <https://www.bassetlaw.gov.uk/media/6008/open-space-assessment-update-2020.pdf>

community garden. The Parish Council see the improvement of both spaces as a priority and will seek opportunities (including the use of Community Infrastructure Levy funding) to improve the quality of this provision.

54. The LCA highlighted the ecological value of the Plan area with an action to conserve. In accordance with the NPPF para 174 (d) new development is expected to achieve net biodiversity gain. The Environment Act 2021 provisions requires at least a 10% net gain in biodiversity on development sites. This Neighbourhood Plan expects new development to achieve net biodiversity gain²¹. A 20% net gain would be supported in accordance with the Environment Agency's comments on this Plan.
55. The NPPF highlights the important contribution trees can make to the character and quality of the environment²². Trees enrich the quality of the Plan area and mature trees have significant biodiversity value. It is important to use the right tree for the right place. For example, smaller-canopied species should be deployed where a tree is desirable but spatial constraints forbid a forest-sized species. Native species are desirable, but this is not prescriptive and not all suit this locality – species diversity is important and is a way of building climate change resilience and disease resistance.
56. Policy ST50 of the Submission Local Plan identifies tree planting as a Council priority to address climate change and proposed 5 trees per new dwelling or 1,000sqm of non-residential floorspace.²³ Where trees are removed as part of a development scheme they should be replaced. There should be no net loss of tree canopy and where possible a net gain. This may mean planting more than one tree to replace a mature tree (where it had a large tree canopy).
57. The Parish Council are also committed to addressing climate change. Their Green Action Plan has calculated the carbon footprint of the Parish's residents and businesses and identifies measures that can be taken to improve the carbon footprint. This includes pushing for lower carbon construction in all development.²⁴
58. Map 5 overleaf, shows the Public Rights of Way, Local Wildlife Sites and Site of Special Scientific Interest in the Parish. These are protected from development by District and national policies.

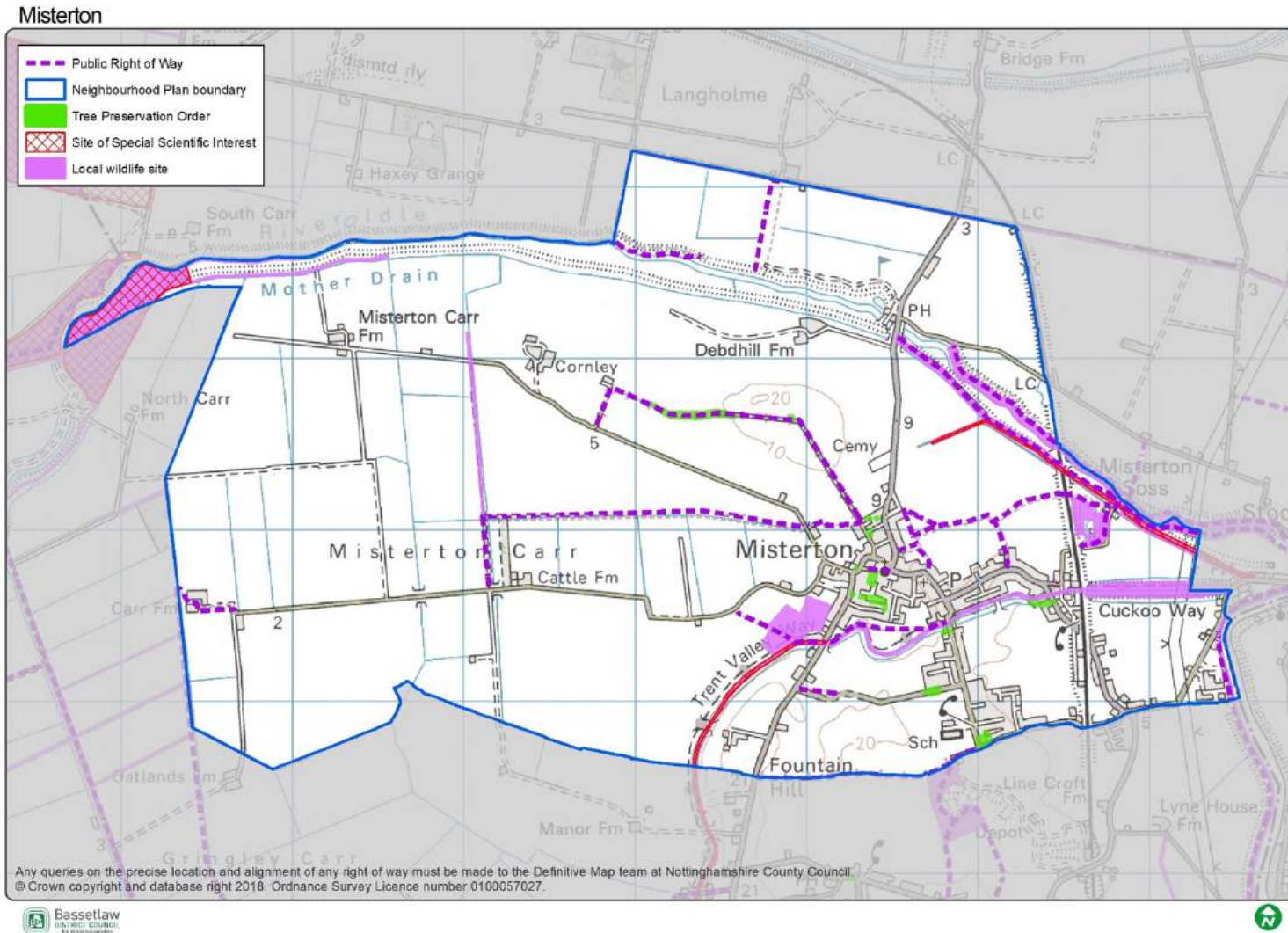
²¹ The Biodiversity Metric 3.1 (JP039) (Natural England) or later versions along with their User Guide should be used to assess biodiversity net gain required in developments.

²² See NPPF para 131

²³ See Local Plan Submission Version para 10.1.14 <https://www.bassetlaw.gov.uk/media/7007/sub-010.pdf>

²⁴ See <https://misterton-notts-pc.gov.uk/wp-content/uploads/2022/08/Final-Green-action-plan-Jul-22.pdf>

Map 5 Areas of Nature Conservation and Public Rights of Way



Policy 3R Improving Green and Blue Infrastructure and Biodiversity

- 1. Development which is directly related to improving or extending access to green infrastructure such as opportunities for walking and cycling in the Parish will be supported where the proposals;**
 - a) do not detract from the landscape character or ecological value; and**
 - b) are for improving access to the Local Wildlife Sites and the River Idle corridor as identified on Maps 4 and 5.**

- 2. Development proposals will be supported where they protect or enhance existing green infrastructure assets as identified on Maps 4 and 5. Where appropriate development proposals should demonstrate how they would provide linkages to and from existing green infrastructure assets.**

- 3. Development should achieve a Biodiversity Net Gain of at least 10% in line with the applicable legislative requirements and in accordance with local and national planning policy. Compensation measures should be a last resort and should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.**

- 4. As appropriate to their scale, nature and location and in accordance with national policy, a tree-planting programme should be incorporated into development proposals so that there is no net loss of tree canopy and where possible a net gain. Where on site provision is not feasible off-site provision within the Parish may be acceptable.**

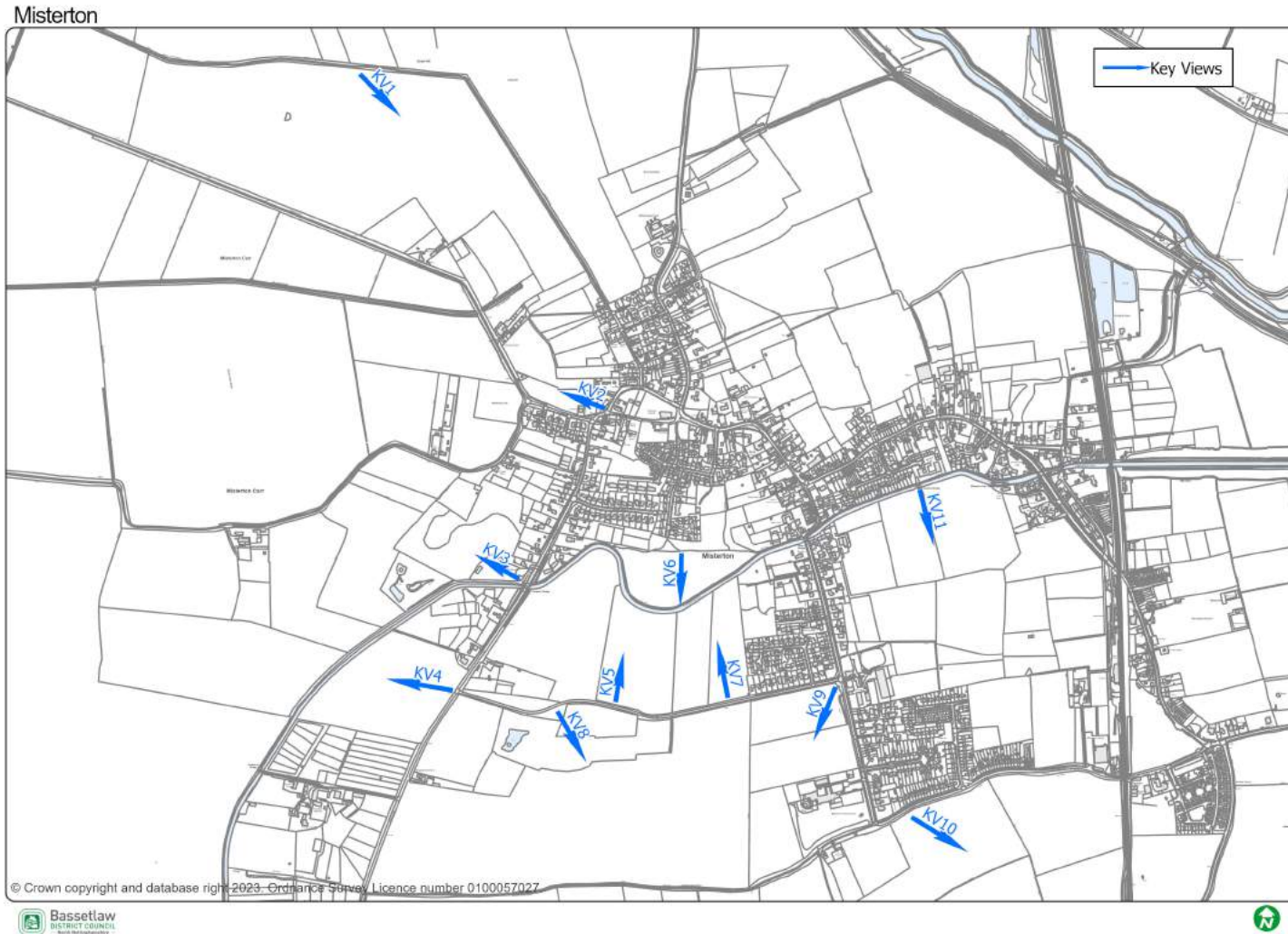
- 5. Development should where possible create and enhance blue- green corridors to protect watercourses and their associated habitats from harm.**

Key Views

59. The topography of the Plan area affords medium and long views into and out of the village and across the Parish.

60. The Neighbourhood Plan Steering Group worked with the landscape architects from AECOM and identified key views. Map 6 overleaf, is based on local research and shows these key views from publicly accessible locations across the built-up area of the Parish. They provide additional information about the sensitivity of the landscape character to change and should be used alongside the Significant Green Gaps information. The open spaces within the character areas and long views from the edge of the settlement provide a sense of openness and a very rural sense of place. Appendix D provides a photo and description of each key view.

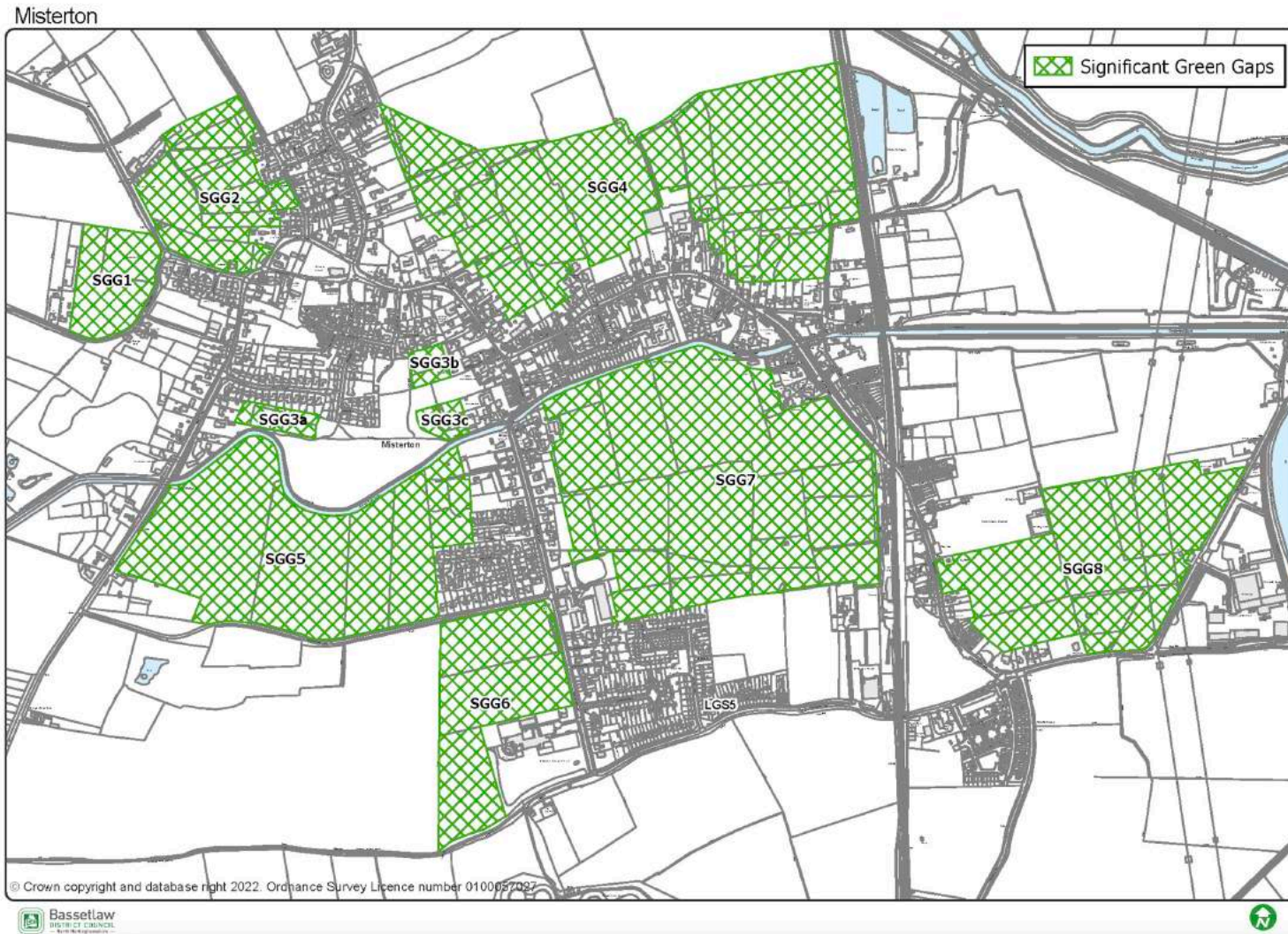
Map 6 Key Views



Significant Green Gaps

61. The main village characteristic is the open space within and around the settlement. In order to demonstrate the landscape value of these open spaces the NPSG (Neighbourhood Plan Steering Group) has identified Significant Green gaps. These are spaces that have an open and undeveloped character and meet at least one of these criteria
 - a) Form a visual break between settlements – actual and perceived (from physical development or level of activity)
 - b) Reinforce the loose grained rural character within the village of Misterton
 - c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan
62. It should be stressed that the Significant Green Gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good landscape quality), or due to the fact that they contain historic buildings, or afford attractive and/ or significant views. Only land necessary to secure the objectives of gaps on a long-term basis have been included.
63. Map 7 shows the Significant Green Gaps that are character forming and a valued landscape feature around the built form. Appendix E provides a description and a photograph of each of them. Proposals on the allocated sites and any infill sites will need to demonstrate they have taken into account the landscape character of the Plan area and the sense of openness of these areas.

Map 7 Significant Green Gaps



Policy 4R Protecting and Enhancing the Landscape Character

- 1. Landscape is an important part of the character of the Parish as identified in the Misterton Design Code and the Bassetlaw Landscape Character Study. All proposals are required to demonstrate how they will respond, conserve and enhance the landscape character and have considered:**
 - a) The Key Views as identified on Map 6 and described in Appendix D. The key views have been designated due to their significance and importance to the openness of the landscape character. Development proposals should demonstrate how they are either conserving or enhancing the openness of the affected view(s)**
 - b) The Significant Green Gaps as identified on Map 7 and described in Appendix E. The Significant Green Gaps have been designated for their contribution towards the character of the landscape. Each gap has its own qualities, and development proposals adjacent to these areas or otherwise likely to affect them should demonstrate how they would safeguard the positive contribution made by the Significant Green Gap to the landscape and character of the settlement and its wider setting. Development proposals which would have an unacceptable impact on the character of an identified Significant Green Gap will not be supported.**
- 2. The accessibility of the natural environment in Misterton Parish is highly valued by local residents. Proposals that protect and where possible extend or enhance the existing Footpaths, Bridleways and Byways are supported.**

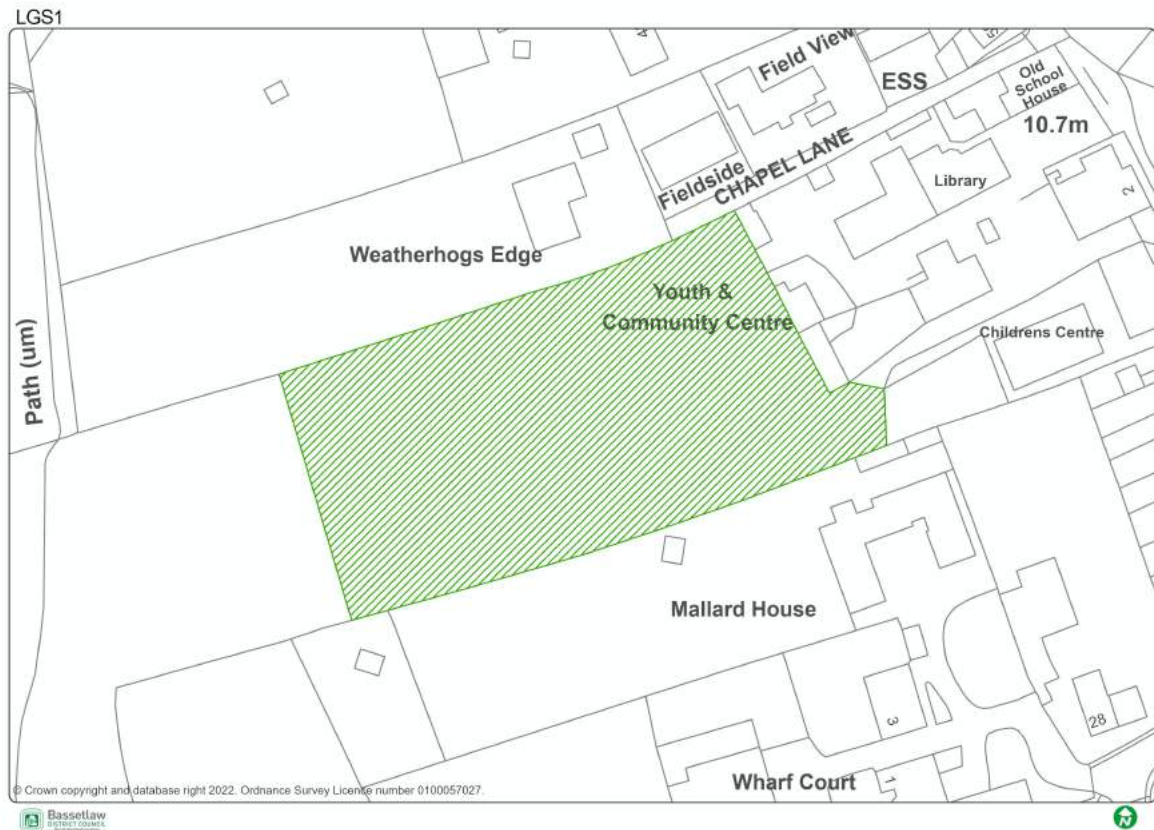
64. The map at Appendix F shows how the Significant Green Gaps combine with the Local Green Space designations.

11 Local Green Spaces

65. The made Neighbourhood Plan sought the designation of the following Local Green Spaces 1-10.

1	Old School Field
2	Church Meadow
3	Windmill Gardens
4	Land between Chesterfield Canal and Church Farm Estate
5	Open land at Grange Estate
6	Grange Avenue Recreation Area (amended slightly)
7	Misterton Sports Field
8	Community Gardens
9	Primary School fields
10	Open land at Hillside Avenue
LGS11 is an additional designation reflecting the form and function of the space and how it is used by local people	
11	Open land to the south of NP06 (land off Meadow Drive) and the north of LGS4

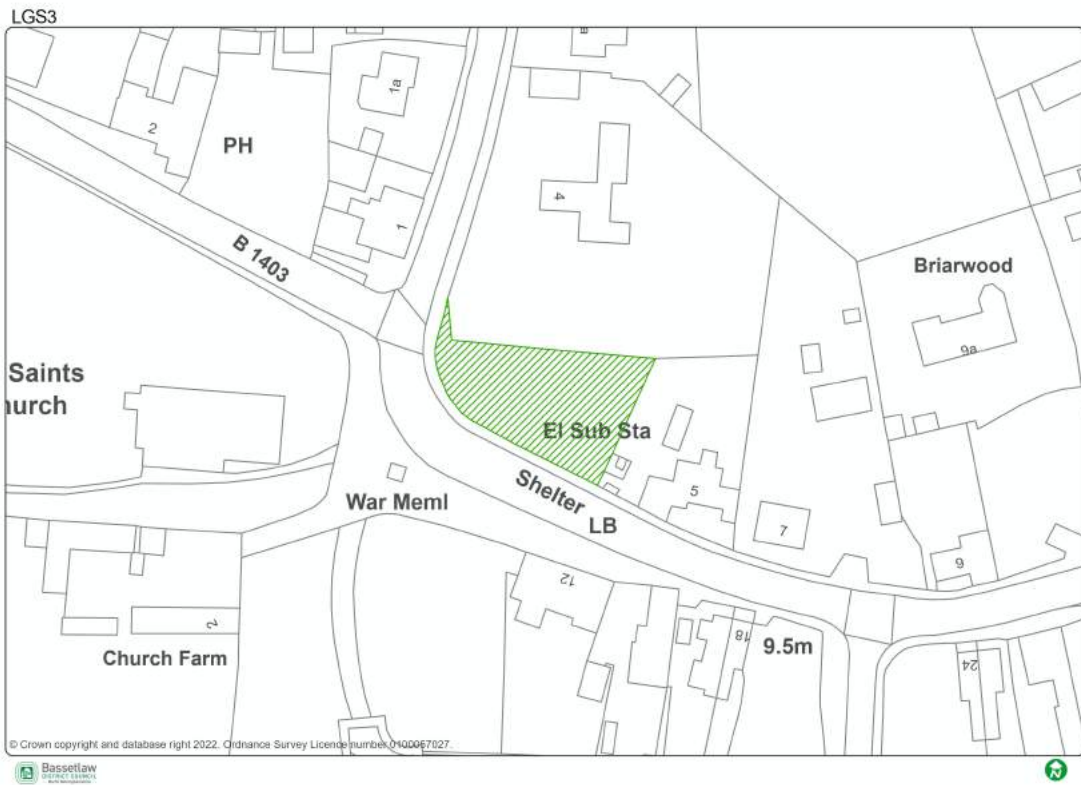
Map 8a LGS 1



Map 8b LGS 2



Map 8c LGS 3



Map 8d LGS 4



Map 8e LGS 5

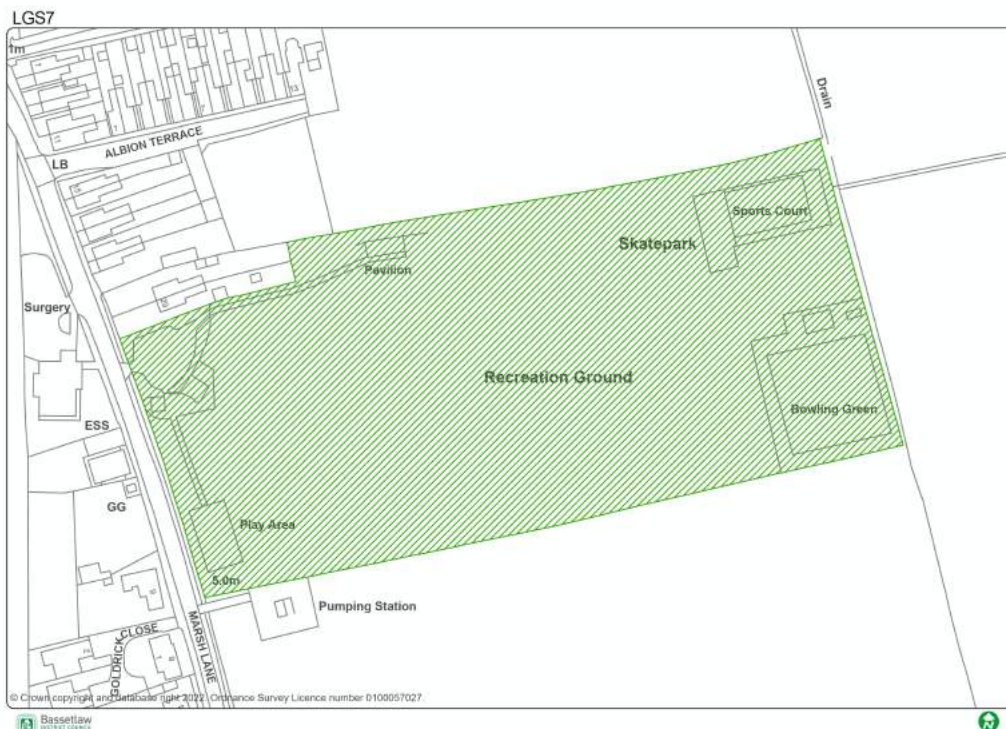


66. LGS6 is amended slightly to exclude the grass verge along Grange Drive and adjacent to 20 Grange Avenue. This loss of this part of LGS 6 does not erode the designation value of LGS 6. The area remaining is in fact the extent of the LGS that is well used by local people and has high community value.

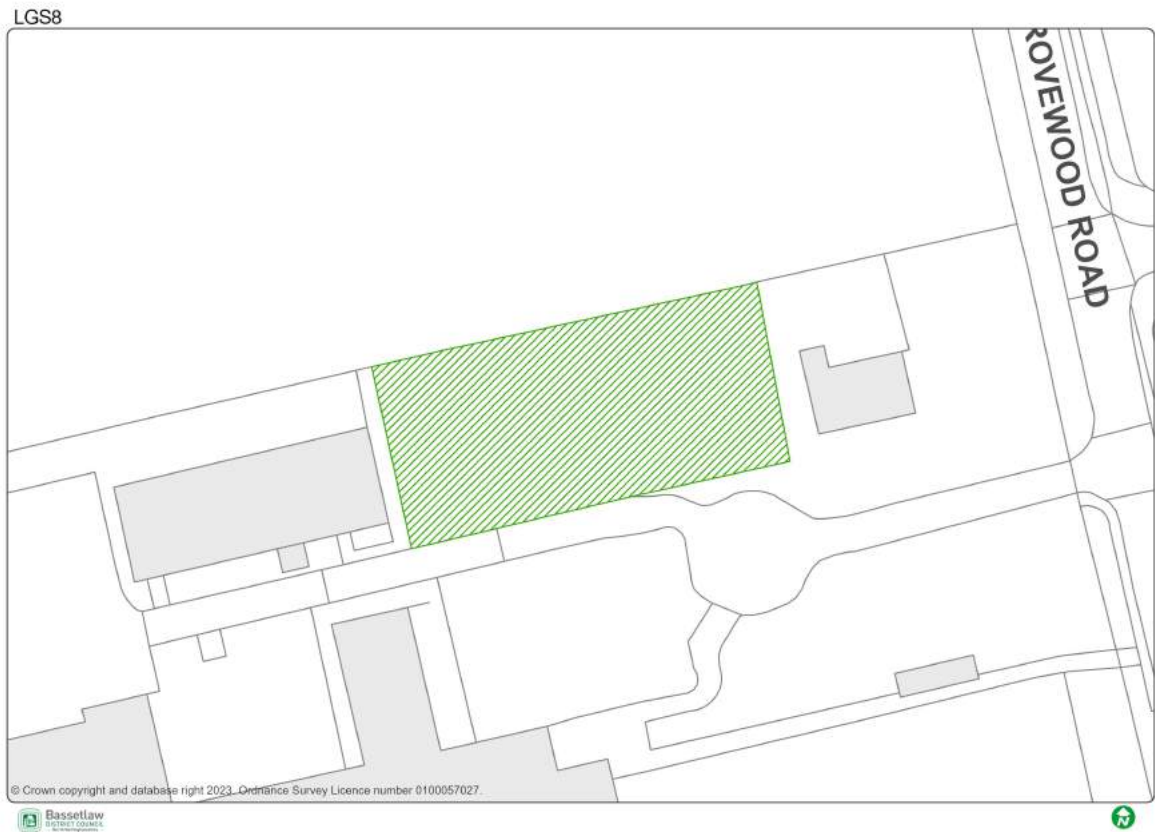
Map 8f LGS 6



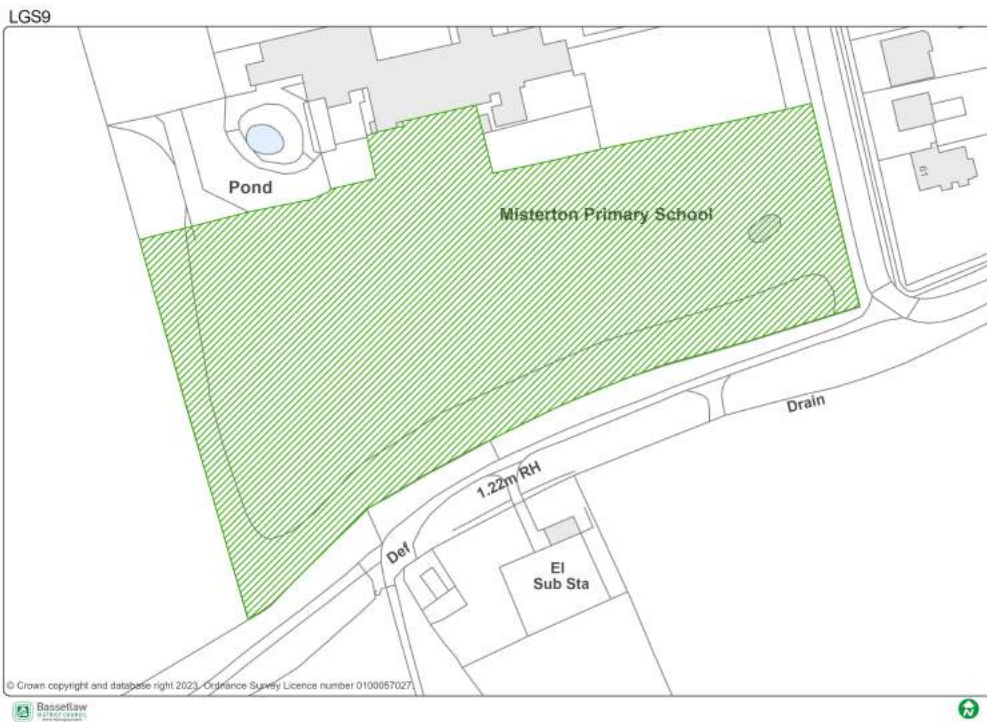
Map 8g LGS 7



Map 8h LGS 8



Map 8i LGS 9



Map 8j LGS 10



67. The MRNP seeks the additional designation of LGS 11 based on the following evidence.

Site LGS 11	Test against LGS criteria in the NPPF
<p>This 0.75 hectares site connects two existing Local Green Spaces LGS4 and LGS 1. The southern boundary follows the route of a well-used Public Right of Way allowing easy access from the rest of the village to this informal nature reserve which is an important habitat for birds, insects and small mammals. The northern boundary of LGS 11 is the site allocation NP06. The LGS comprises mature grassland and combines to provide a sense of openness in the heart of the village from the Chesterfield Canal up to the edge of the settlement. This is part of an important open space outside the development boundary. The walk through and views across from the footpath to the edge of the village to the north and the Chesterfield Canal to the south reinforce the rural character and is a very popular space for local residents to walk.</p>	<p>The land is close to the community it serves, holds a particular local significance, is demonstrably special to the local community and is local in character.</p>

Map 8k Proposed Local Green Space 11



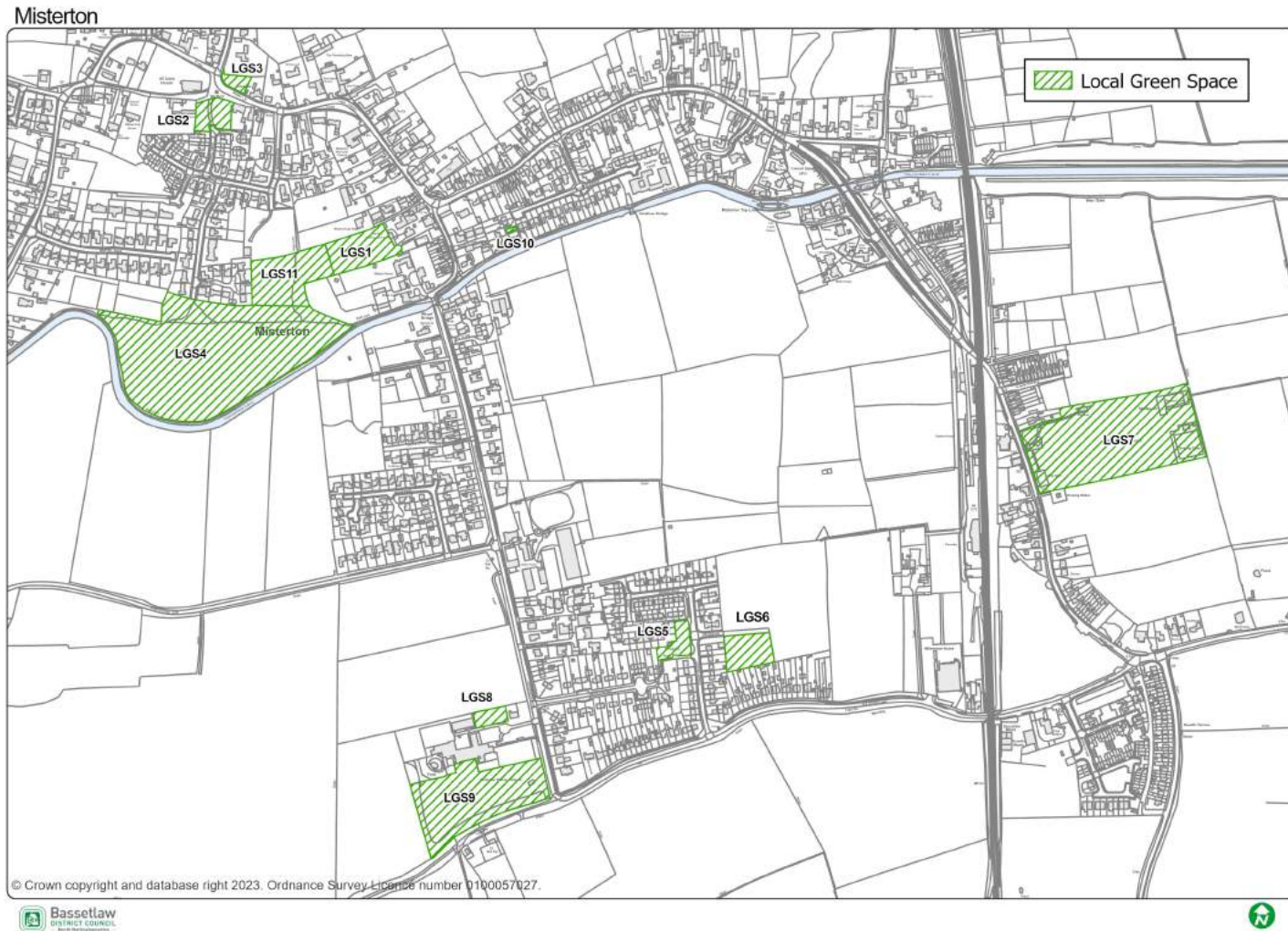
68. The photo below was taken from the public right of way at the south east corner looking north west across LGS 11.

69. Photo 3 LGS 11



70. The map at Appendix F shows how the Significant Green Gaps combine with the Local Green Space designations.

Map 8I Local Green Spaces



Policy 5R Designation of Local Green Spaces

1. The areas identified on Map 8a to 8k are designated as Local Green Spaces. These are;
 - a) LGS 1 Map 8a Old School Field
 - b) LGS 2 Map 8b Church Meadow
 - c) LGS 3 Map 8c Windmill Gardens
 - d) LGS 4 Map 8d Land between Chesterfield Canal and Church Farm Estate
 - e) LGS 5 Map 8e Open land at Grange Estate
 - f) LGS 6 Map 8f Grange Avenue Recreation Area
 - g) LGS 7 Map 8g Misterton Sports Field
 - h) LGS 8 Map 8h Community Gardens
 - i) LGS 9 Map 8i Primary School Fields
 - j) LGS 10 Map 8j Open land at Hillside Avenue
 - k) LGS 11 Map 8k Open land to the south of NP06 (land off Meadow Drive) and north of LGS 4.

2. Development that would have an adverse impact on the openness and special character of the local green spaces will not be supported except in very special circumstances in accordance with national policy.

3. Development of a flood resilience scheme with Local green Space 4 will be supported provided the proposal does not adversely impact the primary function of the Local Green Space.

12 Achieving High-Quality Design

72. Developer interest is reflected in the number of speculative planning applications for development in recent years in and around Misterton.

73. The NPPF identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area and explaining how this should be reflected in development and that design policies should be developed with local communities so they are grounded in an understanding and evaluation of the areas defining characteristics²⁵.

74. The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.

75. An understanding of the existing built character and examples of local good design help in providing a design framework for Misterton. The Misterton Design Code 2022 was commissioned as part of this review and provides an analysis of
 - 1) The landscape character studies covering the Parish
 - 2) An assessment of development constraints

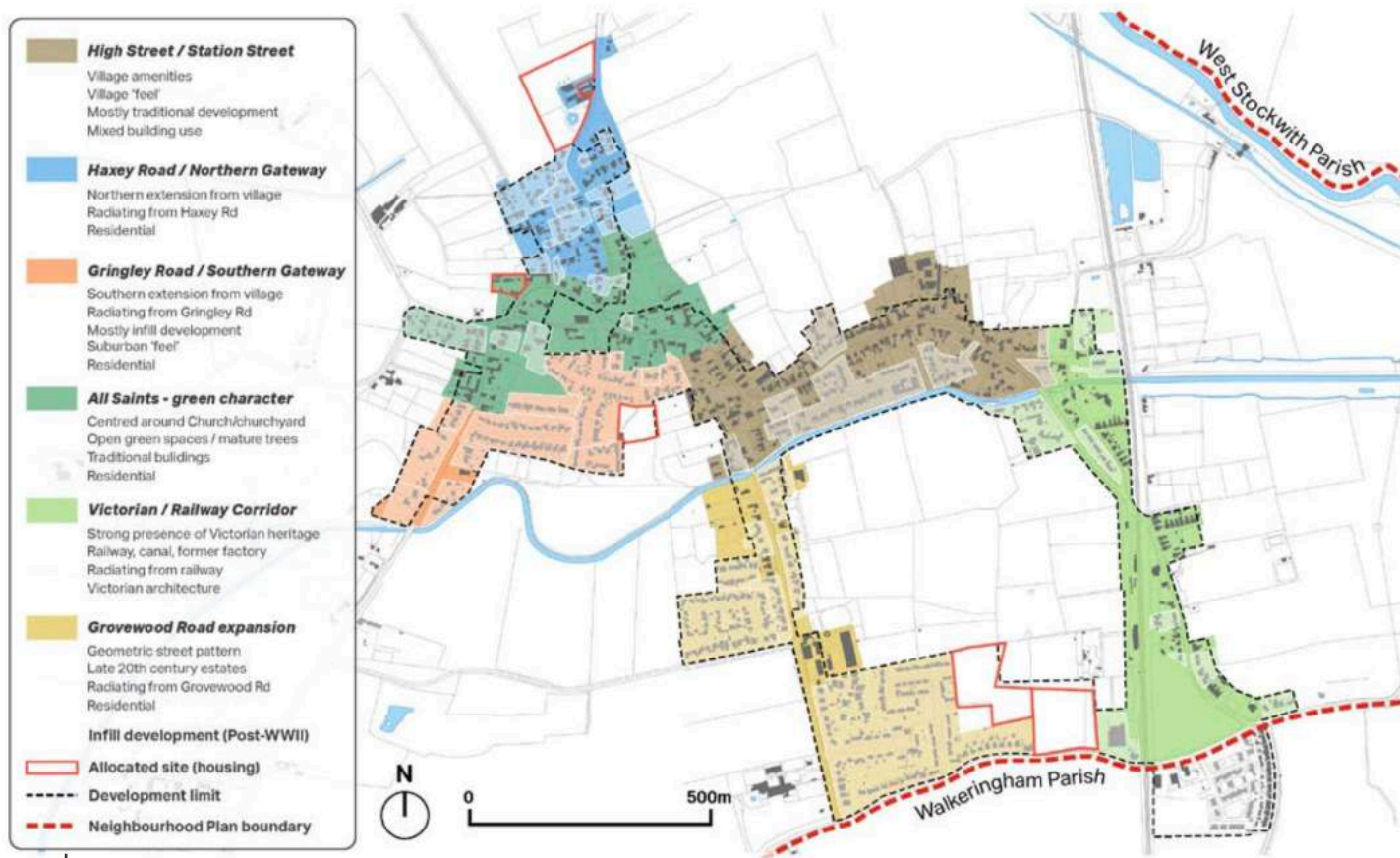
²⁵ See NPPF para 127, 128

- 3) A character analysis of Misterton village
- 4) Design guidance and Code covering the whole plan area
- 5) Design guidance and Code covering the allocated sites.

76. These design criteria are locally specific in accordance with the National Design Guidance.
77. The design of a recent housing development adjoining the south eastern edge of Misterton Parish boundary (but in the Parish of Walkeringham) does not reflect the rural character of the area. Given its location as a gateway to Misterton village, its design in such a prominent location detracts from the rural character and does not reflect the built character of the surrounding Parishes. Policy 4R and the application of the Misterton Design Code should ensure this sort of unsympathetic development is not repeated.
78. Given the weight the NPPF attributes to the contribution local residents can make to defining good design, and the detail provided in the Misterton Design Code, development in Misterton village should be developed in accordance with the Misterton Design Code.
79. Map 9 from the Misterton Design Code 2022 Section 3²⁶ divides the village into 6 character areas. Map 9 shows how much of the village is relatively modern infill (lighter areas) and how much of it consists of earlier periods of development. The lighter colour infill areas are arguably where traditional styled development (or redevelopment in the longer term) will have the most impact and benefit as it could repair and knit together the more traditional village characters.

²⁶ See Misterton Design Code 2022 page 50 at <https://www.misterton-notts-pc.gov.uk>

Map 9 Character Areas (extracted from the Misterton Design Code)



F.54 | Figure 54: Character area map highlighting infill development - The map shows six character areas and infill developments within these (lighter areas). The infill areas are where new traditional styled development will have a greater benefit by knitting together the more traditional style areas.

80. The Misterton Design Code analysis provides Settlement Character Guidelines. These are useful in establishing the context for development on the site allocations and small infill sites. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features. Responding to the context means recognising existing positive design solutions (which is identified in the Design Code section 2 and 3) or using existing cues as inspiration.

Settlement Character Guidelines from Misterton Design Code 2022



- | |
|--|
| <p>1. The historic linear core is underpinned by simple building forms and unfussy detailing. The variety of simple building forms and functional/decorative architectural detailing could be used to inform the detailing on future development. This could apply along most of the historic routes within the village to help reinforce the prevailing character of traditional dwellings. Inauthentic authentic and bold on elements should be avoided however.</p> |
| <p>2. The structure of the village is easily understood based on the linear pattern of main streets and the clear built frontage definition, combined with glimpses and key views to the wider landscape. There are some near 90 degree bends in the high street where views are capped by header buildings adding some interest and the impression of a sequence of spaces unfolding as you move through the village. This quality is known as 'villagescape'. Infill development should support this and aim to enhance street scenes, adding to the creation of a series of outdoor rooms that are fronted by sympathetic building designs.</p> |
| <p>3. The interplay of built for, open spaces and planting elements such as hedgerows and trees groups is important within the green core of the village that makes up the setting to the Grade 1 listed All Saints Church coverage of existing homes and buildings get some more green and spacious sense of place, in contrast to the higher. In this area the combination of open spaces planting and gardens is as important for biodiversity Grade 1 church.</p> |



- | | |
|---|--|
| 4 | 4. The relationship between the internal street is a fundamental component of the character of Misterton. This interplay between the internal street spaces and key views to landscape is important to the character and sense of place. The gaps between buildings, paddocks and green links should be respected by new development on this visual interplaying retained. |
| 5 | 5. Boundary treatments have a significant impact on the Village within the landscape. Where future development is located at the edge of the Village, the landscape scheme and boundary treatments are crucial. Natural boundaries and features should be utilised and enhanced wherever possible. As such, the edge response is key to new sites and they should aim to add to the overall irregular and varied mosaic of buildings, paddocks and meadows and sympathetic planted boundaries to moderate views from the Chesterfield Canal and other public rights of way around the village. |
| 6 | 6. Misterton building material is mainly red brick and red Pantiles although there is a range of types and colours evident. Painted brickwork and white render are also used, especially on older buildings so there is scope for new development to display a variety of finishes that would be keeping the village aesthetic. |

81. The Misterton Design Code 2022 provides Design Code to address the following topics²⁷

Boundary Treatments	Green gaps and links
Materials and Aesthetics	Density
House typologies	Infill development
Public realm	Major development

82. The NPPF notes that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and Code'*²⁸.

83. Policy 6R sets out the overarching design principles for good design across the Parish, based on an understanding of the area derived from the analysis in the Misterton Design Code.

84. The Drainage Hierarchy sets out the principles of where surface water should be discharged and outlines in Planning Practice Guidance paragraph 80. It is vital that development proposals

²⁷ See section 4.2 – 4.9 of the Misterton Design Code 2022

²⁸ See NPPF para 134

consider the drainage hierarchy issues at the design stage resulting in better solutions to addressing surface water through development.

85. Where Sustainable Drainage Systems are required, they should be considered from the outset of the design process in accordance with the Industry Best practice for SuDs (the SuDs Manual CIRIA C753).
86. High quality design could be demonstrated by a report showing how the scheme accords with the Misterton Design Code.

Policy 6R Achieving High-Quality Design

- 1. Proposals should demonstrate a high design quality that reinforces the local distinctiveness of the area as defined in the Misterton Design Code 2022.**
- 2. Particular attention should be given to landscaping schemes and boundary treatment (using greenery and red brick walls) that reflect the surrounding character.**
- 3. Development proposals should;**
 - a) respond to the local character of both the surrounding area and immediately adjoining neighbouring properties,**
 - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape,**
 - c) where redeveloping existing buildings, show a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken into account in the design of the proposals,**
 - d) use native trees and hedgerows in landscaping schemes and boundary treatments unless alternative tree species can be justified to the satisfaction of BDC,**
 - e) use materials that reflect those dominant in the adjoining area with red brick and pale render for facades and red pantiles and grey slate tiles for roofs,**
 - f) overall, a colour palette reflecting the hues in local materials,**
 - g) be of a scale and mass that is sympathetic to heritage assets and their setting in accordance with National and District policies,**
 - h) implement the principles of the Drainage Hierarchy (PPG para 80); and**
 - i) incorporate Sustainable Drainage systems at the outset and be water efficient.**
- 4. Boundary treatment should demonstrate typical Misterton boundary treatments;**
 - a) include low red brick walls or wrought iron fencing in keeping with the style in the village and planting where possible to soften wall boundaries,**
 - b) provide clear visual and physical boundaries between public and private spaces as well as between dwellings,**
 - c) where there are examples of high-quality boundary treatment nearby proposals should reference these,**
 - d) avoid long stretches of wooden fencing, and**
 - e) be of a size and scale that responds to its positioning (whether it's a front, side or rear boundary).**

- 5 **Decorative brick, stone and wood detailing is encouraged to provide references to the Parish's past.**
6. **Maximise the opportunity to enhance green links by protecting and expanding green elements, for example connecting to existing footpaths, utilising and improving existing hedgerows and tree cover on the site.**
7. **Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**

13 Renewable Energy, Energy Efficiency and Low Carbon Technologies

87. The government identifies the planning system as having a significant role to play in tackling climate change. The Government's declaration of a Climate Emergency in May 2019 reinforced the urgency with which the development industry needs to use construction methods and materials that lower energy use. The built environment contributes around 40% of the UK's total carbon footprint²⁹.
88. Bassetlaw District Council has subsequently declared a climate emergency. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. Effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems.
89. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.
90. Energy efficiency in design should incorporate water efficiency design and technology. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and then treat wastewater along with savings for managing water within the home. Given the issues of drainage in parts of the Parish, water efficient development would also reduce the impact on existing infrastructure. Bassetlaw lies within an area of serious water stress concern³⁰. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. The Publication Draft Local Plan requires the consumption of water per dwelling should not exceed 110 litres per person per day in accordance with the guidance for the water authorities.
91. Simple measures like the provision of water butts for all new houses would be one immediate and effective proposal that would enable residents to conserve and reuse water. The Parish

²⁹ See <https://www.ukgbc.org/climate-change/>

³⁰ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

Council would support the inclusion of water butts in all new residential development and will seek this provision where practicable.

92. The MRNP seeks to encourage the move to low carbon energy. For example, encouraging the use of low emission vehicles is supported and the provision of charging points in the Parish would encourage this use. New development (commercial, community facilities or housing) should provide electrical infrastructure to enable people to charge electric cars. This does not require planning permission but will be encouraged as part of the pre application discussions with developers and is in accordance with the Parish Councils Green Action Plan.³¹
93. Trees, soils and a well-managed landscape, absorb CO2 and other pollutants – Policy 3R will also contribute to improving the carbon footprint of development in the Parish.

Policy 7R Renewable Energy, Energy Efficiency and Low Carbon Technologies

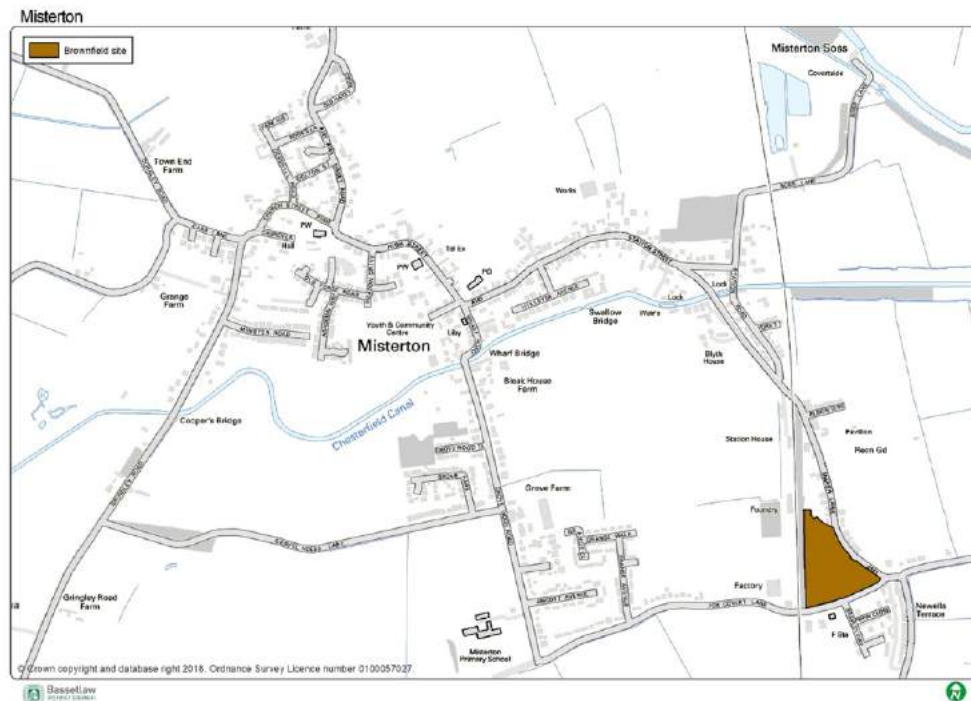
- 1. New development should incorporate sustainable design features to reduce carbon emissions, minimise the use of scarce resources and mitigate against and adapt to climate change.**
- 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples would include, but would not be limited to;**
 - a) the use of alternative heat sources to gas,**
 - b) siting and orientation to optimise passive solar gain,**
 - c) the use of high quality, thermally efficient building materials,**
 - d) installation of energy efficiency measures such as loft and wall insulation and double glazing,**
 - e) the installation of solar panels,**
 - f) the installation of electrical charging points,**
 - g) a water efficient design (110 litres per person per day),**
 - h) ensuring every new home has a charging point for electric vehicles.**
- 3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**
- 4. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.**
- 5. The retrofit of heritage properties/assets will be permitted to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards heritage assets.**
- 6. Proposals for the development of renewable and low carbon sources of energy, will be supported provided that;**

³¹ See <https://misterton-notts-pc.gov.uk/wp-content/uploads/2022/08/Final-Green-action-plan-Jul-22.pdf>

- a) the developer has provided a thorough analysis of the landscape impact demonstrating an ability to mitigate visual, noise, dust, smell and reflected light intrusion;
- b) early consultation has been undertaken with the local effected community in accordance with the Key Principle in this Neighbourhood Plan;
- c) residents' living conditions, amenity, health and quality of life are or can be made acceptable during construction, operation and decommissioning of installations;
- d) there is a biodiversity net gain supported by a management plan to ensure this biodiversity benefit remains for the lifetime of the development;
- e) the setting of historical, archaeological, designated and non-designated heritage assets is not harmed; and
- f) the proposal is not located in an area identified for its landscape sensitivity (Significant Green Gap or Local Green Space), or environmental quality (Local Wildlife Sites); and
- g) supporting information shows how the surrounding environment will be protected and how full site restoration to its former use will be achieved when production ceases.

14 The Redevelopment of Newell’s Factory Site

Map 10 Former Newell’s Factory Site



94. The former Newell’s factory site has been a major eyesore for many years and this was further confirmed by the Neighbourhood Plan consultation in 2017-2019. The site is classed as a brownfield site in accordance with the definition in Annex 2 of the NPPF. According to EA mapping most of the site is in Flood Zone 3, a small western portion is in flood zone 1 and 2³².
95. The redevelopment of the site, subject to overcoming the issues in respect of flood risk, would constitute sustainable development because it would reuse a large well located brownfield site in close proximity to some Misterton’s services.
96. The site is located adjacent to the railway line and the Parish Council is aware of the work being done by the Lincs and North Notts Community Rail Partnership to consider providing a stopping service for the train at Misterton. This would be supported by the Parish Council. Were this to be achieved, the site would be well placed to provide a car park and mixed used (e.g. residential development and small retail unit and/or small business units).
97. However, the community accept that the options for development of this site will be restricted whilst it remains in Flood Zone 2 and 3. There is a strong desire therefore, to see this derelict site redeveloped for either
- 1) a car park and public open space in association with the reopening of the train station

³² See Appendix B-8 from the SFRA flood zone mapping at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/strategic-flood-risk-assessments/sfra-b-flood-zone-mapping/>

2) a public open space

neither would be incompatible with the flood risk assessment of the site.

98. The Environment Agency advised, as part of its Regulation 14 consultation, that any land raising above existing ground levels could impact on the function of the floodplain. Therefore, a site specific Flood Risk Assessment will still be required to ensure there is no detrimental impact on the function of the floodplain and third parties.

99. Also, given the previous uses of the former Newell's factory site there is a possibility of land contamination. Any contamination discovered on site will require the appropriate level of remediation before development can be moved forward.

100. Given the time the site has been left undeveloped it is likely that the site will have biodiversity value. This could be enhanced as part of a Local Nature Recovery Strategy.

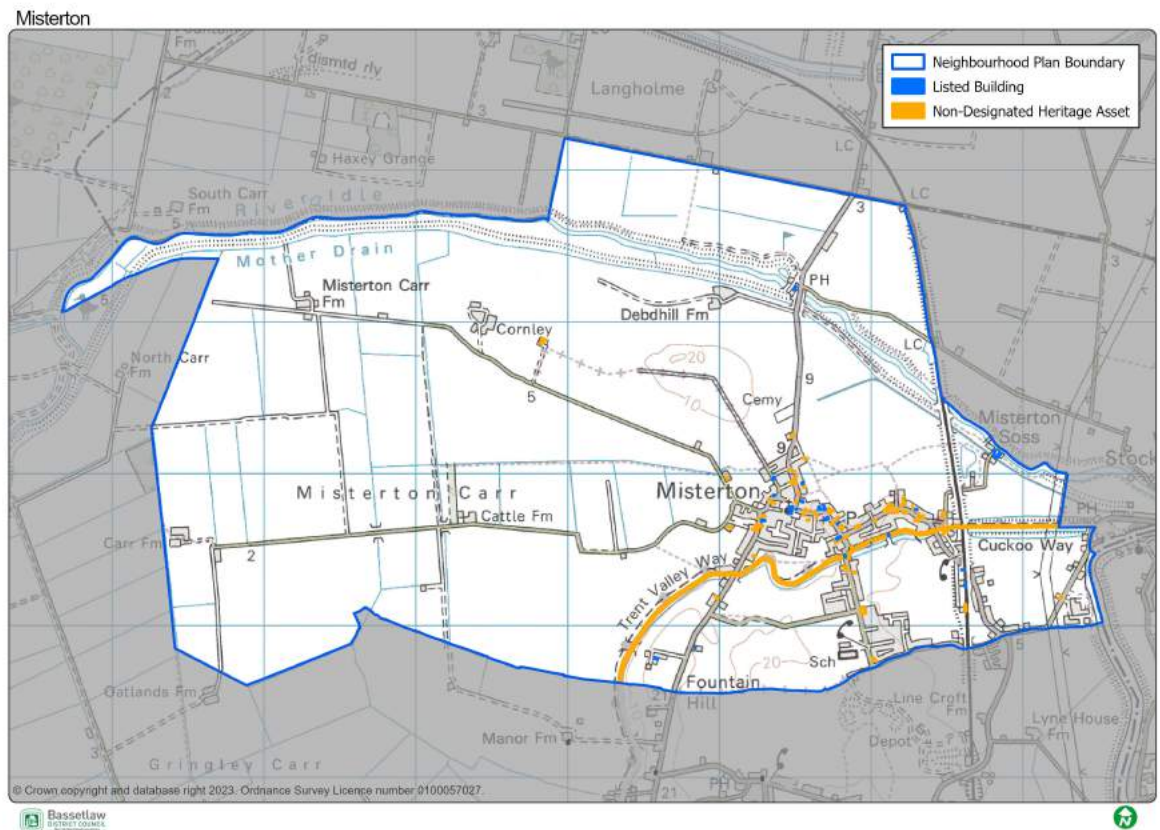
Policy 8R Redevelopment of Newell's Site

- 1. Subject to the flood risk issues being mitigated, the redevelopment of Newell's site is a priority for the community and proposals for a mixed-use scheme should assist in meeting the housing, environmental and economic regeneration aims of Misterton Parish and is supported.**
- 2. Subject to a train stopping service being provided, the redevelopment of part or all of the site for a car park and public open space to provide appropriate parking provision is supported.**
- 3. Where flood risk constraints cannot be overcome, the use of the area primarily as a public open space where the biodiversity of the site is protected and enhanced is supported.**
- 4. Any development proposals must address the flood risk issues and provide mitigation.**

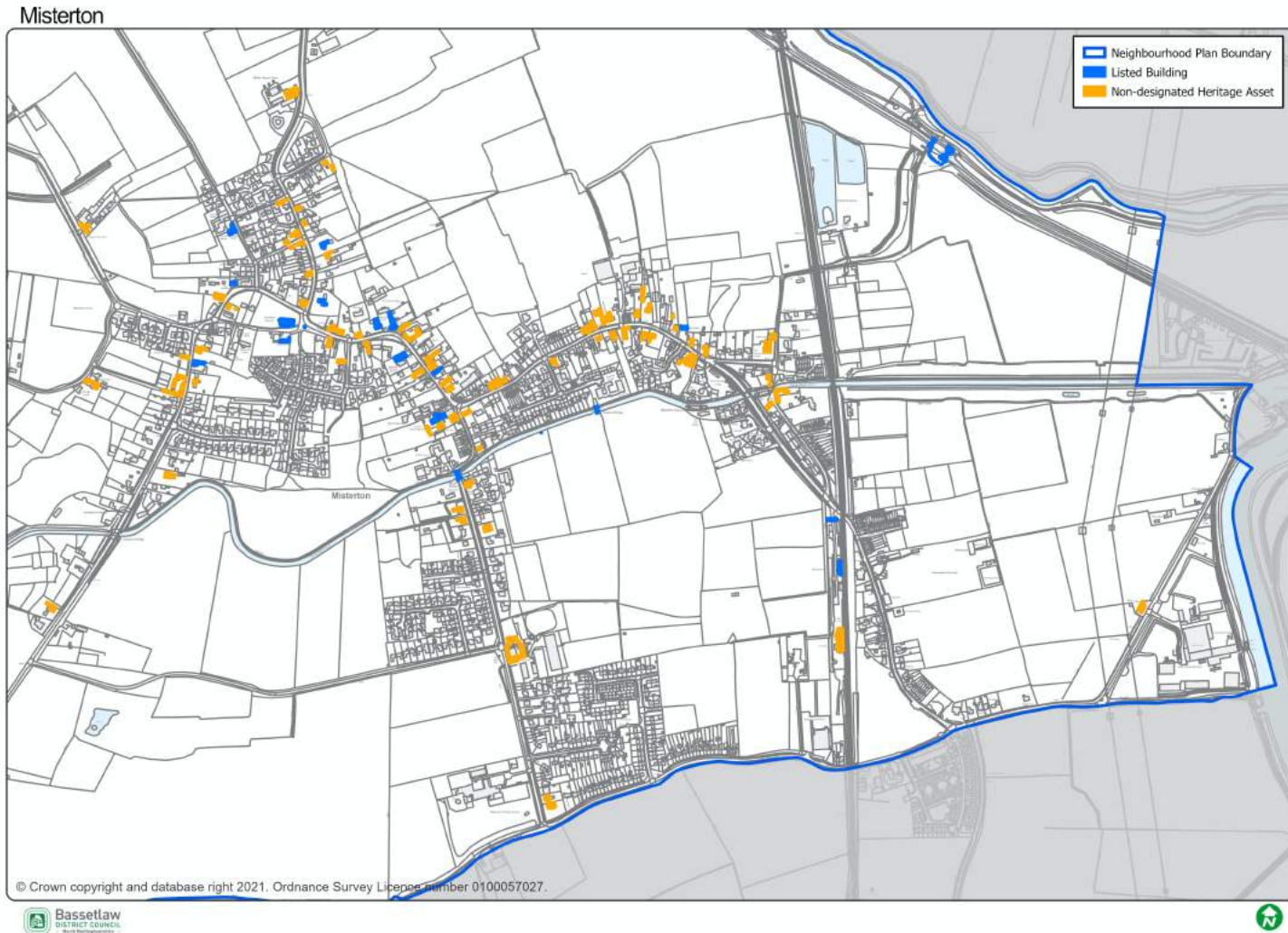
15 Protecting and Enhancing Misterton’s Heritage

102. The historic area in the village is not designated as a conservation area. The analysis in the Misterton Design Guidelines and Design Code shows that the All Saints, High Street and Station Street can be seen as the historic core but with historic farm building scattered amongst the other character areas. The analysis in the Misterton Design Guidelines and Design Code helps set out the historic significance of the area.
103. The maps below show the heritage assets in the village. These include both those listed by Historic England and those identified as non-designated heritage assets by BDC—these are buildings that have a local historic and/or architectural value.
104. In addition, the Canal and Rivers Trust suggested the Chesterfield Canal could reasonably be a locally important heritage asset (albeit non-designated) and is worthy of protection as a valuable reminder of the industrial heritage of the area. The NPG agree and this has been added. This designation runs the length of the Canal within the parish and is shown on Map 11a.
105. There are also a few listed buildings and structures in the rural parts of the Parish these include Haxey Gate Bridge, Cornley Farmhouse, Gringley Road Farmhouse and Fountain Hill Farmhouse.

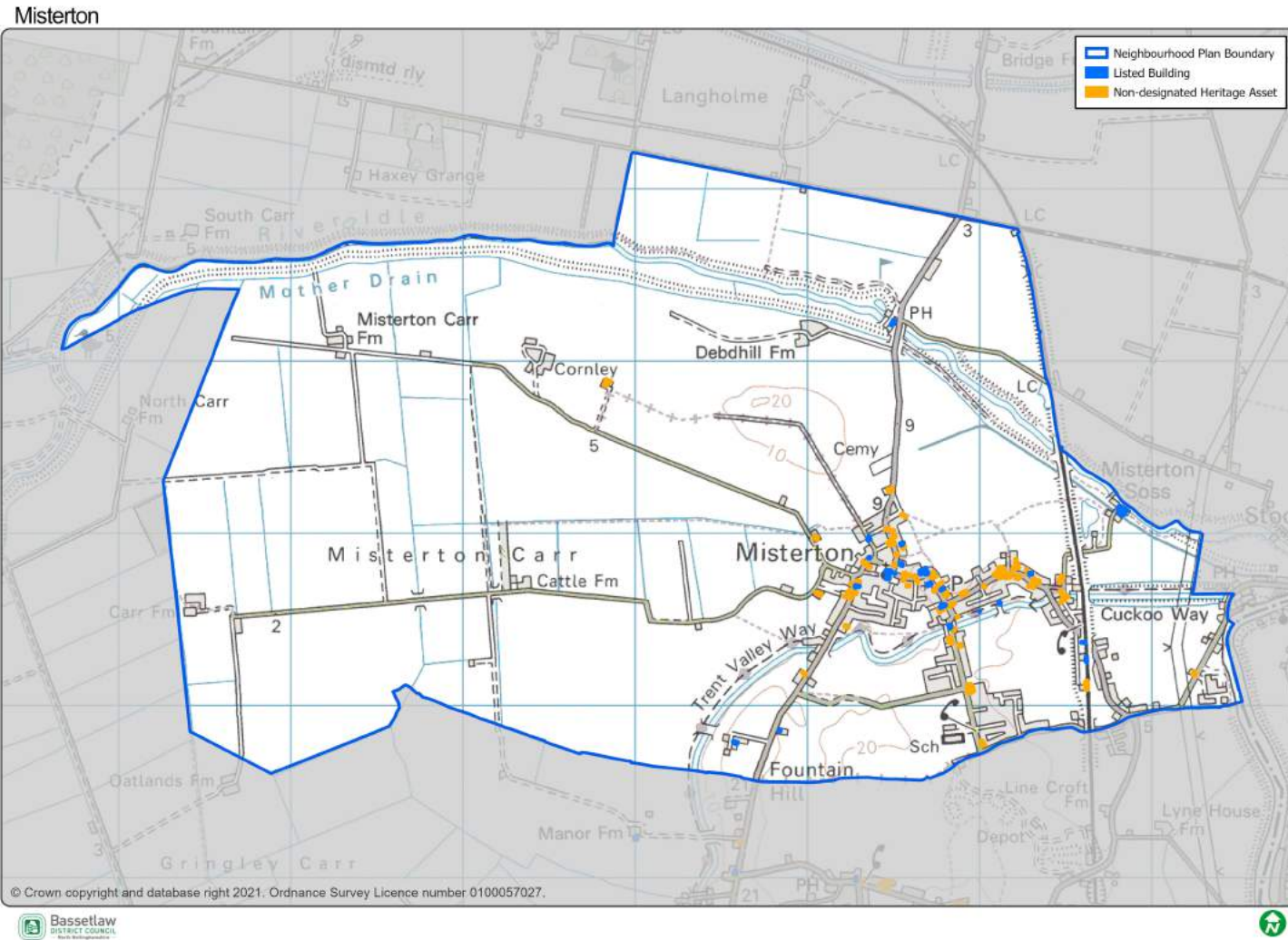
Map 11a Chesterfield Canal – proposed non designated heritage asset.



Map 11b Heritage Assets in the village



Map 11c Heritage Assets in the Parish



106. It is important that future development protects the historic character of Misterton and the MNP site allocation policies refer to the need to protect the heritage assets in the Parish.

Policy 9R Protecting and Enhancing Heritage Assets

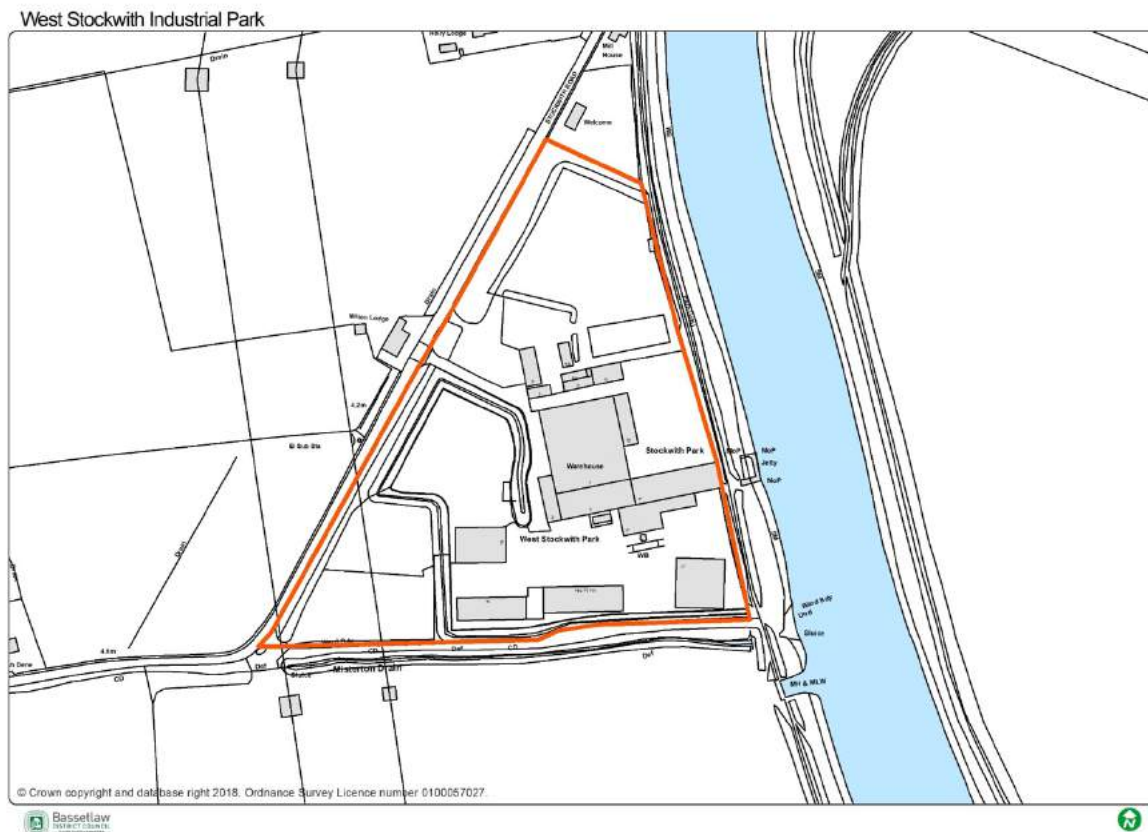
- 1. Development should preserve the significance of the Listed Buildings and their setting. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.**
- 2. The retention of locally important heritage assets is encouraged and development proposals affecting these will need to accord with District policies.**
- 3. The Chesterfield Canal Map 11a, is nominated as a non-designated heritage asset.**
- 4. The effect of a proposal on non-designated heritage assets, positive buildings or listed buildings as shown on Maps 11a, 11b or 11c will be considered based on their significance. Proposals should seek to minimise the conflict between the heritage assets' conservation and any aspect of the scheme.**

16 Supporting Local Businesses

107. West Stockwith Industrial Park³³ is a 1.21 hectare site that is the location for 28 businesses. It was a former Trent-side chemical works and is now an industrial park with a variety of businesses, from engineering and recreational vehicle related works to some boat building enterprises. In general, the buildings and infrastructure on the Park are in a poor state of repair. Map 12 shows the extent of the Industrial Park.

³³ It is referred to in the Bassetlaw Plan as EES24 Old Misterton Works

Map 12 West Stockwith Industrial Park



108. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish and this Plan supports the redevelopment of the West Stockwith Industrial Park to attract new businesses that will provide more local job opportunities. The Industrial Park is located immediately adjacent to the River Trent. As such, it lies within Flood Risk Zone 3 which is the highest flood category. Any future planning application should take account of this important consideration. Where appropriate this would need to be accompanied by sequential testing.

109. Encouraging cycle access and parking at the employment site would be of direct benefit to people living within the vicinity and would be supported. Ideally cycle storage should be provided under canopies and across the site where there is natural surveillance. Given the location of the Industrial Park in relation to the village, particular care should be taken to ensure that landscaping schemes minimise the visual impact on its rural setting and the village.

110. The Neighbourhood Plan Business Survey undertaken in April 2016 with existing businesses located in the Plan area, supported the Plan identifying further land for employment purposes (67% of respondents). In the Resident Questionnaire a significant majority also expressed support for new employment uses and land in the Parish (82.5% of respondents), with particular support for existing sites expanding (98% of respondents). Both of these reports are available on the Neighbourhood Plan website.

111. BDC's Core Strategy Policy CS7 supports proposals that would deliver 'employment opportunities in Misterton, of a scale and type appropriate to the settlement and surrounding land uses...'. The Submission Bassetlaw Plan Policy ST11 supports rural economic growth and economic growth outside employment areas.
112. A key component of the MNP was to promote opportunities for working locally as a way of making Misterton a more sustainable place. This remains as relevant in the MRNP. The residents' questionnaire revealed that 92% of respondents supported encouraging new businesses and employers to the Plan area.
113. The consultation provided a list of things that people would like to see in the Plan Area³⁴. These were:
- Small businesses, particularly in the IT sector
 - Shops including florist and beautician
 - Dentist
 - Cottage industries/crafts
 - Tourism related uses
114. The community supported the growth of small to medium scale businesses. They did not support large scale employment development being concerned about the impact on the rural environment of any large scale industrial uses for example.
115. Access to local shops within walking distance of your home reduces car usage, encourages social cohesion and supports local businesses. These are all key indicators of sustainable development. In accordance with sustainable planning principles and reflecting community consultation, this Neighbourhood Plan seeks to support the existing commercial facilities and supports the provision of additional services.
116. The community remains supportive of mixed-use development (residential development close to employment uses) as well as ensuring that housing can be flexible to enable working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and arrests the tendency for villages like Misterton to become dormitory villages. Increasing activity in the day time in the village also supports local business. Policy 9R(1) is very similar in intent to Policy 11 in the MNP. However, changes to the use classes order in 2020 requires an update to this policy as part of the MRNP.³⁵

³⁴ It was clear from the questionnaire feedback that any B2 industrial employment was mainly wanted on the West Stockwith Industrial Park.

³⁵ For clarity Policy 8R(1) is only applicable to proposals that require planning permission and many smaller proposals will not be of a scale or type which would represent a material change of use.

Policy 10R Supporting Local Businesses

- 1. Within the Development Boundary, proposals that enable the sustainable growth of existing or new businesses either through the conversion of existing buildings or well-designed new buildings will be supported where;**
 - a) they are of a scale, layout and design that respects the character of the area in accordance with the Misterton Design Code,**
 - b) the use does not harm the amenity of the area in which it is located and is compatible with neighbouring uses.**

- 2. Where planning permission is required, development proposals that enable business to operate from integrated home/ work locations will be supported, so long as such proposals do not have a detrimental impact on;**
 - a) the character of the village,**
 - b) residential amenity,**
 - c) highway safety.**

- 3. Outside the Development Boundary proposals will be limited in accordance with policy 1R (2).**

117. The importance of being able to access online services has increased rapidly for working, for accessing health services and for shopping. A study by the Office of National Statistics in 2018 compared the number of people working from home between 2008 and 2018. Nationally, there was an increase of 48%.

118. The growing desire to work from home is being driven by digital technology; an ageing population; reluctance to commute; increased awareness about the environmental benefits of homeworking; and an increase in self-employment generally. The covid pandemic has rapidly accelerated this move to online services. The capability to work from home depends largely on improving broadband connectivity and speed.

119. This Plan supports the roll-out of these technologies. However, the installation of telecommunications masts to support such technologies must be done sensitively and not result in the erection of permanent structures in areas of high landscape sensitivity (for example, on the Local Green Spaces, or where they obstruct the key views).

Policy 11R Improving Broadband and Mobile Connectivity

- 1. All new residential development should be provided with appropriate street ducting to allow connection to any superfast broadband service which may become available.**

- 2. The erection of 4G and 5G masts will only be supported in locations outside of the Local Green Spaces, the Significant Green Gaps or where they will not detract from the Key Views. Masts and associated infrastructure should be located to minimize impacts on landscape character.**

17 A Mix of Housing Types and Tenures

120. Evidence has shown³⁶ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend on local amenities and may also work within the community providing local services and older people tend to have more time to support community initiatives. Ensuring that Misterton has a balanced provision of house types and tenures to meet the needs of young and older people and those on different incomes is an important aim of this Neighbourhood Plan.

121. According to the 2011 census the following breakdown of housing in the Parish was recorded as follows:³⁷

Table 3

House Type	% Dwellings
478 detached	50.4
314 semi-detached	33.1
112 terraced	11.8
31 purpose built flat	3.3
11 flat (part of house conversions)	1.1

122. Detached dwellings tend to be larger dwellings – census data for 2021 records the average number of bedrooms as 3 (see tables on page 8).

123. Misterton has a higher proportion of detached homes at 50.4% than the County average (which is 35.6%). In 2021 11.9% of homes were socially rented compared to 17.1% in England, 10.2% of homes in Misterton were privately rented compared to 20.6%.

124. The importance of providing a mix of housing based on current and future demographic trends is emphasized in the National Planning Policy Framework (NPPF) paragraph 61. A range of factors will influence demand for different sizes of homes over the plan period, including demographic changes, future growth in wages and households' ability to save, and housing affordability. It is important that future housing development is of a size and type that meets the needs of local people as follows:

- to enable older people to downsize to accommodation better suited to their long-term needs;
- to support smaller family households with one dependent child;

³⁶ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

³⁷ At time of writing, August 2023, the Census 2021 data was not comprehensively available by area for dwelling type. The ONS data on page 8 above show the data that is available by area.

- to provide affordable homes for younger people, helping to retain a local workforce that can help support the local economy.

125. The Housing and Economic Development Needs Assessment 2020³⁸ is used to support the following District mix.

Table 4³⁹

	1-bed	2-bed	3-bed	4+-bed
Market	Up to 10%	20-30%	45-55%	15-25%
Affordable home ownership	10-20%	35-45%	30-40%	5-15%
Affordable housing (rented)	25-30%	35-45%	20-30%	Up to 10%

126. The evidence shows that the District is expected to see a 40% increase in its ageing population (over 65's) up to 2037 and Table 1 shows that Misterton has an ageing population.

127. One important element of sustainable development is ensuring that houses are designed to be accessible and adaptable to meet the changing needs of people over their life time. The Parish Council supports the approach in the Submission Local Plan ST30 and ST31 and choice should be provided in the housing stock so that those that wish to stay within their own home can do so, such as through level access accommodation, bungalows or a smaller property, but which may also suit the needs of others.

128. Accessible and adaptable homes could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers.

129. Misterton Parish Council commissioned a Housing Needs Survey in 2012 to ascertain the demand for various housing types. The resulting report concludes that, typical of rural Parishes in Bassetlaw, Misterton has high property prices. There is a high level of property ownership and a low supply of rental properties available. People tend to remain living in Misterton for a long time and, particularly at the lower end of the price range, properties do not come readily to the market. Recent new developments have increased the supply of large detached or town house properties, but not the supply of smaller 2 and 3 bedroom properties.

130. Local consultation feedback in 2018 revealed that there will be demand for smaller housing suitable for older people particularly 2 and 3 bedroom bungalows. The provision of 2 and 3 bedroom bungalows would meet local need and would be particularly supported as it would enable local people to stay within their community when they wish to downsize which will in turn, free up larger housing more suitable for families.

³⁸ <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

³⁹ From the Submission Local Plan page 117

131. Based on the evidence Policy 10R expects the focus of new market housing provision to be on 2 and 3 bedroom properties and some of these should be bungalows.

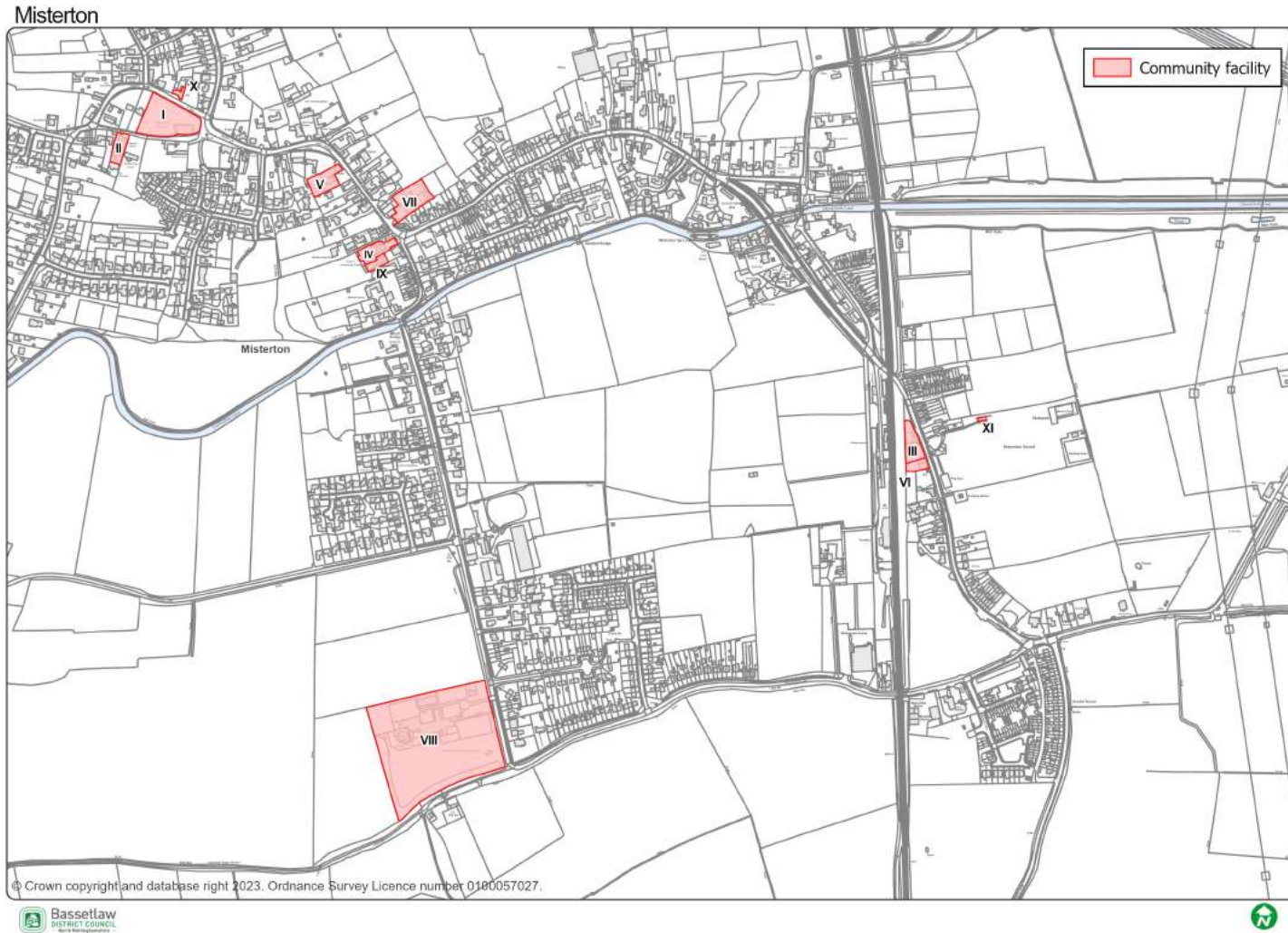
Policy 12R A Mix of Housing Types

- 1. Proposals for new housing development should deliver housing sizes and types that reflect housing needs that includes evidence from local studies which is for 2 and 3 bedroom homes including some bungalows.**
- 2. Homes that are accessible and adaptable homes (as defined in the Building Regulations) will be supported where they otherwise comply with development plan policies.**

18 Enhancing the Provision of Community Facilities and Services

132. The expected growth of the Parish will see the population increase. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
133. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.
134. With a growing number of older residents as well, easy access to local facilities significantly enhances the quality of life of existing and future residents and contributes to sustainable development.
135. The existing facilities are well used and highly valued. Misterton benefits from a number of independent shops that provide important local services and facilities for residents and local employment. These include a butcher's shop, two cafes, a VETS, an MOT Centre and a hairdressers. These retail outlets, along with the community facilities and services identified on the map below contribute to the sense of community in the village and make Misterton a Local Service Centre as defined in the Bassetlaw Plan. The NPPF (paragraph 84) is clear that planning policies and decisions should enable the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship.
136. Map 13 below shows the buildings and local services that the NPG identified as contributing to the health and well-being of their community.

Map 13 Community Facilities



Policy 13R Enhancing the Provision of Community Facilities and Services

1. The following buildings, as identified on Map 13, are identified as community facilities;
 - I. All Saints Church
 - II. Church Room
 - III. GP surgery
 - IV. Library
 - V. Methodist Church and Hall
 - VI. Pharmacy
 - VII. Co-op and Post Office
 - VIII. Primary School
 - IX. Youth and Community Centre.
 - X. Red Hart.
 - XI. The Pavilion

2. Proposals for the enhancement, improvement and extension of the buildings on Map 13 or the provision of new buildings to extend the offer of community facilities or important local services, will be supported where the design and appearance is in conformity with Policy 6R.

3. Where planning permission is required, development that will result in the loss of sites or premises, used for important local services and community facilities will not be supported unless;
 - a) alternative provision, with explicit community support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment, or
 - b) it is evident that there is no reasonable prospect of the service or facility being retained or resurrected*, and
 - c) it is evident that the service or facility is no longer viable*,
 - d) there is little evidence of local use of that service or facility*.

***Applicants will be expected to demonstrate to the Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months.**

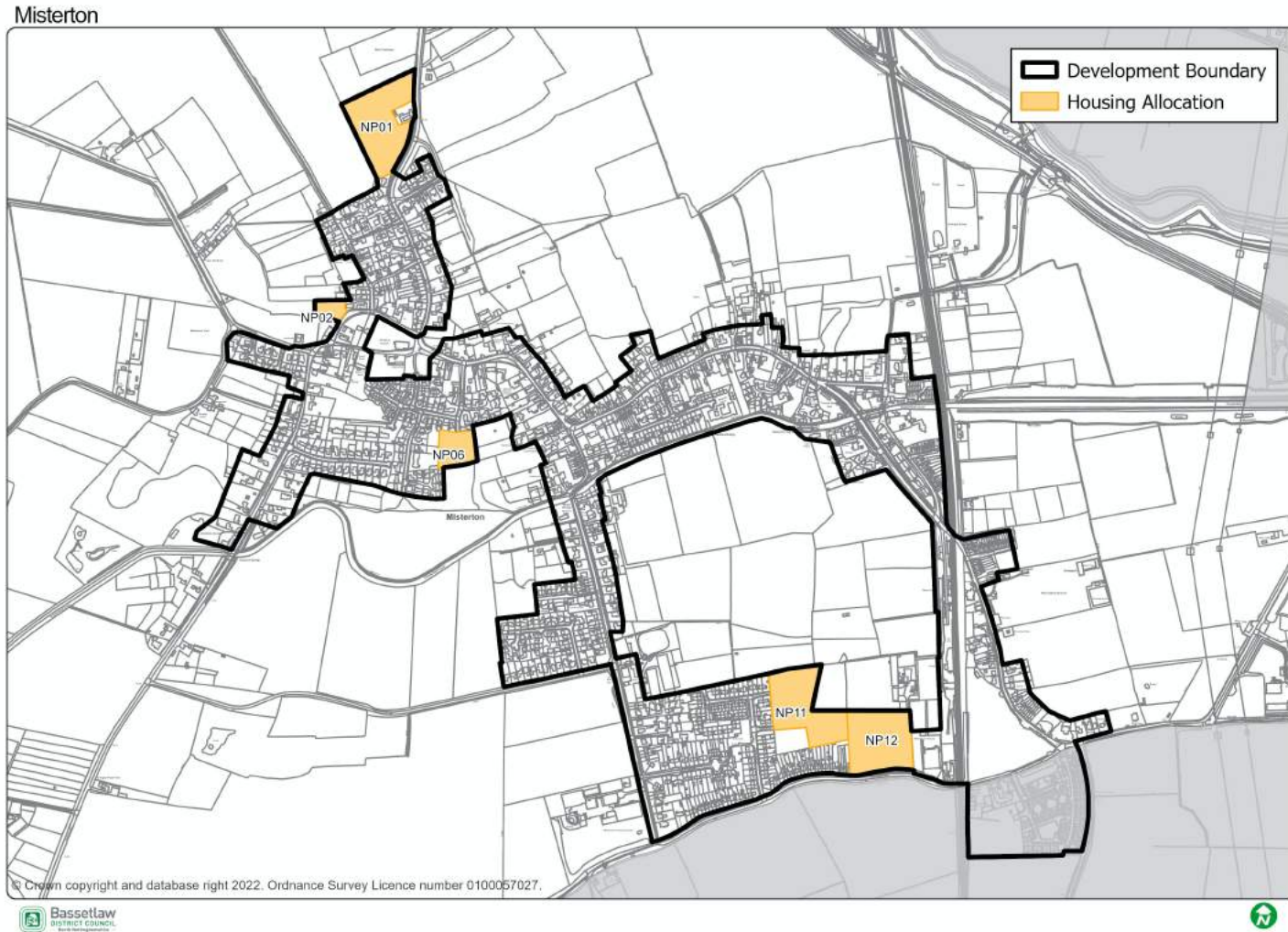
19 Design Framework for the Site Allocations

137. The following sites were allocated in the MNP.

- Policy 6 NP01 Land off Haxey Road
- Policy 7 NP02 Land off Church Street
- Policy 8 NP06 Land off Meadow Drive
- Policy 9 NP11 Land off Grange Walk
- Policy 10 NP12 Land off Fox Covert Lane

138. The Misterton Design Code 2022 commissioned for the MRNP provides additional information to assist developers in the design and layout on these sites. Additional analysis has also been done to understand the density of the village and the relationship of the landscape to the built-up area including the allocated sites. Policies 14R to 18R do not seek to allocate the sites this assessment was undertaken as part of the work on the MNP in 2017-2019. However, the additional evidence base provides the justification to revise the policy framework for the development of the sites.

Map 14a Housing Allocations in the Misterton Neighbourhood Plan

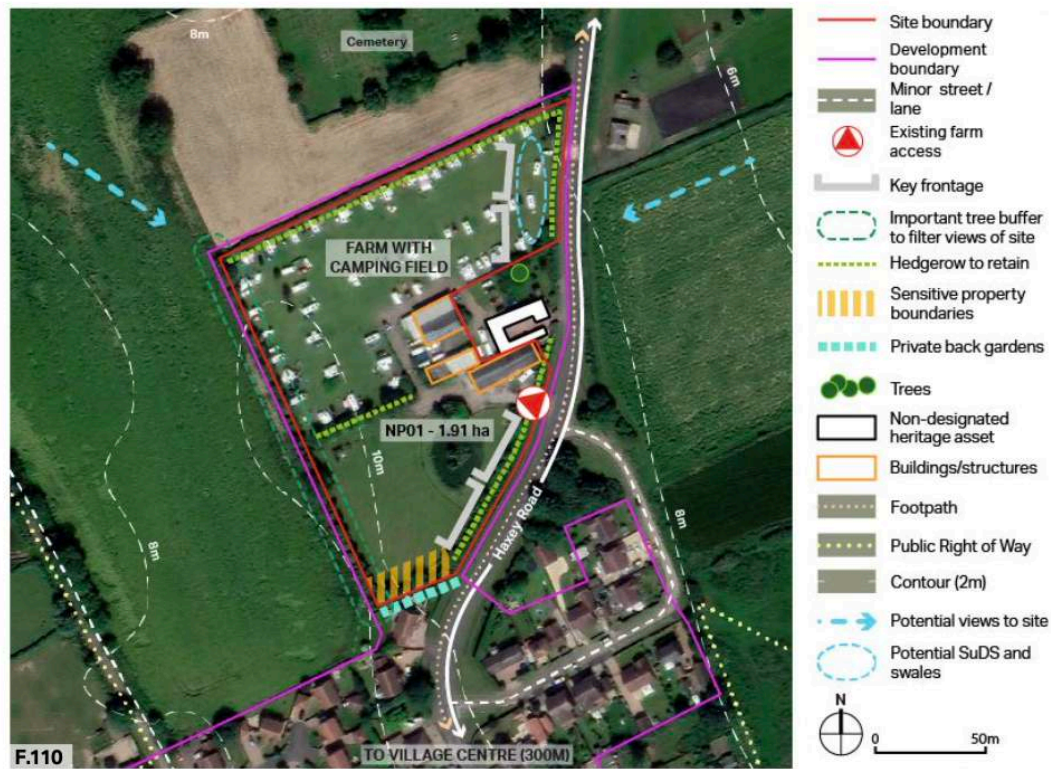


NP01 Land off Haxey Road

Map 14b



Figure 5 site analysis AECOM⁴⁰



139. Figure 1 shows the site allocation and the analysis undertaken by AECOM, identifying the opportunities and constraints on the site. The cemetery to the north is a non-designated heritage asset. The western boundary contains mature trees and hedgerow and along the northern boundary and within the site there are mature hedgerows. The trees and hedgerows

⁴⁰ As set out in section 5.2

have a biodiversity value as well as providing a soft boundary transition to the open countryside to the west and cemetery to the north.

140. The 1.91-hectare site is on the northern tip of Misterton’s development boundary. The site is home to buildings along to Whitehouse Farm which fronts onto Haxey Road. The principle of residential development on the site was supported in the previous neighbourhood plan and at examination.
141. The AECOM Misterton Design Code provides detailed analysis of the density and character in the area around the site allocation. This was not available when the previous plan was prepared. This has resulted in an adjustment to the housing numbers allocated on the site.
142. Severn Trent Water responses at Regulation 14 identified this site as medium risk and noted that there are known downstream constraints, as such it is anticipated that development at this location may result in an increased risk of flooding unless capacity improvements are made.

Policy 14R NP01 Land off Haxey Road

- 1. Proposals for the development of this site as shown on Map 14b for in the region of 38 dwellings, should demonstrate how it is in accordance with the guidelines in the Misterton Design Code 2022 section 5.2.4 and incorporate the following principles;**
 - a) reflect the density and character of the surrounding area,**
 - b) retain the hedgerow on the site frontage (subject to allowing safe vehicular and pedestrian access),**
 - c) a consideration of the wider setting of the cemetery to the north of the site both in its own right and in its capacity as a non-designated heritage asset,**
 - d) a landscape scheme to include woodland planting to the northern and western boundary to provide a soft transition to the rural countryside,**
 - e) a green link using hedgerows to allow wildlife movement through the site.**
- 2. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity. A SuDs scheme that provides multi benefits for residents would be supported.**
- 3. Proposals will be required to provide sufficient mitigation measures in response to the findings of an assessment by Severn Trent Water to ensure that the sewerage capacity can accommodate the additional dwellings.**

NP02 Land off Church Street

Map 14c

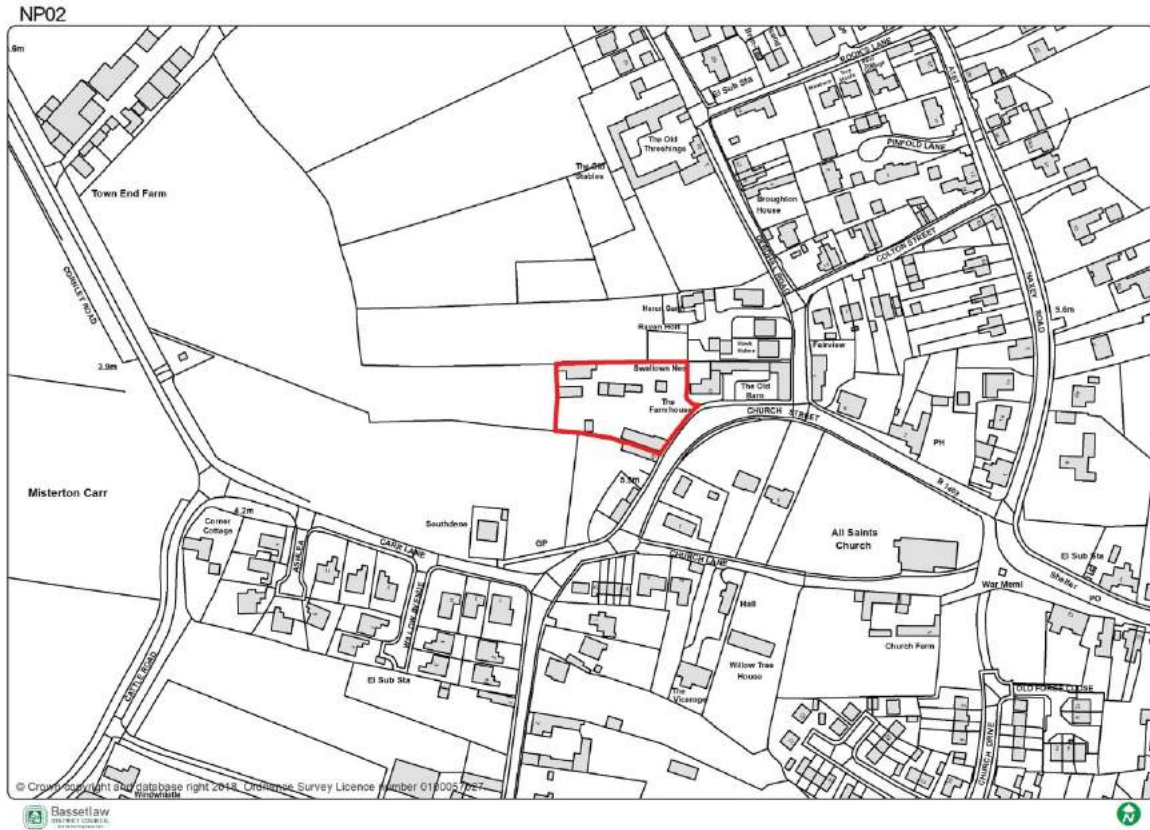
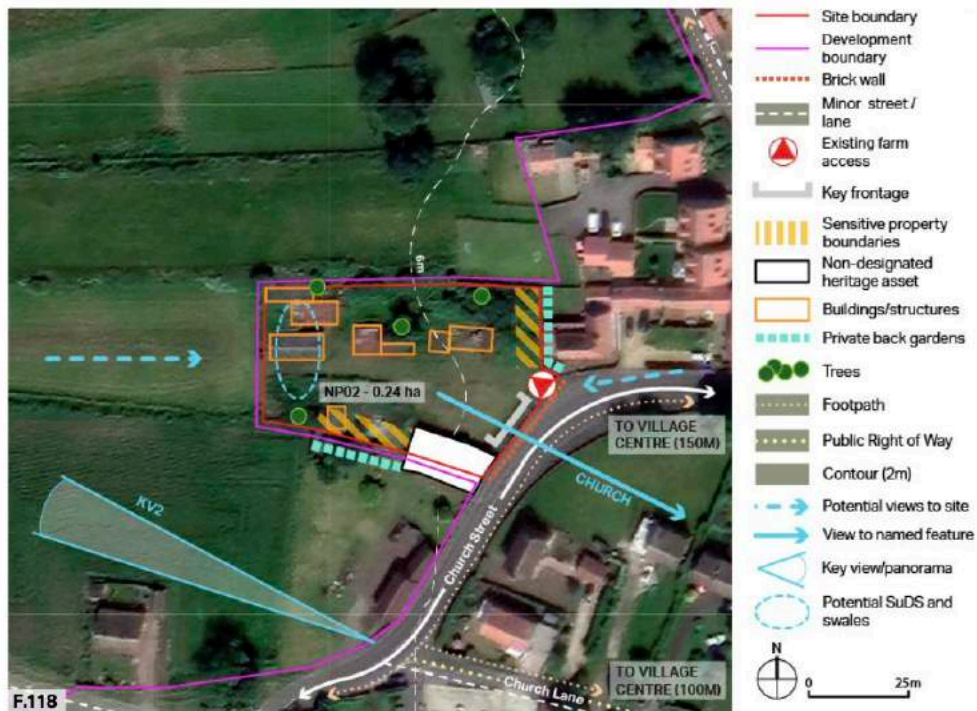


Figure 6 site analysis AECOM



143. This 0.24 ha site fronts Church Street, one of Misterton’s strategic roads, providing access to the village from the south-west. The site is characterised by a cluster of several agricultural sheds as well as a single red-brick historic farmhouse which hugs the south-east corner of the site. Land to the north and west is open countryside.
144. There is a key view to All Saints Church (Grade I). Other key views include a view north west looking down across the surrounding landscape from Church Street (see Key view 3 on Map 6). This is afforded by the way the land slopes away from the western boundary.
145. The old farm house on the southern boundary is a non-designated heritage asset. The building frames the site as you approach along Church Street from the south and reinforces the historic rural character of both the site and that part of the village.
146. The principle of residential development on the site was supported in the previous neighbourhood plan and at examination.
147. The previous site allocation was for 12 dwellings but the character analysis for the Review MNP and planning applications have demonstrated that this would harm the character of the area. The number proposed in Policy 13R reflects the acceptable density levels on the site.

Policy 15R NP02 Land off Church Street

- 1. The development of this site as shown on Map 14c for in the region of 4 dwellings should demonstrate how it is in accordance with the guidelines in the Misterton Design Code 2022 section 5.3.4 and should incorporate the following principles;**
 - a) retain and, where necessary, replace the low red brick wall along the boundary frontage (subject to allowing safe vehicular and pedestrian access),**
 - b) a layout that reflects the prevailing street character and extends the built form frontages along Church Street,**
 - c) a consideration of the key view west from the site and east to All Saints Church in the orientation of the built form and street,**
 - d) the site’s location in relation to both All Saints Church to the east and the open countryside to the west,**
 - e) respects the setting of the non-designated heritage asset on the site’s boundary.**
- 2. The boundary treatment should provide a soft transition to the open countryside to the west and a green link (trees and hedgerows) connecting the adjacent green spaces.**
- 3. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity.**

NP06 Land off Meadow Drive

Map 14d

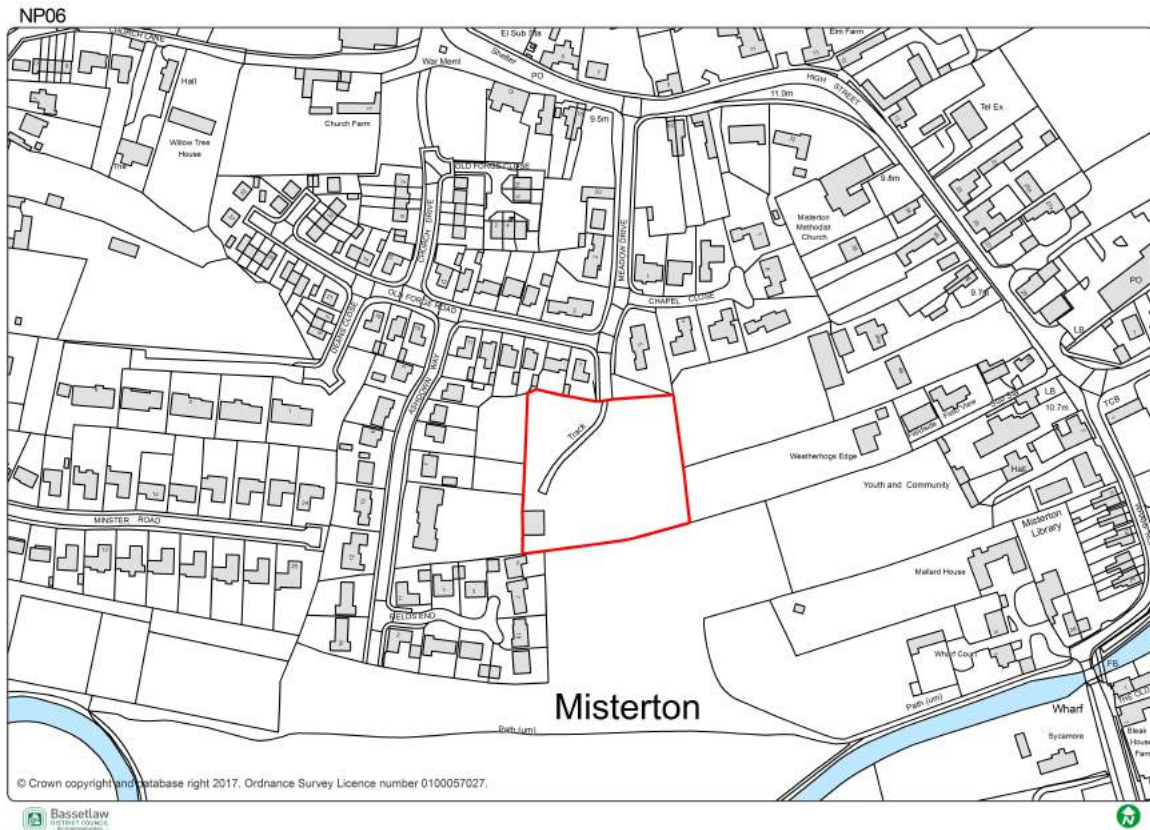
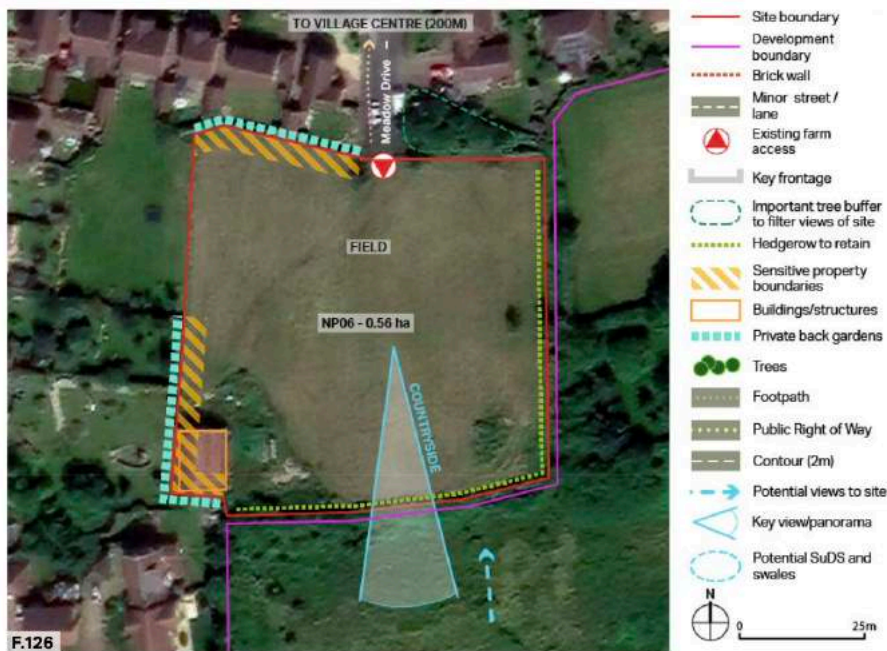


Figure 7 site analysis AECOM



148. This 0.56 hectare site is between High Street and the Chesterfield Canal. This site is a large open field with a garage style structure hugging the south west corner. Access is

provided from a late 20th Century housing estate from Old Forge Road. The eastern and southern edges of the site are bounded by mature hedgerows. Several stretches of the remaining edges (northern and eastern) are abutted by the private rear gardens of surrounding infill developments.

149. The site has open southerly views towards the Chesterfield Canal and its surrounding landscape. Its outlying position within Misterton's development boundary gives the site a particularly rural and open character
150. The land south of the site is proposed as a Local Green Space reflecting the value to local people of the form and function of the open space adjoining the site to the south.
151. Planning has been recently approved for 9 dwellings for this site, but the location of the site and the character of the adjoining area would support a higher density.

Policy 16R NP06 Land off Meadow Drive

The development of this site as shown on Map 14d for in the region of 17 dwellings should demonstrate how it is in accordance with the guidelines in the Misterton Design Code section 5.4.4 and should incorporate the following principles;

- a) a landscaping scheme that retains the mature trees and hedgerow boundaries,**
- b) provide a pedestrian link to the open space surrounding the site,**
- c) a layout that reflects:**
 - i. the site's semi-rural position on the edge of the development boundary,**
 - ii. a consideration of the key view south towards the Chesterfield Canal in the orientation of the street(s) and built form,**
- d) including green links by way of hedgerows, green spaces, planting and street trees that provide green links through the site for wildlife movement;**
- e) provide a soft boundary of hedges and trees to the south to provide a soft transition to the open space to the south.**

NP11 Land off Grange Walk and NP12 Land off Fox Covert Lane

Map 14e

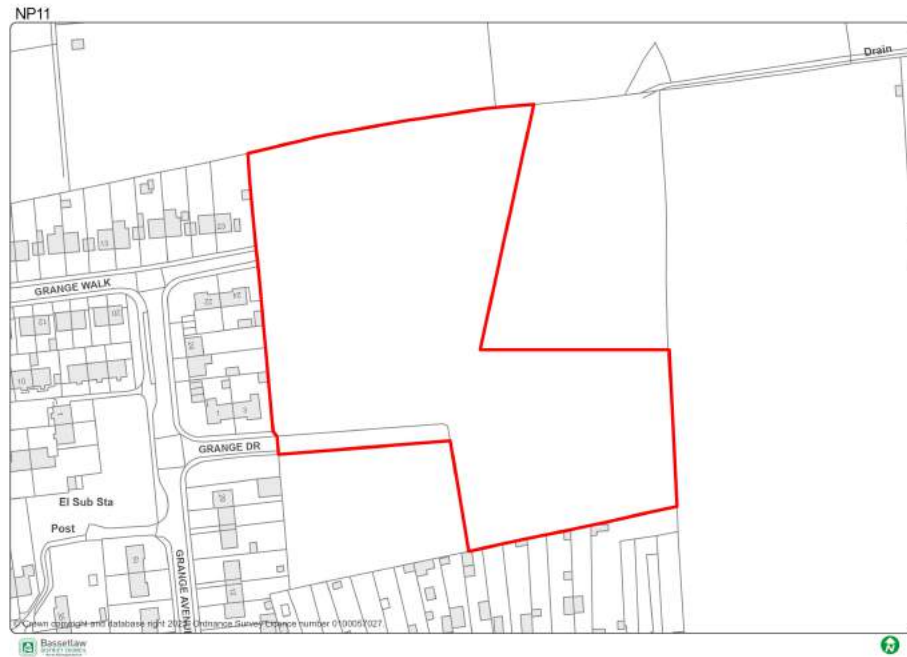
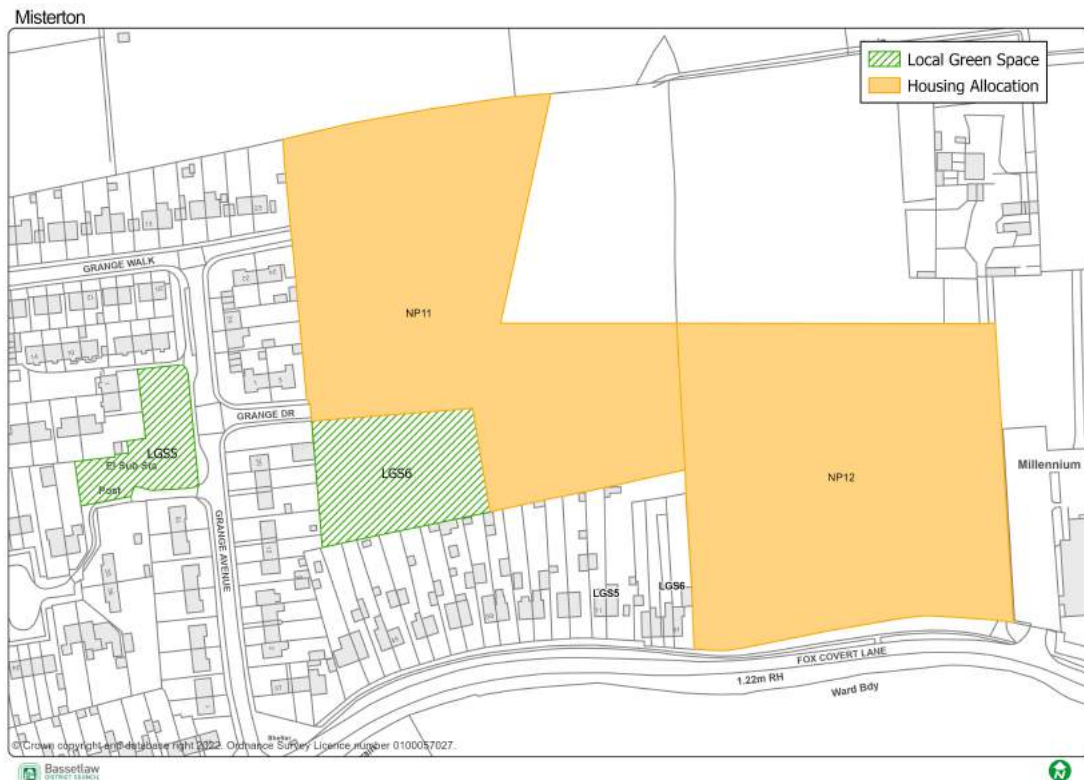


Figure 8 site analysis AECOM



152. Site NP11 is 2.10 hectares and has a shared boundary with NP12 which is 1.83 hectares. Both sites are characterised by a large open field and hedgerow boundary treatments. Immediately outside the boundary of NP11, on the south-west corner, is a Local Green Space which is frequently used by the surrounding community.
153. NP11 can be publicly accessed via Grange Avenue, NP12 however is entirely bounded by hedgerow and cannot be publicly accessed. There is an existing access point along Fox Covert Lane which is gated.
154. Both sites are located in the last remaining break/gap in Misterton’s distinctive layout. The development of both sites would bridge the gap between the eastern and western sides of development. Both sites are able to benefit from views into the central green space, one of Misterton’s defining features.
155. There is a previously well-used informal footpath across the site running to the north east corner. Local residents have submitted a proposal to Nottinghamshire County Council that this become a Public Right of Way. The application is pending.
156. The Misterton Design Code provides detailed analysis of the density and character in the area around the site allocation. This was not available when the previous plan was prepared. This has resulted in an adjustment to the housing numbers allocated on the sites.
157. Updated EA flood zone mapping means that the exact extent of the site boundaries has also been amended slightly. The exact footprint of NP11 (and NP12) is shown below. Development must not cause additional flooding problems to residents on Marsh Lane.

Map 14f demonstrating how the sites NP11 and NP12 are adjoining.



158. The Misterton Design Code 2022 notes that ‘the proximity of both sites provides an opportunity to link the two sites through tandem development/master planning. This will enhance the areas legibility and place-making ability.’⁴¹ The Misterton Design Code 2022 includes an indicative masterplan layout showing how the two sites can be built out coherently.

159. The guidelines below are from the Misterton Design Code 2022.

<p>5.5.4 Guidelines: NP11 & 12</p> <p>It is important that the design and development of both sites NP11 and NP12 are considered together holistically. A coordinating masterplan or framework drawing should be produced addressing the site as a whole to ensure a joined up integrated development. The two sites must be connected by a vernacular and pedestrian route.</p> <p>Proposal for the site NP11 should adhere to the following guidelines:</p> <ul style="list-style-type: none"> • Incorporate sufficient flood mitigation measures or buffers in response to the flood zone bordering the north-east edge of the site. • Maintain the sites semi-rural/ green edges, mature trees and hedgerow boundaries. • Maintain or enhance the existing green amenity space accessed off Grange Avenue. • Ensure the size and scale of built form respects the sites semirural position on the village edge; and • Uphold the privacy of existing homes ensuring new homes do not overlook or overshadow existing homes or Gardens. 	<p>Proposals for site NP 12 should adhere to the following guidelines:</p> <ul style="list-style-type: none"> • Incorporate sufficient flood mitigation measures or buffers in response to the flood zone bordering the north of the site • Maintain the sites semi-rural/ green edges through the preservation of mature trees and hedgerow boundaries. • Provide continuity in the streetscape by extending built form frontages along Fox Covert Lane • Ensure the size and scale of built form respects the site semi-rural position on the village edge; and • Provide a landscape scheme along the northern site edge that softens the appearance of development and integrates with the landscape.
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160. Figure 9 (taken from the Design Code page 105) provides an indicative layout of how the two sites could be developed in tandem so that the connecting road and flood risk constraints are addressed.

⁴¹ See Misterton Design Code page 106 section 5.5.1

Figure 9 Indicative Layout NP11 and NP12



Figure 139: Design code diagram showing design principles and indicative layout in response to the existing site features and context

	Primary road		SUDS pond location subject to detailed flood risk study
	Secondary road		Green link
	Tertiary road		Hedgerow
	Residential blocks		Vehicular connection
	Block frontages		
	Green space		

NP 11 Land off Grange Walk

161. The Misterton Design Code 2022 notes that NP11 in particular should become an extension of the Grange Avenue estate by extending existing cul-de-sacs onto the site.
162. Given the location of the site with views onto the remaining central green space within Misterton, site layout should include adequate levels of green spaces to provide green links with the surrounding fields.
163. Given the flood zone 3 designation closely abutting the north east of NP11, flood mitigation should be an important aspect of the design.
164. Severn Trent Water responses at Regulation 14 identified this site as medium risk and noted that there are known downstream constraints, as such it is anticipated that

development at this location may result in an increased risk of flooding unless capacity improvements are made.

Policy 17R NP11 Land off Grange Walk

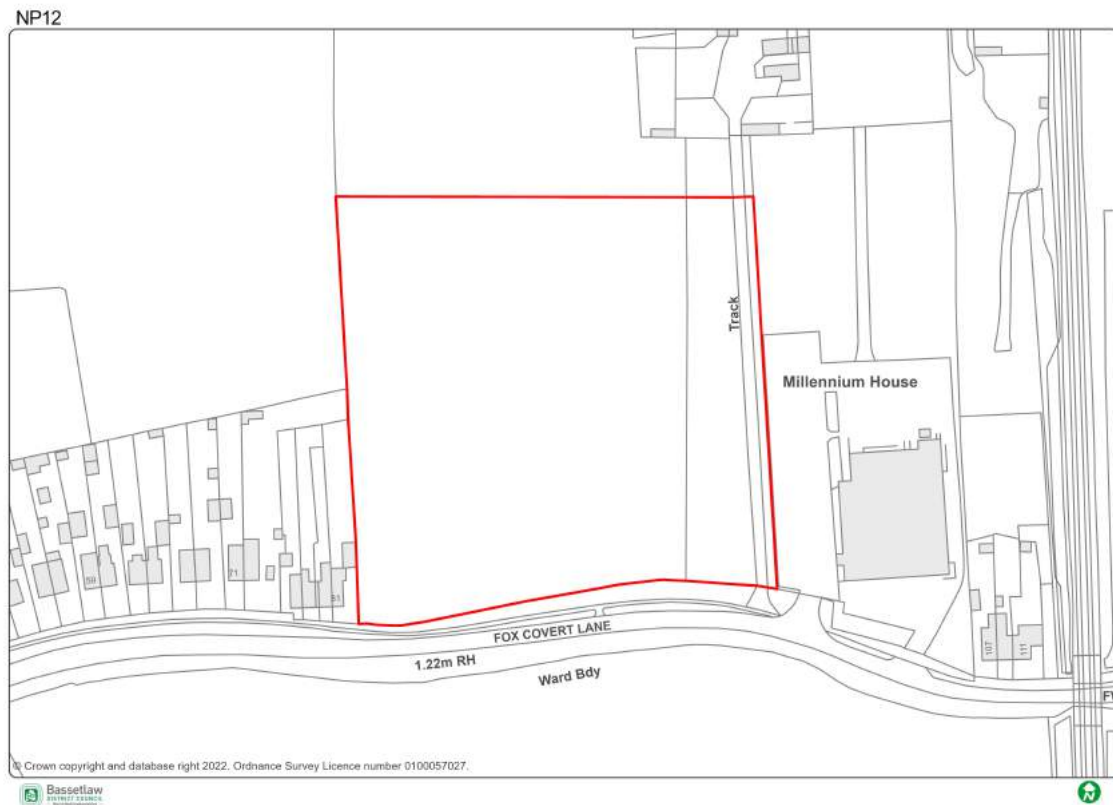
- 1. The development of this site as shown on Map 14e for, in the region of, 44 dwellings should demonstrate how it is in accordance with the guidelines in the Misterton Design Code section 5.5.4. The layout should;**
 - a) include a landscaping scheme that reflects the site's semi-rural location maintaining the green edges, mature trees and hedgerow boundaries,**
 - b) protect the existing Local Green Space accessed off Grange Avenue,**
 - c) reflect the density and character of the surrounding area being on the edge of the village, in terms of the size and scale of the built form,**
 - d) provide a vehicular and pedestrian access from Grange Walk/Grange Drive,**
 - e) provide a vehicular and walking connection to land off Fox Covert Lane (NP12),**
 - f) allow for pedestrian movement across to the north east corner of the site,**
 - g) orientate the built form to maximise the key views that extend north across the open fields in the centre of Misterton.**

- 2. Proposals will be required to provide sufficient mitigation measures in response to;**
 - a) the flood zone bordering the north east edge of the site, and**
 - b) the findings of an assessment by Severn Trent Water to ensure that the sewerage capacity can accommodate the additional dwellings.**

- 4. Surface water should be managed through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity. A SuDs scheme that provides multi benefits for residents would be supported.**

NP12 Land off Fox Covert Lane

Map 14g



165. The Misterton Design Code provides detailed analysis of the density and character in the area around the site allocation. This was not available when the previous plan was prepared. This has resulted in an adjustment to the housing numbers allocated on the sites.

166. Updated EA flood zone mapping means that the exact extent of the site boundaries has also been amended slightly since the site assessment work for the made Neighbourhood Plan. Given the flood zone 3 designation closely abutting the north or NP12 flood mitigation should be an important aspect of the design.

167. Severn Trent responses at Regulation 14 identified this site as high risk and noted that there are known downstream constraints, as such it is anticipated that development at this location will result in an increased risk of flooding unless capacity improvements are made.

168. The Misterton Design Code 2022 notes that NP12 benefits from views to the village's unique central green space (north) and surrounding landscape (south).'

Policy 18R NP12 Land off Fox Covert Lane

- 1. The development of this site as shown on Map14f for, in the region of, 49 dwellings should demonstrate how it is in accordance with the guidelines in the Misterton Design Code 2022 section 5.5.4. The layout should;**

- a) include a landscaping scheme that reflects the site's semi-rural location maintaining the green edges, mature trees and hedgerow boundaries,
 - b) provide continuity in the streetscape by extending the built form frontages along Fox Covert Lane,
 - c) reflect the density and character of the surrounding area being on the edge of the village, in terms of the size and scale of the built form,
 - d) provide a vehicular and walking connection to land off Grange Avenue (NP11),
 - e) orientate the built form to maximise the key views that extend north across the open fields in the centre of Misterton.
2. Proposals will be required to provide sufficient mitigation measures in response to;
- a) the flood zone bordering the northern edge of the site, and
 - b) the findings of an assessment by Severn Trent Water to ensure that the sewerage capacity can accommodate the additional dwellings.
3. Surface water should be managed through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity. A SuDs scheme that provides multi benefits for residents would be supported.

20 Implementation

169. The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Misterton Parish Council will also be actively involved, for example, as part of the pre-application process outlined in the Key Principle. 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.
170. There are several areas of activity which will affect delivery and each is important in shaping Misterton Parish in the future. These comprise:
- a) The statutory planning process: this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
 - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
 - c) The voluntary and community (third) sector will have a strong role to play, particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
 - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
 - e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.
171. The Action Plan in the Parish Council's Green Action Plan will also contribute to the implementation of the vision and objectives of the MRNP.

21 Monitoring and Review

172. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Misterton Parish Council.
173. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan Steering Group and the Parish Council that there will be a further review of the Plan 5 years after it has been made.
174. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A History of Misterton

The name Misterton, originally (in the 11th century) Minsterton or Ministretone, is normally interpreted as denoting that in pre-Conquest times there was a church served by a community of clergy, a sort of mission centre for the area. Alternatively, it may mean that it was an early dependency of York Minster, but there is no independent evidence for this.

Misterton was mentioned in the Domesday Book in 1086, there named Munstretton. At that time, it certainly possessed a church. Most of the village was then in the hands of Roger de Busli, or Builli, as part of the large extent of lands, many of them in Nottinghamshire, granted to him by William the Conqueror for his role in the Norman invasion of 1066. The medieval Anglican church dates from the 11th century.

Samuel Lewis wrote in his 1848 Topographical Dictionary of England: Misterton (All Saints), a Parish, in the union of Gainsborough, North Clay division of the wapentake of Bassetlaw, N. division of the county of Nottingham, 4¾ miles (N. W.) from Gainsborough; containing, with the township of West Stockwith, 1706 inhabitants, of whom 1055 are in the township of Misterton. The Parish is in the north-eastern extremity of the county, where the river Idle and Chesterfield canal terminate in the river Trent, and comprises by computation 4740 acres; a great part of the land was a swamp, which has been drained and brought into cultivation. The village, situated on the north side of the canal, is large and well built; a fair for cattle and horses is held in it in September. The living is a perpetual curacy, valued in the king's books at £10. 5.; net income, £85; patrons and appropriators, the Dean and Chapter of York. The tithes were commuted for land and a money payment in 1771. The church, an ancient structure, was much injured by a high wind in 1824, when the roof, on which were two tons of lead, was blown down. At West Stockwith is a chapel of ease. There are places of worship for Calvinistic and Wesleyan Methodists, and a Roman Catholic chapel.

From the Comprehensive Gazetteer of England and Wales, 1894-5: Misterton, a village and a township in Notts. The village stands on the Chesterfield Canal, 1¼ mile W of the river Trent, and 5 miles NW by N of Gainsborough, and has a post, money order, and telegraph office under Gainsborough, and a station on the Great Northern and Great Eastern Joint railway. The township includes the village and extends into the country. Acreage, 4313; population, 1411. There are brick and tile, and chemical and gas works. The living is a vicarage, with Stockwith annexed, in the diocese of Southwell; net value, £120 with residence. Patrons, the Dean and Chapter of York. The church was partly rebuilt in 1848, and consists of nave, aisles, and chancel, with tower and fepire. There are Wesleyan and Primitive Methodist chapels, a temperance hall built in 1872, a church room, a cemetery opened in 1870, and charities yielding about £120.

Appendix B Misterton Design Code

The document is at <https://misterton-notts-pc.gov.uk/neighbourhood-plan/>



Appendix C Community Projects

Provision of a Village Hall	In the village questionnaire of 2018, the item that gained the most support was the provision of a village hall.
Protection and enhancement of local Green Spaces and wildlife	In the Neighbourhood Plan consultation, the protection of local green spaces and wildlife (and the overall rural nature of the village) was identified as a major concern for local people
Re-establishment of a railway station with the provision of a car park	The former Newell’s factory site has been identified for many years as a major eyesore and this was further confirmed by the Neighbourhood Plan consultation. This project seeks to utilize this site
Further development of community based groups	To allow local people to access a wider variety of leisure activities e.g. a chess club

Appendix D Key Views Photos see Map 6



Key View 1 Debdhill looking south east towards the village view is important to the village setting.



Key View 2 View from the corner of Church Street looking west out of the village demonstrates the sense of openness and long views that can be readily seen from an arterial road that runs through the village. It is important to the village setting.



Key View 3 from Coopers Bridge on Gringley Road looking west out of the village demonstrates the sense of openness and long views that can be readily seen from an arterial road that runs through the village. It is important to the village setting.



Key View 4 Gringley Road Junction with Gravelholes Lane looking west. Gringley Road is an arterial road that runs south of Misterton demonstrates the sense of openness and long views that exist immediately south of the development boundary.



Key View 5 Gravelholes Lane looking north towards the Chesterfield Canal and LGS view is important to the village setting



Key View 6 looking south from footpath towards the Chesterfield Canal demonstrates the sense of openness and rural character that can be seen from the edge of the development boundary



Key View 7 on Gravelholes Lane looking north towards the Chesterfield Canal and LGS glimpses of red brick and clay pantile roofs blend into the wide vista – view is important to the village setting.



Key View 8 looking south east from Gravelholes Lane across to glimpse the houses on Grovewood Road demonstrates the sense of openness and rural character that can be seen from this approach to the village - view is important to the village setting



Key View 9 corner of Gravelholes Lane and Grovewood Road looking south west behind the school demonstrates the sense of openness and long views that can be readily seen from an arterial road that runs through the village. It is important to the village setting.







Key View 10 Looking south east from Fox Covert Lane towards Walkeringham. View from a major road showing the contrast from the built up north side of Fox Covert Lane and the undeveloped character of the south of Fox Covert Lane. Key view out as you leave the village. Reinforces the linearity of the village.







Key View 11 looking south from the Chesterfield Canal towpath.

Appendix E Significant Green Gaps see Map 7

Significant Green Gap	Qualities	
<p>SGG 1</p>	<p>This area of arable farmland lies on the Western edge of the village and is bounded by hedge rows and mature trees to the North West. The flat landscape is typical of the Carrs with an isolated farm which affords a contrast to the row of bungalows on Cornley Road. The little changed nature of this area and that of SGG2 are important in visibly offering a connection to the rural roots of the village.</p> 	
<p>SGG2</p>		<p>This lies to the North Western edge of the village with the small development site NP02 to the Eastern side. South Eastern views are towards the Church, the historic centre of the village with its steeple rising above the surrounding roofs. Entering the village from the South from Gringley Road are views of a landscape that seems to have changed little over centuries.</p>

<p>SGG3a, SGG3b, and SGG3c</p>		<p>These discrete parcels of land adjoin the development boundary and LGS 1, 4 and 10. They are open green spaces that are part of the extensive land relating to a mixture of residential and farm buildings. Together they form important gaps between the edge of the development boundary and the Local Green Spaces. They contribute to the rural character of Misterton village.</p>
<p>SGG4</p>	<p>The Western boundary of this area follows a public footpath that heads north towards the village of Haxe, this footpath is joined by another from the High Street, affording a view of open countryside from the Haxe Road. A further two footpaths branch off going East, the main path crossing large flat open fields with few hedgerows. There are long views with big skies giving an important sense of space only a few minutes' walk from the village. Further East, over the railway line you reach the Mother Drain an SSSI and the old pumping station the Misterton Soss, a Grade 2 listed building. It's a popular walking route for locals and visitors allowing access to the River Idle and then further East to the River Trent.</p>	

<p>SGG5</p>	<p>This area lies to the south of the canal and is bounded by Gravelholes Lane. It gives significant views from Gravelholes Lane looking north, over open fields with the Church steeple prominent on the skyline. The land slopes gently down from the road to the Chesterfield Canal concealed at the bottom. Standing on the canal towpath looking Southward, the views are shortened by the slope of the land. The canal towpath is a popular walking route and the sight of cattle grazing in the fields and the rural nature of the area is a significant part of its attraction.</p> 
<p>SGG6</p>	<p>This area lying to the South of Gravelholes Lane as you enter the village from the Gringley Road, is adjacent to 3 residential estates; Grove Park to the North and the Grange and Amcott estates to the East. There is tall hedging to the North but from Grovewood Road, gateways into the fields allow views into the pasture (usually used for grazing horses), allows for separation and connection between urban and rural.</p>  <p>Open fields are visible too from the Easterly end of Gravelholes Lane in winter.</p>

<p>SGG7</p>	<p>This almost square patchwork of fields could be said to be the rural heart of the village. It is almost completely surrounded by housing, (with the exception of an area to the South that has been put forward for future development NP11 and NP12). The Chesterfield canal (SSSI) towpath to the North has views across open fields that are usually used for grazing sheep and cattle and the area is highly valued by residents and visitors for bringing the countryside into the village.</p> 
<p>SGG8</p>	 <p>This area lies at the Eastern edge of the village between Station Street to the West and Stockwith Road to the South. It helps maintain the rural nature of the village by acting as a buffer between Misterton village and the small Industrial Park that lies just outside it to the East between Stockwith Road and the River Trent. It is an area of flat arable land with open views and big skies and to the North West offers a glimpse of the Pumping Station chimneys.</p>

Appendix F Map of the Local Green Spaces and Significant Green Gaps combined

