

# **Misson Neighbourhood Plan Review**

**2022/24**

## **CONSULTATION STATEMENT**

**Prepared by Misson Neighbourhood Plan Steering Group**

**on behalf of**

**Misson Parish Council**



**March 2024**

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## 1. Introduction

- 1.1 This Consultation Statement has been prepared, in accordance with the requirements of Section 15(2) of Part 5 of the Neighbourhood Planning Regulations 2012, to support the submission of Proposed Changes to Misson Neighbourhood Plan, to cover the period 2023-2031.
- 1.2 In accordance with the requirements of the Neighbourhood Planning Regulations this statement:
- contains details of the persons and bodies who were consulted about the proposed changes to the Neighbourhood Plan;
  - explains how they were consulted;
  - summarises main issues and concerns raised by the persons consulted;
  - describes how these issues and concerns have been considered and, where relevant, addressed in the changes to the Neighbourhood Plan now being proposed.

## 2. Outline of Consultations Undertaken

- 2.1 Several consultation events and actions were conducted during the period when the changes to the neighbourhood plan were being prepared, so as to inform the parish community and encourage people to engage in and with the plan-review process. The consultation events and actions are outlined in in Table 1.
- 2.2 In accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012, the proposed changes were published in October 2023 and consultation was carried out over a period of 6 weeks, ending on 13<sup>th</sup> November 2023.

**Table 1: Summary of Consultation Events and Activities**

<b>Date</b>	<b>Event / Activity</b>	<b>Aim(s)</b>	<b>Participants / Respondee</b>
<b>Saturday 16<sup>th</sup> July 2022</b>	Misson Parish Council Drop In session  11am to 3pm at Misson Community Centre	To outline to the local community that the Parish Council was proposing to update the Neighbourhood Plan first made in 2016. Attendees were reminded of the policies and invited to suggest areas to update.	<b>Misson Parish Council Councillors and the local community</b>
<b>18th January 2023</b>	Meeting with the owner of Misson Mill	As the ownership had changed from the initial Neighbourhood Plan this was an opportunity to outline the policies for the development of the Mill and to receive an update from the owner on any plans that were being considered.	<b>Ian Lord and David Hobson on behalf of the Mission NP Steering Group and Mr John Pickersgill on behalf of Misson Mill Ltd</b>
<b>Saturday 28<sup>th</sup> January 2023</b>	Update to the Misson Parish Neighbourhood Plan – Drop-in Session,  2:30pm - 6pm at Misson Community Centre	To provide an opportunity for the local community to speak to members of the Neighbourhood Plan Steering Group and to gain an understanding of the proposed updates to policies and to provide suggestions for further updates and amendments.	<b>Misson NP Steering Group, OpenPlan, Bassetlaw DC Neighbourhood Plan Officer and the local community</b>
<b>Monday 2nd October 2023 to Monday 13<sup>th</sup> November 2023.</b>	Consultation on the Proposed Changes to the Neighbourhood Plan	To communicate the proposed updates to the NP and an opportunity for the local community and statutory consultees to provide feedback on the proposed amendments.	<b>Misson NP Steering Group, OpenPlan and Bassetlaw DC; Local Community and statutory consultees</b>
<b>Saturday 21<sup>st</sup> October 2023</b>	Consultation on the Proposed Changes to the Neighbourhood Plan	To provide an opportunity for the local community to speak to members of the NP Steering Group and to provide suggestions for further updates and amends and an opportunity to provide formal feedback on each of the policies	<b>Misson NP Steering Group and the local community</b>

## **2.3 Verbal Responses**

The following comments were noted from conversations during the “drop in” day on 16th July 2022, with responses being summarised in brackets:

- i. There were a range of Highways matters and concerns (Response; it was explained that this is outside the scope of the Neighbourhood Plan)
- ii. Whilst somewhat outside the plan scope, reinstatement of the railway line for walking/cycling would be a nice village asset (Response: noted for future reference);
- iii. Whilst outside the plan scope, community ground-source heating would be a good move (Response: noted for future reference);

- iv. With reference to the energy planning policy there were comments regarding developing a strategy for different fuel types and opportunities together with the suggestion of a Community Energy Project and capacity of the village substation. (Where applicable Policy 8 was updated to take comments into account)
- v. Several mentions were made concerning village services, shop, buses, health care (Response: noted for future reference); These were incorporated in the draft neighbourhood plan as required.
- vi. Several comments made regarding the importance of the environment and landscape within the Parish (Response – where appropriate Policy 10 was updated particularly with regards to Local Open Spaces, other comments noted for future reference)
- vii. How much weight will the plan carry? (Response: this was explained).

### 3. Comments received in response to the “Drop-in” session held on 28<sup>th</sup> January 2023

- 3.1 **Policy 3 Housing Types** Middle Street – A property hasn’t been coloured in as detached and the adjacent property that is yellow should be blue as it is 2 households (Update Map 7)
- 3.2 **Policy 4 Infill Development;** No development to be outside Misson Village (Strengthen Policy and replace Map 8 with a better image that provides more detail and a thinner line for the boundary)
- 3.3 **Policy 5 Community Facilities;** It would be a good idea to move the green spaces to their own policy and identify as Local Green Space (New Policy 10b)
- 3.4 **Policy 8 Energy;** Combination of energy sources at local village level, we want a windmill (Strengthen Policy 8)
- 3.5 **Policy 9 Better Broadband;** Better fibre broadband to Gibdyke and to businesses within the Parish boundary (Strengthen Policy 9)
- 3.6 **Policy 10 Environment and Landscape;** Reinstating public rights of way from Enclosure Award. (Noted for future reference) Development must not have a negative impact on SSSIs in the Parish (Include in Policy 10a)

### 4. Responses received to (Regulation 14) Consultation on Proposed Changes to Misson Neighbourhood Plan

- 4.1 Consultation on the Draft Neighbourhood Plan was undertaken in accordance with Regulation 14, between 3<sup>rd</sup> October 2023 and 13<sup>th</sup> November 2023. Forms were provided online and in paper format.
- 4.2 An Executive Summary summarising all of the updates to the original Neighbourhood Plan was prepared and delivered to every property within Misson Parish. This summary included options for feedback

- 4.3 Only 3 responses were received from members of the parish community and these, together with all other responses received, are summarised in Appendix A. Actions taken in addressing those responses are also summarised in the same Appendix.

***Statutory Consultees***

- 4.4 Comments were also received from the Local Planning Authority and several of the bodies consulted in accordance with Regulation 14(b)
- 4.5 The following bodies were consulted by email:
- 4.5.1 Bassetlaw District Council;
  - 4.5.2 Nottinghamshire County Council;
  - 4.5.3 Neighbouring parish councils\*;
  - 4.5.4 The Homes and Communities Agency;
  - 4.5.5 The Environment Agency;
  - 4.5.6 Natural England;
  - 4.5.7 Historic England.
- 4.6 All comments received have been included in Appendix A.



## APPENDIX A: Summary of Responses to “Regulation14” Consultation, and Associated Actions

# Consideration of Responses to the Pre-Submission Consultation on Proposed Changes to Misson Neighbourhood Plan

This appendix is an adapted version of the report used by the Steering Group to consider comments received in response to the pre-submission (Regulation 14) consultation, and to decide on appropriate actions (ie, changes to the draft modifications or further modifications).



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## 1. About the Consultation

Consultation on the Proposed Changes to the Misson Neighbourhood Plan was carried out between Monday 2nd October 2023 and Monday 13th November 2023.

The Proposed Changes and associated documents were published on the Parish Council's website and responses were invited either in writing / email or via an online response form.

In total, comments were received online from 5 members of the parish community. Comments were also received from the following 8 bodies:

- Bassetlaw District Council;
- Coal Authority;
- Environment Agency;
- Historic England;
- National Highways;
- Natural England;
- Severn Trent;
- Sport England.

All the responses received are considered in this report.

## 2. Consideration of Responses

### THE VISION

As set out in the current Neighbourhood Plan, the Vision for Misson is:

*“In 20 years’ time Misson will continue to be a village and a close, friendly community. It will value the countryside and those that live and/or work in the Parish. It will provide people with the options to stay (whether leaving home or getting old). It will be a rural place where there are local work opportunities and where everyone can enjoy the rural environment”.*

No changes to the Vision statement are proposed.

**Question: The Steering Group considers that this Vision statement still summarises the future our community would like to work towards, so no changes are being proposed. Do you agree with this?**

**Summary: 100% agreed: 5 people responded; none sought any changes.**

**Comments received: None**

## OBJECTIVES

### OBJECTIVE 2

It is proposed that Community Objective 2 should be extended to refer more clearly to the types of housing that would be preferred. The additional text is shown in italics below:

Community Objective 2: Ensuring that new housing development provides a mix of house types to meet local as well as district needs *including affordable housing, which can be for either rent or sale, and is for those whose needs are not met by the market. Different tenures may include social rent, affordable rent and shared ownership, among others.*

**Question: Do you agree with the proposed changes to Community Objective 1?**

**Summary: 80% (4 respondents) agreed; 20% (1 respondent) did not agree.**

**Comments received:**

Ref.	Comment	Action taken
O2-1	There is already plenty of affordable housing in the parish. It is one of the cheapest areas to live in the UK. There is already property available to rent.	Comments noted, but no amendment made.

#### OBJECTIVE 5

It is proposed that Community Objective 5 should be extended to include reference to the importance of links that connect habitats and areas of greenspace, and that benefit both wildlife and people. The additional text is shown in italics below:

Community Objective 5: Protecting the landscape character of Misson, particularly the local wildlife sites, and seeking ways of improving pedestrian or cycle links to them and between them, *including providing stronger connectivity between all greenspace to the benefit of wildlife and people.*

**Question: Do you agree with the proposed changes to Community Objective 5?**

**Summary: 100% (% respondents) agreed.**

**Comments received: None**

#### OBJECTIVE 9

It is proposed that Community Objective 9 should be amended to:

- a) include reference to the need to maximise energy efficiency, minimise energy use and move away from non-renewable energy sources, and
- b) remove reference to bringing mains gas to the village, as this is no longer consistent with national energy policy. The proposed wording of Objective 9 is shown below:

Community Objective 9: Seeking opportunities to maximise energy efficiency, minimise energy use and become less reliant on non-renewable energy either in the construction or operation of the development.

**Question: Do you agree with the proposed changes to Community Objective 5?**

**Summary: 100% (% respondents) agreed.**

**Comments received: None**

#### OBJECTIVE 10

It is proposed that one new objective should be added - Community Objective 10 - referring to measures to mitigate some of the predicted impacts of climate change. The proposed additional objective is shown below:

Community Objective 10: Mitigating the impact of flooding, extreme weather, and water consumption on new developments and generally within the landscape and infrastructure.

**Question: Do you agree proposed Community Objective 10?**

**Summary: 80% (4 respondents) agreed; 20% (1 respondent) did not agree.**

**Comments received:**

Ref	Comment	Action taken
O10-1	This is the wrong way round. The objective should be to ensure that new development doesn't exacerbate the already fragile situation concerning flood risk.	Added the words "and ensuring that such impacts are not exacerbated by new development" to Objective 10.



## POLICIES

### **POLICY 1: Sustainable Development**

It is proposed that Policy 1 should now read:

Development should contribute to the parish of Misson becoming an increasingly sustainable place to live, including incremental growth sufficient to sustain the community's vitality and well-being. To those ends, developments that deliver the following community benefits will be supported: a. housing to meet local needs; b. local employment of a scale and type that do not impact negatively on local amenities; c. services, facilities and amenities to meet the needs of local residents; d. infrastructure to meet the community's needs for access and communications, energy, health and sanitation, education, culture, leisure and recreation; e. improvement of pedestrian and cycle routes to enable better access along the river and to the local wildlife sites; f. support for improved public transport services; g. community-scale renewable energy (without impacting negatively on local amenities). 2. All development should be located, designed and constructed so as to contribute to the creation and maintenance of a healthy, safe, attractive, and distinctive environment that supports the physical, social and economic wellbeing of the local community – both now and in the future – and, where possible, the achievement of the following: i. net elimination of carbon emissions resulting from local uses of energy for transport, domestic, business and other purposes; ii. minimum achievable use of non-renewable resources in construction and building-maintenance; iii. minimisation of waste; iv. water efficiency.

**Question: Do you agree with the proposed (replacement) Policy 1?**

**Summary: 40% (2 respondents) agreed; 60% (3) respondents did not agree with proposed Policy 1 as drafted.**

**Comments received:**

Ref	Comment	Action taken
P1-1	The Environment Agency supports the proposed wording however we consider that recognition of the need to protect and enhance the natural environment should be made explicit in the Policy.	Added the words “protection of the natural environment” as the first point in part 2 of this policy.
P1-2	1 g - what is community scale renewable energy development? A wind farm? This needs clarification. It would involve major construction possibly?	<p>Added the following definition, citing UK Government Guidance on Community Energy (<a href="https://www.gov.uk/guidance/community-energy">https://www.gov.uk/guidance/community-energy</a>):</p> <p>Community-scale renewable energy development means development for generating energy from renewable sources at a scale sufficient to meet neighbourhood (rather than wider) needs and consistent with the approach to Community Energy described in UK Government Guidance on :Community Energy:</p> <p>“Community energy covers aspects of collective action to reduce, purchase, manage and generate energy. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes.</p> <p>Community-led action can often tackle challenging issues around energy, with community groups well placed to understand their local areas and to bring people together with common purpose”.</p>

Ref	Comment	Action taken
P1-3	I agree with all the policy changes except regarding improving pedestrian and cycle access along the river bank. The only right of way that exist on the river bank from River Lane is between the first and second stile. All other land beyond that point is private and at the discretion of the land owner therefore something that is beyond the control of any planning policy I would have thought.	Comments noted but no amendment made as the policy supports such improvements but does not specifically require them.
P1-4	Nottinghamshire county Council wish to make the following observations as part of the consultation in respect of the Misson Neighbourhood Plan: Pre-Submission Draft (Regulation 14) Consultation and supporting documents which seek to update the Plan published in September 2017. Travel and Transport matters The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a “Socially necessary” bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, health, shopping and leisure. In 2021 the government published its document ‘Bus Back Better – A National Bus Strategy for England’, as part of an initiative to build back better services post pandemic. The strategy requires Local Transport Authorities to implement ambitious bus priority schemes and Bus Service Improvement Plans (BSIPs) which consider how a coherent and integrated network should serve schools, health, social care, employment and other services. This includes requiring the provision of economically necessary bus services, including those which improve people’s access to employment. The level of revenue funding available to the Council to provide supported services is diminishing. Therefore, other funding sources are required to enable the council to maintain a socially necessary and sustainable network. Current Misson Public Transport Network Misson is served by Stagecoach Service 27 which provides a 2-3 hourly daytime service on Mondays to Saturdays to Bawtry and Retford (including schools). There is no evening or Sunday service. This forms part of the Bassetlaw network which receives substantial subsidy from the County Council. It is noted that an identified weakness includes the latest service departure at 4.30pm and that the closest Doctor’s Surgery and Post Office are in Bawtry. Neighbourhood Plan Nottinghamshire County Council have reviewed the plan including the Vision, Community Objectives and	Included relevant information from these County Council comments in a section on public transport.

Ref	Comment	Action taken
	<p>Policies and support the draft Plan and the emphasis on sustainable development, including new Policy 1 'Sustainable Development'. Policy 1 (page 21) - part 8 of Section 66 is proposed to be removed and replaced with a Section 1, including (f) – “support for improved public transport services.” Part 8 could be enhanced by also referring to Community Transport services including the transport services provided by Bassetlaw Action Centre. Paragraph 22 (page 9) – notes that that relative to other rural villages, Misson has continued to attract young families and working aged people. However, Community Transport services are an important facility considering the 2017 Strategic Housing Market Assessment (SHMA), that has identified that by 2035 there will be a 51% increase in the population of over 65s within the district (paragraph 102), with 26% of Misson’s current population aged over 65 (paragraph 35). Section 8 – Community Objectives (page 19) Paragraph 60 is fully supported, noting the aspiration to seek Developer contributions towards improved public transport services and infrastructure. Despite proposed development in Misson is small, however and paragraph 60 provides for the principle of developer contributions to mitigate the impact of future development with improved public transport facilities. Taxis There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an import role in the local economy. It is suggested that reference to the role of taxis is included in the plan. Mineral and Waste matters As the Minerals and Waste Planning Authority, it is the responsibility of Nottinghamshire County Council to form policies and determine applications relating to minerals and waste. The County Council has the following mineral and waste comments to make in relation to the Mission pre-submission draft plan. Minerals In relation to Minerals, within the neighbourhood area of Misson is active and historical sites of sand and gravel operations. The whole designated area identified in Map 1 with the Mineral safeguarding and consultation area for sand and gravel, with their being an active permission for sand and gravel extraction at Bawtry Road quarry. Bawtry Road is allocated under Policy MP2d: Sand and gravel provision within the adopted Minerals Local Plan (2021). The County Council notes the mineral operations are noted as an opportunity within the SWOT analysis for circular walks when the land is restored. The Plan could mention within the introduction and background text of the neighbourhood the presence of minerals. Overall,</p>	

Ref	Comment	Action taken
	<p>though, considering the proposed changes to the neighbourhood plan, the neighbourhood plan should not pose a safeguarding concern in relation to the mineral resource nor the permitted quarry and therefore the County Council does not wish to raise any objections from a minerals perspective to the pre-submission draft neighbourhood plan. Waste In relation to Waste, the County Council welcomes Policy 1, part 2c) which asks for developments to aim for the minimisation of waste. This is line with Policy WCS2 Waste awareness, prevention and re-use' of the Waste Core Strategy, the development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development'. The policies within the Misson Neighbourhood Plan pre-submission draft therefore do not appear to conflict with the Nottinghamshire and Nottingham Waste Core Strategy and Waste Local Plan and so, the County Council does not wish to raise any objections from a waste perspective.</p>	

## **POLICY 2: Design Principles for Residential Development**

Policy 2 currently reads as follows:

1. Development should reflect local character.
2. Where development is located along the main street into the village (Newington Road), buildings should be set back from a clearly defined boundary with tree planting and ample off -street space for parking to maintain the existing character and ensure road safety.
3. Development on the higher order streets used as thoroughfares within the village (Top Street and High Street) should also provide direct accessed on plot parking, where possible.
4. In the historic core of the village, defined on the proposals map, development should;
  - a. provide boundary treatments (mainly red brick walls, black railings or hedges with greenery behind) or building lines that provide enclosure to the street; and
  - b. be in keeping with historic development patterns which include mainly open gables with the ridge running parallel to the street although some front projecting gables perpendicular to the street may be acceptable; and

- c. use a locally inspired range of materials (for example, natural red clay non- interlocking pantiles, natural slates or plain clay tiles together with red bricks of an appropriate size, colour and texture with traditional brick bonds e.g., Flemish, English, Garden Wall etc.) to ensure a narrow colour palette;
- 5. New residential development will be encouraged where it demonstrates a high design quality. In order to achieve this all-new development should demonstrate;
  - a. a layout that maximises opportunities to integrate new development with the existing settlement pattern by creating new connections and improving existing ones and which allows for easy, direct movement for people of all ages to and from facilities in the village;
  - b. appropriate boundary treatments, for example red brick walls, traditional railings, or hedges that delineate public and private space; and
  - c. the use of landscaping to soften the built form; and
  - d. be guided by the proportions and plot orientation of the existing dwellings.
- 6. A variety of housing sizes and styles can still be reflective of local character where the scheme is brought together through a narrow range of appropriate local materials, roofing approaches and boundary treatments.
- 7. The use of industry standards for good design (Building for a Healthy Life 12 or the most recent national standards) is encouraged for developing design concepts and testing the quality of the final design proposal.

**Question: No change proposed, so no specific question asked.**

**Summary: Technical comments received from BDC only**

**Comments received:**

Ref	Comment	Action taken
P2 -1	<b>Policy 2:</b> It may be useful to included specific reference to the Misson Design Guide in the policy.	Amended part 1 of Policy2 to read “Development should reflect local character and should be consistent with the Misson Design Guide”.  Added reference to Station Road.

Ref	Comment	Action taken
	<p><b>Policy 2, Part 2:</b> The reference to Newington Road suggests that this element only applies there (i.e. not on Station Road; is this the case?)</p> <p><b>Policy 2, Part 3:</b> As above, the references to specific streets could be read as though this criterion does not apply in other locations.</p>	Amended to make it clear that the named streets are examples.

### **POLICY 3: A Mix of Housing Types**

Policy 3 currently reads as follows:

1. Planning applications for housing schemes should deliver a housing mix that reflects the demonstrable need for smaller market dwellings.
2. Developers must show how the local need has been taken into account in the different house types and bedroom numbers proposed.

We are proposing to add more detail relating to the types of housing that our community needs, which includes housing that is both affordable and suitable for young people / young families, and housing that continues to meet people's needs as they get older. Here is the proposed re-wording of Policy 3:

#### Policy 3: Types and Mix of Housing

1. Proposals for developments that deliver housing which, in type, size, tenure and affordability, meets demonstrable local needs, including, particularly, the requirements of young and older people, will be supported.
2. All new housing should be designed so that it is accessible and adaptable to meet the changing accessibility and mobility needs of residents over their lifetime.
3. Proposals that fail to demonstrate that the requirements of parts 1 and 2 of this Policy have been met will not be supported.

**Question: Do you agree with the proposed changes to Policy 3?**

**Summary: 100% (5 respondents) agreed with the proposed changes.**

**Comments received:**

Ref	Comment	Action taken
P3 -1	Misson has become dominated by large, expensive housing that is out of reach for many young people and young families. The age profile of the parish is very much older than the national and local average. We need more affordable housing to attract the young and to retain the elderly in their home parish.	Comment noted. The policy allows for this, within the significant constraints on new development in Misson.



#### **POLICY 4: Infill Development in Misson Village**

Currently, Policy 4 reads as follows:

1. Development on infill and redevelopment sites will only be encouraged where the proposals are of a high design quality and reflect local character.
2. The proposals should not reduce the privacy or amenity of adjoining properties.
3. Proposals that include smaller dwellings to meet local needs on infill and redevelopment sites that are within safe walking distance of local amenities will be encouraged.

It is proposed that Policy 4 should be amended slightly to clarify that the sites must be within the Village Development Boundary. The proposed revised version of Policy 4, therefore, reads as follows:

1. Development on infill and redevelopment (“brownfield”) sites within the Misson Village Development Boundary will be supported where: a) the type and form of development are consistent with other policies in this Neighbourhood Plan; b) Proposals that include dwellings to meet local needs are within safe walking distance of local amenities; c) the proposals are of a high design quality and consistent with local character; d) the proposals will not reduce the privacy or amenity of adjoining properties.

**Question: Do you agree with the proposed changes to Policy 4?**

**Summary: 80% (4 respondents) agreed; 20% (1 respondent) did not agree.**

#### **Comments received:**

Ref	Comment	Action taken
P4-1	Though even with the old wording it is clear that BDC drive a coach and horses through the NP by allowing monstrous developments of gigantic, ugly houses.	Noted

Ref	Comment	Action taken
P4-2	<p>The development boundary is currently too small to accommodate quality development to support new affordable housing and housing to attract new families to the parish. I have no confidence that the Misson Mill site will ever be developed and thus the development boundary needs to be expanded. Bassetlaw District Council should have a new 'call for housing sites' to identify suitable areas for housing that meet our community needs for sustainable growth and renewal without cramming housing into infill sites and people's gardens. No changes</p>	<p>Comments noted with interest, but the development boundary is constrained particularly by flood risk, with the Misson Mill potential brownfield site offering one of the few opportunities for substantial housing growth.</p> <p>No amendments made in response to these comments.</p>

**POLICY 5: Community Facilities**

At present, Policy 5 is very brief and deals only with proposals to improve community facilities - which it supports in principle. It is increasingly apparent, however, that local facilities are of growing importance to their communities. The sustainability and quality of life of communities like Misson's is greatly dependent on both protecting and enhancing such facilities, and expanding their range as and when opportunities arise. It is, therefore, proposed that Policy 5 should be expanded and strengthened as follows:

Policy 5: Enhancing the provision of community facilities

1. The following facilities have been identified as being of community value: i. Misson Primary School and Misson Pre School ii. Angel Inn (with overnight accommodation) iii. Ship Inn iv. White Horse Inn v. Misson Community Centre vi. St John the Baptist Church vii. Misson Mill Cash and Carry and Linda's Café viii. True Fate Equestrian Centre Café ix. The Village Green and Pinfold x. Misson School Playing Field and Playground xi. River Lane adjacent to River Idle
2. Developments that would result in the loss of existing community facilities listed above will not be supported unless: a) alternative provision of equivalent or better quality is to be made, with the support of the community, and in association with the development, so that is available prior to commencement of re-development; or b) It is demonstrated that the facility is no longer required or no longer viable (with a minimum requirement for demonstrating non-viability being proof that the premises have been marketed for continuation in their current or similar use, over a continuous period of at least 1 year, with no reasonable offers having been received).
3. Proposals to provide additional or improved community facilities within the parish will be supported where such provision is consistent with local community's needs and aspirations.

**Question: Do you agree with the proposed changes to Policy 5?**

**Summary: 80% (4 respondents) agreed; 20% (1 respondent) did not agree.**

**Comments received:**

Ref	Comment	Action taken
P5-1	Some of these items are commercial businesses. It should be for the proprietors to demonstrate the amenity value on an ad hoc basis should they wish to further develop or discontinue their enterprise.	Comments noted, but it is quite legitimate and appropriate for a Neighbourhood Plan to identify

Ref	Comment	Action taken
P5-2	I do not agree that local businesses cannot change their use or alter their business plan for a year just because they previously had a community benefit. Local businesses as far as I know are not governed by charitable objectives or community benefit clauses. The fact that they confer a benefit on the community is incidental to their main objectives.	valued community facilities and to seek to safeguard them from developments that would involve their loss. No amendments made in response to these comments.
P5-3	<b>Policy 5, Part 1, i - k:</b> These three sites are covered by other proposed designations, hence it may be sensible to remove them from this policy to avoid potential conflict. It would be helpful for the policy to be accompanied by a map detailing the location / extent of each of the named facilities. BDC	List reviewed/ revised and a map produced as suggested.

## **POLICY 7: Developing Misson Mill site**

Policy 7 is about Developing the Misson Mill site.

No changes were proposed, but comments have been received:

**Question: No change proposed, so no specific question asked.**

**Summary: Technical comments received from BDC and Sport England.**

### **Comments received:**

Ref	Comment	Action taken
P7-1	<p><b>Policy 7, Part 5:</b> reference to the 2012 Bassetlaw Open Space Study should be replaced by the 2020 Bassetlaw Open Space Study.</p> <p><b>Policy 7, Part 7:</b> It may be sensible to relocate this clause to the beginning of the policy, as any development will be contingent upon this being demonstrated. BDC</p>	Amended the policy as suggested.
P7-2	<p>Policy 7 – Developing Misson Mill – Aerial photography shows that the site includes an area of land which has been used as a cricket pitch, this is located on the western corner of the site. As set out above, paragraph 99 of the NPPF provides clear advice on how sports facilities and playing fields should be considered in the planning system. Policy 7 makes provision for open space but no provision for the retention or replacement of the cricket pitch and therefore Sport England objects to this allocation as it would result in the loss of playing field land. For the Policy to be consistent with paragraph 99 of the NPPF it is recommended that provision is included within the policy to require mitigation for the loss of the playing pitch unless it can be demonstrated that the provision is surplus to requirement in line with paragraph 99 of the NPPF.</p>	Considered this further, but no change made as the cricket pitch referred to was not permanent.

## **POLICY 8: Energy Efficiency**

Currently, Policy 8, reads as follows:

Policy 8: Energy Efficiency of New Development

1. Proposals should seek, where possible, to use renewable energy solutions in new developments. The use of renewable energy and other low energy systems compatible with the type of development will be encouraged.
2. The use of renewable energy systems near Listed Buildings or other non- designated heritage assets will be supported where it can be shown that their appearance will not be detrimental to the character of the area or the setting of the Listed Buildings.

It is proposed that Policy 8 should be expanded and strengthened as follows:

Proposed Policy 8: Energy Efficiency, Renewable Energy and Low Carbon Technologies in New Developments and Retrofitting Existing Developments

1. All new buildings should be designed and constructed so as to reduce carbon emissions, minimise the use of scarce resources and mitigate against, and adapt to, climate change. Where feasible, alterations to existing properties should also incorporate sustainable design features to reduce carbon emissions and maximise energy efficiency.
2. Proposals for the construction of low-carbon homes and commercial buildings making sustainable use of resources and high energy-efficiency levels will be supported, provided that the resultant-built form respects the character of the setting, and in this context, consideration should be given to measures including, but not limited to: a) use of renewable heat and power sources; b) use of thermally efficient building materials; c) siting and orientation to maximise passive gain and minimise energy requirements; d) maximising water efficiency and reuse; e) providing electric vehicle charging points; f) on site, and local, community-scale generation of energy from renewable sources.
3. New dwellings should be built to achieve an EPC rating of B or higher.
4. The retrofitting of existing buildings to improve their energy efficiency is supported, including the retrofitting of listed buildings and non-designated heritage assets, provided that the character and appearance of these heritage assets is not harmed.
5. The retrofitting of community/public and commercial assets to reduce energy demand and to generate renewable energy where appropriate to support their ongoing viability and benefit to the community, will be supported, providing the resultant build form respects the character of the setting.

**Question: Do you agree with the proposed changes to Policy 8?**

**Summary: 100% (5 respondents) agreed.**

**Comments received:**

Ref	Comment	Action taken
P8-1	<p>Misson parish is all off-grid in terms of gas with the majority of properties reliant on expensive heating oil. The previous NP identified some 50 households in fuel poverty, and I expect this will have increased with the cost-of-living crisis. It is imperative that future building is future-proofed to avoid this situation ever arising. Equally it is imperative that retrofitting is allowed, whatever the heritage status of the building, to accommodate clean forms of energy generation and sufficient insulation to minimise energy requirements from the outset. Misson Parish Council has declared a climate emergency and should take proactive measures to address the climate emergency through the revision of this NP. New community scale renewable energy generation will be very welcome, particularly where it delivers a direct benefit to Misson households for many years to come. This is exactly in line with developing national policy to bring energy generation close to the source of energy use and maximise the current electricity grid infrastructure that can accommodate small scale input far better than larger scale renewables.</p>	<p>Comments noted. No amendment to the policy sought or required – but, the associated explanatory text was revised to refer to some of the points raised.</p>

**POLICY 10a, b and c Green Infrastructure**

These are new policies being proposed. The following comments have been made by BDC:

Ref	Comment	Action taken
P10-1	<p><b>Section 10:</b> It would be useful to incorporate supporting text to explain / justify the inclusion of Policy 10b and the identified LGS.</p> <p><b>Policy 10b:</b> Policy Map X of “X” would refer to a map. A map showing all LGSs would be required.</p>	<p>BDC’s comments have been accepted and the text and policies have been amended accordingly.</p>

Ref	Comment	Action taken
	<p><b>Policy 10c, Part 1:</b> The stipulations here seem to relate to the conservation area, but this doesn't cover the entire Parish / Neighbourhood Area, hence some moderation is required. It may not be necessary to repeat the requirements for the conservation area, as these are already in-force.</p>	

Other responses to the questions asked in relation to the three proposed new policies are referred to below.

### **POLICY 10a**

Proposed Policy 10a is about improving Green Infrastructure and protecting the Natural Environment.

1. Development should achieve a Biodiversity Net Gain of at least 10%. Where, exceptionally, it is demonstrated that this level of biodiversity gain is not achievable, but that the benefits of the development warrant support, suitable off-site compensation should be provided, targeted to benefit local conservation priorities within the Parish, as identified in the Nottinghamshire Local Biodiversity Action Plan.
2. Development proposals will be expected to demonstrate how existing green infrastructure assets and priority habitats and species affected by development are to be protected and enhanced, and show the opportunities taken to improve linkages both between existing and new green infrastructure assets and with residential areas.
3. Development proposals should have regard to the nature conservation value of the area and should be designed and managed so as to avoid any adverse effects.
4. Development which is directly related to improving or extending the opportunities for walking in the Parish will be encouraged and 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 corridor as identified on Map 9.
5. Developments should be sited and designed so as to avoid the loss of trees. Where removal of trees is unavoidable, they should be replaced by trees of at least equivalent number and ecological value. There should be no net loss of tree canopy and where possible a net gain.

**Question: Do you agree with the proposed changes to Policy 10a?**

**Summary: 100% (5 respondents) agreed.**

**Comments received: None**

### **POLICY 10b**

Proposed Policy 10b is about Local Green Space and reads as follows: Policy 10b: Local Green Space 1. The following parcels of land are designated as Local Green Spaces: - LSG1. The Pinfold - LSG2. The Village Green - LSG3. Misson School Playing Field - LSG4. Misson



Cemetery - LSG5. Land at the end of River lane - LSG6. St John The Baptist Churchyard - LSG7. The New Bungalows 2. Development proposals within any of the designated Local Green Spaces, or that would compromise such a space's nature, community benefits and/or integrity, will only be supported in very exceptional circumstances where it is demonstrated that the proposed development will provide greater benefit to the community than those it provides as a Local Green Space.

**Question: Do you agree with the proposed changes to Policy 10b?**

**Summary: 100% (5 respondents) agreed.**

**Comments received: None**

### **POLICY 10c**

Proposed Policy 10c concerns protection of trees and a requirement to plant trees when new development is being carried out. The proposed policy reads as follows:

1. Protection of existing trees during Development: a) All trees with a diameter greater than 10 cm at 1.3 meters above the ground must be protected from damage during construction activities. b) No tree may be removed without the prior approval of the local planning authority. c) Trees should be retained wherever possible, and pruned, rather than removed. d) Replacement trees must be planted where existing trees are removed.
2. Tree planting in association with new development a) All new development proposals involving the erection of new buildings should include a tree planting scheme that will enhance the character of the area and contribute to the local biodiversity. b) The number, type, and location of trees should be determined through consultation with the local planning authority and any relevant environmental agencies. c) Tree planting should be an integral part of the design and layout of new developments, and trees should be planted in suitable locations to ensure their long-term survival and growth. d) Tree species should be selected so as to provide a range of ecological and biodiversity benefits. e) All newly planted trees must be maintained for at least two years after planting to ensure their establishment and survival.

**Question: Do you agree with the proposed changes to Policy 10c?**

**Summary: 100% (5 respondents) agreed.**

**Comments received: None**

### 3. Bassetlaw District Council, General Comments

#### General

**Format:** For the submission, a version of the Plan without the track changes showing should be produced, alongside a word version (the latter to enable the District Council to modify the Plan in accordance with any modification proposed by the independent examiner).

**Policy Context:** It is hoped that the Bassetlaw Local Plan will be adopted in the near future, hence it would be sensible for the Neighbourhood Plan to be aligned with this. This will avoid the need to reference both the Core Strategy and the Local Plan.

**Review Context:** In the interests of clarity, it would be useful to add updates to any elements of the supporting text that discuss consultation or work to develop the original Plan. At present, there is the potential for some of this material to be misconstrued, it not being clear whether this was for the original Plan or the review.

**Formatting:** Once edits have been actioned, a thorough review of para and section numbers, title conventions, and numbering / naming of figures would be beneficial, so as to ensure they run consistently (at present some are out of sequence).

**Annotation:** There may be the potential to update some of the URLs in the annotations. Currently, some URLs do not lead to the website.

**Font:** It would be worth checking consistency in font type, size and colour etc.

#### Specific

**P3:** Table of Contents: It might be useful to add page numbers after each content. Also, Appendix A is missing.

Paras 2 – 5 and 10 - 11: As above, it will likely be appropriate to review the policy content / context to reflect the Bassetlaw Local Plan instead of the Core Strategy.

Para 6: Has there been dialogue with the current owner of Misson Mill as to their intentions / aspirations for the site, and how they align with the Plan?

**Para 14:** The last section may benefit from being numbered separately, and to be prefaced by words to the effect of “Work to review the Neighbourhood Plan commenced in 2022...”

**After P8:** The section numbering is out of sync, jumping from 1 to 5.

**Para 27:** It might be helpful to include a source for the quoted percentage of properties that have access to ultrafast broadband

**Para 34:** References to the 2014 SHMA are out of date and should be revised.

**P12:** The Conservation Area Map needs a figure number and name, and all subsequent maps, i.e. Flood Zones and LWS, need renumbering.

**P12:** The text here needs paragraph numbers adding.

**Para 51:** The car ownership graph needs a figure number, name, and source. Is this data recent?

**Para 53:** It may be useful to add to the text to explain that the SWOT analysis has been reviewed as part of the NP review, reinforcing the relevance of the entries, and also providing the opportunity to add to it.

**Para 59:** Is the reviewed Plan proposing a change to the development boundary, or is this referring to the change that was made in the original Plan?

**Para 62:** References to the lifespan of the Plan may need updating.

**Para 66:** Para 66 is missing.

**P23:** All paragraphs need numbering.

**Para 77:** Reference to the map and section will likely need updating pending the renumbering of other sections / content.

**Para 90:** As above, the reference to section 15 will likely need amending, depending on the modifications made.

**Policy 2:** It may be useful to included specific reference to the Misson Design Guide in the policy.

**Policy 2, Part 2:** The reference to Newington Road suggests that this element only applies there (i.e. not on Station Road; is this the case?)

**Policy 2, Part 3:** As above, the references to specific streets could be read as though this criterion does not apply in other locations.

**Para 102:** There is a potential to reference 2021 census data instead of 2011.

**Para 113:** The reference to being a Rural Service Centre relates back to the Core Strategy, hence it will likely be sensible to remove / amend. The same is true of the reference to policy CS8 in para 117.

**Policy 5:** It would be helpful for the policy to be accompanied by a map detailing the location / extent of each of the named facilities.

**Policy 5, Part 1, i - k:** These three sites are covered by other proposed designations, hence it may be sensible to remove them from this policy to avoid potential conflict.

**Section 17 and Policy 7:** The supporting text would benefit from a thorough review to better reflect the time elapsed since the original NP was written. For instance, some of the material referenced is 10 years old, elements such as the caption for Table 4 could be misconstrued (it refers to “December” but doesn’t say which year), as could the discussion of proposed changes to the development boundary in para 138 and as outlined in Map 8. It would be helpful to clarify that the proposed scheme remains agreeable to all parties, and to reference the changes in the wider policy context, most notably the Bassetlaw Local Plan and associated evidence base.

Please refer to comments from BDC Planning Policy for more detail in respect to the Bassetlaw Local Plan.

**Para 125:** Are there still 20 businesses operating?

**Para 129:** Figure 1 is missing, and the web link below does not work.

**Policy 7, Part 5:** reference to the 2012 Bassetlaw Open Space Study should be replaced by the 2020 Bassetlaw Open Space Study.

**Policy 7, Part 7:** It may be sensible to relocate this clause to the beginning of the policy, as any development will be contingent upon this being demonstrated.

**Para 153:** Is there any new / more up-to-date data available on this subject?

**Section 10:** It would be useful to incorporate supporting text to explain / justify the inclusion of Policy 10b and the identified LGS.

**Policy 10b:** Policy Map X of “X” would refer a map. A map showing all LGSs would be required.

**Policy 10c, Part 1:** The stipulations here seem to relate to the conservation area, but this doesn’t cover the entire Parish / Neighbourhood Area, hence some moderation is required. It may not be necessary to repeat the requirements for the conservation area, as these are already in-force.

**Appendix A:** Unclear – this is either missing, or the lettering needs adjusting.

**Appendix C:** Have the identified projects been reviewed? Are they all still relevant?

**Appendix E:** Each of the LGS entries need the area (ha) adding to the description, as follows:

- LGS1: 0.03 ha
- LGS2: 0.26 ha
- LGS3: 0.28 ha
- **LGS4:** 0.29 ha
- LGS5: 0.02 ha
- **LGS6:** 0.14 ha (to check – should the LGS also cover the area to the front of the Church, up to the boundary wall adjoining High Street? If so, we can create a new map – and the area would extend to 0.18 ha)
- LGS7: 0.07 ha

**Appendix F:** The documents appear to be missing.

**Action taken**

BDC’s comments have been accepted and the text and policies have been amended accordingly.

## 4. Responses from Statutory Consultees

### Coal Authority

No specific comments and no additions or amendments sought.

### Environment Agency

Thank you for giving the Environment Agency the opportunity to comment on the Misson Neighbourhood Plan Pre-Submission Draft version. In line with your preferred option of receiving comments I have completed the on-line form on behalf of the Environment Agency. However, this option does not give opportunity to comment as follows:

Paragraph 44 of the proposed plan makes reference to 'Core Strategy DM12'. If there is still to be no Policy in the revised Neighbourhood Plan directly addressing flood risk then Paragraph 44 should now instead make reference to 'Policy ST52: Flood Risk and Drainage' of the Bassetlaw Local Plan 2020-2037.

Action:

Text amended accordingly

### Historic England

No specific comments and no additions or amendments sought.

### National Highways

No specific comments and no additions or amendments sought.

## Natural England

No specific comments and no additions or amendments sought.

## Sport England

### Protecting Sports Facilities

Policy 5 – Protecting and enhancing the provision of community facilities is welcomed. However, the policy includes the Misson School Playing Field. Paragraph 99 of the NPPF offers clear advice on how sport facilities and playing fields should be considered in the planning system. For the policy to be consistent with paragraph 99 of the National Planning Policy Framework (NPPF) and Sport England’s Playing Fields Policy, it is recommended that a separate criterion is added which applies to the playing field as the exceptions listed in the policy are contrary to the wording in paragraph 99 of the NPPF. The new criterion should read:

Development proposals which would reduce the quality or quantity of sports facilities or playing field, will only be supported if:

- An assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements; or
- Existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or
- The development is for alternative sports and recreation provisions, the benefits of which outweigh the loss.

Policy 7 – Developing Misson Mill – Aerial photography shows that the site includes an area of land which has been used as a cricket pitch, this is located on the western corner of the site. As set out above, paragraph 99 of the NPPF provides clear advice on how sports facilities and playing fields should be considered in the planning system. Policy 7 makes provision for open space but no provision for the retention or replacement of the cricket pitch and therefore Sport England objects to this allocation as it would result in the loss of playing field land. For the Policy to be consistent with paragraph 99 of the NPPF it is recommended that provision is included within the policy to require mitigation for the loss of the playing pitch unless it can be demonstrated that the provision is surplus to requirement in line with paragraph 99 of the NPPF.

Policy 10 - Green Infrastructure and the Natural Environment - The inclusion of the Misson School Playing Field as Local Green Space is welcomed, however paragraph 99 of the NPPF provides clear advice on how sporting facilities and playing fields should be considered in the planning system. The exception within part 2 of the policy is contrary to the wording of paragraph 99. It is therefore recommended that a separate criterion is added which applies to the playing field to ensure the policy meets the requirements of paragraph 99 of the NPPF.

### Active Design

Policy 2 – Design Principles for Residential Development - The inclusion of reference within Policy 2 to creating new connections and improving existing ones which allow for easy, direct movement for people to and from facilities within the village is welcomed. Policy 10 – Green Infrastructure and the Natural Environment – the inclusion within this policy of support for improving opportunities for walking is also welcomed. Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced ‘Active Design’ (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design. The document can be downloaded via the following link: <http://www.sportengland.org/activedesign>.

## Severn Trent

### Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

### Policy 7

Severn Trent recommend that this policy include reference to a site-specific flood risk assessment that has also accounts for future climate change. For your information we have set out some general guidelines and relevant policy wording that may be useful to you.

### Wastewater Strategy

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we have produced a Drainage and Wastewater Management Plan (DWMP) covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan supports future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks. More information on our DWMP can be found on our website <https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/>.



Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

### Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

### Drainage Hierarchy Policy

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

### Supporting Text:

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

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

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

**Sustainable Drainage Systems (SuDS)** Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

### Sustainable Drainage Systems (SuDS) Policy

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate. All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity. Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.

#### Supporting Text:

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

**Blue Green Infrastructure** We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

#### Blue and Green Infrastructure Policy

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

#### Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2021) paragraph 174 States:

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

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

#### Green Open Spaces Policy

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

Supporting Text:

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

**Water Quality and Resources** Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

Protection of Water Resources Policy

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

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 174 states:

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

- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;”

Water Efficiency Policy

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better

provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

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

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 153 states:

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

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – [link](#).

We recommend that all new developments consider:

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

### Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

### Actions

**The comments from Sport England and Severn Trent have been discussed with Bassetlaw District Council to determine whether the matters raised will be covered adequately in the revised Local Plan or amendments should be made to the Neighbourhood Plan. Where appropriate, modifications have been incorporated.**

