South Leverton Neighbourhood Plan

Consultation Statement

Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
b) explains how they were consulted
c) summarises the main issues and concerns raised by the persons consulted
d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Aims of consulting on the Plan

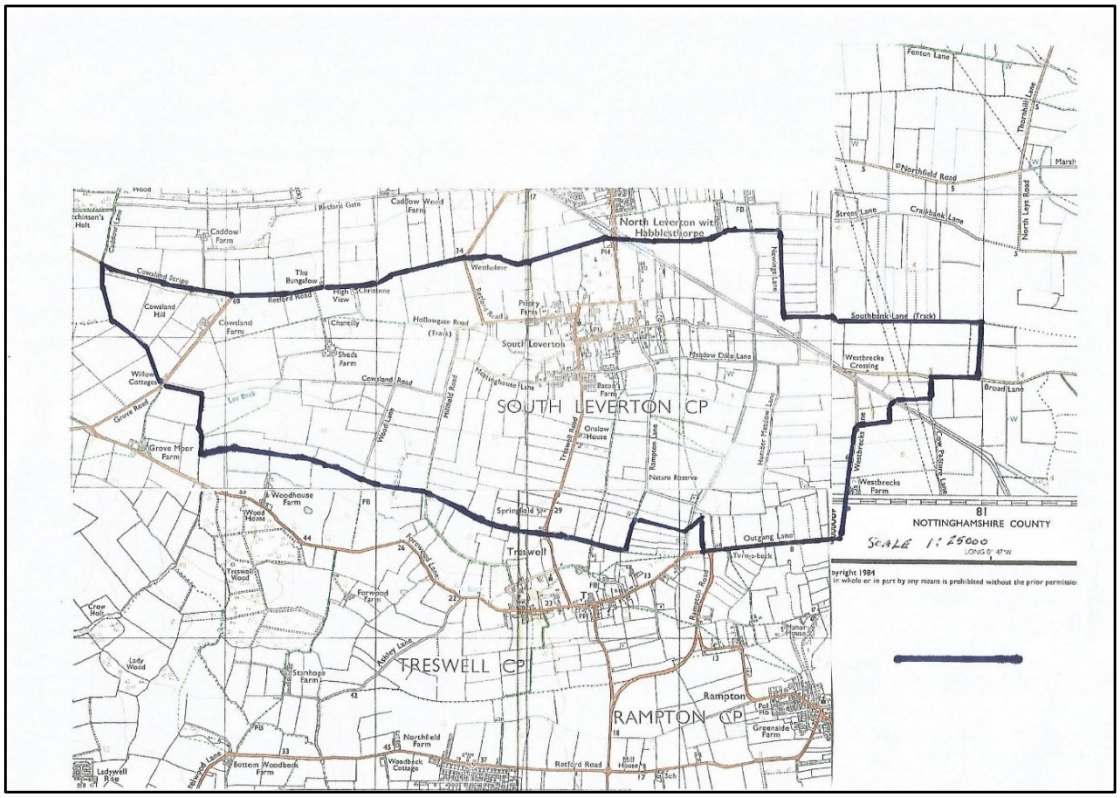
The aim of the South Leverton Parish Neighbourhood Plan engagement process was to:

- Inform residents, local businesses, and other stakeholders about the neighbourhood planning process and to invite their participation so that local opinion informed the plan.
- Ensure that consultation events took place at critical points in the process.
- Ensure that as wide a range of people as possible were involved, that they could receive information and could provide feedback in a way that suited them.
- Ensure that information was readily available and accessible to everyone.
- Make sure that consultation feedback was available as soon as possible after events

Getting Started

In October 2017, South Leverton Parish Council wrote to Bassetlaw District Council to apply for the whole of the Civil Parish of South Leverton to be designated as a Neighbourhood Area. The South Leverton Neighbourhood Plan Area was formally designated on 22 March 2018. (Appendix 1).

South Leverton Neighbourhood Plan Area designated on 22 March 2018.



Initial Engagement

After delays in moving the Neighbourhood Plan forward, 'Know your Place' events were hosted in South Leverton in October 2023 and January 2024, as part of the initial pilot of the approach being run by Bassetlaw District Council. (Appendix 2) In parallel, professional support was secured to develop both a Housing Need Assessment and Design Guide and Codes. The Feedback Report, which brought all of the community observations together, encouraged the Parish Council to re-start work on the South Leverton Neighbourhood Plan in March 2024. (Appendix 3)





Setting Up the Steering Committee and appointing NP Consultants.

In May 2024, Neighbourhood Plan Consultants YourLocale were appointed to help the Parish Council move the Neighbourhood Plan forward.

The first meeting of the Steering Group took place in August 2024.

Housing Needs Assessment (HNA)

The HNA was completed in August 2023 by AECOM. The assessment included South Leverton based on the 2021 census. The HNA recognised the need for smaller and midsized homes.

May 2026 Open Event

A flyer was distributed to each household in South Leverton. (Appendix 4). Copies of the draft vision, maps, and key points of the vision were available to Parishioners. The Parish Councillors and representation from YourLocale were available at the event to explain the benefits of the Neighbourhood Plan and answer questions.

The event was attended by 29 people. There was strong support for most policies – often unanimous support. (Appendix 5)

Regulation 14 Consultation

The Regulation 14 Consultation ran for 6 weeks from the 21 August 2026 – 9 October 2026.

All villagers were made aware of this process through posters on Village notice boards

Other stakeholders were informed by letter/email (Appendix 6).

We received comments from 25 people. (Appendix 7). These are recorded in full in the Pre-Submission Consultation Responses document together with our responses and any required amendments to the Plan.



All the Regulation 14 Consultation material was all put on the PC website and also paper copies of the Neighbourhood Plan draft made available in the parish book exchange.

Conclusion

We believe that the focus on broad consultation has resulted in a Plan which has identified and addressed the key needs and preferences of the Parish and other stakeholders during the Plan period. The Neighbourhood Plan Steering Group would like to thank all those residents who helped with the preparation of this Plan through participation in meetings and open events, commenting on the pre-submission draft and general informal discussion.

Comments from respondents to the Regulation 14 Consultation have helped to shape the draft Neighbourhood Plan prior to submission to Bassetlaw District Council.

The draft Neighbourhood Plan is now ready to be submitted under Regulation 15 of the Neighbourhood Plan Regulations prior to validation by the Local Planning Authority and Regulation 16 consultation, where there will be a further six weeks of consultation before the draft Plan, with accompanying documents and all representations made during the publicity period, will be sent to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force ('Made') and become part of Borough-wide planning policy.

This Consultation Statement and the supporting Appendices are provided to comply

with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 Designation Approval

Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Please ask for: David Armiger
Direct Dialling: (01909) 533533
Email: will.wilson@bassetlaw.gov.uk

31 March 2018

Dear Mr Wareham

On 11th October 2017, Bassetlaw District Council received a formal application from South Leverton Parish Council to produce a Neighbourhood Plan for the Parish of South Leverton.

Following a statutory four-week public consultation period ending on the 16th November 2017 on this proposal, no comments were received.

A report, on the proposed designation, was heard by Full Council on the 22nd March 2018.

Following the meeting on the 22nd March 2018, Bassetlaw District Council hereby agrees that South Leverton Parish Council should commence preparation of the Neighbourhood Plan for the designated area, subject to conformity with the requirements of the Neighbourhood Planning Regulations (2012).

Yours Sincerely,

David Armiger

Director of Regeneration & Neighbourhoods

Appendix 2 Know Your Place Report

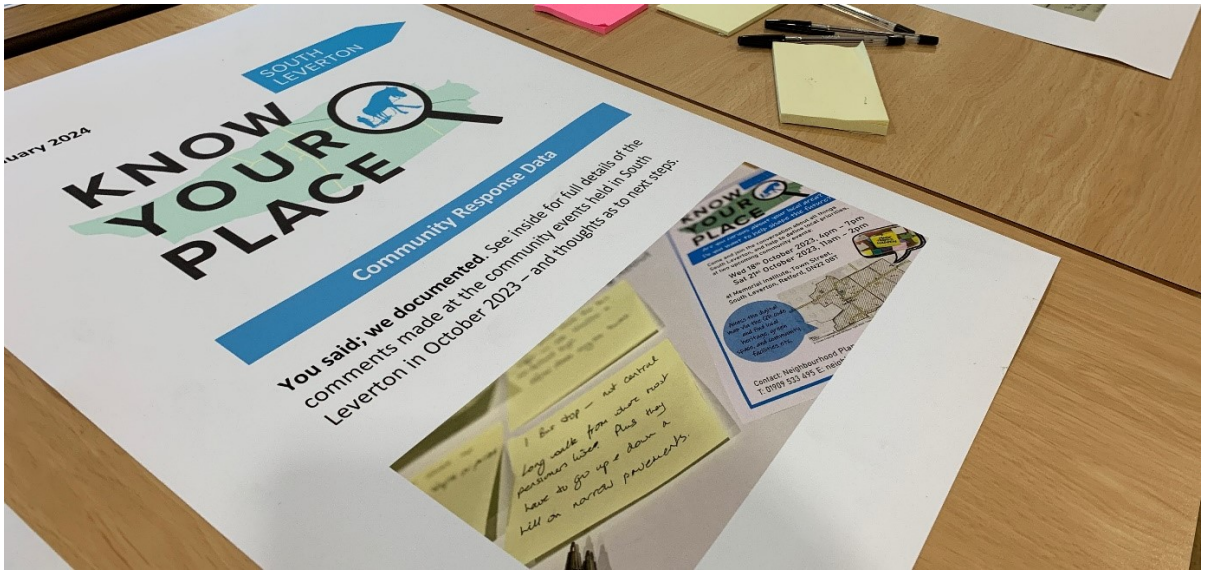
March 2024

SOUTH LEVERTON

KNOW YOUR PLACE

Community Response Data (Updated)

Thoughts and ideas. See inside for full details of the comments made at the community feedback events held in South Leverton on in October 2023 and January 2024.



What is Know Your Place?

Know Your Place is a new tool developed by Bassetlaw District Council to encourage curiosity and discussion around local issues, and to assist communities to identify and document local priorities. The aim is that this new understanding about the local area could be used in various ways, depending on what has been identified and who is involved. This could, for example, include community projects, land use planning strategies, or further discussions or investigative work. Equally, better understanding of local issues may be a justifiable outcome in its own right.

How has Know Your Place been employed in South Leverton?

South Leverton was one of a number of communities in the District identified to trial and refine Know Your Place in practice. In the case of South Leverton, initial work was focussed upon commissioning new background studies about the Parish, specifically a Housing Need Assessment and Design Codes. These studies were funded by central government, and undertaken by subject specialists working for consultants AECOM. The final reports are available to view and download using the links below:

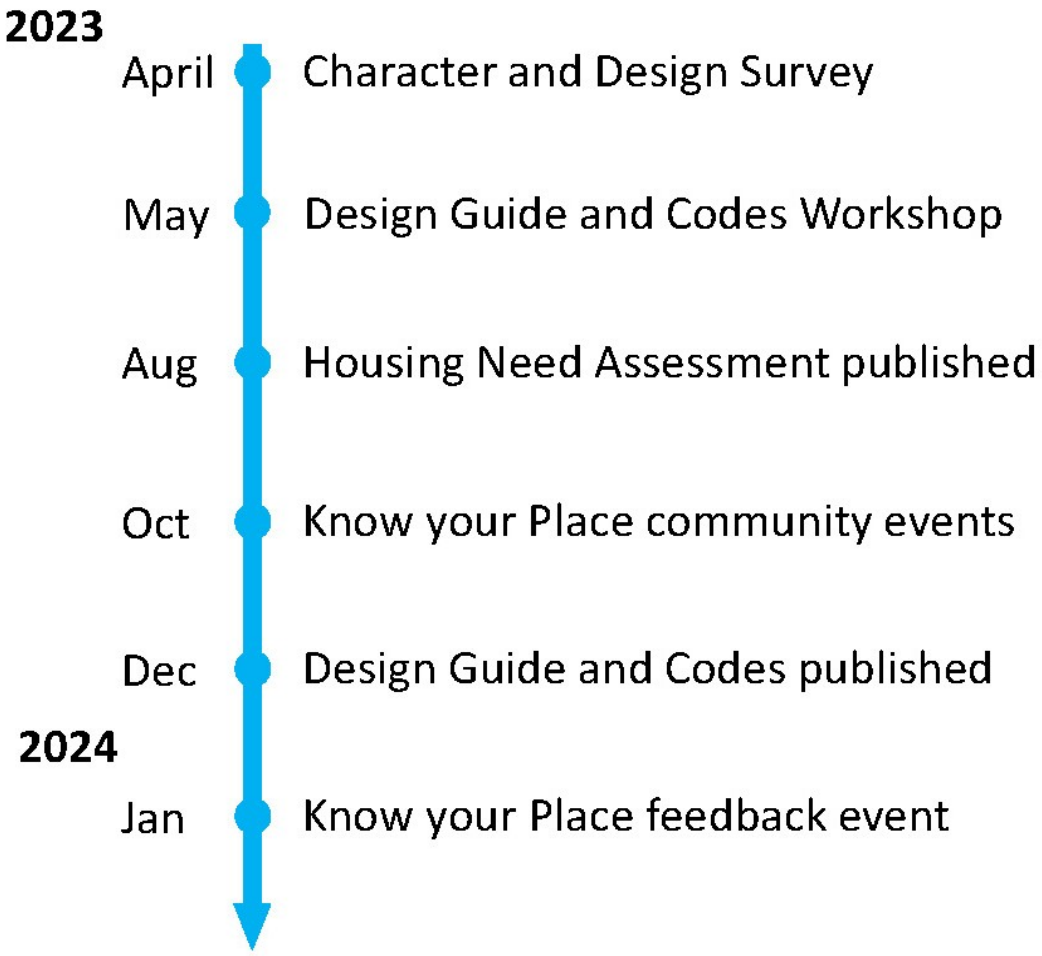
- South Leverton Housing Need Assessment
- South Leverton Design Guide and Codes

The second stage of activity saw the District Council hosting two Know Your Place community events in the Memorial Institute during October 2023. The events provided the opportunity to inspect a range of maps and associated information about the local area, alongside activities that encouraged people to share their views, queries, and aspirations for the Parish.

In January 2024, all of the responses provided during the course of the initial two community events were published in a Feedback Report. Alongside, a further community event was hosted in the Memorial Institute on 24 January, providing the opportunity for the response data to be viewed, and for supplementary comments and reflections to be captured as part of consideration of next steps.

What is the purpose of this report?

This report collates all of the responses provided at the initial Know your Place events held in October 2023 and the feedback event held in January 2024. The aim of the report is to provide a reference point for further discussion. Comments are presented as originally written-down, but with some adjustment to themes / groupings for consistency, with explanatory notes added *in italics* where relevant.



What happens next?

This publication of this report marks the conclusion of Know your Place activities in South Leverton – but hopefully marks the start of consideration of next steps. As detailed over the following pages, the process has helped to identify a range of topics and issues of interest to the community. Some of these may simply be useful observations, or help to affirm existing perceptions of the local area. Others may have more obvious implications that merit further exploration, whether by individuals, the Parish Council, or other parties – or through partnership working. The District Council will be glad to be involved in further discussion, and in supporting certain forms of responsive action, such as the development of a neighbourhood plan or a neighbourhood priorities statement (once new legislation to enable the latter is enacted).

Response Data from Community Events

What do you like about living in your neighbourhood?

- Countryside extends into village in places, making us feel a part of it.
- Country walks and access easy.
- Village pub.
- Village hall.
- People.
- Good access to walks / countryside (footpaths, stiles etc. need maintaining).
- Friendly people, some people willing to volunteer for village life e.g. South Leverton Memorial Institute, Parish Council.
- Everything. But roads - these are a real hazard.
- Wildlife – bats, deer, badgers, hares etc.
- Great walking.
- Quiet.
- Village hall functions.
- Friendly residents.
- Rural life.
- Rural.
- Peaceful.
- Pub.
- Conveniently connected to main artery – road/rail.

What needs improvement in your neighbourhood?

- Speeding.
- Public transport for more elderly villagers.
- Is it safe for school bus to be turning down Glover Close?
- Maintain beck, widen with a pond and seating area past pub.
- Speed restraints, particularly Town St.
- Pot holes.
- Road quality, speeding traffic.
- Local participation in village events + support of local public house.
- Access to doctor.
- Public transport.
- Awareness of need to maintain beck-flow through awareness.
- Riparian ownership.
- (*In response to above*) Residents should be informed about this – and exactly which bits are whose responsibility!
- Quality of roads, maintenance of hedgerows, reduce flooding potential.

Environment / Open Space

- Need an area for a play park in the village.
- Definitely an area for play park and small fetes to be held, even rented.
- A green space open to village hall for village events.
- Field in centre of village turned into nature walk & flood relief.
- Importance of preserving the small areas of green/woodland as well as the larger ones.
- The area is not suitable for turning a village into a small town.
- Lovely walks from the area around… not suitable for building locally.
- Open Space is fantastic for locals + walkers.
- Importance of small things, like finger posts, hedgerows…
- Keep land for agricultural use – do NOT plant solar panels on land that we need to grow our food.
- (*In response to above*) Not all land is used for growing food – we need to move with the times.
- Quality of roads, maintenance of hedgerows, reduce flooding potential.
- Land west of Church Street: important wildlife corridor along course of beck.
- Grounds of the Orchard School: Important parkland area – open breathing space/grazing area, also buffer to North Leverton.
- Land south of Station Road / north of Town Street: Open spaces and views are important to the feel of the village.
- Land between Glover Close and Bacon's farm on south side of High Street: High Street - leave as green space.
- Fields south of Meetinghouse Lane: Lovely open space with lots of wildlife. Special quiet spot.
- Old railway line: Potential for using Cottam rail line into a cycle path to Retford or to the Trentside.
- Land between Glover Close and Bacon's farm on south side of High Street: No more building on High Street. Small narrow road with major access problems.

Infrastructure

- Poor quality of the roads. Heavy lorries pass through very regularly (large haulage company also is based in the village). The poor road surface combined with excessive speeds cause houses on, the main road to vibrate.
- Very poorly maintained. Not capable of taking big development.
- Community wind turbine, before large developers monopolise.
- Tram line / Cottam rail line footpath.
- Roads, footpaths and hedgerows. All need much better maintenance.
- Flooding problem mainly caused by lack of regular cleaning of dykes – this must be done on at least 2 year programme.
- Make the potholes into a tourist attraction or national monument. I drive on the opposite side of the road to avoid. Can be dangerous in face of oncoming traffic. <- Ditto. I worry about cyclists. It's a death trap.
- Poor state of footpaths spoiling the beauty of the village. Some are impossible to walk safely on. Damage by off-road vehicles + motor bikes + quad bikes.
- Improve footpath signs and better maintenance of hedgerows.
- General: The drainage system was not build to cope with modern hard standing. More development would exacerbate this problem for the overworked drains.

Services / Local Facilities

- The services we have are not sufficient to serve the current population – i.e. doctors, bus service, road structure, play areas. Before any new development is considered these areas need attention first.
- Local service infrastructure needs improvement but must not alter the charm of the village.
- Where is a school locally? So many things to be thought about!
- The pub could be the heart / centre of the community – family events, support local events i.e. Jubilee.

Transport / Getting About

- Speed limits, calming system in Town Street.
- *(In response to above*) Church Street and Retford Road first please – think this road name is an error.
- *(Also in response to above)* Church Street is worse, along with Retford Road – more traffic.
- Not enough policing of speed limits and traffic generally "speeds" through the village.
- Speed limit enforcement.
- Control of vehicle speed in village.
- Definitely speed reduction – we live on main road + the speeding is ridiculous.
- Not enough buses per day. A trip to town (Retford/Gainsborough) needs careful planning.
- Two bus stops where no bus actually stops or passes.
- Bus stop on main Treswell Road for elderly folk who live in the Glover Close bungalows. They have quite a trek to get to bus stop on Retford Road.
- Only 1 place where the bus stops – no shelter and no actual sign. How does anyone know?
- 1 Bus stop – not central. Long walk from where most pensioners live. Plus, they have to go up and down a hill on narrow pavements.
- Some people are complaining about a lack of used bus stops but there has also been a comment about the safety of buses turning down Glover Close – not really any other option?!
- Suggestion made about the need to promote the demand responsive bus service offered by Notts CC, in light of the recent changes to the routing of Stagecoach service bus 95).
- Too much parking on main roads whilst construction work is ongoing.
- Footpaths – historic footpaths on both east and west have NOT been maintained, although clearly marked.
- There are numerous historic footpaths on both east and west sides of the village which are presently unmarked.
- Old rail line to Cottam made into trail for cycling and walking.
- Junction of Church Street, High Street and Meetinghouse Lane: Access from High Street onto Church Street is poor – the view down the hill is only partial. The view and access is dangerous and creating more houses down High Street will lead to accident at the Cross Road.
- (*In response to above*) Can only be helped with a mirror on the corner of Meeting House Lane as houses obstruct view - but one was previously removed (by the Council?).

Housing

- We do not have the facilities (doctors, play areas, bus service or road structure) to serve more housing/bigger population, without developing the above.
- Better provision for existing villages down sizing and young families wanting to stay or move to the village.
- The setting of Listed Buildings should be preserved from development.
- (*In response to above*) Listed buildings need to be maintained to an acceptable standard to be preserved from development.
- Balance community need with growth, in migration, new residents etc. to keep village thriving.
- Housing needs to move with the times. Planning is sometimes so strict for no reason. It stops younger people staying as they don't want to live in 50s, 60s, 70s houses.
- (*In response to above*) Newer buildings need to blend in with the village e.g. apartments that look like barns.
- The village has to move with the times! Allow some development – more affordable housing.
- Complete prior developments before applying for more (approved) e.g. (unclear) Farm.
- Orchard school ideal for turning into flats or maybe an old peoples home. But please, please keep the land as parkland and not for building land.
- More coordination needed between utilities and planned development.

Anything else

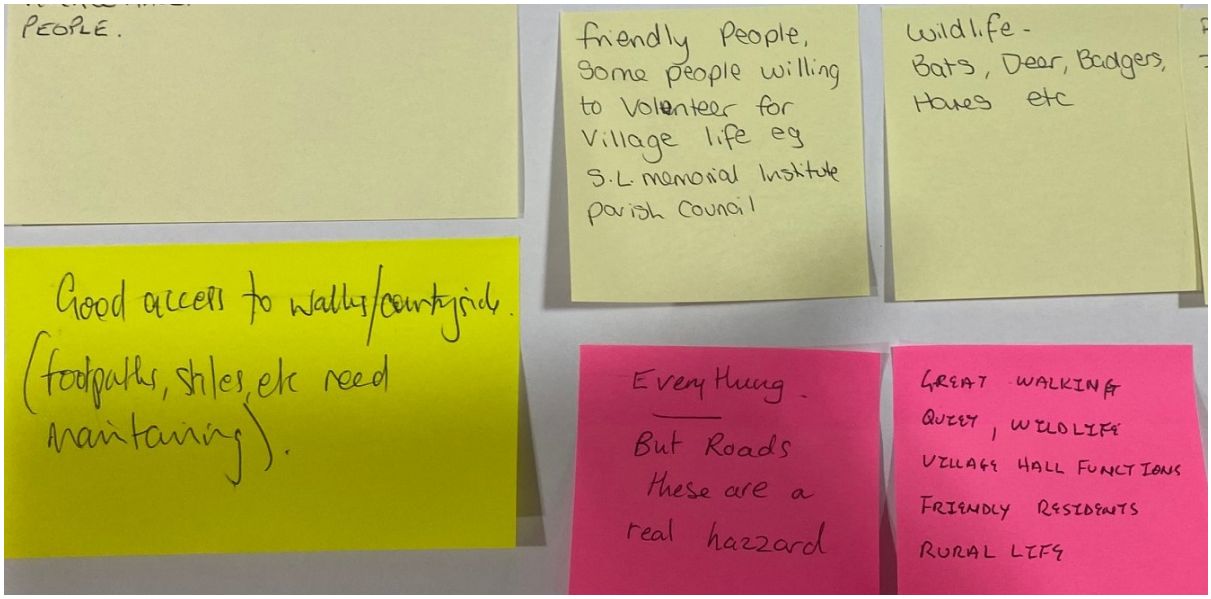
- Important not to take development in South Leverton in isolation. The impact of development at the Cottam and West Burton sites will have a joint effect on South Leverton, i.e. traffic, services etc.
- Concerns over major infrastructure/projects in the area; impact on village, roads etc: - Cottam (+ West Burton) Power stations redevelopment, - Proposed new power lines, pylons, etc.
- No large solar panel developments – during the 6 months of winter they contribute little or no generation into the grid.
- Huge solar farm (*as a supplement to comment about concerns over infrastructure projects in the area*).
- Clarity required with regard to the proposed 400 KV transmission lines.

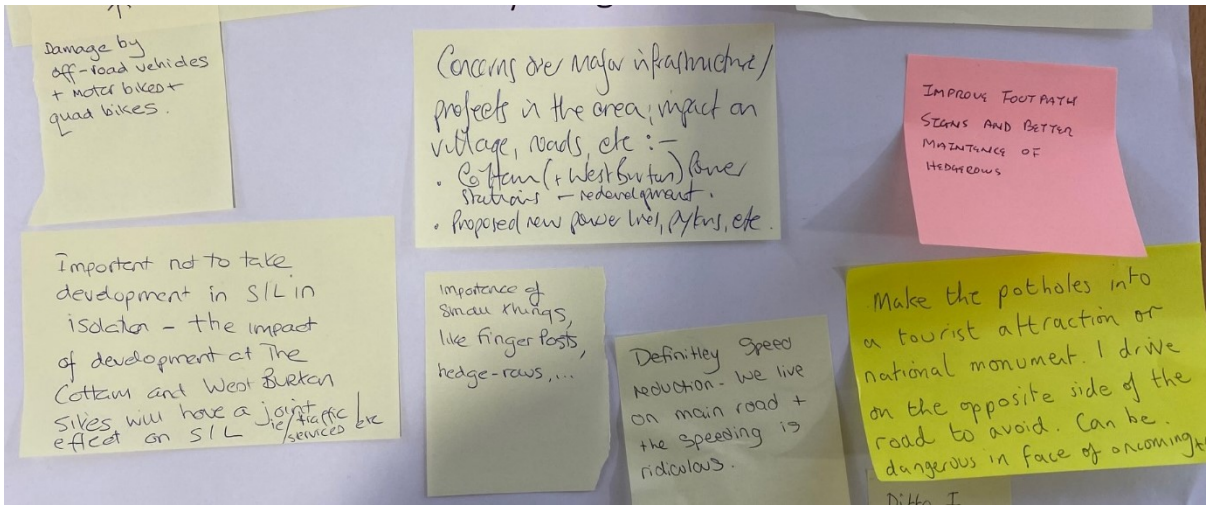
Postcards from the Future: Imagine South Leverton in 2038

- People seem to love and know the village and its strong points. They strive to keep it this way and as you walk round there are so many lovely touches, i.e. the millennium sculpture – many locals took part in its development and build - its excellent! The "poppy" remembrance day mini statue, etc, etc. Local events take place regularly in the village hall where locals get together. It's a thriving village, loved by all who live here. Roads definitely need 'tweaking'! But why change something which is so good?
- 2038. Everything is maintained and footpaths open. Nothing drastically changed as south Leverton is beautiful. Hear! Hear!

Potential next steps

- We need structure (a framework) before any new development.
- I think we are now at the stage to hand over the "villager" comments to transform them into a full-blown neighbourhood plan by a professional NP writer.
- Needs to be a consistent approach e.g. a planning application to render a property was refused in one part of the village, yet half of a semi-detached ex-council property on main road was rendered.
- This (*the Design Code*) would help make planning decisions more fair – rather than it depending on villagers' personal opinions – evidence-led!
- All this work needs moving forwards and developing into documentation supported by population of S. Leverton and Bassetlaw District Council.
- Design Code needs adopting – so we have more certainty.
- Need a definitive neighbourhood plan. Would require involvement and ownership of Parish Council – and a steering group.
- To do nothing would be waste of all the time, energy, and resources spent to-date. A document which has some "teeth" to take views into consideration (what this is?) needs to be drawn-up with the participation of local residents with a "steering group" with professional guidance heading it. Needs Parish Council to lead.
- Progress public open space offer – would this work on the Orchard School site? Could this be a project?
- *If Not Now When* (a trust, managing a public open space in Suffield, Norfolk - country walks, flora and fauna, seating, trees, small play area). Is this an option for the Orchard School site?





Neighbourhood Planning
Bassetlaw District Council

Queen's Buildings,
Potter Street,
Worksop,
S80 2AH

Tel: 01909 533 495

SCAN ME

Know Your Place website

Appendix 3 Parish Council minute to restart the NP



Meeting Minutes

Minutes of the **Meeting of South Leverton Parish Council** held on the 19th Mar 2024 at South Leverton Memorial Institute, the meeting commenced at 6:00pm.

Council Members & Officer Present:	Cllr Pete Beeston	Chairman
	Cllr Agi Tomlinson	Vice-Chair
	Cllr Dan Styring	Cllr Andie Hardie
	Cllr Chris Buckland	
	Cllr Sam Chambers	
	Ed Knox	Clerk/Responsible Financial Officer
Also, Present	3	Members of Public

08/24 To Approve Apologies for Absence
After discussion, the council **resolved** to accept the apologies of Cllr Hoyle.

09/24 To Record Declarations of Interest in any items to be discussed
None.

10/24 To Approve Minutes of the Previous Meeting
After discussion, Cllr Beeston **Proposed**, Cllr Tomlinson **Seconded** that the minutes be approved and the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

11/24 To Receive an update from BDC on the Know Your Place Priorities Statement and decide how to proceed
The Chairman welcomed the representatives from Bassetlaw Planning who gave an overview of the conclusion of the process. All the documentation is held at https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/know-your-place/know-your-place-south-leverton/
After discussion Cllr Beeston called for a vote, all members in favour of **1)** proceeding with a Neighbourhood Plan utilising the work undertaken during the Know Your Place process, **2)** The steering group members to be the parish cllrs **3)** There to be no 'call for sites' required **4)** Apply for funding and appoint YourLocale as the consultant. **5)** Involve BDC planners as much as possible during the process.

12/24 To Receive District & County Councillors Reports
Dist Cllr Coultate: Did not attend.
County Cllr Ogle: Did not attend.

➢ Adjournment for 10 minute - Public Forum

A member of the public asked the PC if NCC are still considering changing the speed limit to 30mph as far as Holmleigh on Cottam Road. The Council explained that NCC are looking into this. A member of the public asked what was being done about the dyke maintenance. The Council explained it is not within the remit of the PC to undertake the maintenance, but the PC have now done all they can do by leaflet dropping all homes in the parish regards riparian ownership and the landowner's responsibility to maintain the watercourse. The PC will include in a future newsletter how to report overgrown/blocked dykes beside the highway, those which could affect a highway with flooding, Notts County Council have the responsibility and power to contact the land owners and force maintenance upon them, or undertake the work and back charge the landowner.
A member of the public asked if the PC were moving the noticeboard from the parish land to the v hall. The PC advised it was not their intention to do so, that the noticeboard was remaining where it is, however, later on the agenda the PC are considering using CIL money to purchase a wall mounted additional noticeboard for the PC, for the village hall wall above the bins.
A member of the public asked about the footpath down Cottam Rd and was advised that it had been reported to Notts County Council and the response from NCC was that an engineer is investigating.

Signed_____ Date_____

13/24 To Receive an update on the Matters Raised with the Highways Manager

In the 1st instance, Cllrs and members of the public should report all new highways matters (street lights, overgrown hedges/trees, pavement/road problems/drainage etc) on the on-line Notts County Council website or MyNotts App, themselves, then, should no action have been taken NCC, bring it to the Parish Council meeting for escalation. The following outstanding Notts County Council items have been chased by the Clerk in between meetings, and Cllr Ogle copied in to escalate issues where necessary:

County Council Item	Issue/Detail	Potential Solution	Progress Made
Extension of the 30mph zone on Meeting House Lane – from 2018 Feasibility Study	The 30mph zone ends and leaves 4 properties in the National Speed Limit Zone.	Potentially extend the 30mph zone to include the 4 properties in the derestricted section at the point where Meeting House Lane narrows to a single car width.	12.07.2022 - Highways Manager advised should the Local Transport Plans & Programme Team will look at this location along with a large number of similar requests from other parishes throughout Notts, should they decide that this area warrants altering I will keep you updated. 24.09.2022 - Meeting House Lane and Cottam Road are still under review along with a number of similar requests in Notts. 21.01.2023 – Still under review along with a number of similar requests in Notts. 22/02/2023 Highways Manager advised "I've checked with colleagues RE feasibility study results and will let you know once they get back to me." 25.07.2023 The Parish Council agreed to ask the Highways Manager to undertake a site visit with the PC chairman to discuss this matter and other highways issues. 02.08.2023 Site visit with Highways Manager who advised "*I've enquired about the national speed limit, and the request to extend the 30 past the final house on Meeting House Lane has been sent through to Transport Strategy at NCC to review. Again, I'll update you once I get a response."* 19/09/2023 – a site visit by the Highways Network Manager and colleagues is booked for 26th Sep with Cllrs Beeston & Tomlinson to progress this issue. 21/11/2023 Cllr Tomlinson advised that at the site meeting it was agreed by NCC that if the 40mph zone was introduced between N&S Leverton by Notts CC then it would be prudent of them to make the changes on Stn Road and move the 30/National Speed Limit signs on Meeting House Lane at the same time, hopefully in 2024/25. Email sent this week to NCC to clarify. 7/12/23 "Highways Manager advised, Had the green light for Meeting House Lane so that will be done at the same time as the 40mph change on stn rd." 15/12/2023 – Highways Manager Advised *"Meeting House Lane has been added to the scheme (2024/25) the highways manager advised this would be in Q2 and be done along with the speed changes on Meeting House Lane and Cottam Road.*
Extension of the 30mph zone along	The 30mph zone ends and leaves	Potentially extend the 30mph zone to include Holmleigh.	12.07.2022 the Highways Manager advised - "Accident Data does not support/warrant

Signed_____ Date_____

Cottam Road as far as Holmleigh – from 2018 Feasibility Study	Holmleigh in the National Speed Limit Zone.		the change of the 30mph zone therefore the request to Notts CC has been rejected. However, the County Council Local Transport Plans & Programme team will look at this location along with a large number of similar requests from other parishes throughout Notts. Should they decide that this area warrants altering I will keep you updated 24.09.2022 - Meeting House Lane and Cottam Road are still under review along with a number of similar requests in Notts. 21.01.2023 – Still under review along with a number of similar requests in Notts. 22/02/2023 Highways Manager advised "I've checked with colleagues RE feasibility study results and will let you know once they get back to me." 25.07.2023 The Parish Council agreed to ask the Highways Manager to undertake a site visit with the PC chairman to discuss this matter and other highways issues. 02.08.2023 Highways Manager advised following the site visit today *"I've emailed Jo RE the discussions previously had with regards to the feasibility study, ISS etc. I'll await her response with this."* 19/09/2023 – a site visit by the Highways Network Manager and colleagues is booked for 26th Sep with Cllrs Beeston & Tomlinson to progress this issue. 21/11/2023 Cllr Tomlinson advised that it would be prudent of Notts CC to move the 30/National Speed Limit signs on to just past Holmeligh at the same time as Meeting House Lane, hopefully in 2024/25, if NCC decide to arrange the 40mph zone on Stn Road, email sent this week to NCC to clarify. 15/12/23 "*Cottam Road, we are also happy to proceed but we will need to see what was proposed in the feasibility study"*
Damaged Byway Signage Rampton Lane Public Byway Gate CSC483017095	Spray paint graffiti all over signage	Notts CC to replace signage as signs beyond cleaning.	**Item Closed** – Sign replaced in Feb 2024.
Additional Signage for Station Road Village Gateways	Plain 30mph Roundels not allowed	NCC To advise what could be allowed	02/08/2023 Site visit by Highways Manager to consider  these signs, however, highways manager advised that *"the camera with the 30 roundall below, is as expected for areas where there is a permanent speed camera present. Unfortunately, as there is not a permanent*

Signed_____ Date_____

			camera here, we would not install such signage at this time." The Parish Council pointed out that there are 2 of these signs on Spittal Hill entering and exiting Retford near Lidgett Lane and there is no camera there. The Highways Manager advised "*It is the case that the police can erect these signs where they carry out their mobile enforcement. I can only speculate that this is the case here. As the police are involved with this speed watch that should be taking place, they are best poised to answer any questions in regards to putting them up. We however would not install them. The police do not need to consult us before putting these camera signs up either which can be challenging.* 08/08/2023 The Highways Manager confirmed *"the signs with the camera and speed signs are only put up by the police. We do not stock these and they're not something we can install."* The Police have been asked if they will consider installing some. 19/09/2023 – a site visit by the Highways Network Manager and colleagues is booked for 26th Sep with Cllrs Beeston & Tomlinson to progress this issue. 24/11/23 update from Rights of Way manager "*We also tried to clean them with a variety of substances also with no luck. We have replacements and will get them changed over on the next signing contract. I have copied Lance, the new officer for the area"* 05/1/24 "Update from Highways Manager *"The County Highways Manager has chased this with the relevant colleague who will be able to look into this. As soon as he gets back to me, I'll let you know."*
Station Road County Council 2018 Feasibility Study - 30mph to 40mph on Station Road between North and South Leverton	In 2018 Notts County Council wrote "A 30mph speed limit on a rural stretch of road of this nature can feel inappropriate to motorists meaning compliance with the speed limit is low and therefore resulting in reduced compliance of the 30mph speed limit through the populated areas of the villages. Introducing a 40mph buffer along this stretch of road	NCC to advise what their final decision is on their 2018 findings.	04/12/2023 – Update from Highways Network Manager *"Via the request from the parish council, we carried out speed surveys along Station Road, leading to south Leverton. Although 30mph along this road the 85th percentile was at a staggering 45mph which of course validates the request for the increase to allow a buffer zone. I have liaised with NCC as well as the local police force and have had everyone's backing to get this implemented. As such, the speed limit will be increased to 40mph as you leave North Leverton and reduced to 30mph as you get to the gateway signs. We will of course discuss nearer the time but this will be implemented in the April 2024-April 2025 programme."* 22.02.2024 Highways Manager asked the PC if the PC will cover the approximate £300 cost of the 40mph roundels for the village gateways, if the speed zone is amended.

Signed_____ Date_____

	would then allow the introduction of 30mph gateways at the terminal points to create visual entrances to the village settings.		
Interactive Speed Sign on Treswell Road	The 2018 feasibility study looked at relocating the sign as it is felt it would work more effectively on the other side of the road	NCC to hopefully relocate the sign.	NCC initially advised: "*The existing sign, installed in April 2011, is positioned on the west side of Church Street facing the oncoming traffic and due to the topography of the road is located at the first position where there is 100m of forward visibility to the sign. The sign could be located on the east side of the road approximately 100m from the 30mph signs (outside the electricity substation) and there is an adjacent lighting column for a power supply. However, it is considered there will be little benefit in moving the sign at Church Street in South Leverton and it may even be less effective due to moving to the opposite side of the road. Possibly the initial query was raised by the parish council as the sign was not activating correctly. We did arrange for the sign to be checked and it is now activating at approximately 100m distance. Therefore, this is now considered to be operating effectively.* *With regard to the Retford Road sign, I'm not aware there is an issue with this one, I'll check its positioning when I'm next on site in that area."* Clerk chased 7.07.2022 with no reply, County Cllr Ogle agreed to help chase. Reply from Highways Manager 16.09.22 "*I have consulted with my colleague, Steve Marston, Design Manager – Major Projects and Improvements, and we both visited Treswell Road/Church Street where the existing interactive sign is located. One of the issues with relocating the sign on the opposite side of the carriageway is that vehicles travelling south towards Treswell would obscure the vehicles travelling into South Leverton so it would not register vehicles coming into the village, whereas the current position only registers vehicles travelling into South Leverton. Also, road users are accustomed to signs being on the near side of the carriageway and such positioning is general practice. Therefore, the current position of the interactive is considered to be the most effective*." The PC Challenged this several times and the matter was discussed at the 26.09.23 site meeting with Cllrs Beeston & Tomlinson, the conclusion of the mentioned meeting was that it is actually in the wrong location. The

Signed_____ Date_____

			suggestion then was that the sign needs to be moved across the road. Via Highways Manager mentioned that sign cannot be moved ass high sided lorries would impair vision of the oncoming vehicles and that vehicle coming other way would activate the sign. However, Notts CC Highways Network Manager suggested another site meeting with the engineer/specialist to re-discuss, all agreed. 21.11.23 Clerk chased NCC for dates for this meeting. 24/11/23 Highways Manager advised "*The Interactive Speed Sign, I will catch up with Jo regarding this too. I believe the colleague who addressed this previously no longer works at VIA but we will speak to the relevant colleagues."* 09.01.2024 Highways Manager wrote back *"We have had a conversation with a project engineer who has assessed the interactive speed sign in it's current location. The comments below were made: "The visibility for the sign is approx. 90m which is well within standard. The preferred location for the sign would be on the near side. The offside should only be considered where it may be obscured, in this case the visibility is good based on the distance the radar picks vehicles up within. Based on what we can see, it seems suitable. Vehicles would be about 70m into the 30mph limit before being picked up by the sign." **At this time we are not looking to relocate the interactive speed sign."*** 16.1.2024 – Clerk asked to write back to Highways Manager "*the agreement last year was for the project engineer to contact Pete and Agi and take a look with them. They didn't make contact and meet up, I can't explain it easily on an email, but Pete was saying that there's information about the sign position that can only be shown in person so they need as previously requested, to meet the Project Engineer on site. Please can they contact Pete, his number is XXXXX. Please advise once a date's been arranged."* 19.03.2024 Request sent again to NCC Highways Manager for the site visit with Cllrs Tomlinson and Beeston.
Public Flood Proactive Surgery Meeting	Public unsure who is responsible for what	The County Flood Team Manager and Road Drainage Manager (or team members) to come to S Leverton to meet Cllrs and the public, at a daytime event at the Village Hall to give advice and answer questions	17/01/2024 – Clerk emailed County Flood Team Manager and Road Drainage Manager to request a visit. 19/03/2024 public information session asked for.
Station Road Pavements	Dangerous Condition of Pavements	County Council Highways Manager to meet with Cllrs Hardie and Chambers to look at the various pavement issues on Station Road	17/01/2024 – Clerk emailed Highways Manager to request a site visit. Site visit was arranged for 27th Feb.

Signed_____ Date_____

			19/03/2024 – Clerk emailed Highways Manager to ask for another visit as the work was unsatisfactory.

New Items to escalate:

- None

14/24 Finance:

Monthly Income & Expenditure

After discussion of the financial information circulated by email before the meeting, Cllr Beeston **Proposed**, Cllr Tomlinson **Seconded** and the council the council **resolved** to accept them as a true and accurate record. Direct Debits, and Standing Orders for staff salaries including PAYE, all **approved** unanimously.

1. To Approve Payments:

The Council **approved** the following: -

Payee	Item	Amount
Quality Keys Retford Ltd	Resilience Container – Multiple sets of Keys	£42.96
WHSmith	2nd Class Stamps	£12.00
Lengthsman	Lidsters Builders Merchants – Burial Ground Fencing	£171.43
Clerk	Expenses 23/24 (Cloud Storage, Mileage, Office Consumables)	£170.38
Total Payments		**£396.77**

From	Item	Amount
Lincolnshire Co-op	Burial Ground Memorial Stone Fee – Plot 2	£120.00
Notts County Council	Lengthsman Scheme Grant	£1,150
Total Receipts		**£1,270**
Bank Balances		
The Current Account Balance		**£4,422.07**
The Deposit Account Balance		**£5,883.58**

15/24 To note planning applications responded to via the Scheme of Delegation

- **None.**

16/24 To Adopt the Local Government Association Model Code of Conduct

A new Code of Conduct was written by the LGA, last year NALC emailed parish councils to advise to wait until the District Council (BDC) adopted the Code of Conduct. Bassetlaw Council has now appointed a new Monitoring Officer who has advised that BDC adopted the new Code of Conduct in late 2023 and encourages all parish councils in the district to replace their existing Code of Conduct in favour of the LGA Model Code of Conduct so that consistent standards are applied across all parish Cllrs in the Bassetlaw area. After discussion, Cllr Beeston **Proposed**, Cllr Tomlinson **Seconded** and the Council **Resolved** to adopt the LGA Model Code of Conduct with immediate effect and that any subsequent updates by the LGA to the Model Code of Conduct will be automatically adopted if and when these occur.

17/24 To Decide which new assets for the parish to fund via CIL money

After discussion, the PC resolved to spend the £4,447.82 on:

- 2 x speed roundels for the Stn Rd gateways £300
- Set of Christmas Lights £518.90
- PC Noticeboard at Village Hall £500
- Replacement Gravel for the Millenium Sculpture, Lengthsman to install, £50
- Replacement light bulb for the Millenium Sculpture £50

Cllr Tomlinson agreed to include in the next newsletter if the public have any views on potential amounts of, locations for additional benches and flower planters in the parish to spend the remainder of the CIL funds on.

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 7:15pm.

Signed_____ Date_____

Appendix 5
Open Event Poster

SOUTH LEVERTON

Neighbourhood Plan





OPEN DROP IN EVENT

Saturday 30 MAY 2026

Village Hall 10:00 am – 12:30 pm

This is your chance to influence the draft policies prior to formal consultation and submission to Bassetlaw District Council.

- Housing – type and design.
- Community facilities – to be safeguarded and enhanced.
- Environment and heritage – assets to be protected.
- Transport – the key issues
- Employment – what is appropriate for the Parish?

Appendix 5
Open Event Analysis

SOUTH LEVERTON

NEIGHBOURHOOD PLAN REVIEW

COMMUNITY ENGAGEMENT DROP-IN EVENT



30 MAY 2026

CONSULTATION ANALYSIS

1. Background

Project Brief

South Leverton Parish Council organised an open event through the Neighbourhood Plan Advisory Committee at the Memorial Hall on 30 May 2026 (10:00 am – 12:30 pm) to share the emerging policies in the Neighbourhood Plan Review with those who live and work in the Parish.

The aim of this event was to see whether or not the local community supported the emerging policies – including ones on housing, Local Green Space and environment, community facilities and design.

Publicity

The drop-in event was promoted in a variety of ways:

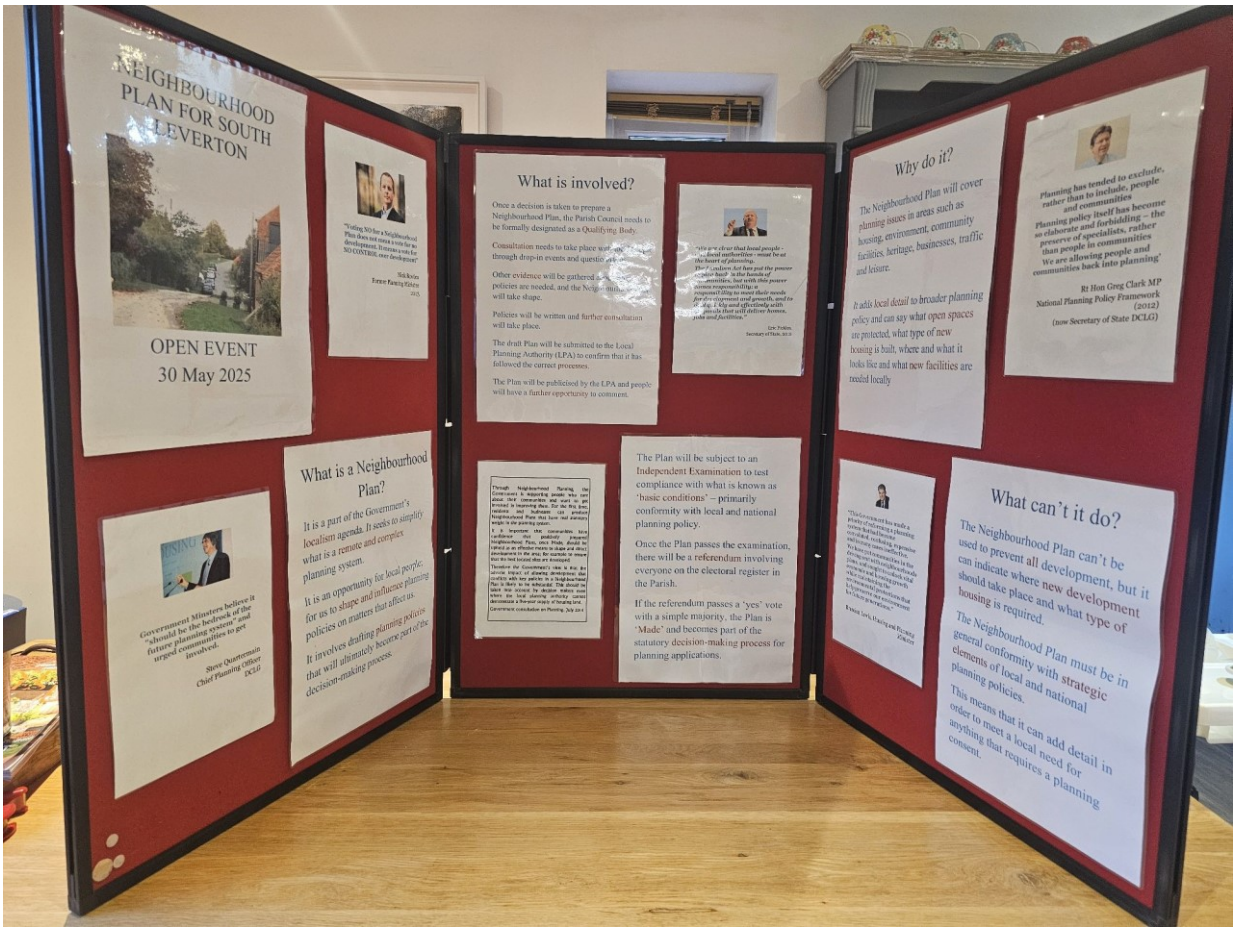
- The event was advertised through social media.
- Notification was placed on the Parish Council website.
- Posters advertising the event were placed in prominent locations.

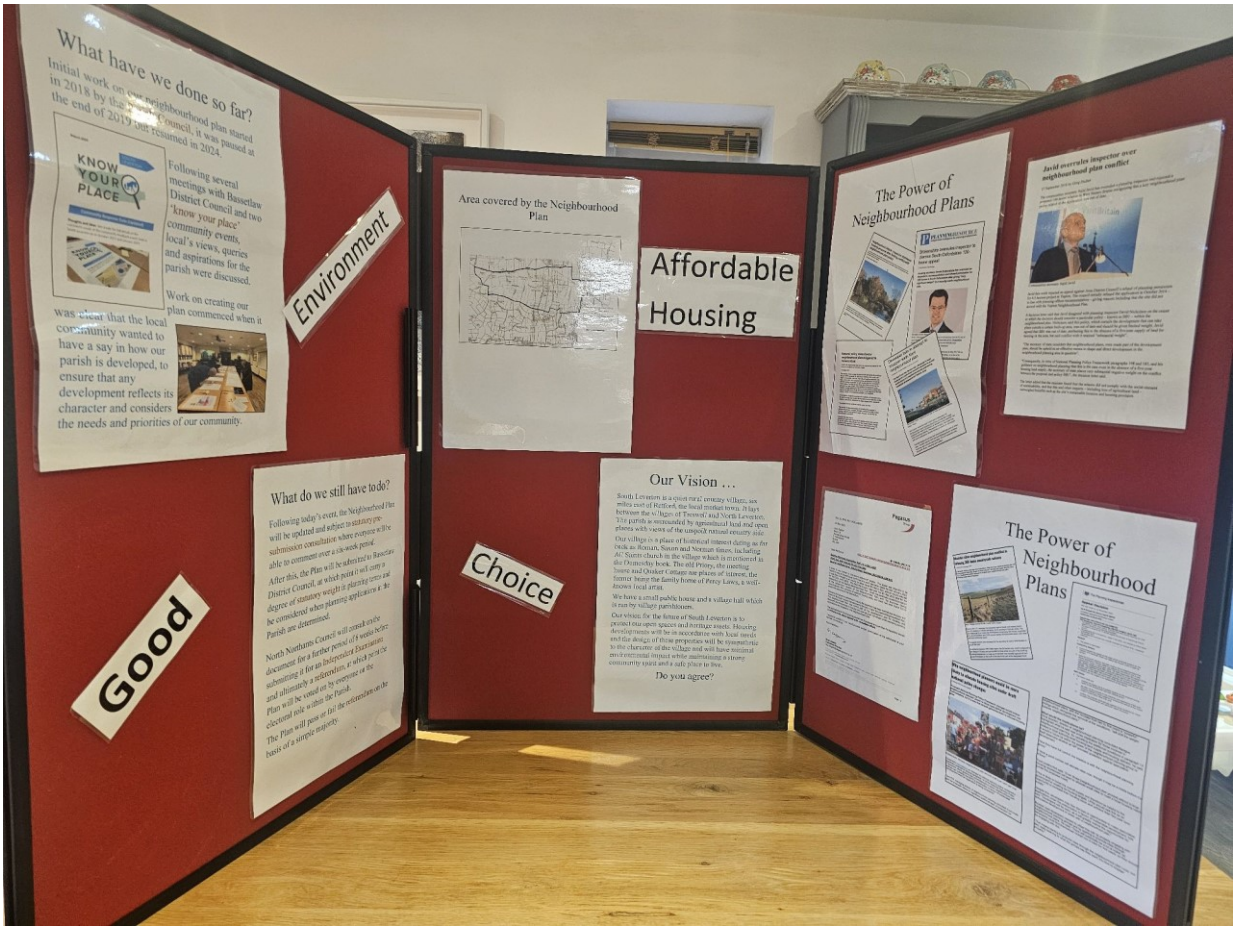


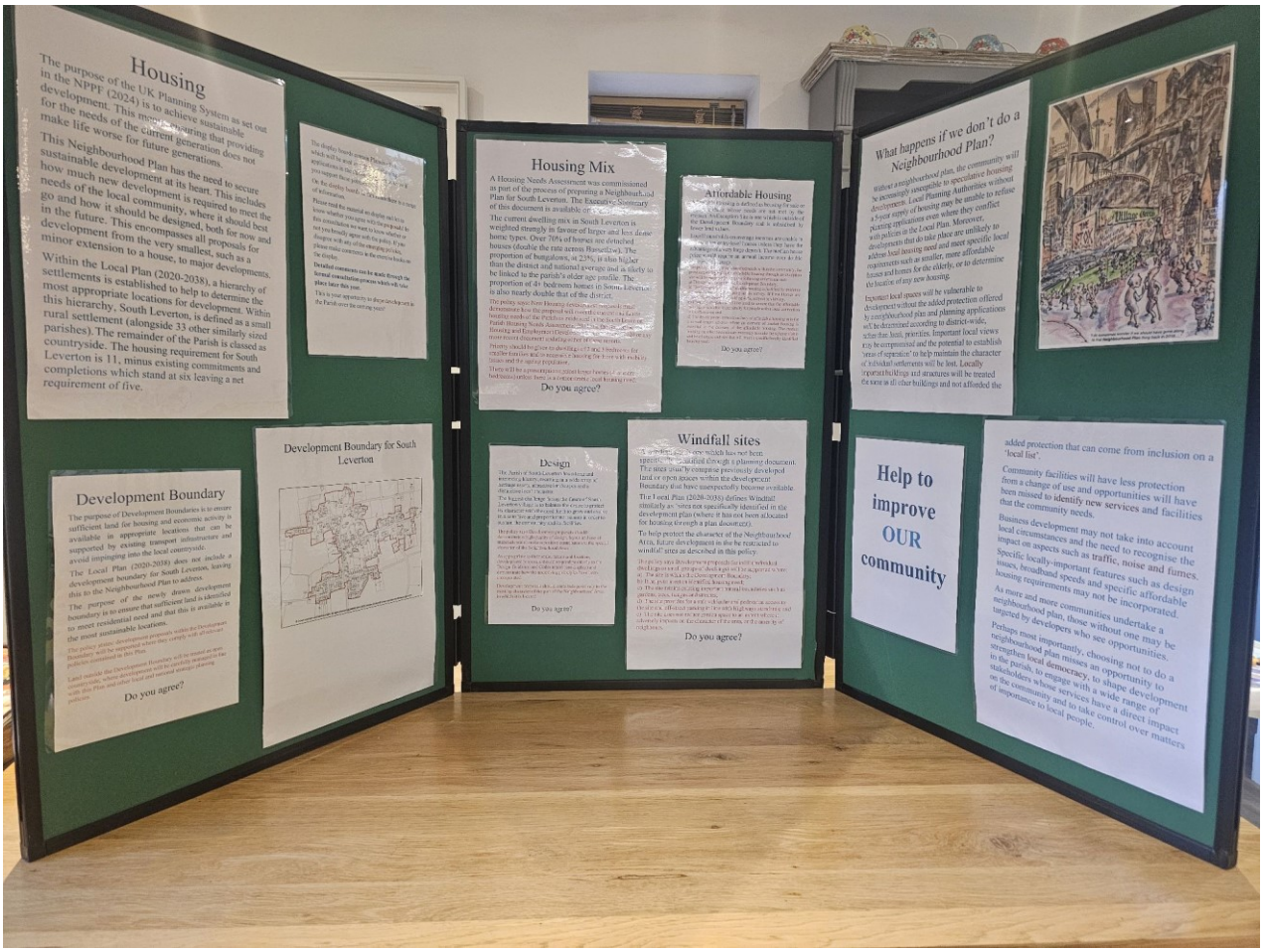
2. Format of Event

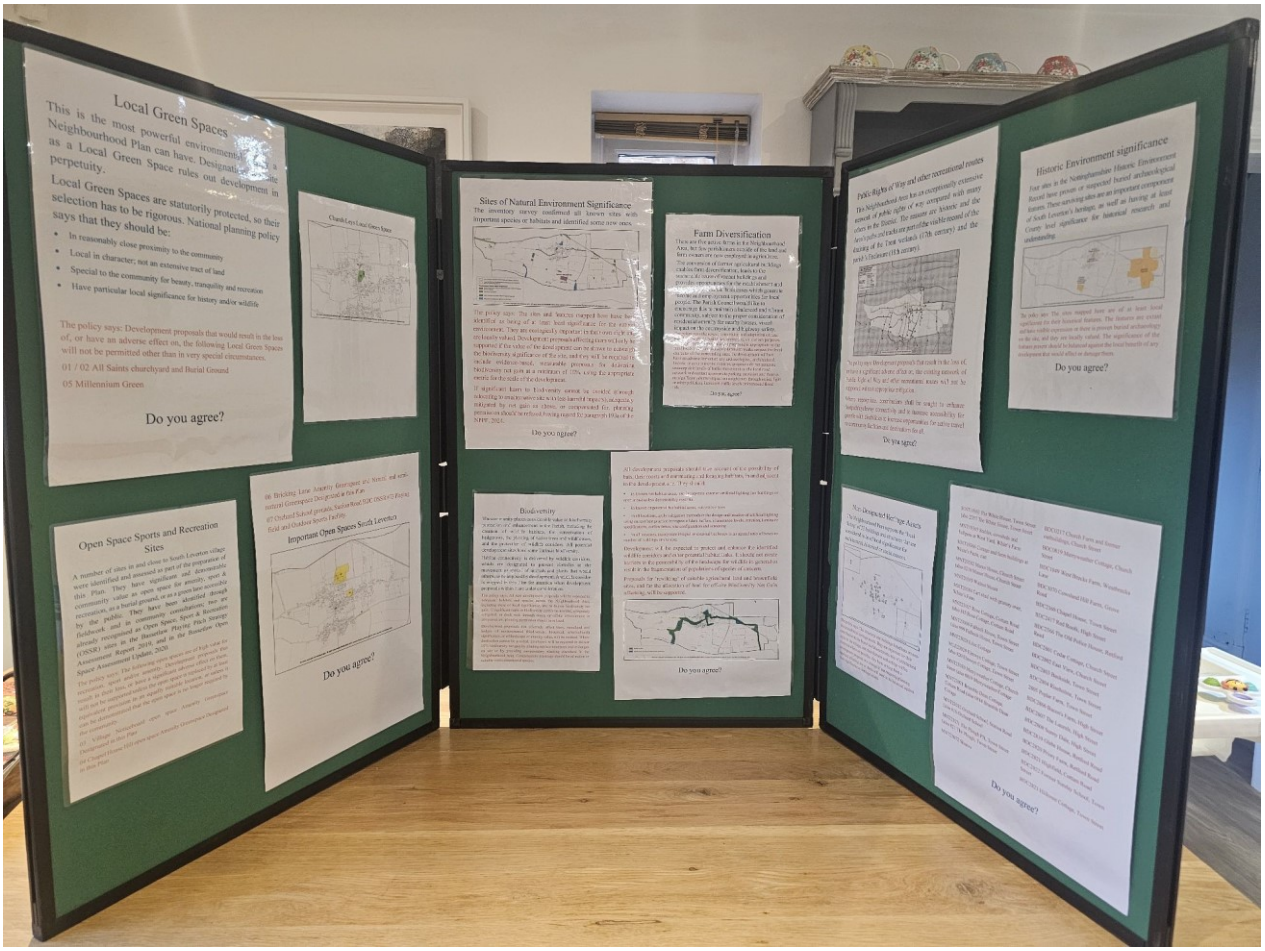
Sign in	Members of the Parish Council welcomed attendees on arrival and recorded attendance. Arrangements for the Open Event were explained. A total of 29 people were in attendance.
Background	The first displays introduced Neighbourhood Planning and described the process and what has been undertaken to date. Copies of documents describing the Neighbourhood Plan process were available to read as were copies of the draft Neighbourhood Plan appendices, including the design guide and other relevant material.
Consultation on key issues	A series of display boards were spread across the room, each of which focussed on the emerging policies within the draft Neighbourhood Plan – including: • Housing –housing mix, design, affordable housing, windfall; • Environment –Local Green Space and other environmental protections including important views; • Employment and Community Facilities. Having read the displays, attendees were asked to indicate their support for the policy. General comments were welcomed, and books were available to record people's views, but people were directed to the upcoming pre-submission consultation for expressing detailed observations so that the comments could be formally recorded and responded to.

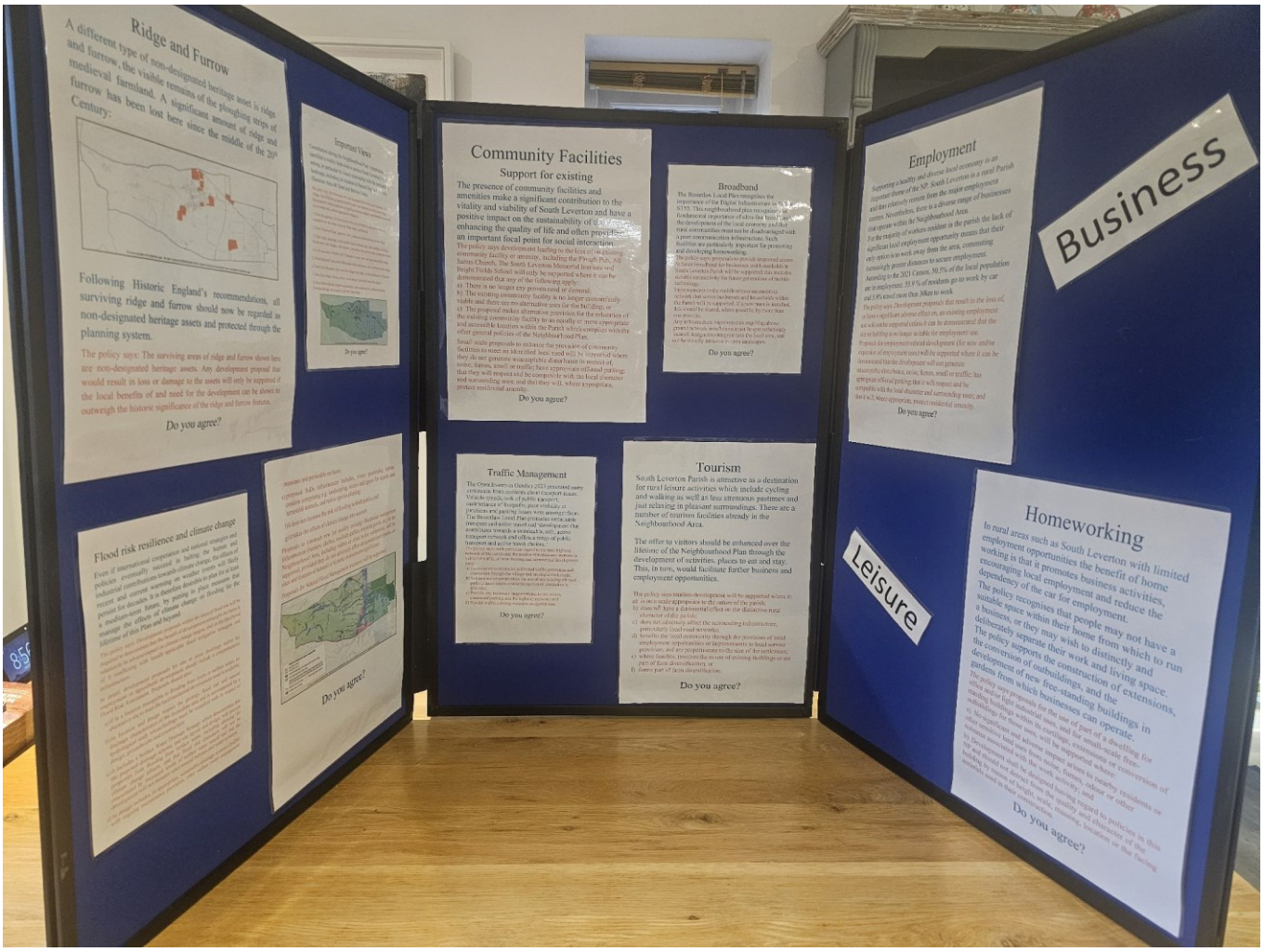
The next pages show the neighbourhood plan review display boards detailing the emerging policies.


NEIGHBOURHOOD PLAN FOR SOUTH LEVERTON
OPEN EVENT
30 May 2025
What is a Neighbourhood Plan?
What is involved?
Why do it?
What can't it do?
The Neighbourhood Plan can't be used to prevent all development, but it can indicate where new development should take place and what type of housing is required.
The Neighbourhood Plan must be in general conformity with strategic elements of local and national planning policies.
This means that it can add detail in order to meet a local need for anything that requires a planning consent.


What have we done so far?
What do we still have to do?
Area covered by the Neighbourhood Plan
Environment
Affordable Housing
Choice
Good
Our Vision …
The Power of Neighbourhood Plans
The Power of Neighbourhood Plans


Housing
Housing Mix
Affordable Housing
What happens if we don't do a Neighbourhood Plan?
Development Boundary
Development Boundary for South Leverton
Design
Windfall sites
Help to improve OUR community
Do you agree?


Local Green Spaces
Sites of Natural Environment Significance
Farm Diversification
Public Rights of Way and other recreational routes
Historic Environment significance
Open Space Sports and Recreation Sites
Important Open Spaces South Leverton
Biodiversity
Do you agree?



3. Consultation findings

The policies on display received strong support from those who attended.

Vision – yes 10 no 0

- We don't want development to the north (not to join with North Leverton) or south (not to join with Treswell or East Cottam. But healthy development can be done to the west if the meetinghouse Lane was improved, leaving space for village improvements like play park, shop, facilities, keeping the room for keeping countryside village outlook.
- We agree with the vision but feel decisions for planning permission are inconsistent and so seem unfair. There should be tolerances for existing residents to be able to expand/adapt their property so they can stay in the village.

Development Boundary – yes 3 no 6

- I think the development boundary is not reflective of ‘open countryside’, passing through several gardens including several with existing buildings people could convert.
- The design boundary risks lots of infill which may make this village feel more crowded.
- Retford Road frontage from Police House to Priory would make sense to develop?
- When building within an ‘envelope’ there are many more considerations than just ‘existing transport infrastructure’. i.e. drainage, sewage, doctors, schools, flood risk.
- The cumulative effect of all building must be taken into account. Who does this?
- Development Boundary not consistent. It includes some gardens and not others. We would like our drive to be included at Quaker Cottage where there is already a garage and outbuilding, so shouldn’t be treated as open countryside.

Housing Mix yes 5 no 4

- I agree smaller starter or down sizable homes should be prioritised.

Affordable Housing yes 2 no 6

Design yes 8 no 0

Windfall Sites yes 7 no 2

- I think the windfall site proposal is sensible.
- No mention of services development to support building.

Local Green Spaces yes 7 no 0

- Is there scope to add to important outdoor space or local green space. Of importance is the field west of Green Lane off High Street (north of the end of High Street) behind the bungalows?

Open Space Sports and Recreation yes 3 no 2

- Village is desperate for green spaces open to use by public and/or a play park to

attract young families.

- I agree both 07 and 04 are open spaces but fail to see how 07 is relevant as it is private and inaccessible to the village. The land surrounding 07 is arguably more important than 07.
- Access rights already granted to be maintained.
- Agree with the comments made above.

Biodiversity yes 6 no 0

Public Rights of Way yes 5 no 5

- Risk of proposed pylon route affecting public right of way network.

Historic Environment Significance yes 4 no 0

Non-Designated Heritage Assets yes 4 no 0

Sites of Natural Environment Significance yes 4 no 0

Farm Diversification yes 7 no 0

- South Leverton is a small village surrounded by countryside with active farming ongoing. We need to ensure that farming and the countryside continues.

Ridge and Furrow yes 2 no 0

Important Views yes 4 no 0

- The views risk being affected by proposed pylon route.

Flood Risk yes 4 no 0

Community Facilities yes 4 no 0

Broadband yes 2 no 0

Traffic Management yes 6 no 0

- Not speed humps!
- Traffic through village i.e. on Church Street needs to be managed carefully if further development is intended.

- Parking issues on Mill Lane.
- Very big speeding problem with 60 mph road approaching from Treswell.
- Not speed humps – too disruptive/noisy/vibration.
- Appropriate off street parking for businesses on Mill Lane (Care Home!!)

Tourism yes 5 no 0

- Will the National Grid take note of the current 'attractive destination'?
- Few small caravan spaces and accommodation close to Sundown.
- Drainage, sewage, flooding … see recent problems with sewage having to be transported through the village in tankers due to heavy rain rendering the current system unworkable.

Employment yes 5 no 0

Homeworking yes 5 no 0

Summary

This was a well-attended and engaging event where people had the opportunity to see the draft policies and to ask questions of those who have drafted the Plan. There was strong support for most policies – often unanimous support.

Changes to the draft Neighbourhood Plan will be made where appropriate and people will have further opportunities to comment when the plan is put forward for pre-submission consultation and again following submission to Bassetlaw District Council.

Images from the events are on the following pages.


Housing Mix
vestre


NEIGHBOURHOOD
PLAN FOR SOUTH
LEVERTON
OPEN EVENT
30 May 2025




vestre




What is a Neighbourhood Plan?
Why do it?


What can't it do?



Appendix 6 Statutory and Local Stakeholders

Organisation	Email
National Federation of Gypsy Liaison Group	natglg@outlook.com
Environment Agency	planning.trentside@environment-agency.gov.uk
Natural England	Consultations@naturalengland.org.uk
National Farmers' Union	paul.tame@nfu.org.uk
Water Management Consortium (Internal Drainage Board)	enquiries@tvidb.co.uk
Mining Remediation Authority	planningadvice@miningremediation.gov.uk
NHS	Local.plans.north@property.nhs.uk
Historic England	e-midlands@historicengland.org.uk
Notts CC Archaeology	Matt.Adams@nottscc.gov.uk
Notts CC Archaeology	Planning.Archaeology@nottscc.gov.uk
Notts CC Highways	hdc.north@nottscc.gov.uk
Notts CC Highways	Peter.Evans@nottscc.gov.uk
Notts CC Planning Policy	development.management@nottscc.gov.uk
Notts CC Planning Policy	emma.brook@nottscc.gov.uk
Notts CC Planning Policy	Charlotte.Copley2@nottscc.gov.uk
Notts CC Planning Policy	nina.wilson@nottscc.gov.uk
Sport England (East Midlands)	planning.central@sportengland.org
Highways England	steve.freek@highwaysengland.co.uk
Sustrans	nottingham@sustrans.org.uk
Notts CC Public Health	planning.publichealth@nottscc.gov.uk
Notts CC Public Health	jennifer.charles@nottscc.gov.uk
Nottinghamshire Wildlife Trust	Mspeck@nottswt.co.uk
National Grid (Fisher German)	ngplanning@fishergerman.co.uk
National Gas	box.ngg.property@nationalgas.com
National Gas	box.assetprotection@nationalgas.com
British Horse Society	Wendy.bannerman@bhs.org.uk

Location-specific contacts

Anglian Water	spatialplanning@anglianwater.co.uk
Severn Trent Water	GrowthDevelopment@severntrent.co.uk
Nottinghamshire County Council Councillor	Cllr.Warren.Limber@nottscc.gov.uk
BDC Estates	estates.enquiry@bassetlaw.gov.uk
BDC Housing	Martyn.Hudson@bassetlaw.gov.uk
BDC Strategic Housing	Vanessa.Cookson@bassetlaw.gov.uk
BDC Development Management	Planning@bassetlaw.gov.uk
BDC Conservation	Conservation@bassetlaw.gov.uk
BDC Planning Policy	Planningpolicy@bassetlaw.gov.uk
BDC Neighbourhood Planning	neighbourhoodplanning@bassetlaw.gov.uk
BDC, Cllr Simon Richardson	simon.richardson@cllr.bassetlaw.gov.uk
Headon cum Upton, Grove, and Stokeham PC	headonpc@gmail.com
North Leverton with Habblesthorpe PC	clerk@northlevertonwithhabblesthorpeparishcouncil.gov.uk
Treswell with Cottam PC	clerk@treswell-pc.gov.uk
Retford Charter Trustees	clerk.retfordchartertrustees@gmail.com
Redbank House Carehome managed by Voyage Care	Redbank House Carehome Town St, South Leverton, Retford DN22 0BF
Beeches is a specialist residential service managed by Cygnet	Beeches Assisted living residence Retford Rd, South Leverton, Retford DN22 0BY
Tomkins Transport Ltd New Farm Stud on Retford Road.	Tomkins Transport Ltd, New Farm Stud, Retford Road, South Leverton Retford, Nottinghamshire, DN22 0BY
Vitalin Pet Foods	info@vitalinpetfood.co.uk
Sheds Farm is an intensive poultry farm operated by Jeremy Ellis and Richard Ellis.	Sheds Farm, South Leverton, Retford, Nottinghamshire, DN22 0HE,
Lifts UK is a computer repair service located on Treswell Road	Lifts UK Ltd West View Treswell Road, South Leverton, Retford, Nottinghamshire, DN22 0BP
Keeley Durham Equestrian equestrian yard located at Sunrise Lodge in South Leverton	Keeley Durham Equestrian equestrian yard Sunrise Lodge, South Leverton, Retford DN22 0BU
Fulbeck Veterinary Services Located at Fulbeck House, Town Street	Fulbeck House, Town St, South Leverton, Retford DN22 0BT
South Leverton Permaculture Limited	Clamarpen, 17 Napier Court, Gander Lane, Barlborough, Chesterfield, Derbyshire, England, S43 4PZ

Diamond House - holiday house self-catering accommodation	Church St, South Leverton, Retford DN22 0BX
Horseshoe Cottage Accommodation let	Cottam Road, South Leverton, Retford, Nottinghamshire, DN22 0BU,
Windmill View Cottage Camping & Caravan	Retford Rd, South Leverton, Retford, DN22 0BY
South Leverton Memorial Institute	daveandmarion1@hotmail.co.uk
Bright Fields School	Bright Fields School Station Rd, South Leverton, Retford DN22 0DJ
Plough Pub	The Plough Inn, Town St, South Leverton, Retford DN22 0BT
All Saints Church Parochial Church Council	suki_mccreight@hotmail.com
Page 25 Chapel House Hill open space Amenity Greenspace	Chapel House, Town Street, South Leverton, Retford, DN22 0BT

Know your Place events were hosted in South Leverton in October 2023 and January 2024, as part of the initial pilot of the approach. In parallel, professional support was secured to develop both a Housing Need Assessment and Design Guide and Codes (although it is important to note that these studies do not, at present, have weight in the planning system). The Feedback Report, which brought all of the community observations together, encouraged the Parish Council to re-start work on the South Leverton Neighbourhood Plan in mid-2024. Work to develop the Neighbourhood Plan is currently in progress.

Appendix 7 Regulation 14 Comments and Responses

South Leverton Neighbourhood Plan

Pre submission consultation responses

No.	Policy/page Number	Respondent	Comment	Response	Amendment
1		Natural England	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .	Noted	None

			Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental A		
2		Fisher German on behalf of National Grid Electricity	National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above	Noted	None

			document. About National Grid Electricity Transmission (NGET) National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses. National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.		

			National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET. NGET assets within the Plan area Following a review of the Neighbourhood Plan Document, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below. A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below. https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route maps NGET Electricity Network Infrastructure The security and reliability of the UK's current and future energy supply is highly dependent on having an electricity network which will enable the existing and new electricity generation, storage, and interconnection infrastructure that the country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security. In general, NGET does not own the land crossed by its overhead lines but has responsibility for		

			maintaining the equipment and safe supply of electricity. The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by NGET assets. Despite this NGET is not a statutory consultee in the plan-making process but it is recommended that NGET are consulted at the earliest possible opportunity in order that advice and guidance can be taken into account on development near overhead lines, or wider policies that may affect the existing or future supply of electricity. With the above context in mind, the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement or future network expansion. The Council should safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations and resist development or highway alterations that would prejudice, constrain or render impractical AIL access unless suitable mitigation or alternative agreed routes can be secured. New Infrastructure		

			Demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources. The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective. National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation. The way electricity is generated in the UK is changing rapidly, and NGET is evolving its network to accommodate cheaper, cleaner and more secure forms of renewable energy. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections		

			between England and Scotland, and between the UK and other countries across the North Sea. Taking this context into account, In planning for the area the Council should: • Safeguard all existing NGET transmission assets, including overhead lines, underground cables and substations. • Support future reinforcement and expansion, including works required for the Great Grid Upgrade and other strategic national infrastructure projects. • Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion. • Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations. • Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured. • Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process. Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security.		

3		Anglian Water	1.1. Anglian Water is the water and water recycling provider for over 6 million customers in the east of England. 1.2. The region we serve, is the driest in the country, receiving less rainfall than other regions. Our region is prone to both drought and flooding — 28% of land is low-lying. It is also rapidly growing – home to three of the fastest-growing cities in the UK, Cambridge, Peterborough, and Milton Keynes – alongside a thriving agricultural and burgeoning green energy industry, all of which have significant demands for water and drainage. 1.3. As a long-term, purpose-driven business, we are planning sustained investment over decades, to build resilience against a changing climate, deliver essential investment in water and sewerage infrastructure, alongside protecting and enhancing the environment: all of which will create jobs and bolster the local economy. 2. Anglian Water and Neighbourhood Development Plans 2.1. Anglian Water is the statutory water undertaker for the South Leverton neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. 2.2. The sewerage provider for South Leverton Neighbourhood Plan area is Severn Trent Water. 3. Commentary on the South Leverton Neighbourhood Plan	Noted Noted	None None

			3.1. Anglian Water welcomes the opportunity to comment on the submission draft South Leverton Neighbourhood Plan (Reg 14), 3.2. The comments and observations for the pre-submission draft South Leverton Neighbourhood Plan, are as follows:		
4	Policy H5 design	Anglian Water	Anglian Water is supportive of the policy's aims to achieve high standards of environmental sustainability in development, through reference to the design code. Further commentary relating to the individual codes within the design code is included in subsequent sections. Anglian Water would welcome within this policy and the design code tighter requirements for water usage including the use of harvesting rainwater to meet non potable needs. Anglian Water strongly supports policy's which aim to achieve high standards of environmental sustainability in development, through the use of SuDS but also water-efficient fittings and rainwater harvesting. As a region identified by the Environment Agency as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated at water recycling centres.	We do not think that this level of detail is necessary, and the design guide already has a section on water efficiency.	None

			To help achieve these aims, we suggest that Anglian Water's environmental incentives could be referenced in the supporting text as these provide positive benefits for developers connecting to our public water supply. Further information can be found on our website. Tier 1 is for installing fixtures and fittings to meet 90 l/p/d and Tier 2 for installing rainwater harvesting or greywater recycling systems. The Shared Standards for Water Efficiency in Local Plans (published in June 2025) sets out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards (up to 85 litres per person per day – l/p/d) in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery. The government's Environmental Improvement Plan (2023) that referenced 100 l/p/d for areas of serious water stress, has been superseded by an updated version of 2025. This EIP includes actions to review and tighten water efficiency standards as part of a commitment to reduce household water use. https://www.gov.uk/government/publications/environmental-improvement		

			plan-2025/environmental-improvement-plan-eip-2025 It is considered that there is clear evidence to support tighter water efficiency requirements for new development in the neighbourhood plan, and incentives available to enable this to be achieved.		
5	Policy Env 4: Biodiversity and Habitat Connectivity		Anglian Water support this policies priority to deliver biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land. There may be benefit in referencing the Nottinghamshire & Nottingham Local Nature Recovery Strategy (Notts Nature Recovery) which will identify priority actions for nature and map specific areas for improving habitats for nature recovery. We request that where new trees and planting are provided in new developments, or other areas within the Neighbourhood Plan boundary that consideration in tree surveys and assessment must be given to the potential conflict between new trees and built form and be compatible with existing or planned underground utilities (such as sewers). There will be certain types of development, where trees are not an appropriate solution i.e. wetland creation, but alternative ecosystem services are delivered.	Noted. LNRS to be referenced. Other issues are not considered to be relevant for the NP.	Changes to be made as indicated.

			For trees to thrive they need space for root development in the underlying soil, which must be of sufficient capacity to accommodate the rooting habits of the species, without impacting on the functioning of our underground assets. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided - such as use of appropriate barriers to resist root ingress to the sewer system. The strategy should consider both the growth of tree roots and increased heave and ground movement due to climate change. A tree should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree. To minimise the risk of root damage, tree planting should provide good growing conditions. Guidance can be found in 'Trees in Hard Landscapes: A Guide for Delivery.' We request the addition of policy wording to include "consideration must be given to the potential conflict between new trees and built form and be compatible with existing or planned underground utilities (such as sewers)." We would also welcome this addition to the design code 13.		
6	Policy Env 11: Flood risk and climate change	Anglian water	Anglian Water is supportive of measures to address flooding and surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) in alignment the NPPF and the Bassetlaw Local Plan 2020 – 2038 policy ST52. Whilst we acknowledge Anglian Water is not the statutory sewerage undertaker for the plan area; reference could be made to Anglian Water's Surface Water Risk	Noted. The flooding policy will be amended to add local detail.	Change to be made as indicated.

			Management Guidance to assist in sustainable development in the area. https://www.anglianwater.co.uk/developing/planning--capacity/surface-water risk-management We are aware that with more people opting for more paved and decked areas in their gardens we are seeing a loss of green areas, particularly in heavily populated areas, but it can also cause problems in less populated areas too. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run off from existing properties and new development as part of the solution to protect the sewer network and all permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering the foul drainage network. Anglian Water supports the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.		
7	Design Code 13: Tree Planting	Anglian Water	We request that where new trees and planting are provided in new developments, or other areas within the Neighbourhood Plan boundary that consideration in tree surveys and assessment must be given to the potential	Noted. The design guide has been finalised and cannot be changed. We consider that it is sufficient in its	None

			conflict between new trees and built form and be compatible with existing or planned underground utilities (such as sewers).	treatment of tree planting.	
8	Design Code 16: Parking & Design Code 17: Water Sensitive Design	Anglian Water	Anglian Water recommends all permeable surfaces for new areas of hardstanding within developments should comply with the drainage hierarchy. We welcome the policy reference to encourage permeable surfaces. Anglian Water supports the management of surface water through SuDS, including permeable surfaces, in line with the NPPF (August 2026) and the drainage hierarchy. The increasing use of hard paving and decking reduces green space, resulting in greater volumes of surface water entering sewers and an increased risk of flooding	Noted	None
9	Checklist Item 1: General design considerations for new development	Anglian Water	Suggested additional wording to item 10: Incorporate the necessary services and drainage infrastructure, with adequate water infrastructure capacity confirmed, without causing unacceptable harm to retained features.	We do not consider that this amendment is necessary.	None
10	Checklist Item 7: Household Extensions	Anglian Water	Suggested addition in wording to item 8 as follows: Does the extension offer the opportunity to retrofit energy and Water efficiency measures to the existing building?	We do not consider that this amendment is necessary.	None
11	Checklist Item 10: Car Parking	Anglian Water	Suggested additional wording: Are the materials used to create surface for parking or other hard standing permeable?	We do not consider that this amendment is necessary.	None
12		Anglian Water	4.1. In conclusion, Anglian Water supports the environmental ambitions of the South Leverton Neighbourhood Plan	Noted	None

			4.2. The Plan takes a positive and proactive approach to key environmental and infrastructure matters, including water efficiency, sustainable drainage, flood risk management. 4.3. Subject to the matters raised in this response Anglian Water is supportive of the direction of the Plan. 4.4. Anglian Water welcomes continued engagement with the Parish Council as the Neighbourhood Plan progresses and would be pleased to work collaboratively to resolve any outstanding matters identified. 4.5. We hope this response is helpful in informing the next iteration of the neighbourhood plan and wish the Parish Council every success in taking this forward to the next stage.		
13	Page 11	Public Health. Notts County Council	There are 3 references to Babworth Parish Neighbourhood Plan	Noted. These errors will be rectified prior to submission.	Change to be made as indicated.
14		North Leverton with Habblesthorpe Parish Council	North Leverton with Habblesthorpe Parish Council considered the South Leverton Draft neighbourhood plan at their meeting held on Monday 7 September 2026. The Parish Council thank you for consulting them, they have no comments to make on the plan.	Noted	None
15	Env 11	Environment Agency	The Environment Agency welcome the inclusion of a robust flood risk resilience and climate change policy but would like to see the wording “where appropriate”, changed to “wherever possible” in order to strengthen the policy and its future application.	Agreed	Change to be made as indicated
16		Notts Fire and Rescue	Nottinghamshire Fire & Rescue Service expects all new housing developments to comply with statutory requirements and legislation including (but not limited to) The Building Regulations 2010 etc. New developments must meet the legal and functional	Noted. All NPs must meet the legislative requirements.	None

			requirements in providing access and facilities for the Fire Service with documents such as Approved Document B and National Guidance Document on the Provision of Water for Firefighting 4th Edition highlighting specific details. Vehicle access for multiple large fire appliances should be considered at an early stage with sensible parking arrangements designed for residents. Premises use and size should be carefully assessed to ensure adequate firefighting water is available through hydrant provision but also secondary means such as open water supplies. It should also be noted that other incident types must also be considered within the planning arrangements such as flooding, wildfires and other emerging risks. Our assessment of risk and other useful information is provided on our website, as are detailed heat maps and response time information to support stakeholders.		
17		Historic England	Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings,	Noted	None

			archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/> You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>		

18		Coal Authority	Thank you for your notification of 13 August 2026 seeking the views of the Coal Authority on the above. The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.	Noted	None
19		National Highways	Thank you for consulting National Highways on the South Leverton draft Neighbourhood Plan. National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In responding to Local Plan consultations, we have regard to DfT Circular: 01/2022 The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.	Noted	None

			National Highways principal interest is in safeguarding the operation of the A1 trunk road, which is part of Strategic Road Network (SRN) in the area. The nearest point of access is the A1 Markham Moor Interchange, which is approximately 14km to the southwest of the Neighbourhood Plan area. We note that the draft Neighbourhood Plan refers to the Bassetlaw Local Plan (2020 2038), which identifies a housing requirement of 11 dwellings for South Leverton over the plan period. 1 Given that no significant development growth is being proposed through the Neighbourhood Plan, it is unlikely that there will be any significant impacts on the operation of the SRN in the area. However, National Highways will continue to review planning applications submitted by Bassetlaw District Council.		
20	General	Bassetlaw DC Local Plan Team	Bassetlaw District Council welcomes the opportunity to comment on the pre-submission draft of the South Leverton Neighbourhood Plan, and recognises the work undertaken by the Parish Council and the local community in preparing it.	Noted	None
21	General		The draft Plan was prepared against the National Planning Policy Framework published in December 2024. A new Framework was published in August 2026. Neighbourhood plans that have not been submitted under Regulation 15 must comply with the August 2026 NPPF, the policies of which apply from 17 August 2026. The draft Plan therefore needs to be reviewed against the August 2026 NPPF before submission.	Agreed. The new NPPF, published during Regulation 14 consultation, will be the basis of the NP on submission.	Change to be made as indicated.
22	General		Policy PM6 of the August 2026 NPPF states that plans should only address matters, and include policies, that are necessary and relevant to the plan	Noted	Changes to be made where necessary.

			being prepared, and that avoid unnecessary duplication of other parts of the development plan. This includes the Bassetlaw Local Plan.		
23	General		Additionally, PM6 says they should not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies. Policy PM17 confirms that this requirement forms part of the basic conditions against which a neighbourhood plan is examined. Policy PM5 explains that neighbourhood plan policies should address local issues.	Noted	Changes to be made where necessary.
24	General		The neighbourhood plan is currently in conflict with Policies PM6 and PM17 of the NPPF. We would therefore recommend that the neighbourhood plan is reviewed firstly against the NPPF and then against the Local Plan to remove any tensions and duplications.	Noted	Changes to be made where necessary.
25	General		Additionally, all references should be to the new NPPF and not to any earlier version.	Noted	Changes to be made where necessary.
26	General		Our comments below are focused on inconsistencies with the Bassetlaw Local Plan and in some cases we've identified points to help strengthen the neighbourhood plan's intent. Where comments have not been made about a policy it should be assumed that a review against the NPPF and Local Plan is required.	Noted	Changes to be made where necessary.
27	P8		P8 – Planning Context, An economic role and A social role - refers to Babworth Parish. To avoid confusion we'd suggest these typos are changed.	Agreed.	Change to be made as indicated.
28	P13		P13 – Housing and the Built Environment, last paragraph – the reference to the Local Plan refers to the submission version not the adopted Plan. We'd recommend this is changed to align with adopted local policy.	Agreed.	Change to be made as indicated.
29	HBE2		Policy HBE2 – The second and third paragraphs would benefit from re-wording as implementation is likely to be difficult. Securing 2 and 3 bed	Noted, however this policy wording is within the	None

			properties may be achievable but it will be difficult to ensure they are for smaller families. It is also unclear what a smaller family would be. We can understand the desire for fewer larger 4 bed homes but it is unclear what an applicant would need to do to meet a demonstrable local housing need.	development plan for Bassetlaw already (see Nether Langwith NP and Babworth NP) and is considered appropriate.	
30	HBE5		Policy HBE5 – as written there appears to be overlap with the NPPF and Local Plan policy ST33. There is an opportunity with this policy to identify the key principles and priorities of the South Leverton Design Code within the policy. By doing so it would give these issues full weight in the consideration of applications.	Agreed. We will reference section 3 of the design guide in the policy.	Change to be made as indicated.
31			Open Space, Sport and Recreation sites, Paragraph 2 - refers to the Bassetlaw DC Local Plan Core Strategy and DMP 2010 policy DM9(D). This document was superseded by the adopted Bassetlaw Local Plan in May 2024. The 2019 Open Space Assessment has been superseded by the 2020 Open Space Assessment.	*BDC Open Space Assessment Update, 2020* is referenced (p25, para 1)	None
32	Env2		Policy ENV2 – open space must be publicly accessible without restriction. It is unclear if all of the open spaces listed fall within this category. If they are not publicly accessible, to avoid confusion we'd advise they are removed from this policy or added to the relevant policy.	The open spaces (OSSRs) designated in the Plan are either publicly accessible (refs 04 and 06) or in the BDC *Open Spaces Assessment 2020* as OSSR (ref 07)	None
33	Env3		Policy ENV3 and Policy ENV4 – Figure 8 shows a mix of natural environment designations including SSSI's and Local Wildlife Sites. These are covered by different legislation, with different regulations and guidance in place to protect and enhance these sites. It is confusing to group them together. The approach to be taken to these designations is covered by the NPPF and the Local Plan, we'd recommend removing this policy.	Noted – please see response to #53-55	Changes to be made

34	Env4		Similarly, the first three paragraphs of Policy ENV4 repeat national and local policy and environmental legislation. Given the importance placed on the natural environment in the neighbourhood plan we'd recommend focusing a policy on the value of wildlife corridors, rewilding and ecological connectivity and the benefits strengthening the green network can have for wildlife including bats (but without duplicating legislation that covers bats).	Noted – please see response to #53-55	Changes to be made
35	Env8		Policy ENV8 – We welcome the intent of this policy but it lacks detail about implementation. It is unclear if the key views are important to landscape character or townscape particularly as some appear to be long views. It would be preferable to require development within a key view to submit an objective assessment that identifies potential impacts so this can be assessed against the evidence base. Otherwise the key views could be seen as a mechanism to resist development which would be contrary to national policy.	Noted. However, the policy wording is very similar to that from the Nether Langwith NP which has passed examination and is part of the Bassetlaw development plan	None
36	CF1		Policy CF1 – the intent of the policy is supported but it repeats national and local policy. An alternative would be to focus the policy on enhancing specific local facilities to inform use of CIL/S106 contributions.	Noted, however Policy CF1 identifies the community facilities and amenities to which the policy applies, and it is this which adds local detail to differentiate it from national policy.	None
37	General	Bassetlaw DC Neighbourhood Planning	The District Council is pleased to see the progression of the South Leverton Neighbourhood Plan and is committed to supporting its onward progression toward examination and referendum. A key point of note is the relationship between the Neighbourhood Plan and the latest version of the National Planning Policy Framework (NPPF), which	Noted	Changes to be made where necessary.

			had immediate effect on publication on 17 August 2026. Although work to develop the Neighbourhood Plan had commenced well in advance of this date, the implementation arrangements for the NPPF require that any plan that had not reached submission stage (Reg 15) by the 17 August 2026 would need to align with the new version of the framework. Looking to the plan-making policies in the NPPF, the format of the Plan would benefit from refinement to align with the following elements of the NPPF:		
38	PM5: Neighbourhood Plans		To support meeting the revised Basic Conditions, it may be advisable to explicitly address how the Plan does not result in less development than specified in other parts of the development plan.	Agreed.	Change to be made as indicated.
39	PM6: General principles for plan-making.		A number of elements have a bearing on the current version of the Neighbourhood Plan, specifically: • Avoiding unnecessary duplication of other parts of the development plan; • Not including policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies, unless directed by other policies in this Framework; • Publication of plans in a searchable digital format (e.g. as a text-based webpage), which complies with defined data standards (where applicable), to ensure plans are easily navigable and accessible to different users.	Noted	Changes to be made where necessary.
40			In its present form, the Neighbourhood Plan is not in alignment with the new NPPF, including both plan-making and national decision-making policies, and this should be the focus of refinements in the immediate term. All references to sections of the NPPF need to be revised to reflect the latest version. Other elements are also likely to require	Noted	Changes to be made where necessary.

			revision by virtue of their structure or intent. The specific comments below also draw attention to potential overlaps with policies in the Bassetlaw Local Plan, although these may themselves have been superseded by the new NPPF, which now takes precedence.		
41			Dependent on the scale of changes made to the Plan, it may be advisable to re-run the Regulation 14 consultation, providing an opportunity to canvass local and stakeholder perspective and to incorporate any consequential refinements prior to formal submission and examination.	Noted. We do not consider the changes to be sufficiently significant to require a re-run of Regulation 14 consultation.	Changes to be made where necessary.
42	Page 8, 5th paragraph		A more recent edition of the Rural Monitoring table is available, dating from March 2025, including an updated residual figure of 2 dwellings. Alongside, clarity is needed on the reference to a merdeline.	Agreed.	Change to be made as indicated.
43	Page 13, fifth paragraph.		As above, the Rural Monitoring data was updated in March 2025.	Agreed.	Change to be made as indicated.
44	Page 14		In the methodology for identifying the settlement boundary, the third point doesn't solely relate to non-residential land, as the boundary bisects some residential land, particularly gardens that extend a long way from the built form of the settlement.	Noted. We will remove the phrase 'non-residential'.	Change to be made as indicated.
45	Page 13, last paragraph.		The quoted text from the Local Plan regarding the process for assessing applications when the housing requirement figure has been met is not correct and appears to be from a previous version. The adopted version of the text is included in paragraph 5.2.11 on page 40.	Agreed.	Change to be made as indicated.
46	HBE1 Development Boundary		The key element of value is the identification of the development boundary, which is not currently included in the Local Plan (but may feature in the review, currently under development). That said, the phrasing may benefit from revision to avoid duplicating NPPF policies S4 and S5 which cover these issues.	Noted. We think that the policy wording is appropriate. The identification of the boundary itself provides the local detail required.	None

47	HBE2 Housing Mix		The first element of the policy appears appropriate and compliant, drawing particular attention to the South Leverton Housing Need Assessment and Bassetlaw HEDNA and any successor studies, ensuring it isn't dated. The second and third elements are related to local evidence, but the wording may make them difficult to implement in practice. The relationship with Local Plan policies ST28 and ST29 should also be checked. The point about accessible housing in the second section is somewhat vague. It should be considered how this relates to NPPF policy HO5 and Local Plan policy ST29 – does it add any local value?	Noted. We consider that the policy adds local value by requiring proposals to meet the evidence provided in the housing needs assessment.	None
48	HBE3 Affordable Housing		Although the policy is grounded in useful local evidence, this directs it to specifically focus on rural exception sites, which are now addressed by NPPF policy HO10. The policy also overlaps the contents of Local Plan Policy ST27. On this basis, it would benefit from review to assess if it is still necessary.	Agreed - the new NPPF renders this policy unnecessary. It will be deleted.	Change to be made as indicated.
49	HBE4 Windfall Sites		There is an overlap between this policy and NPPF policy S4, which provides a broad level of support for development within a development boundary and associated exceptions. On this basis, the policy may no longer be relevant, but its aims could instead be channelled through a reshaped / bolstered design policy, drawing more on the area-specific Design Guidance and Codes.	Noted, however the NP Policy HBE 4 adds locally important criteria to differentiate it from the general NPPF policy.	None
50	HBE5 Design		The policy retains relevance, through addressing the area-specific Design Guidance and Codes, aligning with by NPPF policy DP2. That said, the policy itself has potential overlap with NPPF policy DP3 and Local Plan policy ST33. To avoid this, and to counter the loss of content from the current windfall policy, it may be appropriate to remove generic criteria and instead draw more explicitly on	Agreed. The Policy wording will be amended to reference section 3 of the design guide.	Change to be made as indicated.

			the content of the Design Guidance and Codes, such as the six character zones.		
51	ENV1 Local Green Spaces		The role and function of Local Green Space designations remains a constant in the new NPPF, hence the inclusion of designations in the NP is appropriate and relevant. However, the introduction of NPPF policy HC8 now addresses how development proposals affecting LGS should be managed, and should be factored-in to avoid any duplication or contradiction.	Agreed. We will amend the policy wording to say 'applications should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land'.	Change to be made as indicated.
52	ENV2 Open Space, Sport & Recreation		The intent of the policy in identifying the specific sites appears to align with NPPF policy HC1 and its focus on recreational land or "public service infrastructure". However, the clauses relating to how applications that might result in their loss should be handled overlaps NPPF Policy HC6 and HC7, hence would benefit from review. For site 03, a map focussed on the site itself would be useful, as the extent of the boundary is not wholly clear from current Figure 7. This may be useful for all sites. It may be worth considering whether sites 04 and 06 meet the criteria for designation as LGS, as they are of a similar character to spaces designated as such in other neighbourhood plans (e.g. the Elkesley NP).	Agreed This information is in Appendix 4 All candidate sites were assessed (and scored) under the criteria for LGS eligibility mentioned in NPPF HC2. Appendix 4 provides the evidence base.	Review to be undertaken and changes made None None

53	ENV3 Natural Environment Sites		The identification of the range and hierarchy of different sites in the neighbourhood area appears to conform with NPPF Policy N1. However, the mapping of the local sites is not particularly clear / detailed, and if these are not included in other databases there is a risk they might be overlooked. The stipulations about management of the identified sites overlap NPPF Policy N2, and potentially Local Plan policy ST38 hence would benefit from review. There would be merit in linking to the Nottingham and Nottinghamshire Local Nature Recovery Strategy, which includes a number of additional sites in the area and associated actions. This will also assist in meeting the revised Basic Conditions.	Full-size copies of all the maps, including that for Policy ENV3 (figure 8) will be provided in the Submission package Agreed. The implications of the 2026 NPPF to this Neighbourhood Plan's policies for the natural and historic environments (and for flood risk, see below) are significant. All these policies, and their explanatory narratives, will be reviewed and substantially revised. The addition of local detail by the NP to the new NPPF and the BDC Local Plan will be highlighted. Agreed (the NP was drafted before the new basic conditions were published)	None Changes to be made Changes to be made
54	ENV4 Biodiversity & Habitat Connectivity		The intent of this policy appears to overlap NPPF Policy N2 and Local Plan policies ST38 and ST39. It does, however, include some local content, such as the wildlife corridors. There may be merit in consolidating this and the local content in Policy ENV3 into one.	See #53	Changes to be made as required

55	ENV5 Historic Environment Sites, ENV6 Ridge & Furrow, and ENV7 Non-Designated Heritage Assets		The identification of heritage assets in the supporting narrative is useful, but if these are already designated and provisioned for in the other elements of the planning framework, it may need to be considered if and how they need to be addressed in policy in the Neighbourhood Plan. The way in which heritage assets of all kinds should be responded to by development is now covered by NPPF policies HE4 to HE10, alongside Local Plan policies ST40 and 41, hence the instructive elements of policies ENV5 – ENV7 would benefit from review.	See #53	Changes to be made as required
56	ENV8 Important Views		The identification of important views adds valuable local-level detail that is not covered in the Local Plan or NPPF. The policy provides a local dimension to NPPF policy N2, but the instructive elements may benefit from refinement to ensure that they are not duplicative or contradictory.	Agreed. The policy wording will be reviewed and revised as necessary	Changes to be made as required
57	ENV10 Footpaths and Other Recreational Routes		The identification of local rights of way and permissive routes is useful, but the way in which development proposals should respond to these is now provisioned for in NPPF policy TR8. On this basis, the policy would benefit from review to assess if it is still necessary.	Agreed. The policy wording will be reviewed and revised as necessary	Changes to be made as required
58	ENV11 Flood Risk & Climate Change		The depiction of the local risk of flooding is useful, such as in Figure 16. However, the process by which flood risk should be managed is now covered by NPPF policies F4 - F8, alongside Local Plan policy ST50, meaning that Policy ENV11 may no longer be necessary – review recommended.	Agreed. The policy wording will be reviewed and revised, in particular to make added local detail key to the policy's role in the NPPF hierarchy of plan- and decision-making	Changes to be made as required
59	CF1 Community Facilities		The identification of community facilities in the Neighbourhood Area is useful, not covered by other strategies, and aligns with NPPF policy HC1. That said, the aspects of the policy that instruct how planning applications that relate to a community	Noted. However, the identification of the community facilities and amenities to which the policy	None

			facility should be handled are now covered by NPPF policy HC6, alongside, Local Plan policy ST43, hence would benefit from review.	applies adds local detail.	
60	E1 Employment Development		The depiction of the local situation is useful, but the framing of the policy overlaps NPPF Policies E2 to E4, and Local Plan Policy ST8. On this basis, the policy would benefit from review to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.
61	E2 Working from Home		Although not directly overlapping a specific policy in the NPPF, the content of this policy is relatively generic, and the considerations are provisioned for across a number of NPPF development management policies. On this basis, it would benefit from review to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.
62	E3 Reuse of Agricultural Buildings		The supporting text provides local context, but the policy itself now overlaps NPPF policies, particularly S5 and E4, hence would benefit from review to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.
63	E4 Tourism		As above, the supporting text provides local context, but the policy itself now overlaps NPPF policies, particularly S4, S5 and E4, in addition to Local Plan Policy ST10, hence would benefit from review to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.
64	E5 Broadband Infrastructure		The supporting information for this section is not locally specific, and the policy itself is now overlapped by NPPF polices CO1 and CO2, Local Plan policy ST55, and is also provisioned for to some extent in the Building Regulations. Accordingly, it would be beneficial to review the section and policy to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.
65	T1 Traffic Management		The section is grounded by local observations, but the policy is relatively generic, and is now overlapped by NPPF policies TR3, TR4 and TR6. Accordingly, it would be beneficial to review the section and policy to assess if it is still necessary.	Agreed. The policy will be deleted.	Change to be made as indicated.