
Misson Neighbourhood Plan

2023-2031



Reviewed February 2025

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Preface

Members of the parish's community started to prepare the current Misson Neighbourhood Plan in 2015. Following several community consultations, the Plan was approved at a community referendum in September 2017, and was then formally made (adopted) by Bassetlaw District Council. Since then, the Neighbourhood Plan has been part of the statutory Development Plan for Misson Parish, which means that, together with the Local Plan for Bassetlaw District, it is the primary consideration when planning applications are being decided.

When the Neighbourhood Plan was originally prepared and made, the Parish Council committed to reviewing it regularly and making any necessary changes as circumstances change. This document incorporates changes that are being proposed following the first review that has now been undertaken by a group of residents with advice and support from an independent professional planning adviser and officers of the district council.

To understand the changes that are being proposed it will probably be helpful to refer to the current Neighbourhood Plan. That document can be accessed via this link: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/misson-neighbourhood-plan/>

Just as with the original Neighbourhood Plan, residents, businesses and other organisations in Misson Parish were invited to comment on the changes being proposed to their Neighbourhood Plan. Consultation was carried out between Monday 2 October and Monday 13th November 2023. All comments received during that period have been given careful consideration and, where appropriate, further changes and adjustments to the Neighbourhood Plan's policies and text have been made in response to those comments.

The proposed changes to the Misson Neighbourhood Plan are now formally submitted to Bassetlaw District Council, as the Local Planning Authority.

The regulations that apply to Neighbourhood Plans require that when consulting on proposed changes/modifications to a neighbourhood plan, the "qualifying body" (in this case Misson Parish Council) must state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons for their opinion.

Government Guidance on Neighbourhood Planning (<https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>) identifies 3 types of modification which can be made to a neighbourhood plan. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.

- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

Misson Parish Council's opinion is that although the modifications being proposed are "material" they do not change the nature of the Misson Neighbourhood Plan, as originally made in 2017.

The proposed changes are intended to strengthen the Misson Neighbourhood Plan. The proposed changes do not allocate any additional areas of land for development, and they do not seek to alter in any fundamental way the Neighbourhood Plan's approaches to development and conservation. In the opinion of the Parish Council, the proposed changes will improve the Neighbourhood Plan's effectiveness in guiding and influencing decisions on development proposals, but they are not so significant or substantial as to change the nature of the Neighbourhood Plan.

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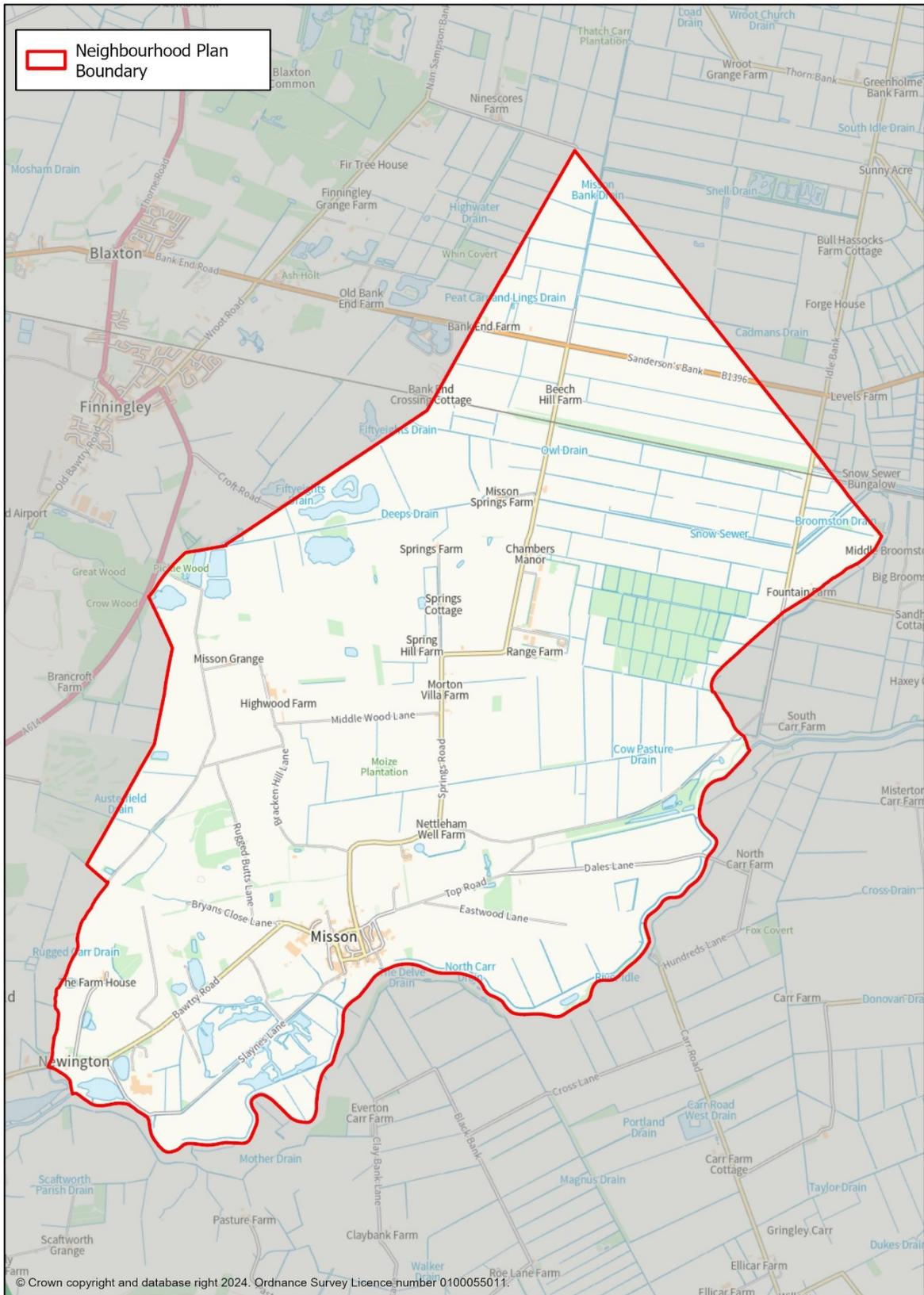
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1. What is the Misson Neighbourhood Plan?

- 1.1 This Neighbourhood Plan is a land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) made up of residents from Misson Parish. Once the plan has been 'made' by Bassetlaw District Council (BDC) it is part of the development plan with statutory weight and will be used by:
 - a. Developers as they prepare planning applications for submission to BDC;
 - b. BDC in assessing and determining planning applications;
 - c. Inspectors in determining appeals.
- 1.2 The Plan has been prepared by Misson Neighbourhood Plan Steering Group on behalf of Misson Parish Council. It covers the whole of the Parish of Misson and sets out planning policies for the Neighbourhood Plan Area from 2016-2031. The changes now proposed cover the period from 2023 to 2031. As required by the relevant legislation¹, this Neighbourhood Plan has regard to national planning policies and advice (including the National Planning Policy Framework [NPPF] and Planning Practice Guidance [PPGs]) and is in general conformity with the strategic policies contained in the Local Plan for Bassetlaw.
- 1.3 Misson is classed as a Small Rural Settlement in Bassetlaw Local Plan in recognition that it should 'be allowed to grow appropriately in order to maintain rural vitality.'
- 1.4 The community agree with BDCs approach, but past planning issues like the proposal to develop a hydrocarbon well site (that is outside the scope of this Neighbourhood Plan) have nevertheless given local people a desire to have a greater influence over the future growth of development in their parish.
- 1.5 There is a concern that future development proposals should continue to be of a scale appropriate to its status as a Small Rural Settlement.
- 1.6 The development of the original Neighbourhood Plan provided the opportunity to work more closely with the landowner to influence development of Misson Mill, and enabled local people to think more widely about how Misson should grow in the future.
- 1.7 The Misson Neighbourhood Plan seeks to:
 - a. promote a constructive dialogue with developers before a planning application is submitted;
 - b. ensure that, where possible, development brings with it additional community benefits like a new shop and public open space;
 - c. ensure that the heritage assets of the village are protected and where possible enhanced;
 - d. ensure that housing is provided to meet local needs and is not just large executive housing;
 - e. ensure that the Misson Mill site is identified as a potential area for future redevelopment;
 - f. ensure that a new employment site will be created appropriate for modern businesses in a rural setting.

¹ Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990

Map 1: Misson Neighbourhood Area



- 1.8 Planning policy has always been formulated by Bassetlaw District Council (BDC) and this body will continue to have a statutory duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
- 1.9 This Neighbourhood Plan, when 'made', will form part of the suite of statutory development planning policy documents for Misson. Planning applications will therefore, be determined in accordance with the neighbourhood plan unless material considerations indicate otherwise.
- 1.10 The District policies are in the Bassetlaw Local Plan 2020 – 2038, adopted in May 2024. These are available on BDC's website <https://www.bassetlaw.gov.uk/planning-and-building/bassetlaw-local-plan-2020-2038/>
- 1.11 This Plan has been drafted in the context of the National Planning Policy Framework (December 2023), the Bassetlaw Local Plan (adopted in May 2024), studies produced by and for BDC, and evidence commissioned by the NPSG. In particular, these reports are:
 - a. Strategic Housing Market Assessment 2017
 - b. Strategic Housing Land Availability Assessment 2013
 - c. Residential Design Successful Places: Supplementary Planning Document 2013
 - d. Open Space Assessment Update November 2020
 - e. Action with Communities in Rural England Rural Profile 2015
 - f. Misson Design Guide 2016
 - g. Bassetlaw Housing & Economic Needs Assessment: Addendum 2022
- 1.12 The NPSG recognise consultation is key to successfully developing a Neighbourhood Plan for Misson Parish. The production of a Neighbourhood Plan requires an open process and ongoing consultation. It also requires the involvement of a wide range of people young and old and from across the parish.
- 1.13 When originally preparing the Neighbourhood Plan, the NPSG organised a range of events and delivered a questionnaire to every household and Business to ensure all residents and businesses had the opportunity to shape and influence the scope and intent of the original Neighbourhood Plan. For example, 120 people directly contributed to the formation of the objectives upon which the original Neighbourhood Plan is based.
- 1.14 The community was also kept informed with regular updates in:
 - a. Bawtry News
 - b. Bawtry Today
 - c. Misson Newsletter
 - d. The Misson Parish Council Website (www.missonparishcouncil.gov.uk)
 - e. Social Media Sites
 - f. Feedback on the Misson Hub web site (which is unfortunately no longer active)
- 1.15 Work to review the Neighbourhood Plan commenced in 2022. Misson Parish Council Councillors arranged a preliminary meeting for the local community in the Community Centre on Saturday 16 July 2022. The purpose was to get any ideas on changes to the plan prior to creation of the Neighbourhood Plan Steering Group to oversee the updates. A further community consultation on the proposed changes to the Neighbourhood Plan was carried out through an open "drop-in" event on Saturday 28th January 2023 at Misson Community Centre.

- 1.16 The key consultation events and activities that shaped the production of this plan are summarised in the Consultation Statement.

2. Status of Projects and Actions

- 2.1 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix B.
- 2.2 BDC operates a Community Infrastructure Levy Charging Policy which ensures that where planning permission is secured, once the Neighbourhood Plan is made, the community will secure 25% of the CIL payment (although the amount is directly related to the amount of development that takes place).
- 2.3 Over the Plan period the Parish Council will use CIL funding and seek other funding sources to deliver these projects.

3. Misson Today

- 3.1 The Parish of Misson covers nearly 2500 hectares and is on the northern border of Bassetlaw District and adjoins South Yorkshire. The village is in the southern part of the Parish, the remaining area is open, flat agricultural land.
- 3.2 In 2011 the Census recorded 745 residents living in 328 dwellings in Misson Parish, while in the 2021 census this increased to 760 residents, but in 320 households.
- 3.3 Table 1 shows the proportion of people of working age, children and older people in Misson compared to the district and national averages. The percentages in bold type are from the 2021 Census and those in brackets are from 2011.

Table 1: Population of different age group at Parish, District, and National level

Age cohort	Misson (%)	Bassetlaw (%)	England (%)
% Under 15	13.5 (18)	16.3 (20)	17.3 (19)
% 15 - 65	60.1 (68)	61.6 (61)	64 (64.1)
% Over 65	26.6 (15)	22.3 (19)	18.4 (16)

- 3.4 Misson now appears to have a lower proportion of working-age people than the national or district average and a higher proportion of people over 65. This situation has changed since the 2011 census and is now more similar to other rural villages in Bassetlaw which also tend to have fewer children and working age people and more people over 65 than the district average.
- 3.5 Sustainable communities are those with a mix of age groups and the neighbourhood plan needs to ensure that future development provides employment opportunities and a mix of housing types to continue to attract younger people.

A Amenities

- 3.6 The Plan area has a number of important local amenities and services including:
- Misson Community Centre
 - Cash and Carry at Misson Mill
 - Café Misson Mill
 - Parish Church of St John the Baptist
 - 3 Pubs (2 within the village)
 - Village green
 - Primary School (93 on the pupil role)
- 3.7 The nearest full-time Post Office is in Finningley, approximately 6 miles from Misson, and the nearest Doctor's Surgery is in Bawtry, 3 miles away. The bus service between Misson and Bawtry is 5 times a day Monday to Friday and 4 times a day on Saturday and served by Stagecoach Service 27.
- 3.8 The vision for this Neighbourhood Plan intends that Misson will continue to be a friendly place. Community facilities provide the space for people to gather and reinforces social cohesion. The Neighbourhood Plan requires development to protect and where possible enhance community provision.
- 3.9 There is no mains gas in the village and Gigabit fibre (1Gbps or faster) is currently not available to premises within Misson. However, Ultrafast broadband with speeds of 30Mbps or faster is available to 91.05% of the premises in Misson. There are also 2 exchanges in Misson with both having fibre enabled. Local Estate Agents advise that the lack of mains gas and slow broadband speeds does deter people from moving to Misson.

B Economy

- 3.10 Across the Plan area there are a range of businesses, including 20 at Misson Mill. Businesses include:
- Quarries (for sand extraction)
 - Rocket Site: a site for second hand military equipment
 - Tunneltech
 - 5 farms
 - Cash and Carry Shop
 - 3 pubs
 - Livery Stables
 - Homeworkers
- 3.11 The neighbourhood area includes active and historical sites of sand and gravel operations, and the whole designated area, as identified in Map 1, is within the Mineral Safeguarding and Consultation Area for sand and gravel. There is an active permission for sand and gravel extraction at Bawtry Road quarry, which is allocated under Policy MP2d: Sand and gravel provision within the adopted Minerals Local Plan (2021). In addition to their economic value, minerals workings present opportunity for nature conservation and recreation when the land is restored, including, for example, circular walks.

C Misson Mill

- 3.12 Misson Mill is on the western edge of the village located off Newington Road. A Mill operated on the site prior to World War 2 initially for crop drying with ancillary businesses also on the site. The Nottinghamshire Crop Dryers closed in the mid 1970's and the site has been owned by Misson Mill Ltd since 2016.
- 3.13 This site continues to provide some local employment opportunities with the main uses being light industry, some manufacturing and storage. There are approximately 720,000 Sq. ft. of industrial units ranging from 650 Sq. ft. to 32,000 Sq. ft. The condition of the buildings is generally poor and with a number of units not being exploited to the full potential for employment uses.

D Housing in Misson

3.14 Table 2 is taken from the ACRE Rural Area Profile and shows the dominance of detached dwellings compared to the national average.

Table 2: Dominance of detached dwellings in Misson comparison to the National average

Detached houses	Semi-detached houses	Terraced houses
197	94	32
60.1% of dwellings (England average = 22.3%)	28.7% of dwellings (England average = 30.7%)	9.8% of dwellings (England average = 24.5%)

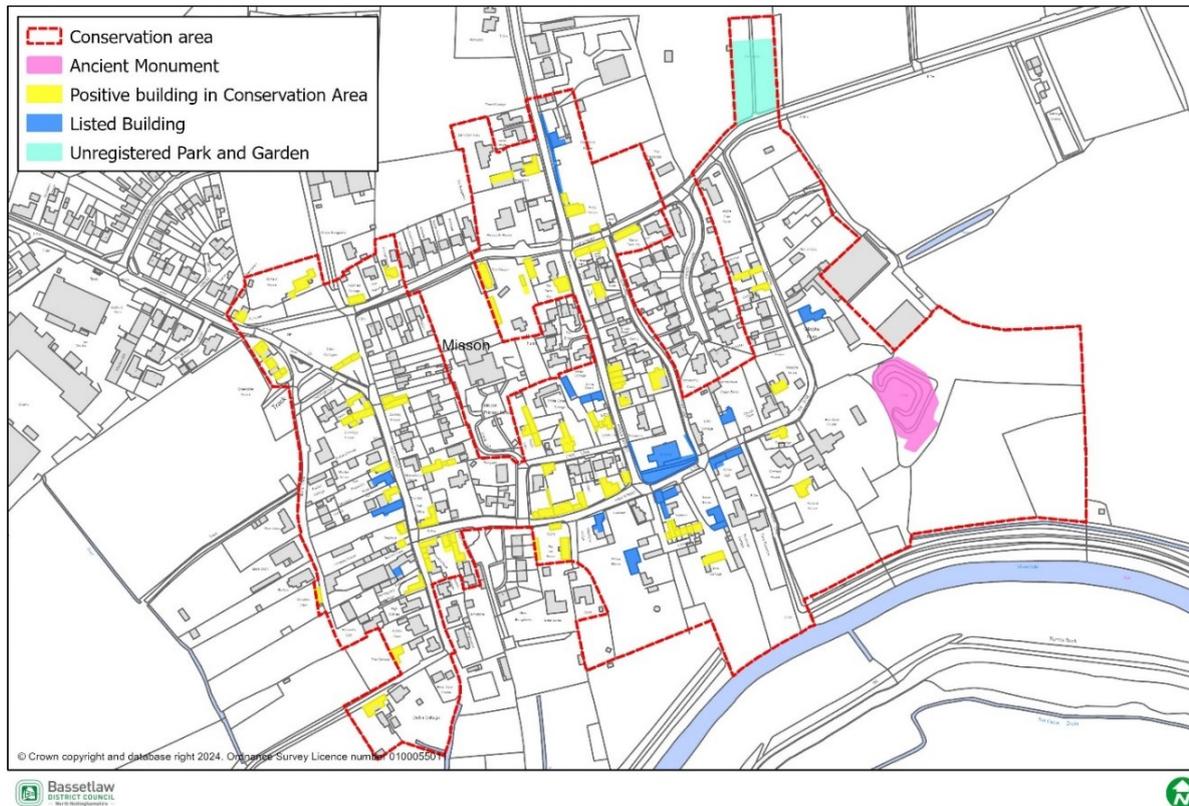
- 3.15 Detached houses are usually larger houses and the dominance of these, 60% compared to a national average of 22% has implications for the future sustainability of Misson. Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives. Changing social norms and an ageing population also fuel a growing demand for smaller dwellings. Future development needs to consider providing smaller dwellings as well as the executive houses to meet the needs of a changing population.
- 3.16 This approach is supported by evidence to support the Local Plan for Bassetlaw. The 2014 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that by 2031 it is expected that 38% of all households will be made up of people over 65. The SHMA identifies a likely need 'to support demand for bungalows.... based on the evidence we would expect the focus of new market housing provision to be on two or three-bedroom properties.'
- 3.17 Currently about 26% of Misson's population is over 65. As a percentage of the whole parish population, this age group has increased significantly since 2011, when it was 15%, and it is expected that this will increase again over the Plan period. Future development should, therefore, reflect this local and District requirement for some smaller dwellings.
- 3.18 Consultation feedback and the findings of the SHMA indicate that 2-bedroom dwellings would be required to meet local need. The provision of houses suitable for downsizing may also free up houses suitable for families.

E Heritage in Misson

- 3.19 The Neighbourhood Plan area contains a significant number of heritage assets, with a particular concentration in the village of Misson itself. Heritage assets include listed buildings, non-designated assets (i.e. buildings that have local historic significance) as well as one ancient monument and one unregistered park and garden.
- 3.20 Within Misson, there are 16 Listed Buildings, the most notable being the Grade I Listed Church of St John and Boundary Wall. Detailed information on all the Listed Buildings in the Plan area is available at <http://list.historicengland.org.uk/results.aspx>
- 3.21 Map 2 shows the number and variety of heritage assets that exist within the village. Beyond the village, the buildings at Middle Wood Farm are also non-designated heritage assets.
- 3.22 The importance and value local people place on the heritage assets in Misson came out strongly in the consultation events held at the time the Neighbourhood Plan was originally being prepared. Subsequently, recognising the extent of the heritage assets and the village's special architectural and historic interest, the historic core of the village was designated a Conservation Area by Bassetlaw District Council in September 2017.
- 3.23 Designation of the Conservation Area was accompanied by approval and publication of the Bassetlaw District Council: Misson Conservation Area Appraisal & Management Plan, available at: <https://data.bassetlaw.gov.uk/media/7681/finalmissoncaampsept2017.pdf> and included in Appendix F.

3.24 The extent of the Conservation Area that has been designated since the Neighbourhood Plan was originally made is shown on Map 2.

Map 2: Heritage Assets in Misson



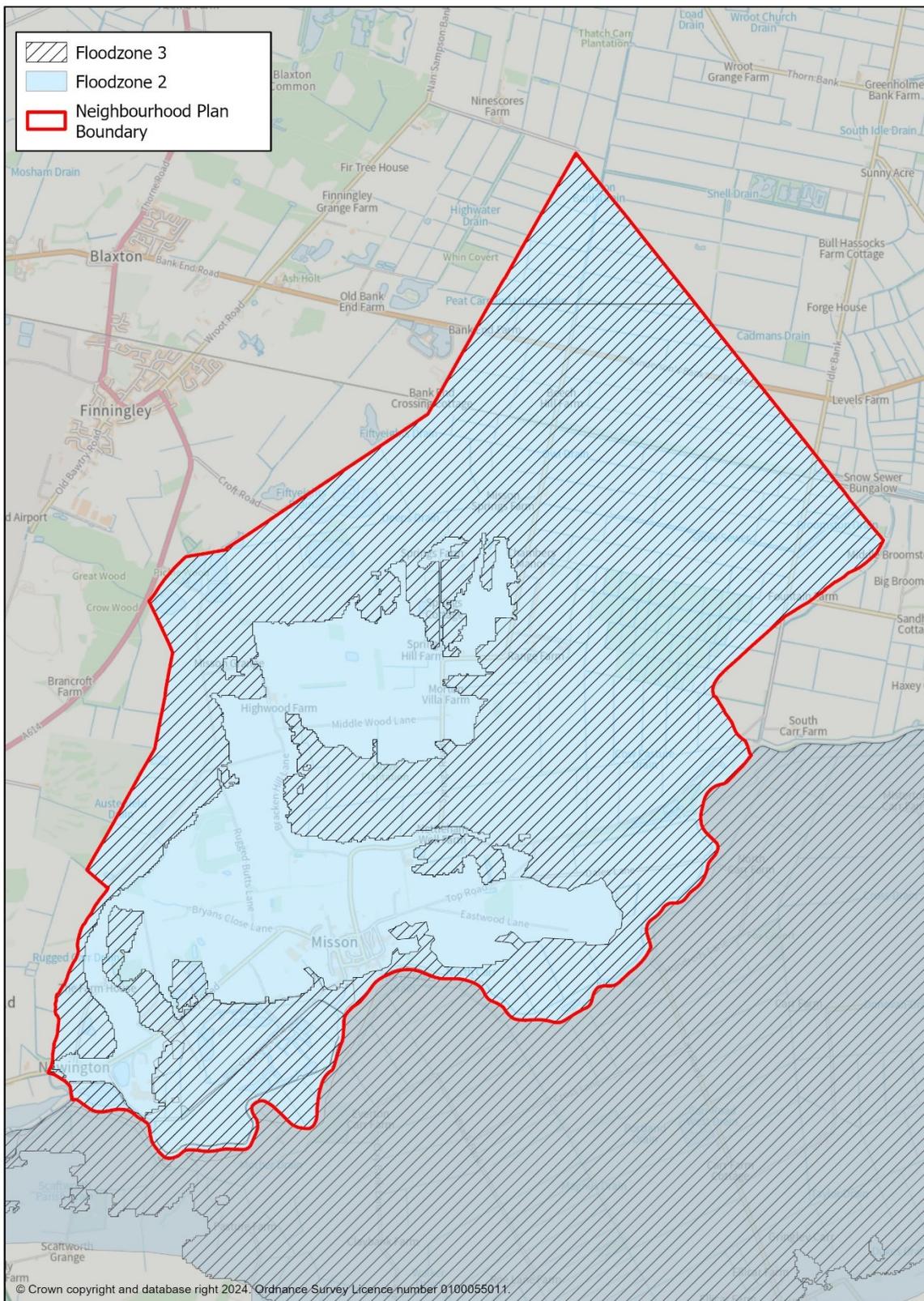
F Natural Environment

- 3.25 The River Idle makes up the southern and eastern part of the Plan boundary and defines the landscape character of the parish.
- 3.26 The flat low-lying nature of the parish (including river washlands, ditches and dykes) is indicated in an extensive area that is affected by flooding. Map 3 taken from the Environment Agency web site shows that much of the parish is in Flood Zone 3 where there is a “high probability of flooding from rivers and the sea”.
- 3.27 Land in and immediately around the village itself is mostly in Flood Zone 2, having a “medium probability of flooding from rivers and the sea”.
- 3.28 Policy ST50: ‘Flood Risk and Drainage’ of the Bassetlaw Local Plan 2020-2038 requires that a site specific Flood Risk Assessment is produced for all development in flood zones 2 and 3. The Policy ST50 deals with flood risk and drainage issues and requirements, and it is considered, therefore, that there is no need for a specific Neighbourhood Plan policy on these matters. It should be noted, however, that this does not in any way imply that flood risk is not a significant issue and the constraints this place on development in Misson should not be underestimated.
- 3.29 There are 19 Local Wildlife Sites in the Parish of Misson. Local Wildlife Sites are sites of local importance for nature conservation but are not legally protected. Further information is available on these sites through Nottingham City Council’s website, as well as the Biodiversity and Nature Conservation pages of Bassetlaw District Council’s website: <https://www.bassetlaw.gov.uk/community-and-living/biodiversity-and-nature-conservation/>

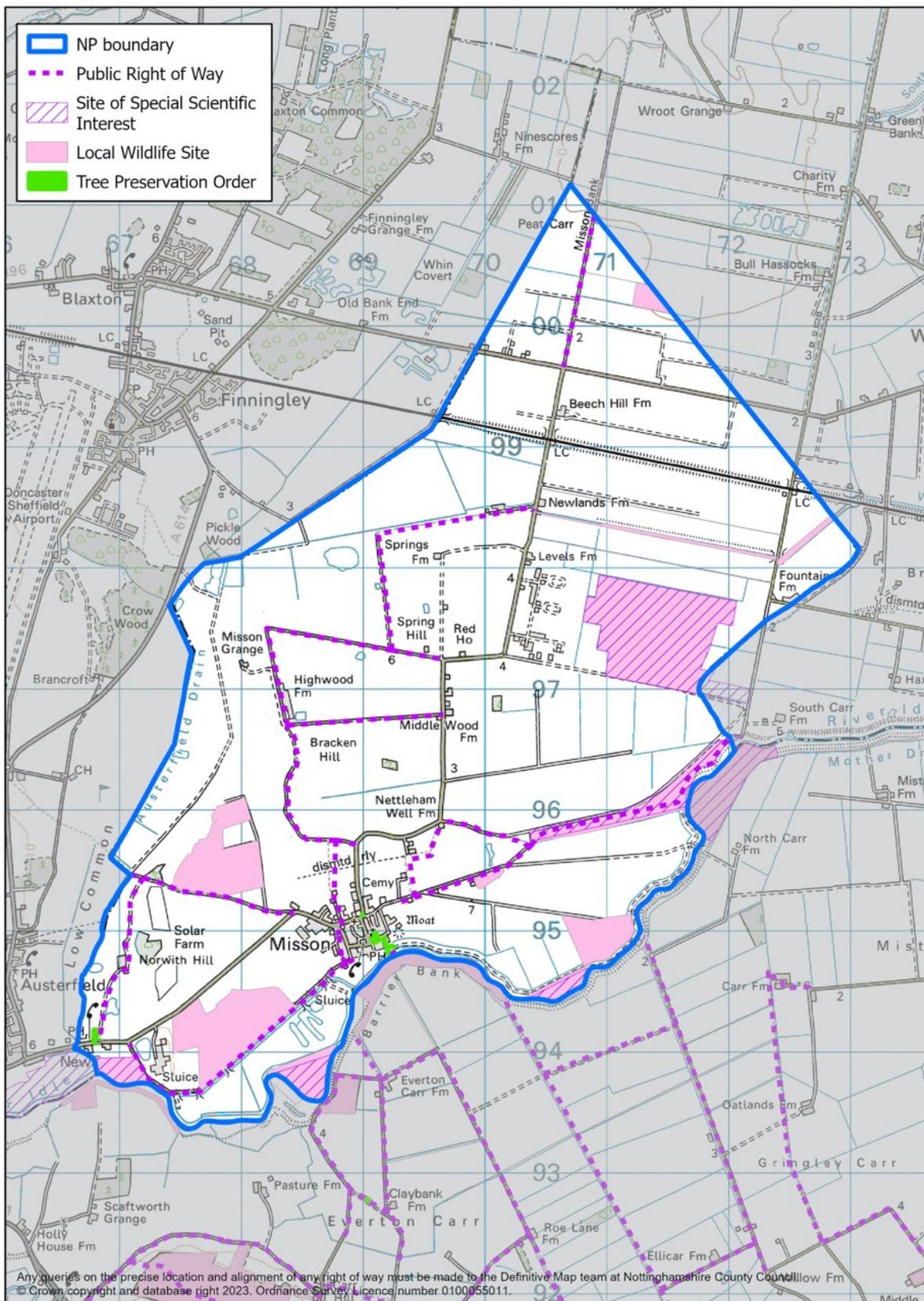
3.30 Sites of special scientific interest (SSSIs) are statutory designations made by Natural England conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations, under the Wildlife and Countryside Act 1981. There are 3 substantial SSSI sites in the Misson Neighbourhood Plan area that are protected, these are:

- a. Misson Training Area
- b. Misson Line Bank
- c. River Idle Washlands

Map 3: Flood Zones in Misson Parish



Map 4: Extent of these Local Wildlife Sites and the SSSIs across the Parish.



G The Village Green

- 3.31 The consultation showed that the Village Green is highly valued. It is a focal point that most people pass at some time every day as it is centrally located in between the two defined development boundaries. It is 0.25 hectares, is a Registered Village Green and is owned by Misson Parish Council and it is now being designated as a Local Green Space (see Policy 10b and Appendix D).
- 3.32 There is pictorial evidence on the Misson Hub web site of the Village Green being in use for traditional rural celebrations and for Remembrance Day for many years.
- 3.33 Children still play on it after school which is often the only sign of youngsters in the village once the school run has finished. Bassetlaw's Open Spaces Study 2020 identifies it as open space (along with the cemetery).
- 3.34 Consultation revealed a strong desire for additional informal open space to walk and sit. The development of Misson Mill is seen as a potential opportunity to provide this additional open space for local residents (as well as being integral to a high-quality landscaping scheme for a new mixed-use site).

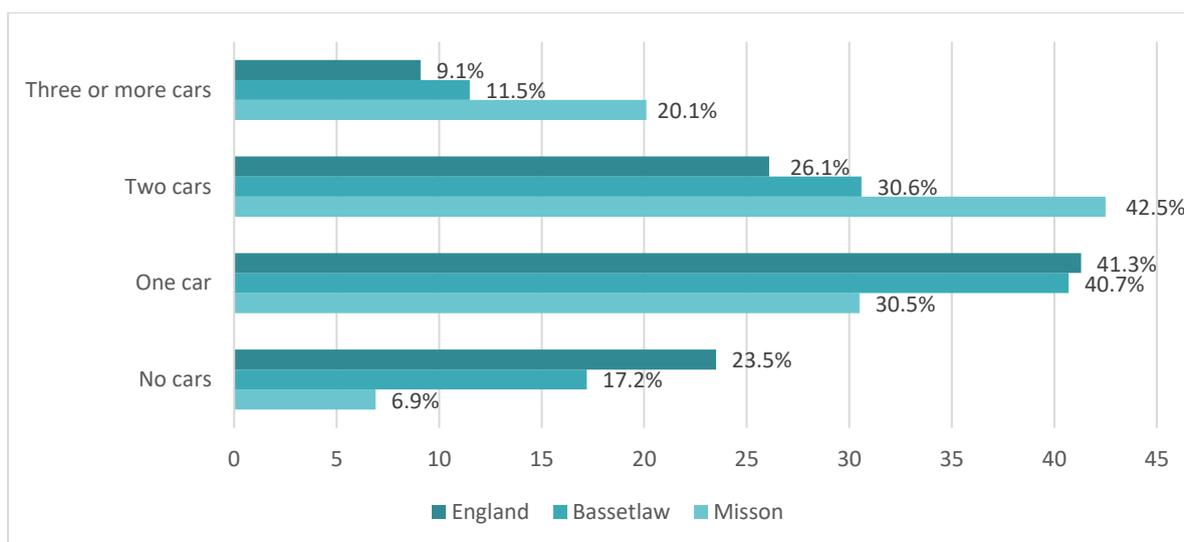
Map 5: Misson Village Green



H Car Ownership

- 3.35 According to the 2021 census, car ownership in Misson (Figure 1) is significantly higher than the national average reflecting its rural location. Whilst the fundamental principle of the English planning system is to reduce car usage, by promoting a mixture of uses, housing, local employment and local services, it is a fact that people in the Plan area are likely to need a car more than people living in urban areas.
- 3.36 It is important that future development in the village recognises the implications of this rural location for car parking requirements.

Figure 1: Car Ownership (2021 Census)



I Public Transport

- 3.37 Nottinghamshire County Council has provided the following information.
- 3.38 The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a “Socially necessary” bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, health, shopping and leisure.
- 3.39 In 2021 the government published its document ‘Bus Back Better – A National Bus Strategy for England’, as part of an initiative to build back better services post pandemic. The strategy requires Local Transport Authorities to implement ambitious bus priority schemes and Bus Service Improvement Plans (BSIPs) which consider how a coherent and integrated network should serve schools, health, social care, employment and other services. This includes requiring the provision of economically necessary bus services, including those which improve people’s access to employment. The level of revenue funding available to the Council to provide supported services is diminishing. Therefore, other funding sources are required to enable the council to maintain a socially necessary and sustainable network.
- 3.40 Currently, Misson is served by Stagecoach Service 27 which provides a 2-3 hourly daytime service on Mondays to Saturdays to Bawtry and Retford (including schools). There is no evening or Sunday service. This forms part of the Bassetlaw network which receives substantial subsidy from the County Council. It is noted that an identified weakness includes the latest service departure at 4.30pm.

- 3.41 Other forms of non-private motor transport have important roles to play, alongside the main public transport services, and these include:
- Community Transport services including the transport services provided by Bassetlaw Action Centre; and
 - Taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy.

4. Challenges and Opportunities

- 4.1 Early on in the process of developing the original Neighbourhood Plan, the NP Steering Group prepared a SWOT analysis which highlighted the issues facing the community. These comments were consulted on and endorsed in the ensuing dialogue with the community before the Plan was written. In this reviewed Plan, the analysis has been updated, with Flooding added under weaknesses, and Circular walks added under opportunities.

Table 3: SWOT Analysis

Strengths	Weaknesses
<p>Rural Setting - Peace and quiet, pleasant surroundings close to nature and opportunities for walking</p> <p>Inclusive Community Spirit - Activities through Community Association, public house is centre of community.</p> <p>Character - an electric mix of housing, history Church, River Idle</p> <p>School - Good Reports</p> <p>Range of business - Small and large, 7000 acres of farmland within parish boundary, local employment opportunities</p> <p>Easy car access to nearby towns</p>	<p>Lack of village shop and facilities including Doctor</p> <p>Poor broadband and mobile phone coverage (especially farms and more rural locations)</p> <p>Roads and footpaths - Poor condition of out of the village</p> <p>Limited facilities for young people/children</p> <p>Nuisance from businesses – e.g. environmental; HGVs through the village; traffic and speeding</p> <p>Forgotten village - distance from Bassetlaw.</p> <p>Poor public transport – infrequent, and service ceases at 4.30pm</p> <p>Flooding – significant areas of farmland and development plots are prone to flooding</p>
Opportunities	Threats
<p>Develop the shopping offer within the village (newspapers) – form a cooperative</p> <p>Retain and increase community open space - Park, playground</p> <p>Misson Mill - demolish, improve appearance, retain existing business and create new opportunities, limit kind of business (no nuisance)</p> <p>Circular walks within areas of development and land reclamation post mineral extraction</p>	<p>Loss of character - separate development, unattractive buildings, balance of development</p> <p>Too much housing - types and poor design</p> <p>Overdevelopment of Misson Mill - increased traffic, increased rent will force existing businesses to relocate.</p> <p>Fracking - negative impact on land and property values</p> <p>Need for local pubs to remain viable - they are the heart of the village, employment opportunities for young people.</p> <p>School closes - Children from outside the village choose to attend different facility</p>

5. Community Vision and Objectives

Vision

- 5.1 This vision has been prepared by the NPSG and endorsed by the community based on the consultation events and questionnaire feedback.

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

Objectives

- 5.2 A range of issues were raised through the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: Ensuring that new development is designed to a high quality and is located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a. being located adjacent to or within the existing settlement;
- b. being suitable to meet Parish needs;
- c. being underpinned by extensive local consultation.

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

Community Objective 3: Allocating a site at the former Misson Mill for a mixed-use development of housing, employment and leisure uses.

Community Objective 4: Ensuring that new development

- a. protects, enhances and sustains the historic built environment and its setting;
- b. enhances the existing character of Misson parish.

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

Community Objective 6: Seeking opportunities, whenever possible, to maintain and enhance the amenities within Misson like the school, the pubs and to provide a village shop.

Community Objective 7: Protecting and enhancing the existing village green and seeking opportunities to provide additional public open space for the enjoyment of local people of all ages.

Community Objective 8: Enhancing the social and economic vitality of the village by encouraging better broadband connection.

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

Community Objective 10: Mitigating the impact of flooding, extreme weather, and water consumption on new developments and generally within the landscape and infrastructure and ensuring that such impacts are not exacerbated by new development.

How the Neighbourhood Plan Policies Work Together and with Other Strategic Policies

- 5.3 The initial impetus for doing a Neighbourhood Plan was to shape future development on Misson Mill. Much of the consultation and energy has been focused on the future of this site as this will be the major development site over the Plan period.
- 5.4 However, as consultation with the community has evolved, local people have recognised the opportunity to provide a planning policy framework for the consideration of all development within the Parish. It is not just about where development goes but how involved the community can be in influencing the appearance of it. It is also an opportunity to identify additional land use aspirations that may be delivered if the Parish Council can work with local landowners.
- 5.5 Only Policy 7 relates specifically to the Misson Mill site. All the other 9 policies are criteria based and are intended to apply to all development in the Plan area (including the Misson Mill site).
- 5.6 These neighbourhood plan policies are also written in the context of District policies which aim to support sustainable development. The Bassetlaw Core Strategy and Development Management Policies DPD identified Misson as a Rural Service Centre and development boundaries were identified for these centres. However, the Local Plan adopted in May 2024 does not retain the development boundaries for the small rural settlements, which includes Misson, but the boundary can be identified as part of developing or reviewing a neighbourhood plan. The reviewed Misson Neighbourhood Plan has therefore been taken as the appropriate opportunity to review the development boundary and incorporate the existing building area of the Misson Mill land within it. The Policies Map (Appendix G) identifies the new development boundary.
- 5.7 Developer contributions towards improved public transport services and infrastructure for a site will be required. Sites/schemes that afford access to existing public transport facilities should be given priority for development. Nottinghamshire County Council Transport & Travel Services will wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs, through Section 106 agreements.
- 5.8 It is expected that development in Misson will also need to meet County policy requirements where applicable.

6. Consulting the Community

- 6.1 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward during between 2023 and 2031. The importance of pre- application consultation is endorsed in paragraph 39 of the National Planning Policy Framework.
- 6.2 This community knows their area and wants to be involved constructively in ensuring new development is well designed. This plan is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.
- 6.3 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by BDC.
- 6.4 With this in mind, the following expectations should be met:
 - a. applicants submitting development proposals should actively engage in consultation with the Parish Council and the community as part of the design process at the pre application stage;
 - b. applicants should work with the Parish Council to understand local views particularly about the design of new development and;
 - c. applicants should include a short document explaining how the proposals being submitted have addressed the views of and any issues or concerns raised by the local people and/or Parish Council as part of the planning application.

7. Policies

Policy 1: Sustainable Development

- 7.1 The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities. The NPPF has a presumption in favour of sustainable development. The policies in this Neighbourhood Plan provide a planning policy framework to ensure that future development will be sustainable.
- 7.2 Analysis of the Plan area has shown:
- i. a lack of some basic amenities (mains gas, a village shop, decent broadband speeds, limited public open space near to the village);
 - ii. a dominance of detached housing;
 - iii. industrial premises in need of redevelopment to maximise their use;
 - iv. a plethora of wildlife sites reflecting a rich biodiversity but with walking routes into and across the countryside not particularly well connected to each other or the wildlife sites; and
 - v. a substantial built heritage that needs protecting.
- 7.3 The community recognise that, to some extent, new development can overcome some of these issues, whilst robust conservation policies will ensure that the built heritage and natural assets are protected.
- 7.4 Energy efficiency and waste minimisation are increasingly important considerations when development is being planned. At the County level, for example, Policy WCS2 of the Waste Core Strategy addresses waste awareness, prevention and re-use, requiring that development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development'.
- 7.5 The Parish Council will work proactively with developers to find joint solutions at the pre application stage, wherever possible, to secure development that improves the economic, social and environmental conditions and to ensure the scheme is in accordance with the design and location principles in this Neighbourhood Plan.
- 7.6 To work towards an increasingly sustainable local environment and context, the Parish Council will promote and seek to apply best-practice as knowledge and experience increases. An example is 'Active Design' (2023), produced by Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, as a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. The document can be downloaded via the following link: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>. The principles and approach advocated in 'Active Design', as applied to a rural village, are illustrated on the following page.

ILLUSTRATIVE PLACE 4 Rural Village

ACTIVE DESIGN PRINCIPLES IN ACTION:



Villages and rural areas benefit from access to the countryside and open spaces for leisure and physical activity. With additional intervention, they can make this more accessible and useful for more groups, and create spaces for different types of physical activity.

Design Interventions

- A** Traffic calming measures in village centre to create a more attractive place and an active travel friendly environment.
- B** Activity areas and play areas at heart of village.
- C** Accessible community facilities for classes and local events.
- D** Linked bridleway network away from vehicle traffic.
- E** Long-distance cycleway links to nearby towns and destinations provided in field margins.
- F** 'Quietway' network of active travel priority routes on country lanes, retaining local vehicle access.
- G** Allotments and community gardens with local community shop selling produce.
- H** Volunteer-run local nature reserve with river restoration project.
- I** Community hydro power station completes walking loop by providing new bridge.
- J** Links to national or regional footpaths.
- K** Use of heritage asset to create a focus for heritage or nature trail.
- L** Traffic calming measures at entrance to village.
- M** Clear wayfinding on footpaths and around village.
- N** Walking loops with clear wayfinding and trails of different lengths marked.

Reproduced from 'Active Design' (2023), produced by Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities.

Policy 1: Sustainable Development

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

NOTE: Community-scale renewable energy development means development for generating energy from renewable sources at a scale sufficient to meet neighbourhood (rather than wider) needs and consistent with the approach to Community Energy described in UK Government Guidance on: Community Energy – <https://www.gov.uk/guidance/community-energy>:

“Community energy covers aspects of collective action to reduce, purchase, manage and generate energy.

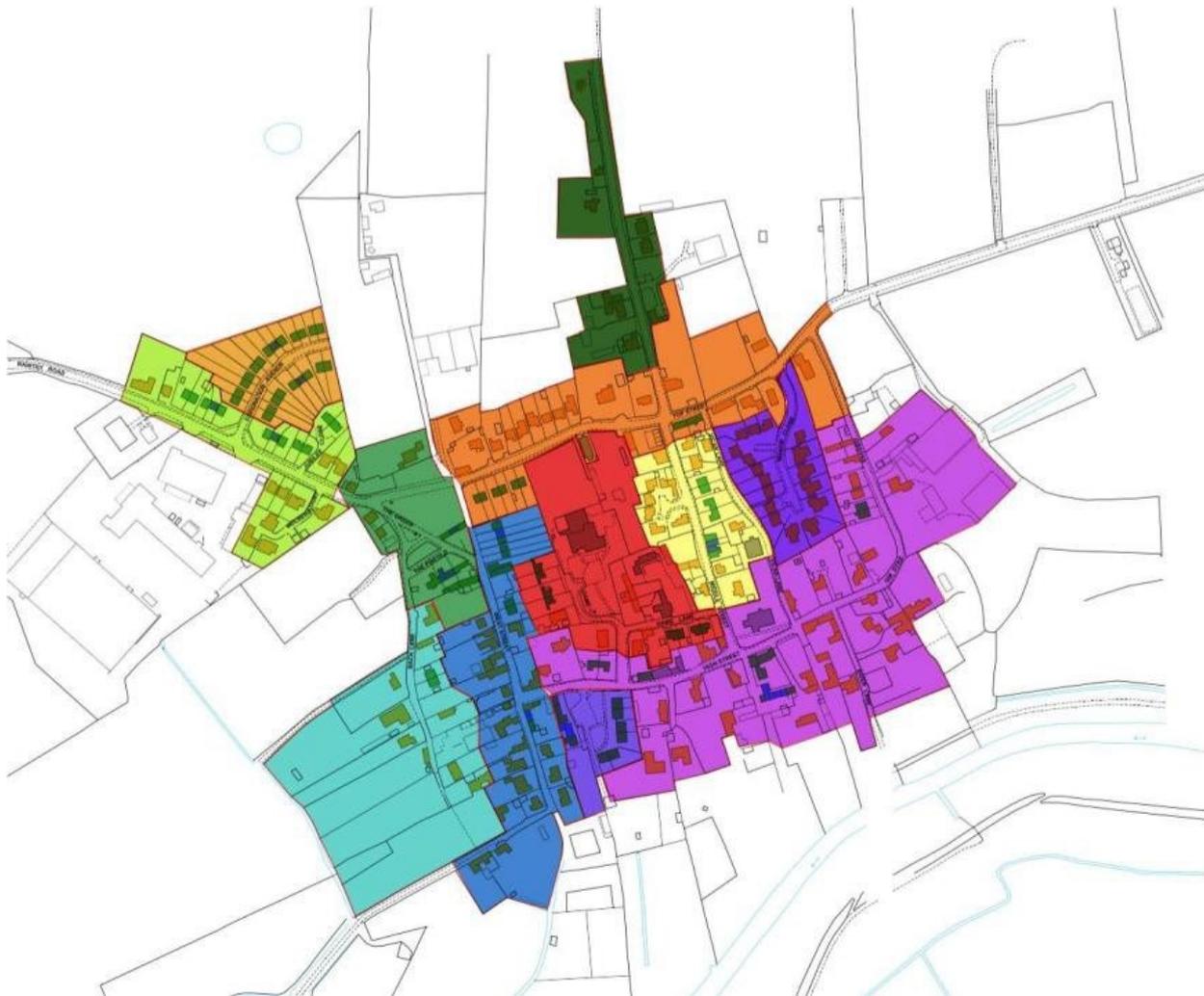
Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes.

Community-led action can often tackle challenging issues around energy, with community groups well placed to understand their local areas and to bring people together with common purpose”.

Policy 2: Design Principles for Residential Development

- 7.7 A substantial part of the village is of significant special interest and historic value. Development within the historic core is considered in the next section. This section focuses on the importance of good design in new residential development.
- 7.8 Development in Misson in the 20th Century within and on the edge of the village has shown little or no respect for the rural setting or the setting of the heritage assets. For example, the 1970's Manor Close, the 1990's The Briars that affects setting of the church and the 1950s Coronation Avenue suburban development.
- 7.9 The NPPF paragraph 131 acknowledges that 'Good Design is a key aspect of sustainable development, is indivisible from good planning' creates better places in which to live and work and helps make development acceptable to communities.'
- 7.10 Any development within or on the edge of the settlement, should be of the highest design quality to reflect its rural setting, its local distinctiveness and its heritage attributes.
- 7.11 The village is also surrounded by open countryside and one of the pleasures of walking around the village is the glimpses you get of open countryside. A network of footpaths radiating out of the village provide access to this countryside as shown on Map 11.
- 7.12 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document (SPD) "Successful Places a Guide to Sustainable Housing Layout and Design". The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it.
- 7.13 There are particular aspects of the SPD that this Plan would like to draw to the attention of developers as local people consider that the Misson Mill site development is important for the community. Extracts from the SPD that show the aspiration of the development in Misson are identified in Appendix D.
- 7.14 The Misson Design Guide commissioned for this Neighbourhood Plan is at Appendix A (due to file size it is a separate document.) It was consulted on with this Neighbourhood Plan and underpins the design policies in this Plan.
- 7.15 The Misson Design Guide provides detailed guidance to help developers understand local character and to promote high quality design. The Design Guide looks at 12 study areas analysing the plot sizes, car parking arrangements, boundary treatments and materials used and provides a 'lessons learnt' section to provide pointers for future development.
- 7.16 The 12 study areas were chosen because they reflect the variety of design style in the village. Map 6 identifies these 12 study areas. Some of these study areas are in the heart of the historic core of the village where the impact on the setting of listed buildings or non-designated heritage assets should also be taken into account.
- 7.17 The analysis confirms that in Misson, most of the 20th Century development (in terms of street layout, plot formation or materials used) has not taken any reference from the local character of the village that was established pre the 20th Century.
- 7.18 Policy 2 seeks to address this concern by providing guidance on what local character means in Misson. It draws upon the lessons learnt for example where standardised plots and house types like Coronation Avenue and Manor Close created enclaves typical of their era with no reference to the design character in the village.
- 7.19 The design guide also looks to the future identifying a need for sufficient on plot parking to reflect car ownership rates and the limited public transport access to local services.

Map 6: Study Areas in the Misson Design Guide



- 7.20 The Misson Design Guide provides example dimensions for each study area to assist developers in preparing applications that reflect the scale, density and layout of that study area.
- 7.21 The Design Guide also shows that how buildings relate to their plots and to each other is an important character-forming element for Misson; the way scale and mass, build-to-plot ratio and building set back are arranged on a street help to establish a street's role in the overall structure of a place and make understanding how it is put together easier for users.
- 7.22 The higher order streets (i.e. those used as thoroughfares) like Top Street and High Street are characterised by detached dwellings, and this reinforces their importance within the village.
- 7.23 Smaller, denser, housing can be found on back lanes and side streets, signalling their more local nature. Sporadic terraced housing can be found, but this is rare in the context of Misson; new development should seek to use only a minimal number of terraced housing.
- 7.24 There is more analysis on housing type in Misson in Policy 3.

- 7.25 In addition, this Plan also encourages the use of Building for a Healthy Life (the successor to Building for Life 12) by developers in the preparation of their planning applications. Published by Homes England, Building for a Healthy Life is the current industry standard endorsed by government for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use this to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required. The approach advocated in Building for a Healthy Life is endorsed in Bassetlaw's Successful Places Supplementary Planning Document as a 'national standard for well-designed homes and neighbourhoods and ...creating good places to live.'
- 7.26 Building for a Healthy Life comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:
- Integrating Neighbourhoods
 - Distinctive Places
 - Streets for All
- 7.27 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- I. Secure as many 'greens' as possible
 - II. Minimise the number of 'ambers' and;
 - III. Avoid 'reds'
- 7.28 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. Greens and no reds is considered the acceptable threshold for a well-designed scheme.
- 7.29 New development will be expected to be designed in accordance with the principles and guidance in Building for a Healthy Life.
- 7.30 To help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the location of the Misson Mill site adjacent to the open countryside and adjoining a village of significant historic value.

Policy 2: Design Principles for Residential Development

1. Residential development should reflect local character and should be consistent with the Misson Design Guide.
2. Where residential development is located along the main streets into the village (Newington Road and Station Road), buildings should be set back from a clearly defined boundary with tree planting and ample off -street space for parking to maintain the existing character and ensure road safety.
3. Residential development on the higher order streets used as thoroughfares within the village (e.g. Top Street and High Street) should also provide direct accessed on plot parking, where possible.
4. In the historic core of the village, defined on the proposals map, residential development should;
 - a. provide boundary treatments (mainly red brick walls, black railings or hedges with greenery behind) or building lines that provide enclosure to the street; and
 - b. be in keeping with historic development patterns which include mainly open gables with the ridge running parallel to the street although some front projecting gables perpendicular to the street may be acceptable; and
 - c. use a locally inspired range of materials (for example, natural red clay non-interlocking pantiles, natural slates or plain clay tiles together with red bricks of an appropriate size, colour and texture with traditional brick bonds e.g., Flemish, English, Garden Wall etc.) to ensure a narrow colour palette;
5. New residential development will be encouraged where it demonstrates a high design quality. In order to achieve this all-new development should demonstrate;
 - a. a layout that maximises opportunities to integrate new development with the existing settlement pattern by creating new connections and improving existing ones and which allows for easy, direct movement for people of all ages to and from facilities in the village;
 - b. appropriate boundary treatments, for example red brick walls, traditional railings, or hedges that delineate public and private space; and
 - c. the use of landscaping to soften the built form; and
 - d. be guided by the proportions and plot orientation of the existing dwellings.
6. A variety of housing sizes and styles can still be reflective of local character where the scheme is brought together through a narrow range of appropriate local materials, roofing approaches and boundary treatments.
7. The use of industry standards for good design (Building for a Healthy Life or the most recent national standards) is encouraged for developing design concepts and testing the quality of the final design proposal.

Policy 3: Types and Mix of Housing

- 7.31 The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (see NPPF paragraph 60).
- 7.32 A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Misson has a more balanced provision of house types to meet the needs of young and old and of people on different incomes is an important aim of this Neighbourhood Plan. The recently-adopted Bassetlaw Local Plan does not identify a housing requirement for Misson given the potential flooding issues in the parish. On this basis, Policy 3 has been designed to provide guidance on the mix of any new residential development proposals which may come forward in the Plan period. New residential developments should respond positively to potential local flooding issues in the parish.
- 7.33 Evidence has shown that a community thrives when it is made up of people from a mixture of ages and income levels². Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
- 7.34 In terms of social cohesion communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries. The existing housing mix in Misson is not conducive to changing the current trend nor will it meet the needs of an ageing population.
- 7.35 The consultation revealed a strong preference for the provision of smaller houses suitable for Starter Homes defined in the Housing and Planning Act 2016 or for older people wanting to downsize.
- 7.36 The 2021 Census showed that 58.2% of Misson's existing housing stock is detached dwellings compared to 23.2% of properties in England. Map 7 taken from the Misson Design Guide shows this predominance of detached dwellings.
- 7.37 The need to consider future population needs is a central tenet of planning and the 2017 Strategic Housing Market Assessment (SHMA) has identified that by 2035. There will be a 51% increase in the population of over 65s within the district.
- 7.38 The SHMA identified that across the district with an ageing population, there will be a greater need for bungalows and smaller dwellings by 2035.
- 7.39 By 2033 it is expected that, across the District, 38% of people will be over 65. Older people are likely to require smaller houses (2 bedroom) located near to amenities.
- 7.40 The provision of smaller dwellings was also supported in the community consultation in 2015 with 2 bed bungalows being the single most popular house type identified as needed in the future (closely followed by 3 bed semidetached houses). Policy 3 requires new housing to reflect the local need for smaller dwellings.

² Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

Map 7: Housing Types Misson



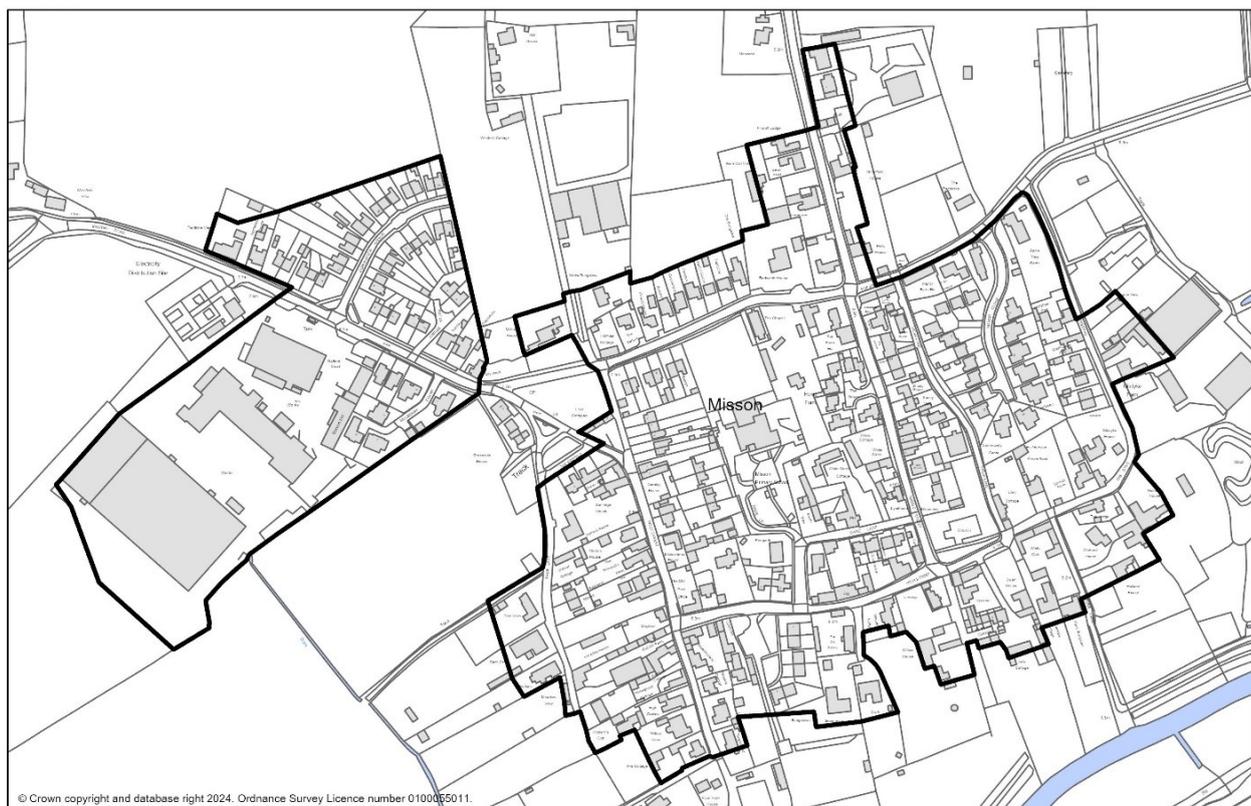
Policy 3: Types and Mix of Housing

1. Proposals for developments that deliver housing which, in type, size, tenure and affordability, meets demonstrable local needs, including, particularly, the requirements of young and older people, will be supported.
2. Where practicable and commercially-viable, residential developments should be designed so that it is accessible and adaptable to meet the changing accessibility and mobility needs of residents over their lifetime.

Policy 4: Infill and Brownfield Development in Misson Village

- 7.41 Although further development in Misson is constrained by flood risk considerations, it is possible that, over the Plan period, some sites within the existing village will come forward for development. The cumulative effect of this could change the character of the area.
- 7.42 There are numerous heritage assets within Misson Village, both designated and non-designated, which includes the Conservation area. Development affecting heritage assets within the village would be subject to Policy 41 in the Local Plan.
- 7.43 The Conservation Area Character Appraisal and Management Plan detail the distinctive character of the village and require development to reflect these positive attributes.
- 7.44 Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to local amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported in the village, provided requirements relating to flood risk can be addressed satisfactorily. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
- 7.45 Development on infill plots is expected to be in accordance with the design policies in this Plan.

Map 8: Development Boundary



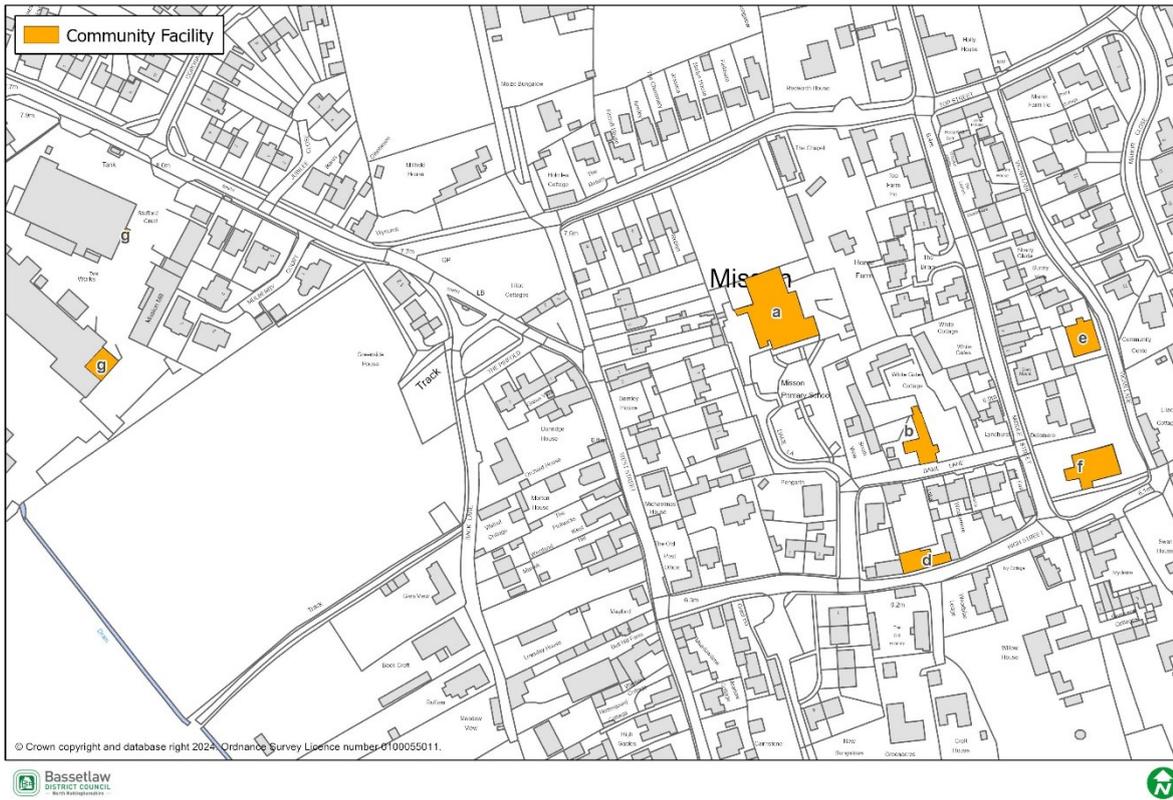
Policy 4: Infill and Brownfield Development in Misson Village

1. Development on infill and redevelopment (“brownfield”) sites within the Misson Village Development Boundary will be supported where;
 - a. it is demonstrated through a site-specific Flood Risk Assessment that the development is satisfactory with regard to flood risk considerations (taking full account of future climate change);
 - b. the type and form of development are consistent with other policies in this Neighbourhood Plan;
 - c. the proposed development is of a high design quality and consistent with local character;
 - d. the proposed development will not reduce the privacy or amenity that residents / users of adjoining properties may reasonably expect to enjoy.

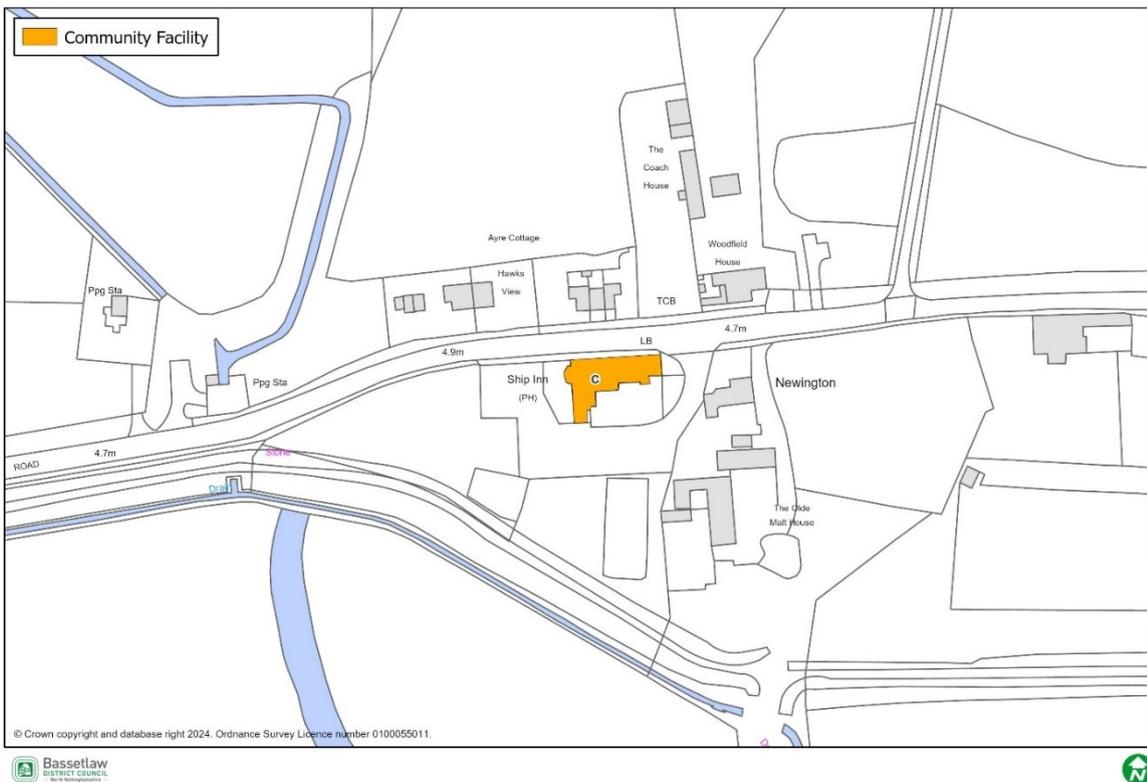
Policy 5: Protecting and enhancing the provision of community facilities

- 7.46 Misson is classed as a Small Rural Settlement in the Bassetlaw Local Plan because it offers a range of services and facilities.
- 7.47 The NPPF paragraph 96 (a) advocates that planning policies should aim to ‘achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other’.
- 7.48 Misson has a limited range of facilities and those that exist are highly valued and well used (see Section 3A, 3B, and Maps 9a, b and c). These facilities enhance social cohesion providing focal points for the community.
- 7.49 81% of respondents to the household questionnaire wanted a village shop (the Cash and Carry on Misson Mill is not a convenience food store and the proposed demolition of the site will see the closure of both the Cash and Carry and the Café that operates from the existing Misson Mill buildings.)
- 7.50 The Local Plan provisions for Small Rural Settlements to see small-scale, sensitively located development to support local community objectives, to meet local housing needs and sustain village services. As part of the negotiations for the original Neighbourhood Plan, the Parish Council was proactive in seeking to secure a mixed use scheme on the development site at Misson Mill including some retail/cafe provision.
- 7.51 The Parish Council also intended that, once the Neighbourhood Plan was ‘made’, some of the 25% of the developer contributions secured through the Community Infrastructure Levy and available to Parishes with Neighbourhood Plans would be used to support improvements to local community facilities.
- 7.52 Playing fields and sports facilities are afforded particular protection in national and local planning policy, and the approach adopted in this Neighbourhood Plan is, therefore, consistent with paragraph 102 of the National Planning Policy Framework (NPPF) and Sport England’s Playing Fields Policy.

Map 9a: Community Facilities (Misson)



Map 9b: Community Facilities (Newington)



Map 9c: Community Facilities (Bracken Hill Lane)



Policy 5: Protecting and enhancing the provision of community facilities

1. The following facilities have been identified as being of community value:
 - a. Misson Primary School and Misson Pre School
 - b. Angel Inn (with overnight accommodation)
 - c. Ship Inn
 - d. White Horse Inn
 - e. Misson Community Centre
 - f. St John the Baptist Church
 - g. Misson Mill Cash and Carry and Café 28
 - h. True Fate Equestrian Centre Café

2. Developments that would result in the loss of existing community facilities listed above will not be supported unless:
 - a. alternative provision of equivalent or better quality is to be made, with the support of the community, and in association with the development, so that is available prior to commencement of re-development; or
 - b. it is demonstrated that the facility is no longer required or no longer viable (with a minimum requirement for demonstrating non-viability being proof that the premises have been marketed for continuation in their current or similar use, over a continuous period of at least 1 year, with no reasonable offers having been received).
 - c. for development proposals which would reduce the quality or quantity of sports facilities or playing field:
 - (i) an assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements; or
 - (ii) existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or
 - (iii) the development is for alternative sports and recreation provisions, the benefits of which outweigh the loss.

3. Proposals to provide additional or improved community facilities within the parish will be supported where such provision is consistent with local community's needs and aspirations.

Policy 6: Protecting and Enhancing Heritage Assets

- 7.53 Map 2 details the large array of heritage assets in the village. As part of the consultation, it has been identified that the Pinfold and maintenance has been completed while the moated enclosure at Gibdyke (a scheduled Ancient Monument) both require still requires some form of maintenance work. With regard to the site at Gibdyke this may be subject to the need for scheduled Monument Consent. The Parish Council will seek to work with the landowners to secure appropriately sensitive remedial works (mainly clearing of vegetation) to ensure there is no further erosion of these heritage assets (this is identified as a project in Appendix B.)
- 7.54 St Johns Church is a Grade 1 listed building but it has no basic amenities (toilets or a kitchen). It is used only intermittently for services due in part to the constraints this lack of provision presents for its more extensive use. There is concern amongst residents about the viability of a building without continuing use and investment.
- 7.55 The consultation in Misson Primary school showed that residents of all ages value St Johns and are keen to see it remain in use.
- 7.56 The NPPF (paragraphs 203 and 204) requires local planning authorities to take account of the desirability of securing viable uses for heritage assets consistent with their conservation.
- 7.57 Whilst it is expected that St Johns will remain a functioning church, the community support ancillary development that enables it to be better used for this purpose so long as such development does not harm the attributes that give it its listing.

Policy 6: Protecting and Enhancing Heritage Assets

1. The restoration of listed buildings at risk for uses compatible with their designation will be supported, provided such schemes preserve or enhance the listed building's special interest.
2. Proposals to provide additional facilities at St Johns Church that will enable it to be more viably used by the community (either as a place of worship or for an alternative use that is of benefit to the community) will be encouraged where the scheme;
 - a. recognises the significance of the heritage asset as a central part of the proposal;
 - b. has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.

Policy 7: Potential Development Opportunities at Misson Mill

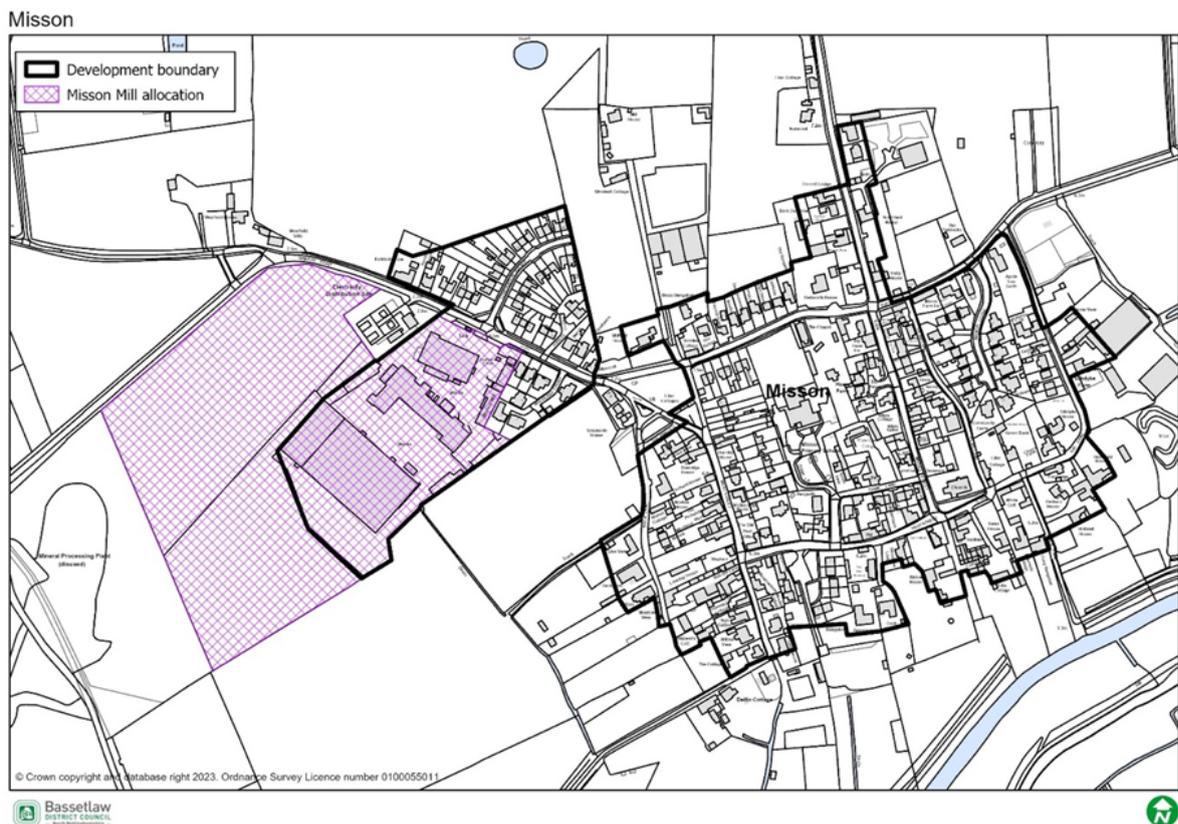
- 7.58 The existing Misson Mill buildings and workshops cover approximately 3.5 hectares although the site extends to 8.8 hectares. 20 businesses still operate from a range of industrial premises on the site, the buildings are generally in a poor state of repair and asbestos in the buildings has contributed to the need to redevelop the whole area providing modern industrial units to secure the viability of the site as an employment area in the future. The large buildings in particular are considered an 'eye sore' by local people.
- 7.59 Originally, a main driver for producing a Neighbourhood Plan for Misson was the opportunity it provided to support and shape the redevelopment of the Misson Mill site, including the provision of:
- i. a range of residential accommodation of various types / sizes, designed to a high quality to meet local and wider needs (about 50 dwellings);
 - ii. modern employment space; and
 - iii. accessible green space for recreation and amenity.
- 7.60 Significant work was undertaken as part of the development of the original Neighbourhood Plan to better understand the site, its potential, and community opinion on how its redevelopment could be progressed, including consideration of various redevelopment options. This work culminated in the identification of a preferred development approach and indicative layout, which was included in the Neighbourhood Plan, alongside a site-specific policy, intended to support and inform the redevelopment of the site at that time. Since the Neighbourhood Plan was originally prepared and made, there have been a range of significant and interlinked changes to the broader planning policy context in which the potential redevelopment of Misson Mill must now be considered, namely:
- At district level, progression of the Bassetlaw Local Plan as a replacement for the Bassetlaw Core Strategy.
 - At national level, updates to the National Planning Policy Framework, including a revised approach to flood risk, climate change, design, and biodiversity net gain.
- 7.61 The changes to the policy context have likely implications for both the potential redevelopment of the site in a general sense, and the specifics of the initial redevelopment proposals. Flood risk is an important consideration. The site is located within Flood Zones 2 and 3, meaning that a sequential test will need to be undertaken and, subject to this being met, a flood risk assessment would need to accompany any redevelopment proposals. Potential risk from flooding was a key factor in determining the housing requirement figure for Misson in Policy ST2 of the Bassetlaw Local Plan. This is set at zero, in recognition of the constraints posed by flood risk. The implications of any changes to the type and amount of employment land on the site would also need to be considered in the context of the relevant policies in the Local Plan.
- 7.62 As is the case with any potential development, it is essential to protect and enhance biodiversity within and beyond the site. Development at the Misson Mill does have the potential to impact upon the River Idle Washlands SSSI, due to its hydrological connectivity to the site. However, the potential impacts are mitigated by Policy ST38 of the Bassetlaw Local Plan, which provides protection to nationally-designated sites, including SSSIs. The Bassetlaw Local Plan Sustainability Appraisal November 2020 assessed all site options, including Misson Mill (LAA464). Although this site was not eventually allocated in the Local Plan, the Sustainability Appraisal concluded that "there are no statutory international/national nature conservation designations within 500m of the site and no local designations within 100m of the site. As such, a negligible effect is likely". Potential impacts

on the Slaynes Lane Local Wildlife Site, situated approximately 500m away from the site boundary, will also need to be considered but, again, it appears likely that any effect would be negligible.

7.63 Reflecting the above, and in recognition of the time elapsed since the initial proposal for the site was produced, it would likely be appropriate to revisit the indicative layout for the site should a proposal for the site now be brought forward. This would also provide the opportunity for focused community and stakeholder engagement through the preparation of a wider masterplan for the site. Work of this nature has not been undertaken as part of the review of the Neighbourhood Plan. Revised Policy 7 instead seeks to uphold support for the potential redevelopment of the site in the future, whilst reflecting the need for further work to be undertaken before such a proposal can be progressed and supported.

7.64 The original explanatory text and guidance relating to the redevelopment of the Misson Mill site are included for information in Appendix D, and should be given due consideration when the masterplan referred to in Policy 7 is being prepared.

Map 10: Misson Mill Potential Development Opportunity Site



Policy 7: Potential Development Opportunities at Misson Mill

1. Misson Mill as identified on Map 10, is identified as a potential area for future redevelopment. The principle of the regeneration of this site will be supported, subject to it being demonstrated how identified constraints can be overcome, including but not limited to;
 - risk from flooding;
 - the implications of potential changes to the type and amount of employment land on the site;
 - retention or replacement of existing on-site open space including the playing field;
 - protection and enhancement of biodiversity both on and adjoining the site;
 - consistency with other relevant Development Plan policies.
2. Development proposals for the redevelopment of the site should be underpinned by a masterplan which sets out the proposed uses and way in which the proposal responds positively to the constraints identified in the first part of the policy.

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

- 7.65 There is no mains gas in the village, consequently residents face higher fuel bills. Fuel poverty is said to occur when, in order to heat its home to an adequate standard of warmth, a household needs to spend more than 10% of its income on fuel. The Rural Area Profile identified 50 households in Misson in fuel poverty. This is approximately 15% of residents compared to an England average of 11%. Average income is higher than the national average in Misson so this fuel poverty must be due to the combination of a dominance of old housing stock that is not well insulated and higher than average heating costs.
- 7.66 The evidence of fuel poverty in the Plan area supports the consideration of both on site renewable energy solutions as well as the construction of development using energy efficient materials.
- 7.67 Requirements to achieve sustainable homes with regard to the use of energy efficient construction materials now form part of the national technical standards that will be implemented as part of the Building Control process rather than through planning policy.
- 7.68 The Waste Core Strategy Policy 2 (WCSP2) produced by the County Council also requires that all development should be 'designed, constructed and implemented to minimise the creation of waste and maximise the use of recycled materials'.
- 7.69 Consultation for this Plan revealed considerable support for development that seeks to incorporate the use of renewable energy technologies and other low energy techniques in the construction of new dwellings.
- 7.70 Whilst the community will continue to press for mains gas into the village, new development must be constructed with energy efficient materials that will assist future households in reducing their energy bills.

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

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

Policy 9: Better Broadband

- 7.71 In the Plan area in 2011, 7.4% of people aged 16-74 worked from home compared to a district average of 3.2%. While in 2021, 33.2% of people aged between 16 and 74 worked from home compared to a national average of 31.5%
- 7.72 A 2014-2022 study undertaken by the Office of National Statistics showed that even though large parts of the country are returning to face to face work, around 25% of all those in rural areas are still currently practicing hybrid working, with the majority seen in those aged between 30-49, therefore showing there is still a demand for homeworking in places such as Misson.
- 7.73 However, broadband connectivity into the Parish is very limited. Gigabit fibre (1Gbps or faster) is currently not available to premises within Misson. However, Ultrafast broadband with speeds of 30Mbps or faster is available to 91.05% of the premises in Misson. There are also 2 exchanges in Misson with both having fibre enabled.
- 7.74 The “Better Broadband for Nottinghamshire” submission has proposed the delivery of superfast broadband to the locations serving all residential, business and public premises by the end of 2015. However, Misson is not being included within this offer and there is no indication when super-fast broadband will be available in the scheme as of 2018.
- 7.75 The consultation revealed considerable frustration with this situation and the community support the Parish Council in seeking all opportunities to secure better broadband in Misson.
- 7.76 Over the Plan period the need to access services and information via the web will only increase and with the advance of information technology the expectation that people can run their businesses from home will also increase.
- 7.77 A better broadband connection will enable more home working. This can also bring benefits to a village like Misson including reduced car usage (especially at peak times) and increased vibrancy in the village in the day time which will help to support local pubs and cafes where they provide social and business facilities.
- 7.78 Policy 9 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. The world of telecommunications is changing rapidly. However, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering better connectivity. The delivery of broadband to new buildings is now addressed in Part R of the Building Regulations. On this basis Policy 9 has been designed to have a general rather than a specific effect.
- 7.79 Where new housing development, or the redevelopment of roads and utilities, takes place this is an opportunity to contribute to the provision of ducting for communication purposes. Developers are encouraged to discuss such opportunities with the Parish Council to seek ways to maximise this benefit for the local community.

Policy 9: Better Broadband

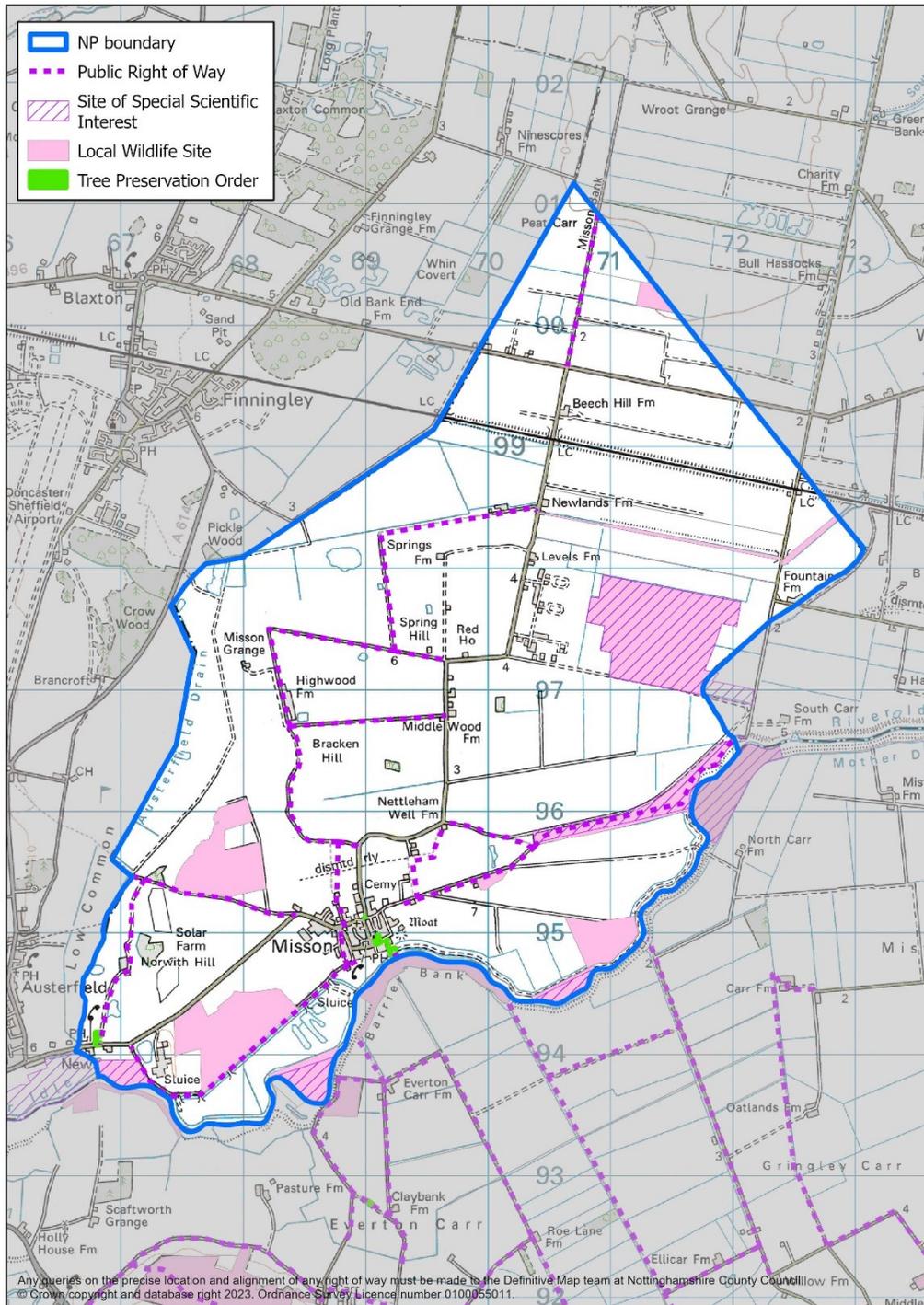
1. All new development should demonstrate how it will contribute to, and be compatible with, current digital connectivity where practicable.

Policy 10: Green Infrastructure and the Natural Environment

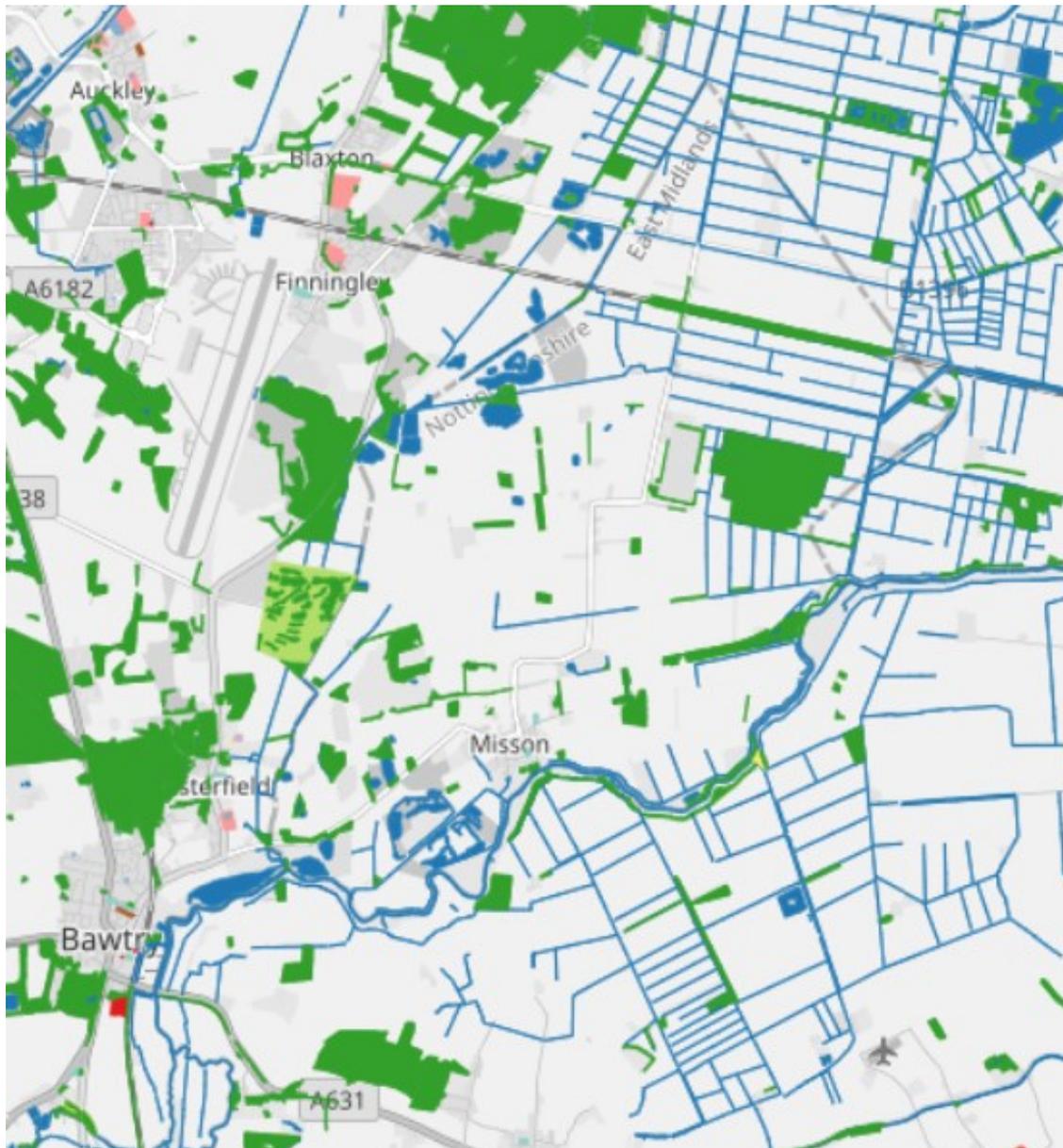
- 7.80 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our Misson and the open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, churchyards, sports facilities and water-courses.
- 7.81 A green infrastructure network provides the space for outdoor activity. Walking and cycling within the village and across the Parish provide the opportunities for incidental exercise which has significant health and well-being benefits to local people as well as being vital to support biodiversity. Natural environment assets in Misson are introduced in paragraphs 3.25 to 3.30 of the Neighbourhood Plan.
- 7.82 Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced 'Active Design' (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing.
- 7.83 According to the Bassetlaw Landscape Character Assessment, Misson is in Policy Zone 2. The landscape was considered to be in moderate condition with a requirement to conserve and restore. 'There is a coherent pattern of elements with some detracting features within the Policy Zone, namely industry, evidence of mineral extraction [spoils heaps] and masts.'
- 7.84 However, with the River Idle forming the Plan's eastern and southern boundary, Bassetlaw Green Infrastructure Study 2010 - Idle Lowlands Policy Zone 2 - identifies the area as 'of significant conservation interest' due to its 'river washlands, ditches, dykes and large open fields and isolated woodland plantations.' Section 7D provides detail about the 19 local wildlife sites, and 3 Sites of Special Scientific Interest (SSSIs).
- 7.85 The consultation revealed a real passion to protect and enhance the footpath network. 63% of local residents wanted increased access and new footpaths to land within the parish, particularly to enable walks along the river. A better network of footpaths is required to provide circular routes, routes along the river and to improve access to the local wildlife sites and the SSSIs.
- 7.86 Map 11 shows the existing public rights of way in the Plan area. It reveals that there is presently no public access along the river (something that local people feel very strongly about) and that many of the footpaths within the Parish do not connect to each other.
- 7.87 Discussions with landowners are on-going and the Parish Council will remain committed to securing improvements to the footpath network that ensures a better network of pedestrian or cycle routes over the Plan period. Continuing to seek ways to improve walking routes is also a project (see Appendix B).
- 7.88 A significant aspect of the character of Misson Village is its number of mature trees. Map 15 shows the number which have a Tree Preservation Order on them. All other trees within the Conservation Area are also afforded protection and proposed work on them or felling must be notified in advance to the local planning authority. Policy 10c takes a proportionate approach to this important matter. Whilst tree planting will be an important element of some development proposals there are different types of biodiversity net gain schemes that could benefit the community depending on habitats within the area. In addition, tree planting schemes might not be suitable for all schemes depending on soil and land type.
- 7.89 The extent of the trees and their contribution to the character of the village is highlighted in the Mission Design Guide. The avenue of trees along River Lane, is particularly valued by local residents.

7.90 It is also considered very important that the environment and ecology of the parish should be protected and enhanced by protecting and preserving existing trees and planting of new trees in association with new development. Incorporation of trees into the design and layout of developments helps to create a sustainable and healthy environment for the community and a greener and more sustainable parish.

Map 11: Public Rights of Way, SSSIs and LWSs, and Tree Preservation Orders



Map 12: Existing Green Infrastructure³



- Typology
- Public Park - General
 - Public Park - Country Park
 - Millennium or Doorstep Green
 - Local Nature Reserve
 - Playing Fields
 - Other Sports Facilities
 - Access Land (CRoW)
 - Coastal Trail and Margin
 - Woodland
 - Water Courses and Surface Water Features
 - Allotments and Community Growing Spaces
 - Activity Spaces Provision
 - Cemeteries and Religious Grounds
 - Golf Courses
 - Play Space Provision

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³ Green Infrastructure Map, Natural England (2024)
<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/map.aspx>

Map 13: Priority Habitats⁴

Priority Habitats (Misson)



12/12/2024

Priority Habitats Inventory (England)

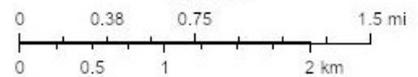
- Coastal and floodplain grazing marsh
- Deciduous woodland
- Good quality semi improved grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland heathland
- No main habitat but additional habitats present

- Reedbeds
- Traditional orchard

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 19m Resolution Metadata

1:73,973



Earthstar, Geographics, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

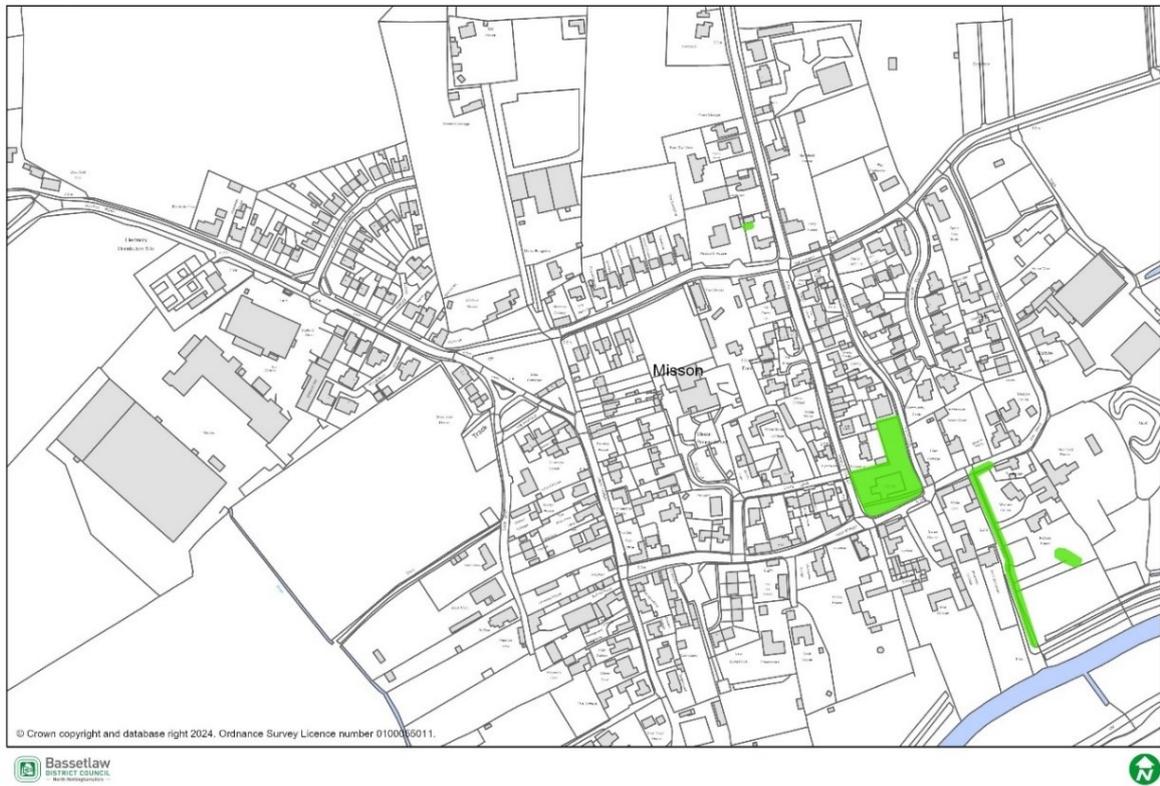
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⁴ Priority Habitats Inventory (England) Natural England Open Data Publication
<https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/about>

Map 14: Local Green Spaces in the Neighbourhood Plan Area



Map 15: Tree Preservation Orders within Misson Village



Policy 10a: Protecting and Improving Green Infrastructure and the Natural Environment

1. Development should achieve a Biodiversity Net Gain of at least 10%. Where, exceptionally, it is demonstrated that this level of biodiversity gain is not achievable, but that the benefits of the development warrant support, suitable off-site compensation should be provided, targeted to benefit local conservation priorities within the Parish, as identified in the Nottinghamshire Local Biodiversity Action Plan.
2. Development proposals should demonstrate how existing green infrastructure assets and priority habitats and species on Maps 12 and 13 affected by development are to be protected and enhanced, and show the opportunities taken to improve linkages both between existing and new green infrastructure assets and with residential areas.
3. Development proposals should have regard to the nature conservation value of the area and should be designed and managed so as to avoid any adverse effects.
4. Development which is directly related to improving or extending the opportunities for walking in the Parish will be encouraged and supported where the proposals;
 - a. do not detract from the landscape character or ecological value; and
 - b. are for improving access to the local wildlife sites and the river corridor as identified on Map 11.

Policy 10b: Local Green Space

1. The following parcels of land (as shown on Map 14 and in Appendix E) are designated as Local Green Spaces:
 - LGS1. The Pinfold
 - LGS2. The Village Green
 - LGS3. Misson School Playing Field
 - LGS4. Misson Cemetery
 - LGS5. Land at the end of River Lane
 - LGS6. St John The Baptist Churchyard
 - LGS7. The New Bungalows
2. Development proposals affecting the designated Local Green Spaces will only be supported in very special circumstances.

Policy 10c: Trees

1. As appropriate to their scale, nature and location, development proposals involving the erection of new buildings should respond positively to the following criteria:
 - the incorporation of a tree planting scheme that will enhance the character of the area and contribute to the local biodiversity. The number, type, and location of trees should be determined through consultation with the local planning authority and any relevant environmental agencies;
 - tree planting should be an integral part of the design and layout of new developments, and trees should be planted in suitable locations to ensure their long-term survival and growth;
 - tree species should be selected to provide a range of ecological and biodiversity benefits as appropriate to the site concerned; and
 - the tree-planting scheme should incorporate measures to ensure that all newly planted trees are maintained for at least two years after planting to ensure their establishment and survival.

8. Implementation

- 8.1 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Misson Parish Council will also be actively involved, for example as part of the pre application process as outlined in Policy 1. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 8.2 There are several areas of activity which will affect delivery and each is important in shaping Misson Parish in the months and years ahead. These comprise:
 - i. The statutory planning process. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
 - ii. Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the parish will be challenging to secure.
 - iii. The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
 - iv. The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- 8.3 The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

9. Monitoring and Review

- 9.1 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Misson Parish Council.
- 9.2 The Parish Council will publish a report on the implementation of the Plan annually. The findings of the report will be shared with BDC.
- 9.3 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
- 9.4 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A: Design Guide

The Misson Design Guide supports the policies in the Plan. It is intended to support developers and designers maximise the opportunities and contribute positively to making Misson a better place by ensuring that any new development contributes positively to the village.

Due to file size, it is a separate document.

Appendix B: List of Community Projects

To support the Plan Policies the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1

Seek ways to develop an improved footpath network and to explore arrangements to provide better access for walkers along the River Idle.

Project 2

To work with the developer of Misson Mills to agree the future use and maintenance of the parkland created as part of the mixed use scheme.

Project 3

To seek support from the land owners to undertake some clearance of vegetation around the moated site at Gibdyke and the Pinfold to prevent further erosion of these heritage assets. It is acknowledged that the moated site at Gibdyke is a Scheduled Ancient Monument and therefore the advice of Historic England and the Conservation Team at Bassetlaw District Council would be sought before any works take place.

Project 4

Park – public open space on land (not Misson Mill)

Project 5

Verges to remain uncut in order to develop and promote wildlife.

Project 6

Extension at the Church for kitchen, room hire and toilets. This would be subject to obtaining planning permission and a church faculty. Historic England and the Conservation Team at Bassetlaw District Council would be sought before any works take place.

Project 7

Acquisition and management of the land adjacent to the river at the end of River Lane

Appendix C: Extracts from ‘Successful Places’ produced for Bassetlaw District Council, Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council

The purpose of this Appendix is to support the Policies elsewhere in this document highlighting those aspects of best practice that is relevant Misson Parish and which should be taken into account when designing any new developments covered by this Neighbourhood Plan.

Ref	Comment
3.3.1	Proposals should integrate green and blue infrastructure into the development layout wherever possible
3.5.1	Developments should create places of character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context.
3.6.1	Layouts should provide a linked network of routes and spaces within the development and connect to adjoining areas
3.6.5	A development, depending on its scale and context, should provide variable densities to support areas of character, the viability of local services, facilities and the landscape setting of the area
3.6.16	Developments should be orientated to benefit from passive solar energy
3.6.22	Developments that form a new long term settlement edge should create a positive relationship with the adjoining countryside, providing an appropriate transition between the built -up area and the adjoining landscape
3.8.14	On-plot parking and garages should be sited so they do not appear as dominant features in the street scene and be sufficient size to function as a parking space
3.9.1	Roads should be safe, inclusive and an integrated component of the design in a way that helps create streets and places not just roads for carrying traffic
3.10.6	Using a simple palette of complementary materials, the architecture of an area and the activities of its inhabitants should give character to the streets The choice of hard materials must reflect this intrinsic street character whilst also achieving continuity of movement, flow and, with it, connectivity
3.10.10	Planting should create the seasons.
3.11.15	All schemes should provide a level of outdoor amenity space that is proportionate to the type of accommodation, appropriate to its location and suitable to meet the occupiers’ likely requirements.
3.15.7	Boundaries should be appropriate to their location, strengthen distinctiveness and reflect the characteristics of the local context
3.16.1	Building forms and details should be appropriate to the local context, their position and role within the place hierarchy and make a positive contribution to the character of the place
3.17.4	The potential for a dwelling to be extended should be a consideration at the design stage providing this would be appropriate to the character of the development and its context
3.18.1	Building materials and colours should be chosen for their high quality, to complement site context and to strengthen the local distinctiveness of the area
3.18.6	Materials should be durable, robust and maintainable and chosen with regard to their visual qualities and contribution to the character of the area
3.19.2	Each dwelling should have a designed and sited so as not to detract from the appearance of the development and to allow bins to be safely and conveniently taken to the collection point

Appendix D: Misson Mill - Extract from the original version of the Misson Neighbourhood Plan

Explanatory note: The text and maps in this appendix have been extracted from the original version of the Misson Neighbourhood Plan and are repeated here for information. Should redevelopment of the site be proposed, it is considered that the principles set out here are still relevant and should be given due consideration when a masterplan for the site is being prepared.

1. The main driver for this Neighbourhood Plan was the opportunity it provided to shape development on the Misson Mill site. It also provides the community with the facility to encourage the provision of
 - a. Local green space,
 - b. New modern employment units,
 - c. A range of residential properties of various sizes designed to a high quality to meet local and wider need.

Background

2. The existing Misson Mill buildings and workshops cover approximately 3.5 hectares although the site extends to 8.8 hectares. 20 businesses still operate from a range of industrial premises on the site, the buildings are generally in a poor state of repair and asbestos in the buildings has contributed to the need to redevelop the whole area providing modern industrial units to secure the viability of the site as an employment area in the future.
3. The large buildings in particular are considered an 'eye sore' by local people.
4. In 2013 district wide proposals considered the allocation of 7.2 hectares to provide new housing, additional public open space and employment as part of a mixed-use scheme. (This proposal by BDC excluded 1.6 hectares to the rear of the site which is now being put forward so that the whole site is proposed for redevelopment)
5. The Sustainability Appraisal (SA) produced by BDC for this site to accompany the draft Site Allocations Preferred Options Consultation Paper advised that the site was the only realistic option for development in the village. Although the Site Allocations Development Plan Document has now been withdrawn, the work undertaken for the SA is still useful.
6. Paragraphs 5.115 - 5.117 of the SASADPD are set out in below:

Site 480 (Misson Mill) is the only site considered as a realistic option for residential development in the village. Under SAO8, despite the flood risk in the area, the wider community benefit associated with redeveloping this brownfield site is felt to balance-out the negative effects giving a neutral impact against this objective.

Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area with by replacing older industrial buildings at the front of the site with new residential development. The economic benefit for Misson will be significant as provision of new business units will increase the attractiveness and economic potential of the site and provide local employment opportunities that are not currently available. Increasing local employment will reduce the need for local residents to travel out of the area.
7. For clarity, references to the Misson Mill site include both the existing employment site and the land surrounding it for development in Policy 7 – Mixed Use Development on the Misson Mill site.

8. The SA concluded that 'Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area by replacing older industrial buildings at the front of the site with new residential development.'
9. The NPPF supports the reuse of previously developed land and given the extensive flood risk issues across most of the land in the Parish, the community agree with the conclusions in BDCs Sustainability Appraisal and support a development at Misson Mill.
10. Because Misson Mill is on land that is designated as Flood Zone 2 it will be necessary for any development on this site to demonstrate that it has satisfied the requirements of the sequential test and the exceptions test. A site specific flood risk assessment will be required in accordance with the NPPF.
11. The indicative layout for approximately 50 dwellings shown in option 4 below is therefore the preferred development approach.
12. Consultation was held in December 2015 to seek community support for a preferred layout. 200 people attended and the result was decisive (see Table 4 below).

Table 4 Results of votes cast by the Local Community in the Consultation in December

Option 1 Approx. 30 dwellings, new employment zone and Misson Mill retained	9
Option 2 Approx. 50 dwellings, new employment zone and Misson Mill retained	5
Option 3 Approx. 95 dwellings, new employment zone and Misson Mill demolished	3
Option 4 Approx. 50 dwellings, new employment zone, and Misson Mill demolished	160
Option 5 No change	4

13. The indicative layout for approx. 50 dwellings is shown in Option 4 below.



14. Residents will support the development of the site if it brings with it community benefits. This includes the need to establish safe, direct pedestrian or cycle routes to the village to access the school, pubs and community centre. Connections between the new and existing housing are also considered important to support a well-integrated community.

New Development on the Misson Mill Site

15. The Development Boundary for Misson established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes a large part of the Misson Mill site proposed for allocation. To allow the redevelopment proposals which the Neighbourhood Plan proposes the development boundary is revised to include the Misson Mill site. The new boundary and the exact extent of the area for redevelopment is identified in the Policies Map.
16. Whilst the centre of the village is rich in heritage assets, as is typical in most villages, development on the edge of Misson is more recent. This is detailed in Appendix B the
17. Misson Design Guide and development on Misson Mill should be guided by Policy 2 and 7 in this Plan.
18. Schemes that reflect limited style variation or are all of one type of dwelling will not be supported unless the proposal is for a specific housing type to meet local need, for example retirement housing
19. Residential Properties on the Misson Mill site should include a range of types with particular emphasis on providing some smaller dwellings more than detached large dwellings.
20. The element of the Properties that will be Affordable Housing (i.e. housing for people in need) will be based on BDC's own standards which in the Core Strategy is 35%. However, this will be agreed based on viability as part of the planning application process between the developer and the District Council.
21. Misson Mill is still the base for a number of employment uses. It is a requirement of District Council policy DM7 that the site continues to provide some employment uses. This is an approach supported by this Plan and an employment area was shown on the indicative layout supported in the consultation.
22. The exact nature of the employment premises will be agreed between the developer and the District Council although the community would support the inclusion of a retail unit to provide convenience goods. A mixed development could reduce car usage by enabling residents to shop locally and providing local employment opportunities which would boost the rural economy.

Self-Build

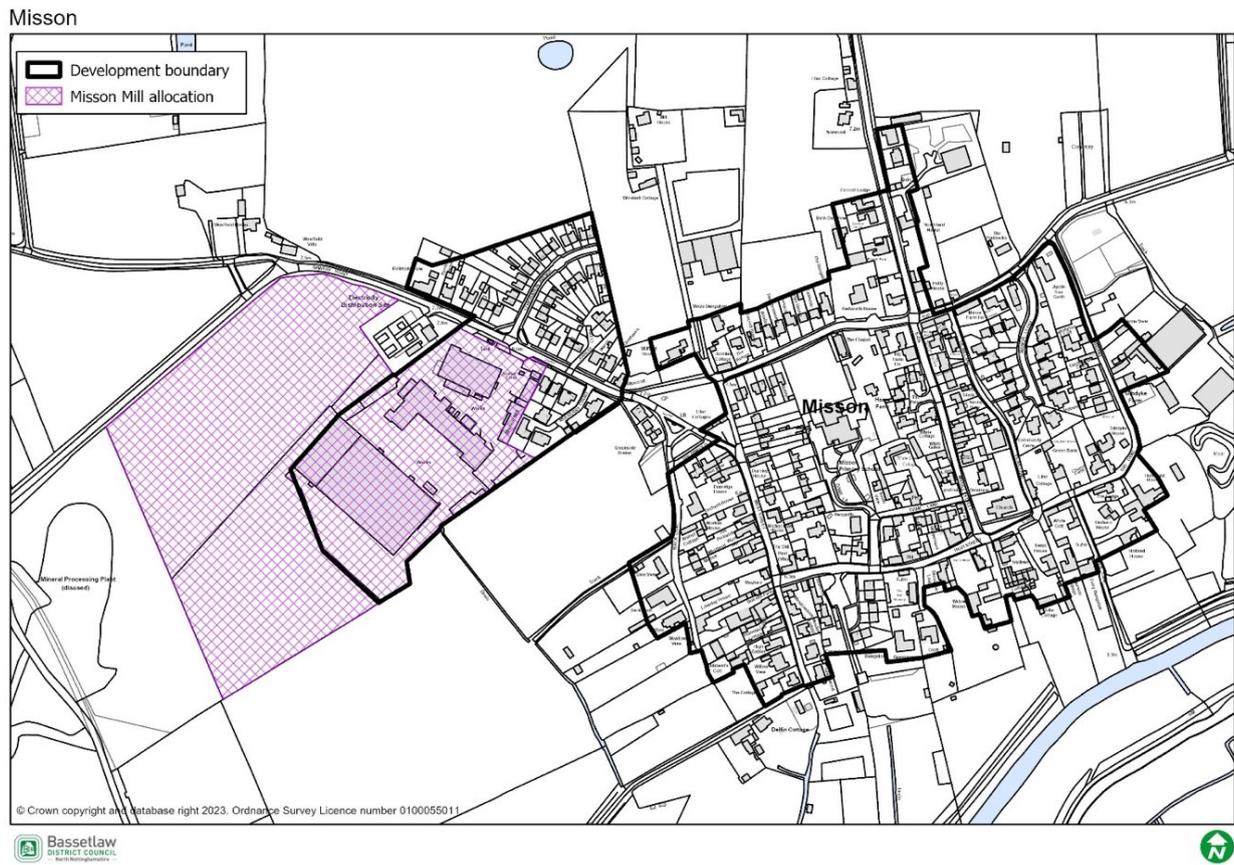
23. The community support the principle of self-build and as part of the development of this site. Proposals for self-build on Misson Mill is supported. The land owner and Parish Council will work with BDC to promote this site to those on BDC's Self-Build Register.

Landscaping and Public Open Space

24. Misson has very limited amenities. The public open space proposed on the Misson Mill site is intended for use by the whole community.
25. The village green is highly valued by local people but it is more suitable for formal community activities and is not an extensive area.
26. The consultation revealed the need for additional open space near the village for use by existing residents and to benefit a larger population when the additional housing is built out at Misson Mill.

27. The area shown as parkland on the indicative layout is intended as an informal naturalised open space with footpaths, benches, soft landscaping and water features.
28. The Misson Design Guide is very positive about the layout and connection of the existing
29. Village green and the surrounding settlement. 'The village green provides a useful precedent for any developer looking to provide new open space in their development. It is bounded by interconnected streets and lanes that enable buildings to front on to the space and provide overlooking. The trees are placed to enable the street to feel enclosed. Seating is provided which makes the space usable for socialising. '
30. The new open space should relate well to the surrounding dwellings, be over looked to provide natural surveillance and provide the same opportunities for informal leisure and socialising.
31. Ownership and maintenance of the parkland will be clarified as part of the pre application consultation process and formalised in the S106 Legal Agreement that will accompany the planning application.
32. The provision of public open space on the former Misson Mill site will be a substantial additional amenity for the community, it will meet a recognised need as well as being an integral part of the high quality landscaping proposals required for the development of this mixed use site.

Map 16: Development Boundary extension to include Misson Mill Redevelopment Site

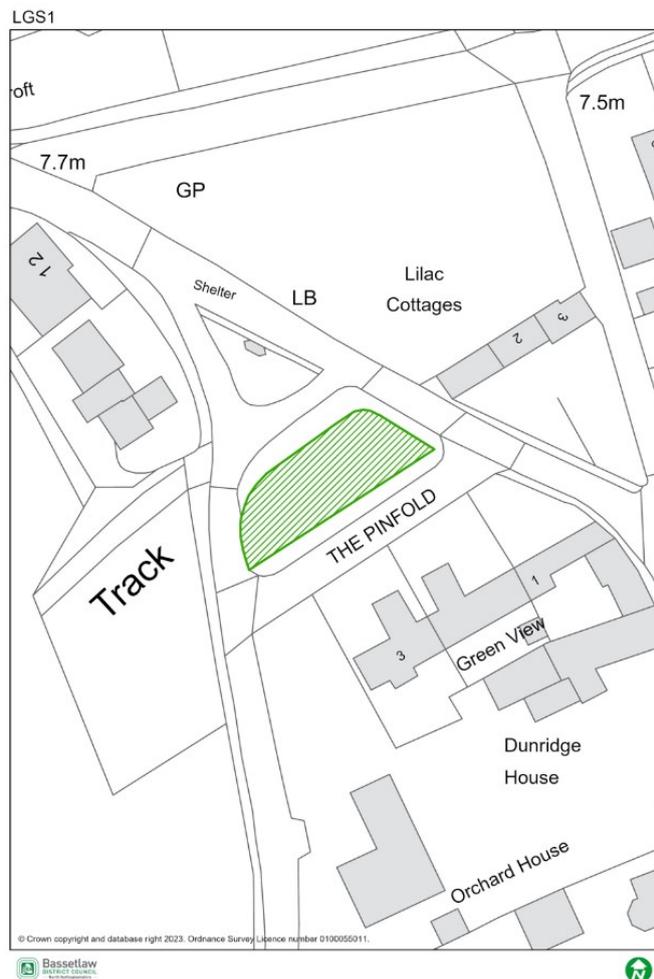


Appendix E: Local Green Space (LGS) Assessments

LGS 1: The Pinfold

Ref ID:	LGS1	Site Name and Location:	The Pinfold, Back Lane Misson.
Site Ownership:	Misson Parish Council	Owners Comments to LGS Designation:	Parish Council aware of proposal
Planning Status	No development applications	Land Allocation:	No allocation
Area of Proposed Site (Ha):	0.03 Hectares		
Is the site an 'Extensive Tract of Land'?:	No.		
Is the site 'Local in Character'?:	The site is in the heart of the village settlement and is visible from Top Street, West Street and Back Lane.		
Is the site 'In Close Proximity to the Community it serves?':	The site is accessible to the whole community and is within walking distance from all parts of Misson village.		
Beauty:	The site is surrounded by an established hawthorn hedge which has been recently layered and an original brick wall that has undergone extensive repair. It has been planted with wildflower beds and grass paths have been laid. It is regularly maintained.		
Historic Significance :	It is one of the few remaining Pinfolds in Nottinghamshire. Gifted to the Parish Council in 2018 and now has Village Green status.		
Recreational Value:	The area is regularly used for village events by all members of the community.		
Tranquillity:	The area was designed as a quiet space and has a bench to enable the community to enjoy the environment.		
Richness in Wildlife:	The area has been extensively planted with wildflower beds and trees to encourage biodiversity.		
Any other Reason:	The Pinfold was gifted to the Parish Council in 2018 and has subsequently achieved Village Green status.		
Conclusion:	The Pinfold is an important part of the village and is valued by the community as an area for recreational use.		

LGS 1: The Pinfold
Photograph and map of Green Space proposed



LGS 2: The Village Green

Ref ID:	LGS2	Site Name and Location:	Village Green Top street and West Street, Misson.
Site Ownership:	Misson Parish Council (Town Estate Charity)	Owners Comments to LGS Designation:	Parish Council aware of the proposal
Planning Status	No development applications	Land Allocation:	No allocations
Area of Proposed Site (Ha):	This LGS is in 3 parts as shown on the Land Registry document. 0.24 Hectares		
Is the site an 'Extensive Tract of Land'?:	No. The site is relatively small in comparison to surrounding farming landscape.		
Is the site 'Local in Character'?:	The site is in the heart of the village and dominates Top Street.		
Is the site 'In Close Proximity to the Community it serves?':	The site is accessible to all members of the community and is within walking distance form all parts of Misson village.		
Beauty:	The Village Green is central and readily visible. The site is fully grassed with a number of mature trees and extensive bulb planting. It is regularly maintained.		
Historic Significance:	It has designated Village Green status.		
Recreational Value:	The area is valued and regularly used by all members of the community for organised events and personal use. It is the site of the Village Christmas Tree.		
Tranquillity:	Seating benches enable the community to enjoy the environment of the area. Mature trees give shelter.		
Richness in Wildlife:	Extensive bulb planting and mature trees provide food and nesting opportunities for local wildlife.		
Any other Reason:	The site is a dominant part of the village and widely used by the community for recreational purposes.		
Conclusion:	The area is important to the village as an open space where people can meet, children can play and where residents can gather together for organised events to promote a community atmosphere.		

LGS 2: The Village Green
 Photograph(s) of Green Space proposed and Map of Green Space proposed



LGS 3: Misson School Playing Field

Ref ID:	LGS3	Site Name and Location:	Misson Primary School Playing Field, Top Street.
Site Ownership:	Nottinghamshire County Council	Owners Comments to LGS Designation:	Owners aware of the proposal
Planning Status	No planning developments	Land Allocation:	No allocations
Area of Proposed Site (Ha):	0.7 acres		
Is the site an 'Extensive Tract of Land'?:	No.		
Is the site 'Local in Character'?:	The site is central to the village being Misson Primary School's playing field.		
Is the site 'In Close Proximity to the Community it serves?':	The site is accessible to the whole community and is within walking distance of all parts of Misson village.		
Beauty:	The site is fully grassed and regularly maintained. There are a number of mature trees around the field which is bounded by hawthorn hedge on one side and fencing to three sides.		
Historic Significance:	Valued as a recreational area by the community since the 1970s.		
Recreational Value:	The area has a football pitch and is used on a daily basis for recreational purposes and is a safe enclosed public space. Organised community events regularly take place on the field.		
Tranquillity:	The area is well screened from Top Street by a mature hedge and trees.		
Richness in Wildlife:	Trees and hedging provide opportunities for nesting birds and wildlife.		
Any other Reason:	The site is valued as the only safe public space where young people can play.		
Conclusion:	This is an important area in the village where residents can safely meet and play as well as gathering for organized community events.		

LGS 3: Misson School Playing Field
Photograph(s) of Green Space proposed and Map of Green Space proposed



LGS 4: Misson Cemetery

Ref ID:	LGS4	Site Name and Location:	Misson Cemetery, Top Road
Site Ownership:	Misson Parish Council	Owners Comments to LGS Designation:	Parish Council aware of proposal
Planning Status	No development applications	Land Allocation:	No allocations
Area of Proposed Site (Ha):	0.31 Hectares		
Is the site an 'Extensive Tract of Land'?:	The site is relatively small in comparison to surrounding farming landscape		
Is the site 'Local in Character'?:	The site is located on the edge of the settlement		
Is the site 'In Close Proximity to the Community it serves?':	The site is accessible to the whole community and is within walking distance from all parts of Misson village.		
Beauty:	The Cemetery is well maintained and valued by the community as an attractive area to visit for remembrance and reflection. It has a number of mature trees including yew and native shrubs.		
Historic Significance:			
Recreational Value:	Residents enjoy the amenity of the space for quiet contemplation.		
Tranquillity:	The Cemetery is a quiet area at the edge of the village settlement surrounded by farmland on three sides. Benches allow residents to sit and spend time in quiet reflection and remembrance in peaceful environment.		
Richness in Wildlife:	Cemeteries are recognized as important areas for wildlife and biodiversity. For example, hedges, trees, shrubs, wildflowers, mosses and lichens provide good a biodiverse environment for plant and animal life.		
Any other Reason:			
Conclusion:	The area is important to the village as a place where individual and families can meet in a pleasant and tranquil environment for remembrance and reflection.		

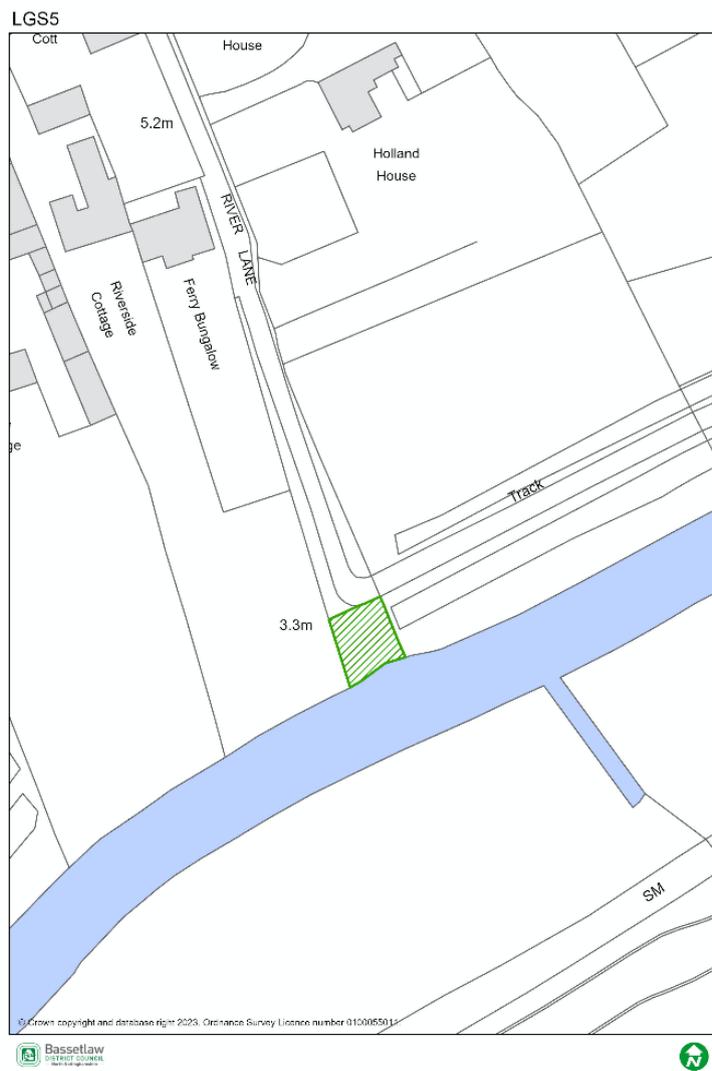
LGS 4: Misson Cemetery
Photograph(s) and map of Green Space proposed



LGS 5: Land at end of River Lane

Ref ID:	LGS5	Site Name and Location:	Area of land at end of River Lane adjacent to River Idle
Site Ownership:	Unregistered	Owners Comments to LGS Designation:	-
Planning Status	No planning applications	Land Allocation:	No allocations
Area of Proposed Site (Ha):	0.02 Hectares		
Is the site an 'Extensive Tract of Land'?:	No.		
Is the site 'Local in Character'?:	The area is at the end of River Lane next to the River idle and a public ROW.		
Is the site 'In Close Proximity to the Community it serves?':	The land accessible to all members of the community and is within walking distance of the village of Misson. It is maintained by Misson Parish Council.		
Beauty:	This attractive site is next to the River Idle and is valued by the community as a place to view the wildlife. There are good lines of sight giving enjoyment of views and sunsets.		
Historic Significance:	This is the site of the former ferry crossing of the River Idle.		
Recreational Value:	Residents use the area on a daily basis during walks to observe the wildlife particularly wildfowl and swans on the river. It also provides an access point to the river.		
Tranquillity:	This is a very quiet and peaceful area away from the main part of the village.		
Richness in Wildlife:	Good biodiversity on the river bank as well as mammals, wildfowl and birdlife.		
Any other Reason:			
Conclusion:	This is a small but significant area of land valued by the community for its recreational amenity, views and biodiversity.		

LGS 5: Land at end of River Lane
Photograph and map of Green Space proposed



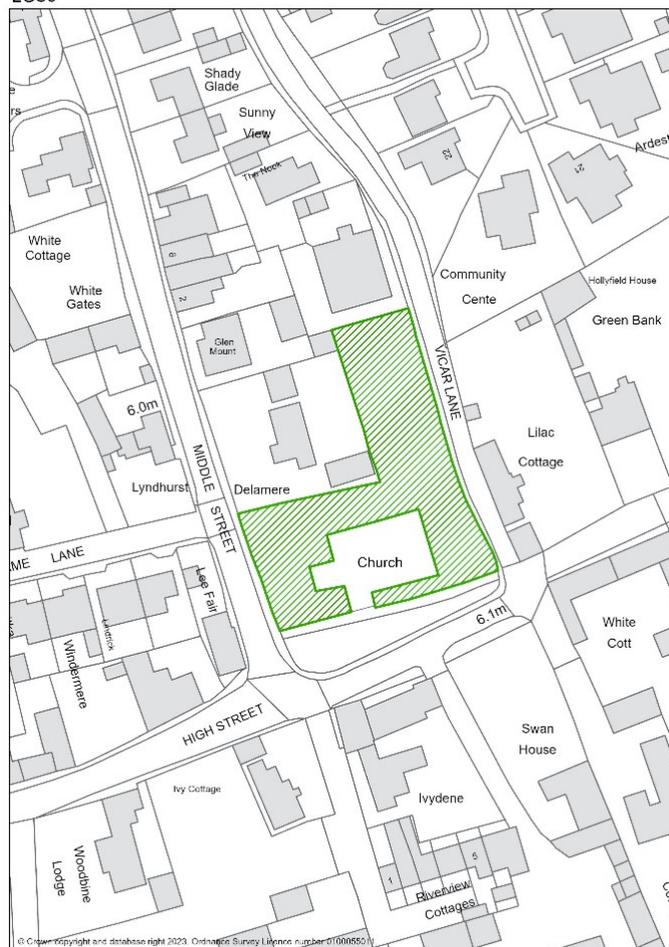
LGS 6: St. John the Baptist Churchyard

Ref ID:	LGS6	Site Name and Location:	Churchyard, St. John the Baptist Church, Misson
Site Ownership:	Southwark Diocese	Owners Comments to LGS Designation:	Owners unaware
Planning Status	No planning applications	Land Allocation:	No allocations
Area of Proposed Site (Ha):	0.23 Hectares		
Is the site an 'Extensive Tract of Land'?:	No.		
Is the site 'Local in Character'?:	St. John the Baptist Church and Churchyard is in the historic heart of the village bounded by Church Street, Vicar Lane and Middle Street. Maintenance is the responsibility of Misson Parish Council.		
Is the site 'In Close Proximity to the Community it serves?':	The area is within easy walking distance for residents of Misson village.		
Beauty:	The Churchyard is surrounded by a Grade 1 listed wall and mature trees - many of which have TPOs. It is a beautiful and tranquil place.		
Historic Significance:	The 12 th Century St. John the Baptist's Church and boundary wall are grade 1 listed buildings.		
Recreational Value:	The Church is still open for regular services and baptisms, marriages and funerals.		
Tranquillity:	The Churchyard is noted and valued as a picturesque and peaceful place at the centre of Misson village.		
Richness in Wildlife:	All Churchyards are recognized for the valuable contribution to wildlife. The Churchyard has numerous mature trees, shrubs and careful mowing leaves undisturbed areas full of wildflowers that are important for local biodiversity.		
Any other Reason:	The area of Misson around St. John's Church is noted for its historical significance as well as being very picturesque.		
Conclusion:	The Churchyard is at the centre of the historic part of the village in a quiet area. It is valued as an open space and recognised as being a valuable source of biodiversity.		

LGS 6: St. John the Baptist Churchyard
 Photograph(s) and Map of the Green Space proposed



LGS6



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LGS 7: The New Bungalows

Ref ID:	LGS7	Site Name and Location:	Land off High Street in front of New Bungalows
Site Ownership:	Bassetlaw District Council	Owners Comments to LGS Designation:	
Planning Status	No planning applications	Land Allocation:	No allocations
Area of Proposed Site (Ha):	0.07 Hectares There are 3 areas of green space proposed. See map.		
Is the site an 'Extensive Tract of Land'?:	No		
Is the site 'Local in Character'?:	Yes. It is situated off the High Street in the centre of the village.		
Is the site 'In Close Proximity to the Community it serves?':	Yes. This green space is grassed and maintained by Bassetlaw District Council and serves the elderly and disabled residents living in the bungalows there.		
Beauty:	This is a very pleasant grassed area with a number of mature trees giving screening and interest. Extensive bulbs flower during the spring and early summer and a large planter is maintained by the local community.		
Historic Significance:			
Recreational Value:	Residents can sit and enjoy the space and have been known to play croquet on the grassed area. The community has added a bench and a planter.		
Tranquillity:	This area is very peaceful away from the High Street.		
Richness in Wildlife:	Mature trees and plants provide food and nesting opportunities for birds and encourage biodiversity.		
Any other Reason:			
Conclusion:	A peaceful space valued by the residents of the bungalows but the wider community also appreciate the area of open space in this part of the village.		

LGS 7: The New Bungalows
 Photograph(s) and Map of the Green Space proposed



LGS7



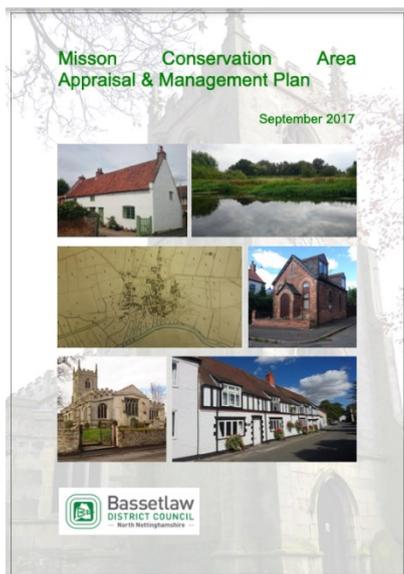
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Appendix F: Designation of Misson Conservation Area and approval of Misson Conservation Area Appraisal & Management Plan



Document details	
Title:	Bassetlaw District Council: Misson Conservation Area Appraisal & Management Plan.
Summary:	This document is the Council's appraisal of the special architectural and historic interest of the Misson Conservation Area and a management plan with proposals for enhancement and preservation.
Approved:	This document, together with the Misson Conservation Area boundary, was approved/adopted at Planning Committee on the 13 th September 2017.
Consultation summary:	
The Council undertook public consultation with local residents and property owners, Historic England, Misson Parish Council, Retford & District Archaeological and Historical Society, Nottinghamshire County Council and other relevant consultees.	
Document availability:	
Copies of the appraisal document are available at Bassetlaw District Council (Planning Services), and on the Council's website: www.bassetlaw.gov.uk/	
A public meeting was held on Thursday 29 th June 2017 at Misson Community Centre between 3pm-6pm. The outcomes of this meeting and wider public consultation are set out in the accompanying Consultation Report, a copy of which is available on the Council's website.	
For further information on this document or the Conservation Area designation and appraisal processes, please contact the Council's Conservation Team on (01909) 533494, 533191 or 533427 or email Michael.Tapp@bassetlaw.gov.uk .	
Front page:	Photographs of Misson Conservation Area and its rivers (source: Bassetlaw District Council, 2015-2017)

1. INTRODUCTION

- 1.1 Misson is a historic settlement located on the north bank of the River Idle, approximately 4 kilometres to the north east of Bawtry and around 13 kilometres to the north of Retford. The settlement is just within the Nottinghamshire border, close to the boundary of South Yorkshire (to the west/north-west) and North Lincolnshire (to the east/north-east). The name 'Misson' refers to the Old English 'mos' meaning a mossy or marshy place¹.
- 1.2 The village contains a large number of historic buildings, some listed and many others unlisted, in addition to some important areas of open space, all set within a typical medieval grid pattern of streets on the slightly elevated ground adjacent to the river.
- 1.3 During a consultation event held 21st July 2015 – 28th August 2015, strong public support was received for the designation of a Conservation Area covering the historic core of Misson. For this reason, the Conservation Team at Bassetlaw District Council drafted a Conservation Area boundary and a draft Conservation Area Appraisal & Management Plan, which sets out the special architectural and historic interest of the area. The draft appraisal and management plan underwent public consultation in June-July 2017. The Conservation Area was then adopted at Planning Committee on the 13th September 2017, with the final version of this appraisal document also being approved at the 13th September 2017 meeting.

What is a Conservation Area?

- 1.4 Conservation Areas were first introduced by the Civic Amenities Act 1967. Since then, over 9033 Conservation Areas have been designated across England. The various heritage-related acts were consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as:

"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 (1))²

- 1.5 Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally. The Local Planning Authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment. Designation does not prevent change, but enables the Local Planning Authority to positively manage and protect areas from neglect, decay or inappropriate development.

¹ As quoted in *Nottinghamshire Place Names* (A. Poulton-Smith, 2009).
² From Section 69 (1) of the 1990 Act.

Appendix G: Policies Map

Misson

