
East Drayton Neighbourhood Plan 2024-2038



*Produced by East Drayton Neighbourhood Planning Group
on behalf of East Drayton Residents*

December 2025

Contents

Common Abbreviations	4
Foreword.....	5
1 The East Drayton Neighbourhood Plan.....	6
2 The need for a Neighbourhood Plan.....	8
3 Consultation	9
4 East Drayton in Context	9
5 Community Vision	11
6 Community Objectives	11
7 Engaging with the Community: A Key Principle	11
Key Principle: Pre-Application Community Engagement.....	12
8 Sustainable Development and the Development Boundary.....	13
Policy 1 Sustainable Development, Infill and the Development Boundary	16
9 Protecting the Landscape Character	17
Policy 2 Protecting the Landscape Character	22
10 Protecting and Enhancing Biodiversity	23
Policy 3 Protecting and Enhancing Biodiversity.....	25
11 Local Green Spaces.....	26
Policy 4 Designation of Local Green Spaces.....	33
12 Reducing the Risk of Flooding.....	34
Policy 5 Reducing the Risk of Flooding.....	36
13 Achieving Well Designed Places	36
Policy 6 Achieving Well Designed Places	45
14 House Type and Tenure	46
Policy 7 Housing Mix	48
15 Protecting Heritage Assets.....	49
Policy 8 Protecting and Enhancing Heritage Assets.....	51
16 Supporting the Local Economy.....	52
Policy 9 Supporting the Local Economy	53
17 Protecting and enhancing community facilities.....	54
Policy 10 Protecting Facilities for the Community.....	55
18 Renewable Energy, Energy Efficiency and Reducing Carbon Usage	56
Policy 11 Renewable Energy, Energy Efficiency and Reducing Carbon Usage.....	57
19 Implementation.....	58
20 Monitoring and Review	58
Appendix A East Drayton Design Code	59
Appendix B East Drayton Housing Needs Assessment	60
Appendix C Site Assessment	61

Appendix D Key Views.....	62
Appendix E Businesses in East Drayton	67
Appendix F Community Aspiration	69
Appendix G Village Survey Key Findings 2022	69

Common Abbreviations

ALS	Areas of Landscape Sensitivity
AECOM	Name of national consultancy used to provide technical support through the Locality programme
BDC	Bassetlaw District Council
EDNP	East Drayton Neighbourhood Plan
HEDNA	Housing and Economic Development Needs Assessment
HNA	Housing Needs Assessment
LAA	Land Availability Assessment
LCA	Landscape Character Assessment
NCC	Nottinghamshire County Council
NPG	Neighbourhood Planning Group
NPPF	National Planning Policy Framework
SPD	Supplementary Planning Document
WFH	Working From Home

Foreword

The Localism Act 2011 provides parish councils with new powers to create Neighbourhood Plans. In East Drayton we started on a journey in 2019 that has taken a great deal of time and investment from all involved.

We are a unique, small community and we recognise that our small village has to evolve if we want to secure and protect our future. Our Community and Parish Council now has the power to create its own Plan that can influence future development and has seized the opportunity to work with our wider community and local businesses to deliver the East Drayton Neighbourhood Plan.

Our uniqueness stems from several aspects, 4 roads, 4 bridges, 5 farms, a Conservation Area, many miles of public footpaths, beautiful views, characterful properties with historic features, a Grade 1 listed church (where the grass cutting is done by many of the residents), a village hall, a pub, a thriving business park and gym and lots of unusual plants and flowers. This is our opportunity to protect our village for future generations whilst allowing for small scale development to encourage new people to join our beautiful community and to ensure it will continue to thrive.

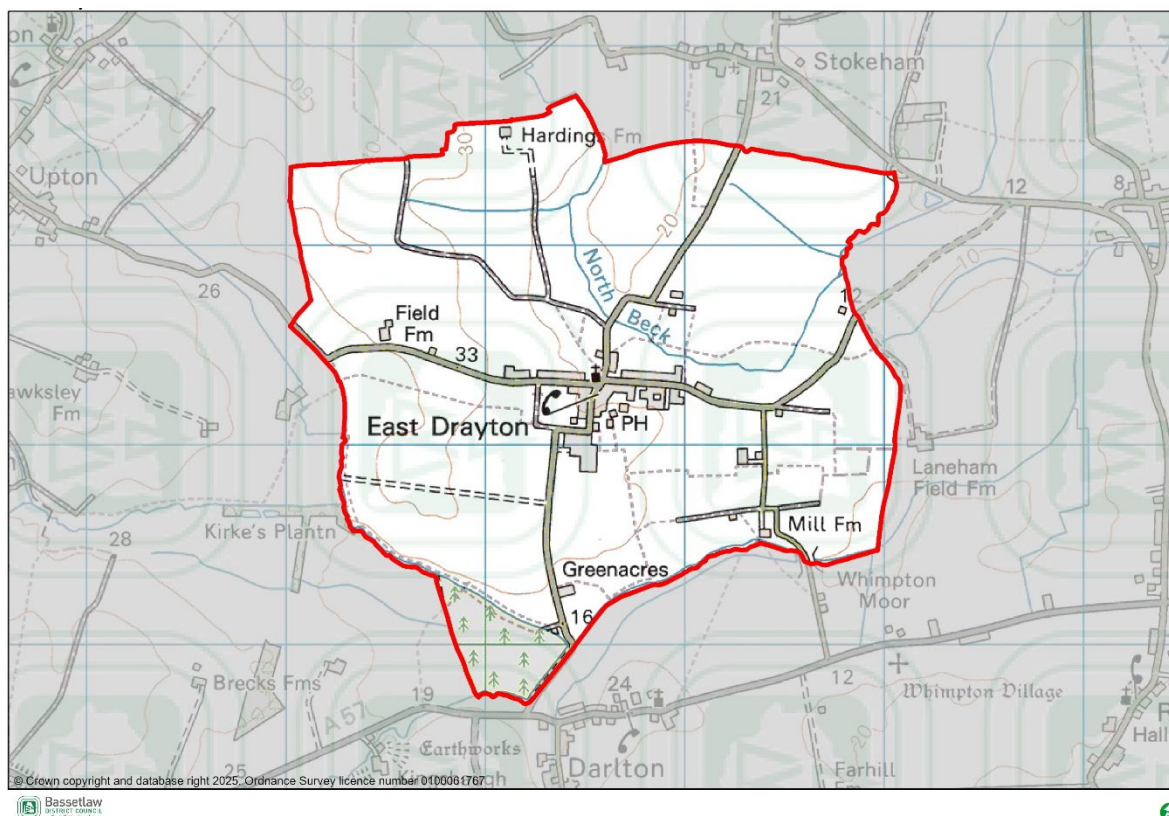
The development of this plan started pre COVID with a village hall open evening where residents were invited to come and share their thoughts on what was important to them about our community and how they saw it being developed into the future whilst keeping the 'flavour' intact. Following our village meeting we established a steering group that consisted of some members of the Parish Council, land owners, retired residents, people that have lived in the village most of their lives and people that had been part of the village for only a few years. We started with only a few key themes; how do we develop our village, how do we protect our village, how will our infrastructure cope with development (road condition, lighting and drainage for example)?

We wouldn't have been able to bring our thoughts, ideas and plan to life if it was not for our steering group, external consultants, Bassetlaw District Council (namely Will) and our Parish Council Clerk Gill Squire.....Thank you all.

Cllr Stuart Manson
Chair of East Drayton Parish Council
Chairman of EDNP Steering Group

1 The East Drayton Neighbourhood Plan

- 1 The East Drayton Neighbourhood Plan (EDNP) is a document produced in accordance with the Localism Act 2011 by the East Drayton Neighbourhood Planning Group (NPG), who are the Qualifying Body.
- 2 Once the EDNP has been 'made' by Bassetlaw District Council (BDC) it will form part of the Development Plan for Bassetlaw, which also includes the Bassetlaw Plan adopted in 2024 and the Nottinghamshire County Council (NCC) Minerals and Waste Strategy.
- 3 The EDNP is in general conformity with the strategic policies contained in the Bassetlaw Plan, the NPPF and NCC policies. The evidence base that informed the Bassetlaw Plan has also been used to support this Neighbourhood Plan.
- 4 The time frame for the Plan extends to 2038 to match the time frame of the Bassetlaw Plan.
- 5 The EDNP Plan will have significant weight in the determination of planning applications. This Plan will be used by;
 - a) developers when preparing planning applications for submission to BDC,
 - b) BDC in assessing and determining planning applications,
 - c) inspectors in determining appeals.
- 6 The EDNP forms a framework of policies and supporting documents that will guide development over the Plan period.
- 7 The Plan area covers the whole Parish of East Drayton (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by BDC on 26th September 2019.

Map 1: East Drayton Parish Neighbourhood Plan Designated Area

- 8 A number of District – wide documents that support the preparation of the Bassetlaw Plan 2020-2038 have been used to support the preparation of the Neighbourhood Plan. These are:
- Land Availability Assessment June 2021
 - Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - Landscape Character Assessment 2009
 - Site Allocations: Landscape Character Study 2019 and Addendums 2020 and 2021
 - Housing and Economic Development Needs Assessment HEDNA 2020
- 9 Parish Area based studies have also been commissioned by the NPG for the Neighbourhood Plan these are¹:
- East Drayton Design Code AECOM 2023
 - Housing Needs Assessment AECOM 2023
 - Site Options and Assessment 2024
- 10 In 2023, the Neighbourhood Plan Group also did local analysis to identify Key Views, Areas of Landscape Sensitivity and Local Green Spaces. This work resulted in the production of Maps 5, 6 and 7.

¹ The supporting documents are available at <https://www.eastdrayton.org/documents> and are listed at Appendix A, B and C as they are important evidence base for the EDNP

2 The need for a Neighbourhood Plan

- 11 East Drayton Parish is made up primarily of East Drayton village and three outlying farms. The population in 2021 was 270². Whilst the Parish still has the appearance of being an agricultural settlement it has changed over the last five decades with the redevelopment of many of the farms into residential properties.
- 12 East Drayton is classed as a Small Rural Settlement in the Bassetlaw Plan. Analysis for the Bassetlaw Plan identified that *'sustainable growth does help sustain these villages in the long term but that the often greater environmental constraints can limit the ability of each settlement to accommodate growth.'*³
- 13 BDCs Rural Settlement Study 2020⁴ defined East Drayton as a settlement with medium sustainability (as it had more than 100 dwellings a church, pub and village hall).
- 14 There has been a population increase of 18 since 2011 and BDC have provided data to show that 8 new homes have been built since 2011.
- 15 East Drayton is identified as one of the settlements in Bassetlaw that have land drainage and sewerage issues and development is required to demonstrate that it will not exacerbate this issue. (This is discussed more fully in the section on flooding).
- 16 There are currently 114 dwellings and outstanding commitments for a total of 16 homes across 5 planning applications⁵. 7 dwellings have permission on land south of Church Lane, (start on site is expected in 2025) 6 dwellings won permission at appeal on land behind the Blue Bell Pub (although site levels and ground conditions mean that this permission from 2008 has not been fully implemented and a revised permission is with BDC at present for 5 dwellings). The remaining 3 are single dwellings that are either single build or conversions of agricultural buildings. The Housing Requirement Figure in the Bassetlaw Plan for East Drayton which is to provide 5 dwellings (based on 5% growth) up to 2038⁶. The HRF is a minimum figure.
- 17 The Rural Monitoring Framework April 2025, produced by BDC to support the Bassetlaw Plan, shows that East Drayton will exceed its HRF by 12 dwellings.⁷
- 18 It is likely that there will be some additional (limited) infill development in East Drayton up to 2038. The site assessment report produced by AECOM (see Appendix C) demonstrated that there are potential additional development opportunities within the existing Development Boundary.
- 19 It was noted that whilst the community did not want to produce a EDNP to allocate further sites, (see summary of the 2022 village survey at Appendix G), there was very little specifically said about the Parish with regard to its built and natural character, landscape character and biodiversity, flooding issues and community facilities in District wide policies.
- 20 Producing the EDNP was an opportunity to access technical support from AECOM who provided consultants to undertake parish specific analysis of the built environment, housing need and site assessment, to provide the robust evidence base required for the preparation of planning policies specific to East Drayton. The process of preparing the Neighbourhood Plan also enabled fresh

² 2021 Census data <https://www.ons.gov.uk/visualisations/customprofiles/draw/>

³ Bassetlaw Plan para 5.1.58

⁴ See <https://www.bassetlaw.gov.uk/media/6009/bassetlaw-rural-settlement-study-update-nov-2020.pdf> page 11

⁵ Information provided by BDC to AECOM for the Housing Needs Assessment May 2023

⁶ See Policy ST2 of the eLP

⁷ See <https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/monitoring-and-housing-supply/rural-monitoring/>

engagement with residents and businesses, providing an opportunity to agree a common vision for how East Drayton can evolve up to 2038.

3 Consultation

- 21 The NPG recognise that consultation is key to successfully developing a Neighbourhood Plan for East Drayton Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the area.
- 22 Following an initial well attended public meeting in 2019, which confirmed community support for preparing a Neighbourhood Plan, consultation picked up again in 2022 (after covid) with a business survey, working from home survey and village (resident) survey. This input contributed to the focus of the Plan. The write up of the findings of these consultation surveys is on the East Drayton Parish web site under the consultation tab.⁸
- 23 A drop in evening was also hosted in November 2023 to ensure people had the opportunity to comment on the Vision and Objectives, the maps and proposed identification of Local Green Spaces, Key Views and Areas of Landscape Sensitivity and Development Boundary as well as providing additional information on the biodiversity of the Parish.
- 24 All consultation activities are summarised in the Consultation Statement.⁹
- 25 This continuous engagement ensured that it was the community that set the priorities for the Neighbourhood Plan. The NPG met regularly throughout the process to ensure that community feedback and other input (like the AECOM studies and findings from the business and household surveys) were discussed and have informed the content of the EDNP.

4 East Drayton in Context

History

- 26 East Drayton is recorded in the Domesday Book and had the status of being able to hold court.¹⁰ The Church of St Peter and St Paul is of the 'gothic style' and is dated as 13-14th Century. In 1832 East Drayton was classed as a large village of 55 dwellings with 2 shoemakers, a grocer, a wheelwright, 8 yeoman farmers and 4 hop growers, whilst the host of the Blue Bell was also recorded as being the blacksmith. The population of East Drayton has fluctuated, in 1801 the population was 226.

Location and Context

- 27 East Drayton is approximately 7 miles east of Retford and 13 miles west of Lincoln. The village is set out on four roads, Top Street, Low Street, Church Lane and North Green meeting at a cross roads with St Peter's Church at its centre.
- 28 The village has retained its pub, the Blue Bell and has a well-used village hall. At the southern boundary of East Drayton village, converted farm buildings provide premises for a wide variety of businesses and a popular gym.

⁸ See <https://www.eastdrayton.org/consult>

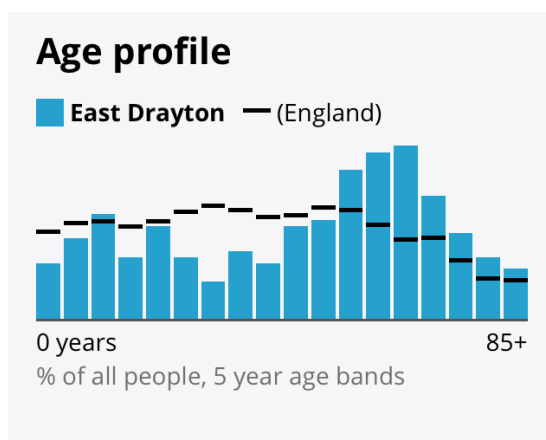
⁹ See <https://www.bassetlaw.gov.uk/media/5fifb42s/east-drayton-neighbourhood-plan-consultation-statement.pdf>

¹⁰ The records of a Court High Commission of 1590 on the Parish Council website provide colourful insight into one of the residents See records of the court high commission 1590 and a John Mynet

People

- 29 There has been a 7% increase in the population of the Parish since 2011. In 2021 there were 270 residents. The 45-64 age group made up the largest proportion of the population in both 2011 and 2021, closely followed by the 65-84 age group. Between 2011 and 2021, the biggest percentage change is the '85 and over' age group, which has doubled over this time period (but this is only from 4 to 8 people). This is followed by the 65-84 age group with a 71% increase, and the 16-24 age group at 67%.
- 30 As with many rural parishes, East Drayton has an ageing population. Between 2011 and 2021 there have been notable decreases in the 0-15, 25-44 and 45-64 age groups. Both the 16-24 and 25-44 populations in East Drayton are lower than the average in Bassetlaw and England. East Drayton had an older population than the national average as shown in figure 1 below.

Figure 1



Source: Census 2021

5 Community Vision

This Vision has been prepared by the NPG based on community consultation and feedback and is endorsed by the community.

East Drayton will remain an inclusive rural Parish, with a visually coherent appearance reflecting its agricultural past, with indoor and outdoor spaces and access to the countryside that ensures its residents can thrive.

6 Community Objectives

- 31 Based on the Vision and through further consultation, the NPG members have identified community objectives.

Community Objective 1: To seek opportunities to maintain and enhance the social and economic vitality of the village including protecting and enhancing existing services and facilities.

Community Objective 2: To maintain the historic character of the built environment so that new development integrates with the existing built form to preserve its rural character.

Community Objective 3: To ensure development is of a scale that is proportionate to the Parish’s limited facilities and infrastructure and does not exacerbate the drainage and flood risk in the Parish.

Community Objective 4: To protect and enhance the Parish landscape, its green spaces and surrounding open countryside and to recognise the value of long views and vistas into and out of the village.

Community Objective 5: To promote energy efficiency in new and existing buildings. To ensure new development minimises the use of carbon in its construction and operation.

Community Objective 6: To ensure infill development provides a variety of housing sizes to meet local needs.

Community Objective 7: To ensure development is designed to a high quality that respects the materials, style and layout of its surroundings to protect and reinforce the positive character of the Parish.

Community Objective 8: To ensure development does not increase surface water flooding and to encourage design solutions that incorporate sustainable drainage systems that have multi benefits like increasing the biodiversity of the area.

7 Engaging with the Community: A Key Principle

- 32 The Plan reflects the community’s need to have greater involvement and influence in development proposals up to 2038. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.

- 33 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*
- 34 Encouraging consultation between developers and the NPG 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. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build, or replacement buildings to talk to the NPG prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by Bassetlaw District Council.

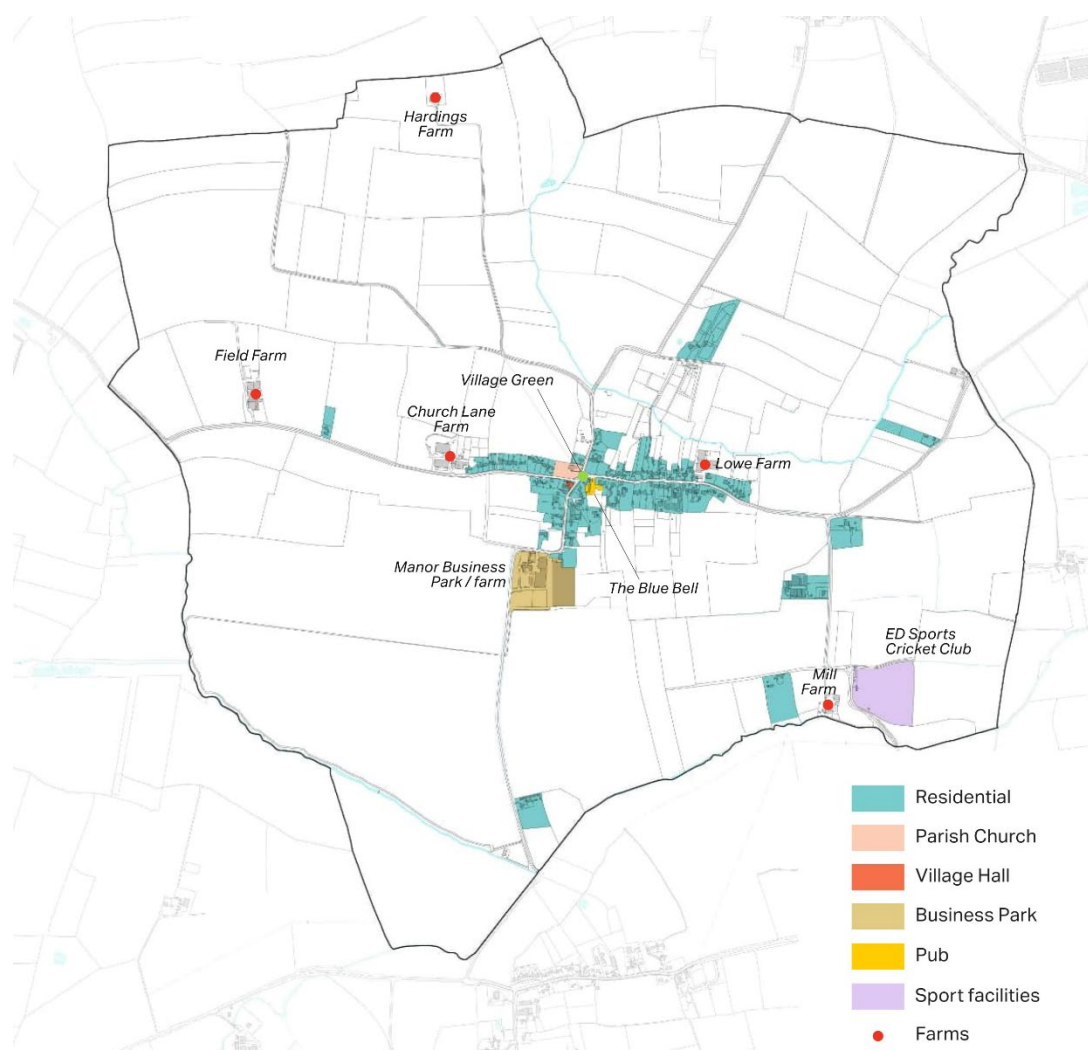
Key Principle: Pre-Application Community Engagement

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

8 Sustainable Development and the Development Boundary

- 35 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being, and environmental protection.¹¹ The EDNP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *‘Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.’*¹²
- 36 Map 2 from the Design Code shows the existing land uses in the Parish and gives a useful overview of the rurality (with working farms operating from within as well as outside the village) and also the mix of other facilities in the Parish.

Map 2: Land Uses in the Plan Area



Source: East Drayton Design Code¹³ (p27), AECOM 2023

¹¹ NPPF para 7

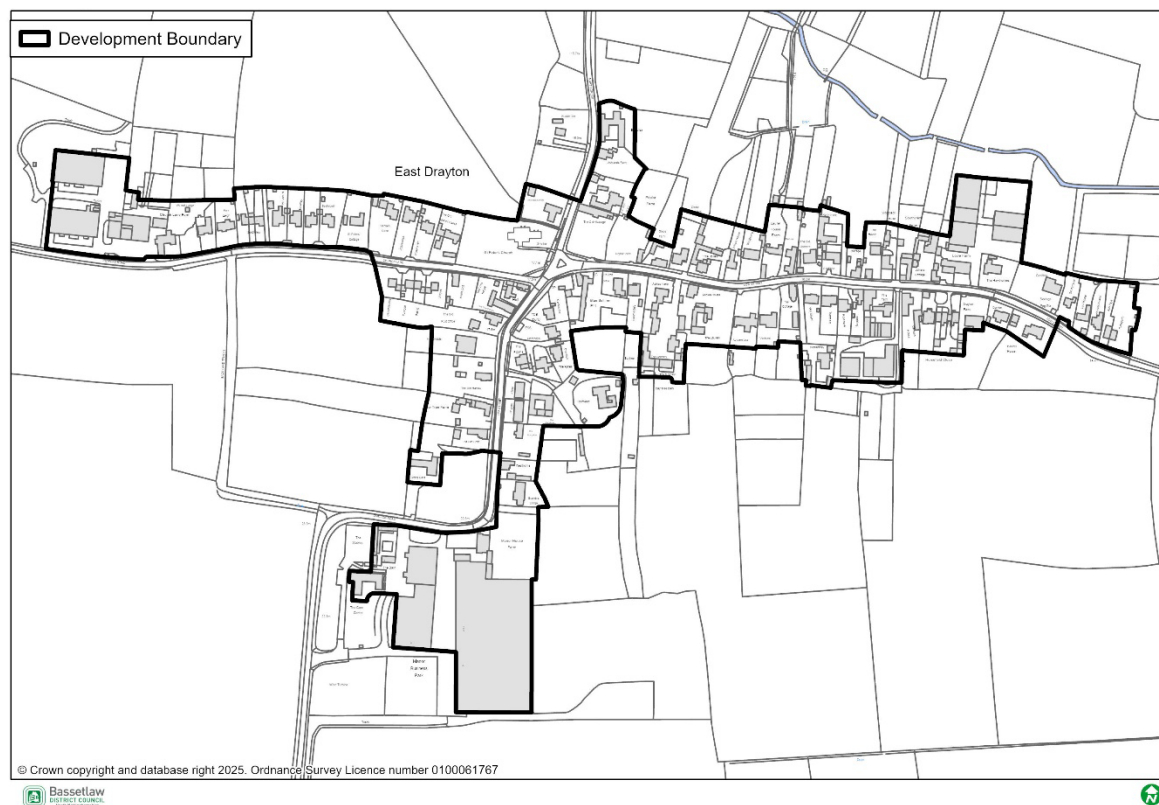
¹² NPPF para 9

¹³ See <https://www.bassetlaw.gov.uk/media/bbdhxgzk/east-drayton-design-code.pdf>

- 37 Most of the new development in East Drayton in the last 25 years has been well designed and has reinforced the existing character of the place, whilst also providing housing and business premises. The community are rightly proud of the overall appearance of their village. The repurposing and redevelopment of former agricultural buildings and plots within the village has reinforced the historic rural character.
- 38 The Design Code identified 9 developments on infill sites in the village (see Map 8 below) that are seen as best practice in providing new housing because they reinforce the existing character of the village.¹⁴
- 39 The conversion of most of the agricultural buildings at Manor Farm into business units and a gym has also proved highly successful with high occupancy levels of the units and a well-used gym providing facilities unusual in such a rural area.
- 40 Sustainable Development does not just relate to its location but how it is built and operates. The design of new development should demonstrate low carbon construction, the use of renewable energy (where possible) and water efficient design. This is covered in other policies in this Plan.
- 41 District policy has drawn development boundaries around larger settlements but not the smaller settlements. Preparing a neighbourhood plan provides the opportunity for the NPG to draw a development boundary around East Drayton village. The main purpose of defining a Development Boundary is to differentiate the existing built form of the settlement from the wider countryside that surrounds it. The line follows existing physical boundaries as far as possible but intersects spaces in some places where there isn't a clear boundary, or where placing the line nearer or further from the built form would appear out of character. For instance, well defined domestic gardens are generally included inside the line, but any gardens that stretch away from the built form or appear less defined may be bisected by the boundary.
- 42 Based on the criteria provided by BDC in the Background Paper on Development Boundaries 2021.¹⁵ and in conformity with the Bassetlaw Plan's approach, the East Drayton Development Boundary is shown on Map 3. The Development Boundary directs development within the settlement and protects areas of valued landscape and open countryside around the village. This provides clarity for developers and residents in identifying where infill development may be acceptable.
- 43 Any additional development in East Drayton village should be concentrated within the Development Boundary. The following criteria have been used by the NPG in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;
- a) the presence of predefined physical features such as walls, fences, hedgerows, roads and streams; and
 - b) open areas, including informal recreation space and Areas of Landscape Sensitivity, identified through the neighbourhood plan process, which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - c) analysis from the BDC Landscape Character Assessment; and
 - d) a consideration of the existing built form and Housing Requirement Figure from the Bassetlaw Plan; and
 - e) a consideration of the findings of the 2020 Bassetlaw Rural Settlement Study.

¹⁴ See Design Code Section 3.1

¹⁵ See <https://www.bassetlaw.gov.uk/media/6563/development-boundaries-background-paper-september-2021.pdf>

Map 3: Development Boundary

Infill

- 44 It is possible that, over the Plan period, small sites within the Development Boundary will come forward for development. The Site Assessment (see Appendix C) identified the opportunity for development in several locations within the Development Boundary. However, the cumulative effect of this can change the character of the area and not all gaps are appropriate for infilling.
- 45 Early on in this neighbourhood plan process the community identified the need to protect the rural character of the village as a key issue. The NPG used their local knowledge of the Parish to identify Key Views, Local Green Spaces and Areas of Landscape Sensitivity. This provides more information and understanding about the location and sensitivity of spaces between or beyond the Development Boundary.
- 46 Part of the character of East Drayton village is from the open spaces, deep set back to plots and breaks between buildings that exist due to the scale and massing of former agricultural buildings. Infill development is supported but should not erode the historic and rural character of the village.
- 47 The EDNP defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap usually capable of taking up to three dwellings unless it can be demonstrated that a greater number reinforces the existing rural character, subject to meeting the relevant criteria in national guidelines.
- 48 There will also be opportunities for the conversion of agricultural buildings to dwellings over the Plan period that will also contribute to future housing needs.
- 49 The house type required (based on the AECOM Housing Needs Assessment) is for smaller 2-3 bed homes. This is explained in section 14.

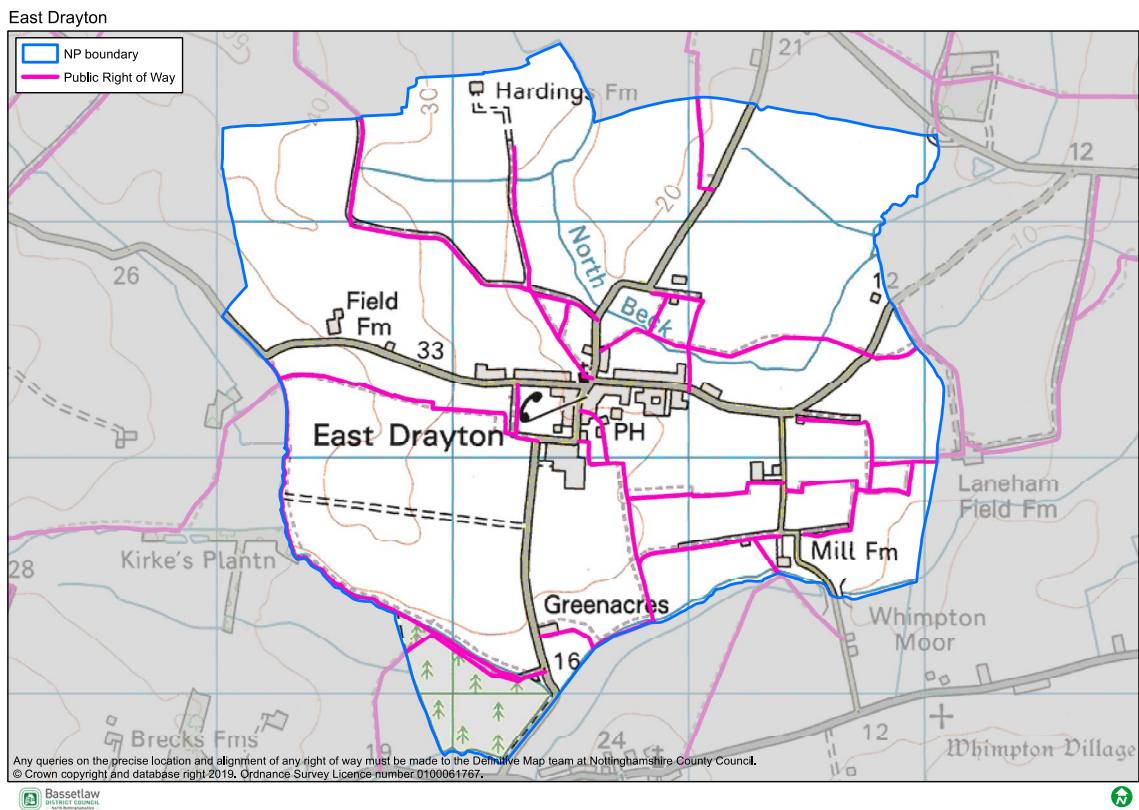
Policy 1: Sustainable Development, Infill and the Development Boundary

- 1. Proposals for new development, including the appropriate conversion or change of use of existing buildings, will be supported where they fill a gap within the Development Boundary as defined on Map 3 and where they meet the following criteria:**
 - a) the number of dwellings and their associated layout and appearance respond positively to the character of that part of East Drayton village in which it is located;**
 - b) wherever practicable they safeguard any features on the site that have a nature conservation value;**
 - c) they protect the significance of heritage assets including their setting, and conserve the historic environment of the immediate environment;**
 - d) as appropriate to their scale, nature and location proposals do not increase flood risk on site or elsewhere and mitigate flood risk (where applicable) where outfall is a key design consideration. Development proposals should be designed so that they function in a safe way for their lifetime without increasing flood risk elsewhere.**
- 2. Development should be designed to minimise the use of carbon in its construction and operation. For residential development, water efficiency should be promoted by meeting the Building Regulations optional requirement of 110 litres/person/day.**
- 3. Outside the Development Boundary new development will be limited to that which is necessary to support the rural economy, that which is a rural exception site, or to development that is otherwise in accordance with Policy ST2 (3) of the adopted Local Plan.**

9 Protecting the Landscape Character

- 50 Properties in the Parish either overlook or are within close walking distance of open countryside. There are a network of public footpaths and bridleways across the Parish (see Map 4). The quality and accessibility of the natural environment in the Parish is highly valued by local residents.

Map 4: Footpaths and Bridleways



- 51 This rural landscape is one of the main reasons residents like living in East Drayton. Safeguarding the surrounding countryside from insensitive development and ensuring any new properties, extensions and alterations are in keeping with the surrounding area is important to residents and will protect landscape character.
- 52 The word cloud below has been developed based on the responses to the 2022 Village Survey when local people were asked what words they most associated with the East Drayton. It demonstrates how local residents perceive the Parish.

Words most associated with East Drayton (source Village Survey 2022)



Landscape Character Area

53 According to BDCs Landscape Character Assessment (LCA) 2009 East Drayton Parish sits within the Mid Nottinghamshire Farmlands Landscape Character Area.¹⁶ The Conservation Action is to conserve. The characteristic features of the countryside in the Parish are;

- Irregularly shaped agricultural fields with intensive arable farmland dominant,
- Strongly trimmed well maintained hedgerows particularly along roadsides,
- Network of streams and ditches across the landscape,
- The built form is of a traditional style (red brick, clay pantiles),
- Low tree cover and large-scale flat landscape with open views.

54 The landscape actions identified in the LCA that are appropriate to East Drayton Parish are set out in Table 1.

Table 1: Landscape actions identified in the Landscape Character Assessment

Landscape Actions – Conserve	
Landscape Features	<ul style="list-style-type: none"> • Conserve historic field pattern, maintain existing drainage ditches/hedge rows, restore and reinforce poor hedgerow boundaries. • Conserve permanent pasture and seek opportunities to restore arable land to pastoral.

¹⁶ See <https://www.bassetlaw.gov.uk/media/3461/mid-nottinghamshire-policy-09.pdf>

Landscape Actions – Conserve	
	<ul style="list-style-type: none"> • Conserve and enhance tree cover and landscape planting generally to improve, visual unity and habitat. • Conserve hedgerow planting along roadsides to reinforce and enhance as appropriate.
Built Features	<ul style="list-style-type: none"> • Conserve the sparsely settled and open, rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlement of East Drayton. New development should respect the setting of the settlement. • Conserve and respect the local brick-built vernacular in any new development. • Create woodland areas to contain and soften development, preferably in advance of new development. • Contain new development within existing field boundaries.

55 The East Drayton Design Code notes that ‘open views of the surrounding landscape are widely available from the main settlement’.¹⁷ This glimpsing of long views from within the settlement and the presence of working farms within the village may explain why ‘agriculture’ was such a dominant word in the 2022 Village Survey.

Areas of Landscape Sensitivity

56 The dominant characteristic of the Parish is its rurality and sense of openness that comes from the open spaces within and around the settlements. The NPG has undertaken an analysis of the open spaces around the settlement and has identified Areas of Landscape Sensitivity (ALS) which have a particular value in contributing to this character.

57 The NPG agreed the following criteria before undertaking their analysis of the Parish to identify ALS. Land identified as ALS should have an open and undeveloped character and meet at least one of these criteria;

- reinforce the loose grained rural character within the settlements and the open spaces around them,
- boundaries should follow physical features on the ground taking account of the need to accommodate the development requirements of the Local Plan.

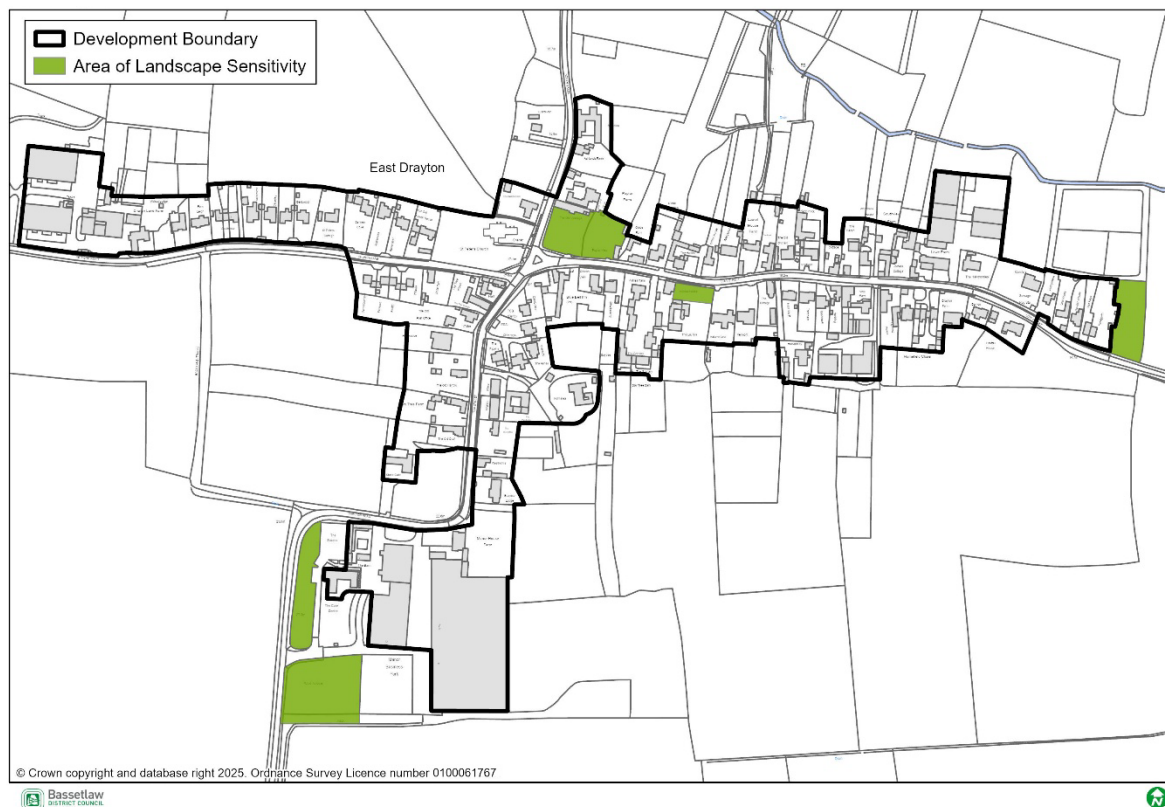
58 Areas of Landscape Sensitivity have not been defined on the basis of soil or biodiversity quality (although these areas may happen to contain good soil or be of a high biodiversity value). The spaces between buildings and views out over the surrounding countryside are important elements that contribute to the Parish’s character. Visual closure of these Areas of Landscape Sensitivity would take away the breadth of long and near views that exist.

59 It is stressed that the identification of ALS is not a bar to all development but in combination with the Key Views there should be mitigation through appropriate design where development is proposed in these locations. Where ALS are outside the Development Boundary any proposals would need to accord with District and national policy which limits development in the countryside.

¹⁷ See East Drayton Design Code page 19

- 60 Map 5 shows the Areas of Landscape Sensitivity that are character forming and a valued landscape feature around the built form both within and outside the Development Boundary.

Map 5: Areas of Landscape Sensitivity



Key Views

- 61 The topography of the Parish affords expansive long views into and out of East Drayton village. As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. These are all from publicly accessible locations. Map 6 identifies these Key Views.
- 62 The open countryside and the long views from the main through roads provide a sense of space and a very rural sense of place. The number of views at the centre of the village looking out reflects the significance of the crossroads at the heart of the village.
- 63 Each view not only contributes to the landscape character of the Neighbourhood Area, but also the local wayfinding and overall legibility of the Parish. Views of key landscape and built features assists visitors when orienting themselves around the area and contributes to the character and legibility of the place. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the Key View(s) when it reaches maturity.
- 64 Appendix D provides a list of photos from these viewpoints.
- 65 Development that would affect the key views identified on Map 6 including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have on the landscape character and seek to minimise the impact of proposals on the Key

View. A prime factor in the assessment of the proposal will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape.

Map 6: Key Views



Policy 2: Protecting the Landscape Character

- 1. Development proposals in the areas identified as having a landscape sensitivity (Map 5) and within the Key Views as shown on Map 6 should be:**
 - a) designed to respect this landscape sensitivity and safeguard relevant Key Views. In this way their contribution to the wider character and sense of openness that they provide around East Drayton Village and to the long views out to the open countryside will be maintained,**
 - b) accompanied by an objective assessment of the effects the proposals will have on the landscape character and/or a Key View. A prime factor in the decision will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape.**
- 2. Development proposals that adversely affect the undeveloped character of the areas identified as having landscape sensitivity (Map 5) under the Key Views (Map 6) will not be supported.**
- 3. Mature street trees and hedges make a significant contribution to the prevailing character of East Drayton village and, wherever practicable, should be protected.**

Development proposals that involve the removal of hedgerow boundaries and trees that contribute to the street scene should include a landscape plan, a tree survey and an arboricultural assessment that demonstrates how their planting programme reflects the rural character. Where practicable, any street trees and hedgerows which would be removed should be replaced on a like-for-like basis and form an integrated part of the development proposal.

- 4. The Development proposals should protect, and where practicable enhance Public Rights of Way.**
- 5. Any required mitigation planting and boundary treatment should include native species in accordance with the LCA.**
- 6. Development should present a soft boundary to the open countryside (including native hedges, low red brick walls and native trees) to minimise the impact of development on the landscape character.**

10 Protecting and Enhancing Biodiversity

- 66 A Natural History Museum report in October 2021 found that England’s biodiversity intactness is 53% - the safe limit is 90%. The LCA noted the impact of intensive arable farming, the loss of historic hedgerows and the limited tree cover. The actions in the LCA seeks to conserve and reinforce including supporting the planting of trees ‘ideally before development’ and hedgerows. (see Table 1).
- 67 In 2023, the NPG did a flora and fauna audit for the EDNP. The findings are as follows:

Fauna	Flora
<p>BIRDS Barn Owl, Black Headed Gull, Blue Tits, Bullfinches, Buzzard, Canada Geese, Chaffinch, Crows, Doves, Gold Finches, Great Tits, Kestrel, Kite, Housemartins, Herons, Jackdaws, Jays, Kingfisher, Lapwings, Long Tailed Tits, Little Owls, Little Egret, Mallards, Moor Hens, Magpies, Pheasants, Partridge, Pigeons, Robins, Sea Gulls, Sparrow Hawks, Sparrows, Sky Larks, Swallows, Swifts, Tawny Owl Wood Pigeon, Willow Tit, Wagtails, Wrens Woodpeckers (Green And Spotted)</p> <p>MAMMALS bats, roe deer, fallow deer, muntjac deer stoats, weasels, shrews, field voles, field mouse, harvest mouse, rats, grey squirrels, rare breed sheep and cattle goats, horses chickens and turkeys</p> <p>AMPHIBIANS / REPTILES toads, frogs, newts, grass snakes, adder (seen dead on the road)</p> <p>INSECTS Usual wasps, bees etc. in particular – white-tailed bumblebees; mining bees, hornets; horseflies; dragonfly; mayfly Butterflies – peacock; red admiral; cabbage white; common blue; yellow tip; Meadow Brown, Holly Blue Moths – cinnabar; elephant hawk; mint moth</p>	<p>TREES Ash; Oak; Yew; Elm Hornbeam; Beech; Copper beech; Birch; Silver birch; Hazel; Rowan Horse Chestnut; Sweet Chestnut; Sycamore Apple; Crab apple; Plum; Damson; Pear Willow (also coppiced)</p> <p>HEDGEROWS Blackthorn; Whitethorn; Hawthorn; Holly; Ivy; Nettles; Elder; Honeysuckle; Blackberries; North Clay Hops</p> <p>WILDFLOWERS Red and White Campion; Cow Parsley; Knapweed; Dogrose; Nightshade Buttercups; Daisy; Dandelion; Ox-eye Daisy; Primrose; Violet; Snowdrop; Cowslip; Celandine; Convolvulus; Sheperd's Purse; Ragged Robin; Rosebay Willowherb; Bird's Eye; Field Poppy; Teasel, Flags, Chamomile, Nettle, Lamium, Black Medic, Aconites, Self heal Cow Parsley, Agrimonia, Burdock, Salda Burnet, Lady's Mantle</p> <p>FERNS and LICHENS Bracken; Hart's tongue fern; White lichen; Map lichen; Oak moss.</p> <p>HERBS Wild garlic; fennel; Stinging Nettle; Borage; Corn Mint; Dandelions; Ground Elder</p> <p>FUNGI Field Mushroom; Fly Agaric; Stinkhorn; Wood Ear; Shaggy Inkcap; Puffballs</p>

- 68 The audit shows a very diverse plant system, and that the biodiversity of the Parish is good. Residents note that the village sounds like an aviary in the spring and this is helped by the local farmers, who resident's note, '*really care about the land they manage*'¹⁸. Most of the fields have margins left around the edges which provide a variety of habitats for example;
- longer grass and general vegetation areas left to grow, these are particularly important for the small mammals to establish colonies. Which in turn encourages the owls to come and feed too,
 - borage often just grows and reseeds randomly after it was grown as a crop years ago, this is a fantastic food source for bees and other insects,
 - the margins left for the game birds by the farmers are really important too, as these provide cover for all sorts of wildlife.
- 69 The Parish benefits from connecting hedgerows that create wildlife corridors that really help small mammals move around. The hedgerows provide habitats for the bird and mammal species around the village too for sheltering, feeding and breeding. There are hedgehogs in the village so any development should consider ensuring hedgehogs can move between properties freely (hedges or gaps in fences) as their numbers are dwindling and on the 'at risk of extinction' list.
- 70 The Churchyard (proposed as a Local Green Space) is a habitat for birds of prey and wildflowers.
- 71 The Beck that runs through at the southern end of the village is a very important source of water for all of the wildlife around. Clean and flowing water can be very difficult to find during summer months. During this time there are always numerous animal tracks going down to the water, evidence of its importance in sustaining wildlife. The beck water is good enough quality to host a small number of Kingfishers too.
- 72 Willow is grown on the fields south of the village for biofuel. Over the period between cutting back to ground level and full willow growth, this provides a mix of habitats for wildlife. It is very important as it grows for the hare and deer to hide in while feeding and for raising young. When it has been cut down it is a very good nesting habitat for ground nesting birds, such as Lapwings.
- 73 The Bassetlaw Plan places great emphasis on the need to Green Bassetlaw to mitigate climate change and to enhance biodiversity. Policies ST39 protects existing trees and ST48 identifies the significant contribution tree planting can make to addressing climate change.
- 74 Surface water flooding and the limited capacity of the drainage system is an issue for existing residents. The North Beck runs to the north of East Drayton Village and the gardens of some houses are in Flood Zone 2 and Flood Zone 3. New development must not exacerbate the issue with drainage and surface water run-off.
- 75 Increasing the planting of shrubs and trees and increasing areas that are grassed rather than paved, will provide ways to capture the water and let it soak into the ground. Hedges are commonly used as boundary treatment (see the East Drayton Design Code). Additional planting of hedgerows and the use of permeable surfaces will ensure that development does not exacerbate the existing flood risks.
- 76 The Environment Agency noted as part of the Regulation 14 consultation that new development should include well-designed Sustainable Drainage Systems (SuDS) so that it provides multi benefits assisting in reducing surface water flooding and enhancing biodiversity.

¹⁸ Comments made in consultation sessions and in submissions for the flora and fauna audit by local residents

- 77 The Environment Act requires at least a 10% biodiversity net gain as part of new development.¹⁹ Enhancement measures should contribute to the delivery of the landscape actions in the LCA and Local Nature Recovery Strategies and may include:
- a) planting wildflower meadows and strips,
 - b) planting appropriate trees and shrubs, especially species that provide good berry or nectar sources,
 - c) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g., rain gardens, pond and wetland creation and geopaving) in new schemes and ‘retrofitting’ where appropriate,
 - d) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,
 - e) planting and management regimes along North Beck.
- 78 There is community, national, District and local evidence to support an approach that ensures there is no loss of tree canopy and where possible a net gain. This may mean planting more than one tree to replace a mature tree (where it had a large tree canopy). Where trees are removed as part of a development scheme they should be replaced in line with the recommendations in this Plan.

Policy 3: Protecting and Enhancing Biodiversity

- 1. As appropriate to their scale, nature and location, development proposals should provide at least 10% net biodiversity gain. Where on-site provision of biodiversity net gain cannot be achieved, off-site provision should take place within the neighbourhood area wherever practicable. Any such measures should be targeted to benefit local conservation priorities as identified in the District Council’s Landscape Character Assessment or the Local Nature Recovery Strategy were applicable.**
- 2. Development proposals which would have significant negative ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.**
- 3. New development should integrate and increase blue-green infrastructure to build multi-functional solutions to future impacts of increased flood risk, water shortages and overheating. As appropriate to their scale nature and location, development proposals should incorporate Sustainable Drainage Systems which can address flood risk and improve biodiversity.**
- 4. Where it is appropriate for higher value tree(s) (category A or B trees – BS5837) * to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and be of an appropriate species for the site.**

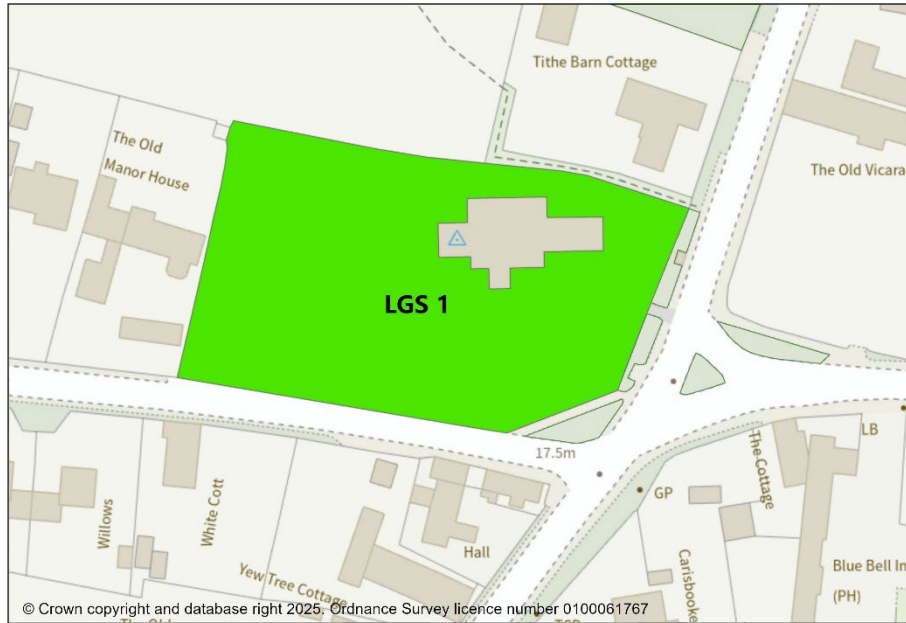
* Category A – These are generally large, high-quality trees which the local authority will want to see retained if at all possible Category B. Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years source <https://www.crowntrees.co.uk/tree-survey-and-report/tree-survey-faqs/>

¹⁹ The EA advises as part of the Regulation 14 consultation that it is aiming for its own projects to provide 20% BNG and providing BNG within blue-green infrastructure interventions could be a positive way of reaching and exceeding national requirements.

11 Local Green Spaces

- 79 The National Planning Policy Framework para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development (akin to Greenbelt) for the duration of the Plan period and beyond.
- 80 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development. The NPPF sets out the criteria for the designation of Local Green Spaces. They should be:
- a) in reasonably close proximity to the community,
 - b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance recreational value, including as a playing field, tranquillity, or richness of its wildlife, and
 - c) local in character ... not an extensive tract of land.
- 81 NPPF para 108 states that *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts'*.
- 82 The community have identified 5 spaces that meet the NPPF criteria – they are shown on Map 7 and described with photos in the section below.
- 83 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. This policy protects these sites from development demonstrating the value of these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 84 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Map 7a: Local Green Space 1



Site 1	Description	Test against LGS criteria in the NPPF
St Peter's Churchyard	A special place of peace and tranquillity for churchgoers, villagers and visitors as well as a haven for wildlife with areas left for wildflower and a habitat for kestrels and owls. It is managed by the Parochial Church Council of the Rivers Group Retford.	Site 1 is demonstrably special to the community for its tranquillity and biodiversity and is at the intersection of the crossroads in the village.



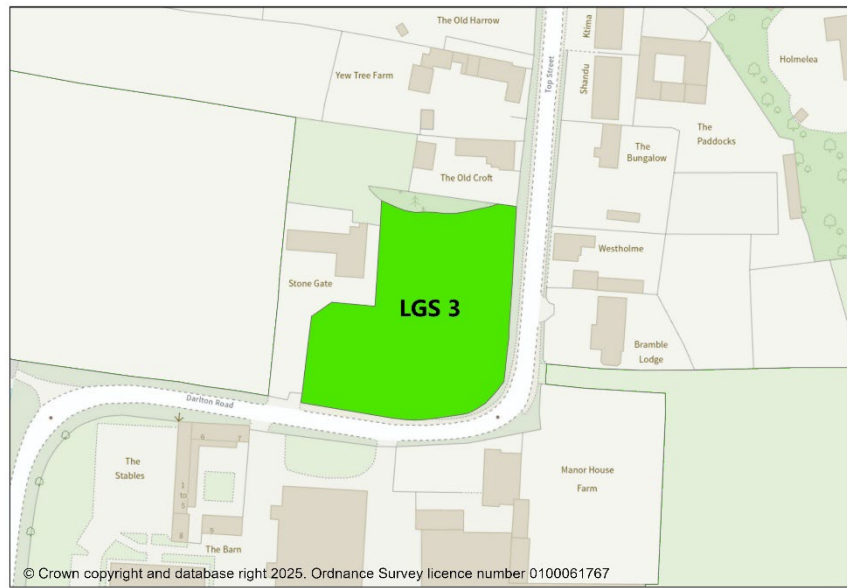
Map 7b: Local Green Space 2



Site 2	Description	Test against LGS criteria in the NPPF
The Old Cricket Field	Located on the north side of the bend coming into the village on Darlton Road, as it becomes Top Street, sometimes used for grazing sheep it was used as the community’s cricket pitch until a new field was provided farther out of the village. A byway open to all traffic extends along the south and western boundary. It is owned by David Strawson.	Site 2 is demonstrably special to the community, framing the entrance to the village from the south.



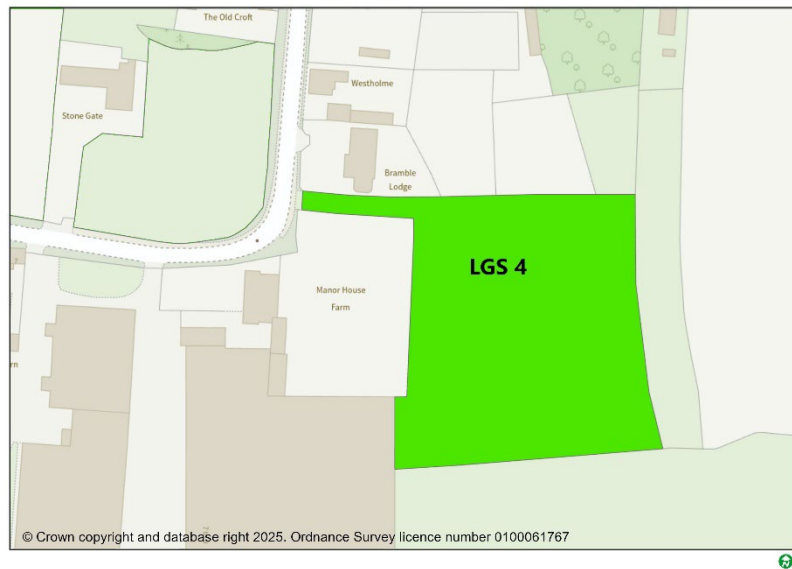
Map 7c: Local Green Space 3



Site 3	Description	Test against LGS criteria in the NPPF
'Strawson's corner'	A large corner green space on a right-angle bend at the northwest side of Top Street. Character forming green open space that reinforces the rurality of the village. Owned by David Strawson and opposite his farmhouse - Manor Farm. Allows clear views from the south entrance to the village towards the crossroads, remains fallow and supports wildlife.	Site 3 is an important green space in a prominent location as you approach the village from the south. It is demonstrably special to local people contributing significantly to the character of the village at the southern entrance.



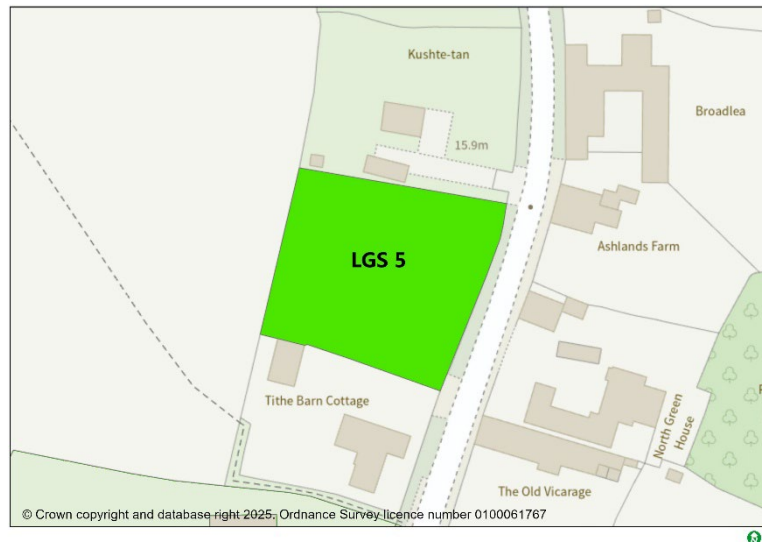
Map 7d: Local Green Space 4



Site 4	Description	Test against LGS criteria in the NPPF
'Strawson's Meadow'	"Strawson's Meadow" - behind the gardens of Manor Farm house, on the east side of Top Street. Owned by David Strawson. Bounded on 3 sides by public footpaths, used in the past for village fetes and for occasional grazing of sheep. A tranquil space with established hedgerows on 2 sides supporting a biodiversity of flora and fauna. Area proposed for designation includes the public footpath access to it.	Site 4 is an important green space that is demonstrably special to local people contributing to the sense of rurality of living in the village for local people.



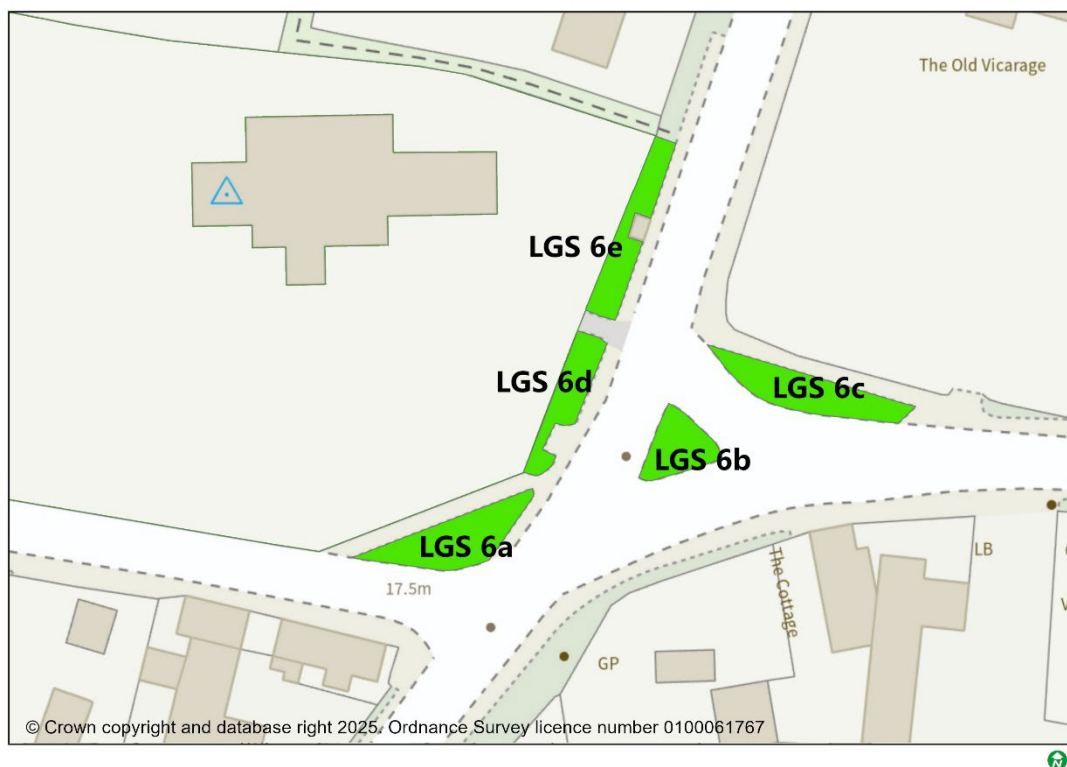
Map 7e: Local Green Space 5








Site 5	Description	Test against LGS criteria in the NPPF
North Green Paddock	<p>North Green Paddock - on the west side of North Green, south of North Beck.</p> <p>Owned by David Strawson. Allows for uninterrupted views of the church as one enters the village from Stokeham Road. Surrounded by hedgerows, again offering a diversity of fauna and flora, including possible remnants of the North Clay hops, as the land is damp and low-lying.</p>	<p>Site 5 is an important green space at the northern entrance to the village.</p>



Map 7f: Local Green Space 6a,6b,6c,6d,6e



Site 6	Description	Test against NPPF criteria
<p>5 pockets of green space with mature trees that form part of the historic junction of North Green and Low Street.</p>	<p>LGS 6 includes 5 pockets of grass verges and mature trees, planters and a bench. Three (6a,6d,6e) are adjacent to St Peter’s, which includes the bench (6d), one is at the convergence of North Green and Low Street (6b) and one is to the north of Low Street where it meets North Green (6c).They are part of the highway but in combination they form an important feature that emphasises the rural and historic nature of this part of the village.</p>	<p>Green areas with mature trees that make a significant contribution to the character of this part of the village. They are demonstrably special and in close proximity to the community they serve.</p>

<p>LGS6a</p> 	<p>LGS6b</p> 
<p>LGS6c</p> 	<p>LGS6d</p> 
<p>LGS6e</p> 	

Policy 4: Designation of Local Green Spaces

- 1. The Plan designates the sites shown on Map 7a,7b,7c,7d,7e,7f as Local Green Spaces.**
- 2. Policies for managing development within a Local Green Space should be consistent with national policy on Green Belt.**

12 Reducing the Risk of Flooding

- 85 There are a number of watercourses and drains in the Neighbourhood Plan Area. Watercourses include the North Beck, the Blackthorne Drain and the South Beck which defines the southern boundary of the Neighbourhood Plan Area. EA advise that where the south Beck enters the culvert under Darlton Road this becomes an EA maintained statutory 'main river' called Laneham Beck.
- 86 There are flood risk areas in the Neighbourhood Plan Area, in particular along the North Beck where the fields flood frequently and most recently in October 2023. The Development Boundary was drawn around the northern built edge of the village reflecting the flood risk issues that would pertain if development was extended further north near the North Beck.
- 87 East Drayton is identified in a list of settlements where there are known drainage and sewerage capacity issues²⁰. Development is required to demonstrate it will not exacerbate these issues.
- 88 Within the village itself surface water flooding is an issue. Photos from October 2023 shows the extent of flooding in the Parish across the main routes into the village and the surrounding fields during high rain fall. Whilst this was an extreme event climate change means this will occur more frequently.



Photo 1: Driving along North Green out of the village heading north with St Peter's Church on the left in 2023



Photo 2: Driving into the village heading north on Darlton Road with Manor Farm on the right in 2023

- 89 Maps available from the Environment Agency web site²¹ show the extent of flood risk from rivers and surface water run-off, both within and in the vicinity of the Parish. The proximity of the River Trent to the east and the low-lying nature of the land means water has defined the landscape of the Parish and remains a constraint on the location and scale of future development.

²⁰ See Core Strategy 2011 policy DM12

²¹ See <https://flood-map-for-planning.service.gov.uk/map?seg=fz&cz=477580.8,375233.1,16.586527>

- 90 Sustainable drainage systems (SuDs) slow the flow of surface water and can provide multi benefits like improved biodiversity. In the context of East Drayton village measures that increase the amount of permeable surface (having grassed rather than paved surfaces) and increasing the planting of shrubs and trees, will capture the water and let it soak into the ground.
- 91 SuDs can only be required as part of major planning applications but, implementing Neighbourhood Plan Policy 2 Protecting Landscape Character and 3 Protecting and Enhancing Biodiversity will help to alleviate the extent of surface water run off as well improving landscape character and biodiversity.
- 92 The East Drayton Design Code identified flood risk as an issue and the Design Code A1 'Resilience to Climate Change' highlights this and provides a design framework that reflects the flood risk issues in the Parish²².

Design Code A1: Resilience to Climate Change

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the parish.

- Areas of East Drayton are at risk of flooding from water courses and local surface water flooding. Avoid siting homes in risk flood areas and mitigate increased risk of storms/flooding with sustainable drain systems. These reduce the amount and rate at which surface water reaches sewers/water courses. Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources.
- Ecosystems cannot adapt as the climate is changing leading to loss of biodiversity. Protecting and enhancing East Drayton's extensive natural landscape, including water courses can combat this and,
- Use street trees and planting to provide shading and cooling and moderate and improve the microclimate of streets and spaces.

- 93 The NPPF Annex 3 Flood Risk Vulnerability Classification²³ identifies differing levels of vulnerability for various uses. Residential development is not usually acceptable in Flood Zones 2 and 3. Development is directed to areas of least flood risk with sequential and exceptional tests applied in certain circumstances. The Neighbourhood Plan has been prepared so that it has regard to this important element of national policy. For development in Flood Zones 2 and 3 and where the sequential assessment demonstrates that it is not possible for the proposal to be located in an area at lower risk of flooding, the exception test may be applied in accordance with Annex 3 of the NPPF and Table 2 of the National Planning Guidance.

²² See Design Code page 64

²³ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

Policy 5: Reducing the Risk of Flooding

1. **Proposals for flood management, or green/blue infrastructure offering improvements that do not result in an increase in the risk of flooding on site and elsewhere will be supported.**
2. **Wherever practicable, major development proposals should make provision for appropriate surface water drainage which mimic natural drainage patterns and, as appropriate, achieve net gains for nature including through green infrastructure provision such as the planting of native trees and bushes.**

13 Achieving Well Designed Places

- 94 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.²⁴
- 95 The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
- 96 The East Drayton Design Code 2023²⁵ has been prepared by AECOM and the local community. It provides a detailed local character analysis; this forms the basis for the specific local criteria and a set of design principles. The East Drayton Design Code 2023 is an important part of the EDNP and provides the evidence base for Policy 6.
- 97 East Drayton is historically a rural Parish and its built form reflects that characteristic with the presence of former farm out buildings being converted to housing. Development is focused on East Drayton village, but other scattered dwellings and farms can be found in the Neighbourhood Plan Area.
- 98 There are examples of modern and planned detached housing developments. Work for the Design Code included analysis of those infill and new developments that reflect good practice by reinforcing the rural character of East Drayton.
- 99 The Character Study in the Design Code is based on analyses of the four key routes in the village, Low Street, Church Lane, Top Street and North Green. Even though these routes share similar features, there is variety in plot size, elevation materials, colour and landscaping along each key route.
- 100 It should be noted that East Drayton has already exceeded its Housing Requirement Figure²⁶ and given its scale, location and limited facilities it is not expected that there will be significant further development. Where there are small infill sites, it is important that the design of future development is in accordance with the Design Code and Policy 6 of this Plan.

²⁴ See NPPF para 139

²⁵ The document is available at <https://www.eastdrayton.org/documents>

²⁶ See <https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/monitoring-and-housing-supply/rural-monitoring/>

Map 8: East Drayton Village Character Analysis



- | | |
|------------------------------|-------------------------|
| Low Street | Top Street |
| 1. Low Street - road section | 7. Top Street - cottage |
| 2. The Granary development | 8. Yew Tree Farm |
| 3. 2-4 Homefield Close | |
| 4. The Old Orchard | North Green |
| 5. Laurel House Farm | 9. Poplar Farm |
| Church Lane | |
| 6. Ashdowne and Beverly | |

Source: East Drayton Design Code²⁷ (p30), AECOM 2023

101 The table below provides a summary of the key characteristics of development along each key route taken from the East Drayton Design Code 2023.

Key Characteristics: Low Street

Layout

Linear with varying levels of enclosure from 10m-60m front elevation to front elevation.

Parking is on-plot (garages, courtyards, driveways).

Building footprint varies, either simple rectangular form with projections or some with enclosed courtyard spaces.

Building orientations vary, some with gables facing the street and some with gables perpendicular to the street.

²⁷ See <https://www.bassetlaw.gov.uk/media/bbdhxgzk/east-drayton-design-code.pdf>

Varied plot depths historic deep and narrow plots up to approx. 150m deep as well as shorter wider plots 25m deep.

Outbuildings to the rear are typical.

Front elevations do not always face the street several dwellings are accessed via the driveway/path with their main elevation facing the side.

Road is 6m wide with pavement on both sides.

Windows

Where dormer windows have been added those placed to the rear of a building means that the simple roofscape character of the street is retained.

Materials used in windows usually have a colour tone that harmonises with the red brick elevation. PVC replacements are also seen but generally detract from the historic character.

Roof

Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots).

Gable roof forms are most typical though there are some hipped roof buildings/ hipped roof projections from a gable roofed building.

Solar panels are seen on the south facing plane of several roofs. Given the orientation of the street, buildings on the south side of Low Street can install solar panels to the rear of the property having a reduced visual impact on the street.

Buildings range from 1 to 2.5 storeys (using dormer windows to occupy the roof space).

There is irregularity between the building heights of neighbouring buildings making for an interesting and varied roofscape.

Materials

Traditional Nottinghamshire rural red brick houses with pantile roofs, modern red brick buildings with concrete tile roofs, some slate roofs, some rendered elevations providing contrast.

Landscaping and Boundary Treatment

Grass verges and pavement are on both sides of street to the west and only on one side at the edge of the village.

Boundary treatments are mixed (hedgerow, brick wall, brick wall and railing, building elevation, timber fence).

Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside.

Buildings that are set back behind front gardens typically have lawns and a higher percentage of soft landscape over hard landscaping.



Photo 3: Looking east along Low Street

102 The Design Code analysis highlights 6 examples of well-designed in fill development along Low Street. The analysis shows how each development has referenced the key characteristics whilst providing a range of house types and sizes that blend well with the village. See page 37-44 of the East Drayton Design Code.

Key Characteristics: Church Lane

Layout

Linear development pattern with most development on the northern side of the road.

Parking is on-plot (garages, driveways).

Enclosure is stronger on the eastern end of the road (near the junction), while the streetscape is more open towards the western edge of the village.

Building footprint varies, most are simple rectangular forms with projections.

Buildings are mostly aligned to the street, however some are perpendicular. Most of the buildings have projections with gables facing the street.

Plots are typically around 55m deep, however their width varies between 10m and 30m. Plots on the southern side of Church Lane are typically 30m deep.

Outbuildings to the rear of buildings are a typical feature.

Front elevations frequently face the street contributing to the streetscape.

Setbacks are varied but generally wide, ranging from 10m to 25m. Only two buildings on the eastern end of the road have no setback.

Roads are 5m wide with pavement only on one side at its eastern end but both sides at its western end.

Windows

Windows are mostly casements with some bow or bay windows. UPVC windows are predominant along the whole road.

Skylights and dormer windows can also be found though these are rare. .

Roof

Chimneys are a feature of the roofscape (most are red or yellow brick and have terracotta chimney pots).

Gable roof forms are most typical though there are some hipped roof buildings/ hipped roof projections from a gable roofed building.

Solar panels are seen on the south facing plane of two roofs. Given the orientation of the street, buildings on the south side of Church Street can install solar panels to the rear of the property having a reduced visual impact on the street.

Buildings range from 1 to 2.5 storeys.

Neighbouring buildings of similar heights creates a more uniform roofscape along Church Lane.

UPVC roof fascias are a common feature and roofs usually have either red pantiles or concrete tiles.

Materials

Traditional Nottinghamshire rural red brick houses, modern red brick buildings and yellow brick buildings with rendered elevations.

Both stretcher and Flemish bond brickwork.

Landscaping and Boundary Treatments

Boundary treatments are mixed (hedgerow, brick wall, railing, building elevation, timber fence), however hedgerows are predominant.

Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside.

Buildings generally have lawns to the front and rear and mature trees are on the northern side of the road in the churchyard.



Photo 4: Church Lane looking west

103 The Design Code analysis highlights 2 examples of well-designed in fill development along Church Lane where even though the set back is wider the bungalows have referenced the key

characteristics and the houses blend well with the village. See page 48 of the East Drayton Design Code.

Key Characteristics: Top Street

Layout

Linear development pattern.

Parking is on-plot (garages, driveways).

Enclosure is stronger on the eastern end of the road (near the junction), while the streetscape is more open towards the western edge of the village.

Building footprint varies, some simple rectangular forms, some with projections and some which enclose courtyard spaces.

Building orientations are varied, some with gables facing the street, others with gables perpendicular to the street.

There are varied plot depths, historic deep and narrow plots up to approx. 100m deep as well a shorter wider plot approx. 25m deep.

Outbuildings to the rear of buildings are a typical feature.

Most of the front elevations face the street but some dwellings are accessed via a driveway/path with main elevation to the side.

There are pavements on both sides along Top Street but just one side is paved along Darlton Road before leaving the village where there are no pavements.

Windows

Windows are mostly casements, sashes, bay and bow. Glazing bars are a common feature.

UPVC windows are predominant however, a few timber windows can be observed.

Roof

Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots).

Gable roof forms are most typical though there are some hipped roof buildings.

Solar panels are seen on the south and east facing planes of several roofs.

Buildings range from 1 to 2 storeys.

UPVC roof fascias are a common feature.

Roofs usually have either red pantiles, slate or concrete tiles.

Materials

Traditional Nottinghamshire rural red brick houses, modern red brick buildings and yellow brick and grey brick elevations providing contrast.

Both stretcher and Flemish bond brickwork.

Landscaping and Boundary Treatments

Grass verges are a feature along the street on both sides of the street.

Boundary treatments are mixed (hedgerow, brick wall, railing, building elevation, timber fence).

Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside.

Buildings that are set back behind front gardens typically have lawns and a higher percentage of soft landscape over hard landscaping. The only exception in this regard is the East Drayton Village Hall, which has a tarmac car park at the front.



Photo 5: Top Street looking south

- 104 The Design Code analysis highlights 2 examples of well-designed in fill development along Top Street due to the use of red brick as elevation material, appropriate scale, massing and set back providing additional dwellings without impacting the rural feel of the place. See page 53-56 of the East Drayton Design Code.

Key Characteristics: North Green

Layout

Development is concentrated on the eastern side of North Green.

Parking is on-plot (garages, courtyards, driveways).

Enclosure is stronger on the eastern end of the road (near the junction), while the streetscape is more open towards the western edge of the village.

Building footprints have varied shapes, some linear, some simple rectangular forms, some with projections and some enclose courtyard spaces.

Building orientations are varied, some with gables facing the street, others with gables perpendicular to the street.

Plots generally have similar depths and widths, and no narrow and deep plots can be found. The only exception is the largest plot which is 80m deep and 50m wide while all the others are no larger than 40m deep.

Front elevations do not always face the street, several dwellings are accessed via a driveway/path with main elevation to the side.

Pavement is on both sides of the street to the south and only on one side at the edge of the village. Green verges are on both sides of the street and slowly leave space for pavement getting closer to the village core.

Windows

Windows are mostly casements and sashes with glazing bars are a common feature. Bay windows can also be observed.

UPVC windows are predominant along the whole road.

Some dwellings have skylight windows installed.

Some window lintels and architraves can be observed.

Roof

Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots).

Gable roof forms are most typical though there is one hipped roof projection from a gable roofed building.

Solar panels are seen on the south facing planes of some roofs.

Buildings range from 1 to 2.5 storeys (using skylight windows to occupy the roof space).

There is irregularity between the building heights of neighbouring buildings making for an interesting and varied roofscape.

Coped gables can be observed and all roofs have red pantiles.

Materials

Traditional Nottinghamshire rural red brick houses, and some rendered elevations providing contrast.

Landscaping and Boundary Treatments

Boundary treatments are mixed (hedgerow, brick wall, building elevation, rendered wall).

Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside.

Buildings have lawn areas mostly in their back gardens. Courtyards are a common feature and are usually covered in other permeable surfaces.



Photo 6: View from crossroads looking towards North Green (south to north)

105 The Design Code analysis highlights Poplar Farm as an example of good design practice. The scheme and layout reflect the rural character and uses materials that match the context. See page 60 of the East Drayton Design Code.

106 The Design Codes are based on the analysis above and are broken into the following themes:

A – Sustainability

B – Active Travel

C – Green Infrastructure

D – Infill Development

E – New Development

107 They are set out in full on pages 64-74 of the East Drayton Design Code and this is the evidence base for Policy 6. (The Design Codes relating to Green Infrastructure also provides some evidence base for Neighbourhood Plan Policy 2 and 3 above.)

Policy 6: Achieving Well Designed Places

- 1. Development proposals should demonstrate a high design quality that will contribute to the character areas of the Parish, Low Street, Top Street, Church Street and North Green as shown on Map 8 and as defined in the East Drayton Design Code 2023.**
- 2. Development proposals should respond positively to the Design Codes as set out in Section 4 of the East Drayton Design Code 2023 and, as appropriate to their scale, nature and location, should:**
 - a) respond to the local character of the immediate area;**
 - b) use materials that reinforce the existing character (red clay pantiles, red brick, or yellow brick, render for contrast);**
 - c) have a roof form that reflects the existing roofs of adjacent or neighbouring buildings (being hipped or gable);**
 - d) have a scale and massing that reflects neighbouring properties,**
 - e) have window sizes and architectural detailing that reinforces the character of the area in which they are located;**
 - f) have a boundary treatment of mainly hedgerows but also red brick walls and timber fencing combined with planting;**
 - g) have a layout that maximises opportunities to integrate new development with the existing rural character of the village (e.g. courtyards);**
 - h) uses buildings, landscaping and planting to reinforce the well-defined streets and attractive green verges.**
- 3. Development proposals that front the street should have landscaping that reinforces the street scene. Where the scheme includes a front garden, the landscaping should include the planting of new trees and/or hedgerows and protect existing trees (where possible).**

14 House Type and Tenure

- 108 The East Drayton Housing Needs Assessment was commissioned for this Neighbourhood Plan. It was produced in May 2023 and is the evidence base that informs this policy.
- 109 A vital part of planning for sustainable growth is to promote policies that will generate a balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that the Plan area has a more balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.
- 110 The NPPF notes that *in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.*'
- 111 As East Drayton has already exceeded its Housing Requirement Figure²⁸ and given its scale, location and limited facilities it is not expected that there will be significant further development. However, the AECOM Site Assessment analysis identified possible locations for additional new dwellings within the Development Boundary. Where there are small infill sites, it is important that the size of future houses reflects an understanding of the local housing issues.

Key Facts on the Housing Stock in the Neighbourhood Area²⁹

- Total number of dwellings 114 (plus a further 16 with planning permission in 2023).
- Whilst East Drayton has its roots in the farming community in recent decades there has been the redevelopment of several farms (these schemes are identified as examples of good design practice in the Design Code and referred to above).
- House prices are significantly higher in East Drayton than prices across Bassetlaw, the median house price in the Plan Area in 2021 was £332,500 compared to the median Bassetlaw house price of £180,000. This may reflect the housing mix with more large and detached homes in East Drayton Parish.
- Households living in detached dwellings account for the majority of properties in 2021 (87.5%).
- 48% of dwellings are 3-bedroom properties, which is in line with both the district and country, as the most common dwelling size.
- There is a much larger proportion of 4+ bedroom properties in East Drayton. The skew towards larger properties is further exacerbated by recent completions, all of which had 3+ bedrooms and the extension of smaller dwellings over the decade.

Number of bedrooms	2011	%	2021	%
1	0	0.0%	1	0.9%
2	11	10.8%	9	8.2%
3	55	53.9%	53	48.2%
4+	36	35.3%	47	42.7%
Total	102	-	110	-

Source: ONS 2021 and 2011, AECOM Calculations

²⁸ See <https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/monitoring-and-housing-supply/rural-monitoring/>

²⁹ See Housing Needs Assessment at <https://www.eastdrayton.org/documents>

Number of bedrooms	East Drayton	Bassetlaw	England
1	0.9%	6.3%	11.6%
2	8.2%	23.0%	27.3%
3	48.2%	48.0%	40.0%
4+	42.7%	22.6%	21.1%

Source: Census 2021, AECOM Calculations

- Bungalows or dormer bungalows account for 32% of the total dwellings³⁰. This is twice the proportion in the district (14%), and three times higher than the Country at 9.2%.
- Over 75's currently account for 8.7% of the population of East Drayton. It is estimated that this will increase from 22 individuals to 45 individuals by 2038, with the over 75s then making up 15.3% of the population. These 23 older people are expected to live in approximately 16 households.

Age group	2011 (Census)		2021 (Census)		Change
0-15	44	17.5%	39	14.9%	-11.4%
16-24	15	6.0%	25	9.5%	+66.7%
25-44	41	16.3%	36	13.7%	-12.2%
45-64	106	42.1%	82	31.3%	-22.6%
65-84	42	16.7%	72	27.5%	+71.4%
85 and over	4	1.6%	8	3.1%	+100.0%
Total	252	-	262	-	+4.0%

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

112 The Housing and Economic Development Needs Assessment (HEDNA) 2020 noted that 'Bassetlaw is projected to see a notable increase in the older person population, with the total number of people aged 65 and over projected to increase by 47% over the period to 2038. This compares with overall population growth of 18% and a more modest increase in the Under 65 population of 10%.'³¹

113 The HEDNA notes that bungalows are often the first choice for older people seeking suitable accommodation in later life and there is generally a high demand for such accommodation when it becomes available. Bungalows are land intensive and often not supported by house builders or planners. However, given the rural and lower density of development in the Plan Area and the ageing population, further provision as part of new development would meet local need and would be supported. The provision of bungalows may also encourage households to downsize, freeing up family type housing in the Parish. Policy 7 addresses these various issues. Where development proposals do not propose a housing mix and type in accordance with the Housing Needs Assessment, or deliver the type of housing supported in the first part of the policy, information accompanying the application will need to demonstrate why it is neither practicable nor commercially-viable.

114 The HEDNA and the HNA note the flexibility of 2-3 bed homes for both families and households looking to downsize.

³⁰ The HNA looked at Valuation Office Agency data for a wider area than the parish and has been discounted. 32 % is from a local count of bungalows in the village

³¹ See <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

Lifetime Homes

- 115 M4(2) is the category of home that is accessible and adaptable; these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. In seeking M4(2) compliant homes such dwellings could be considered as ‘homes for life’ and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. The Whole Plan Viability Assessment 2021 for the Bassetlaw Plan showed that all new market dwellings can be M4(2) compliant - accessible and adaptable.
- 116 The HEDNA notes that *‘growth shown in those with disabilities provides clear evidence justifying delivering ‘accessible and adaptable’ homes as defined in Part M4(2) of Building Regulations.*
- 117 M4(3) is the standard that makes a home suitable for wheelchair users. With the ageing population in East Drayton and across rural parts of the District there is a need to increase supply of homes that are built to M4(3) standard. However, the Whole Plan Viability Assessment confirmed that this would be unviable across the District. Given the local evidence of an ageing population, and the higher values attributed to homes in the area and the fact that specialist accommodation would not be built in the Parish due to its limited services, the NPG consider that the provision of new homes that are M4(3) compliant is justifiable and the EDNP provides a policy framework to support that.

Affordability

- 118 The HNA considered incomes against house prices (to buy and to rent). The analysis at table 4-4 shows that no affordable home ownership products would enable someone on average income to afford a property in the Parish.
- 119 A household on average income could afford to rent - a household with 2 earners on the lower quartile of income jointly could only afford to rent where the housing is affordable for social rent but there are no such properties within East Drayton Parish.
- 120 However, given the limited services in East Drayton the EDNP does not seek to allocate affordable housing in the Parish.
- 121 The NPG considered that a more appropriate response for their Village is to encourage 2-3 bed dwellings given the ‘skewed’ mix of 4+ bed homes (see table 5-3 HNA in the box above).

Policy 7: Housing Mix

- 1. The provision of housing including 2-3 bed homes and bungalows that meets demonstrable local needs, in accordance with the most up to date Housing Needs Assessment will be supported.**
- 2. To cater for the needs of less mobile occupants including older people and disabled people, and to deliver dwellings which are capable of meeting peoples’ changing needs over their lifetimes, proposals that provide a higher proportion of accessible homes (as defined in Part M4(3) of the Building Regulations) will be supported.**

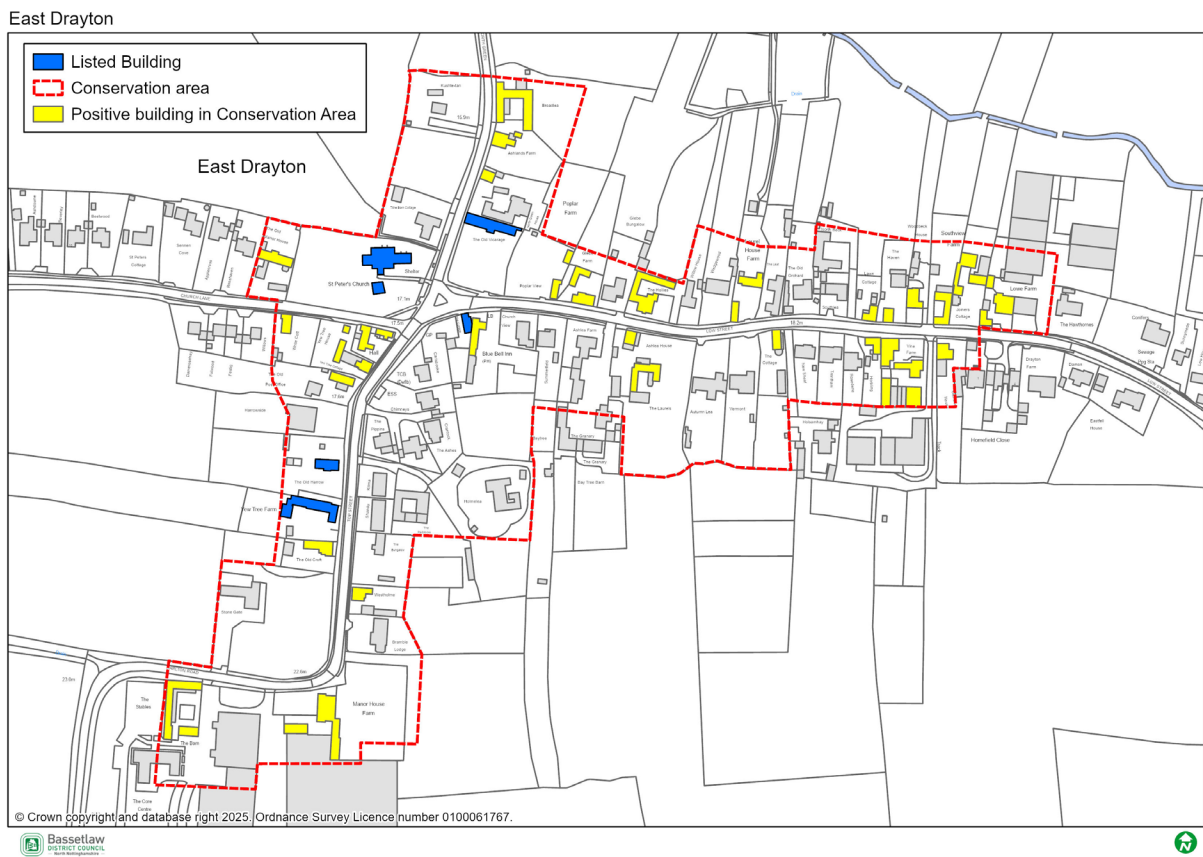
15 Protecting Heritage Assets

122 Most of the built-up area of East Drayton is within the Conservation Area, which includes the main junction of Church Lane / Top Street / North Green / Low Street and spreads out to the east and the south of the village along Low Street and Top Street.

123 There are 7 Listed Buildings in the Neighbourhood Plan Area, all located in the Conservation Area except one, Field Farmhouse. The Church of St Peter is Grade I, while all the others are Grade II. One of the Grade II listings is a pair of headstones located in the churchyard of the Church of St Peter, while all the others are buildings.

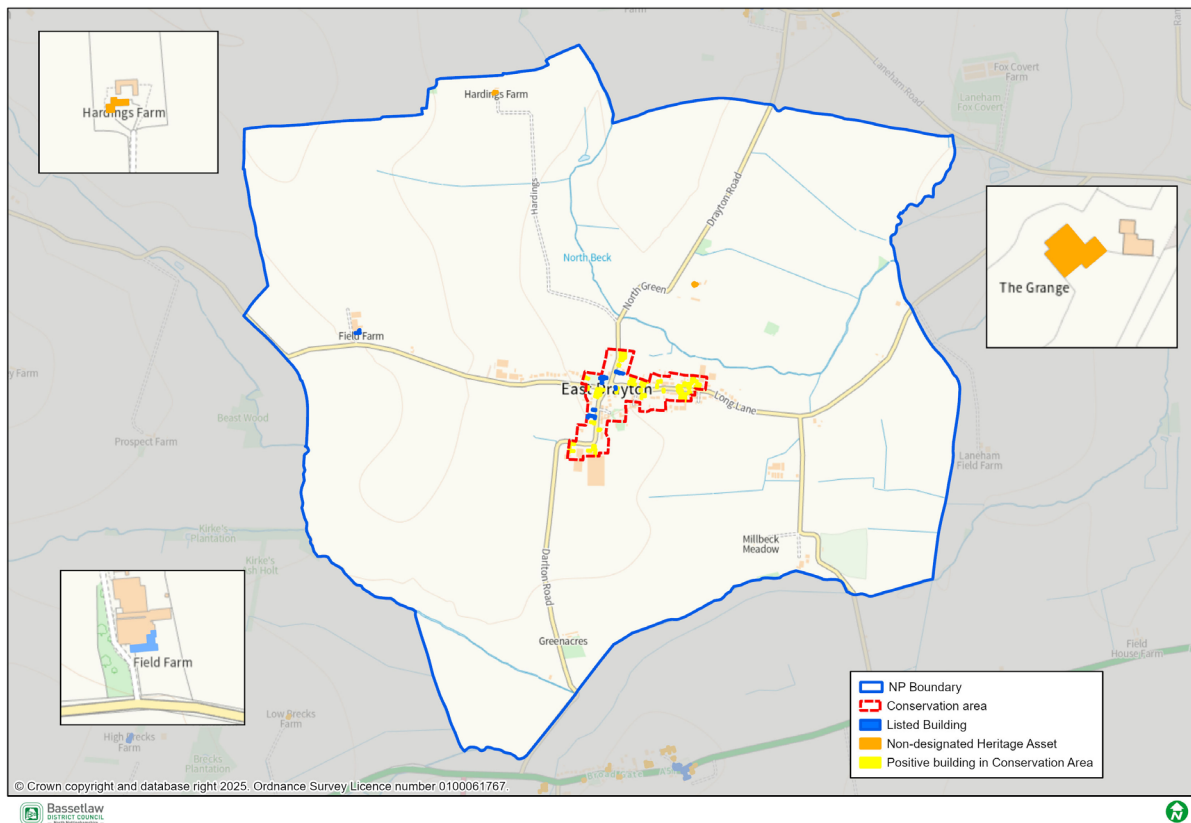
124 The District Council’s Conservation Team has identified a further 41 buildings that are considered to contribute positively to the Conservation Area’s character and appearance. They are shown in yellow on the maps 9a, 9b and 9c, and as listed below (thereafter list the addresses of the properties concerned).

Map 9a: East Drayton Heritage Assets (Village)



125 There are two farmhouses that are outside the Conservation Area but that BDCs Conservation team have also identified as having a local heritage value, these are called non designated heritage assets.

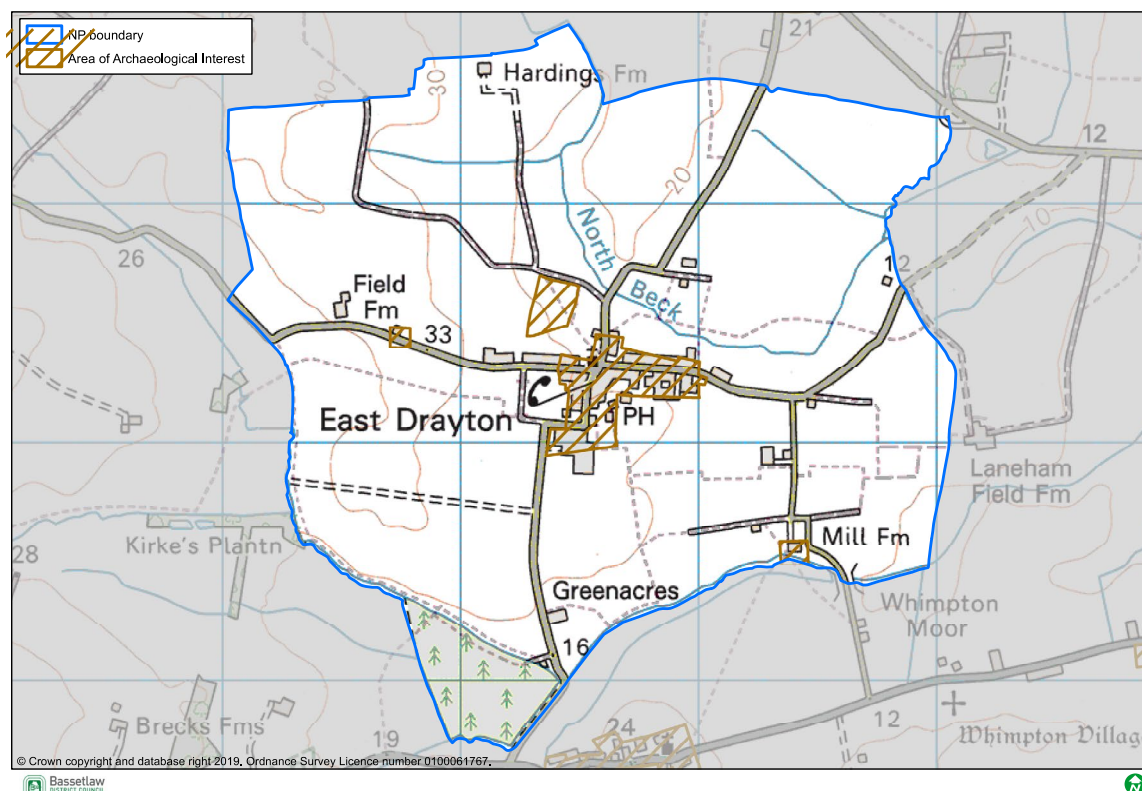
Map 9b: East Drayton Heritage Assets (Parish)



126 East Drayton village is rich in heritage. Most of the village is also an area of archaeological interest but there are also areas across the Parish. These relate to a range of archaeological features and are identified on the Nottinghamshire Historic Environment Record.

127 Map 9c identifies areas of archaeological interest including evidence of medieval ridge and furrow ploughing, together with iron age and/or Romano-British farming and other features on the historical record (a watermill and windmill are also noted in the heritage gateway records.)³²

³² See <https://www.heritagegateway.org.uk/Gateway/Results.aspx>

Map 9c: Areas of Archaeological Interest

128 In addition to the noted assets, the NHER also holds additional records which are not shown on the included map (Map 9c Areas of Archaeological Interest). These include a circular enclosure (NHER: [L4684](#)), an area of surviving medieval ridge and furrow (NHER: [L6972](#)), a findspot recording recovery of a Neolithic (NHER: [L4728](#)), an undated earthwork (NHER: [L6969](#)) and an undated field system (NHER: [L9988](#)). More information on the NHER and contact details can be found here [Historic Environment Record \(HER\) | Nottinghamshire County Council](#).

129 It is important that future development protects the heritage assets of the Parish.

Policy 8: Protecting and Enhancing Heritage Assets

1. The effect of a proposal on non-designated heritage assets, as shown on Maps 9a, 9b and 9c will be considered based on their significance and in accordance with the approach taken in paragraph 216 of the NPPF. Wherever practicable, proposals should minimise the conflict between the heritage assets' conservation and any aspect of the scheme.

16 Supporting the Local Economy

- 130 A distinctive feature of the Parish is that, despite its rurality, on the southern edge of the village is a thriving business park. Most of the agricultural buildings at Manor Farm have been converted into business units. Appendix E lists the wide variety of businesses at Manor Farm and registered in the Parish. In January 2023 only one unit was vacant and 27 businesses across the Parish were identified. There are also 4 farms in the Parish.
- 131 In Spring 2023, the NPG surveyed the businesses and those working from home (WFH) in the Parish³³. A summary of the results is as follows:
- East Drayton is a popular location for working from home all or part of the time.
 - Those WFH are in a wide variety of occupations, with professional/scientific being the most common.
 - Most WFH residents have either been working from home for many years, or started during the Covid period.
 - Constraints to WFH are mainly broadband/Wi-Fi connectivity.
 - Work/life balance was the leading motivation to choosing to live/work in East Drayton.
 - For the two business respondents, transport links/quality and broadband were concerns.
 - Additional land was not required by these respondents.
 - A café/workspace was a request from both WFH and a business respondent.

Improving Broadband and Mobile Connectivity

- 132 The Parish has an uneven distribution in the quality of the communication infrastructure. Broadband connectivity is essential for most residents and businesses. The importance of being able to access online services has increased rapidly for working, for accessing health services and for shopping.
- 133 For residents, the growing desire to work from home is being driven by digital technology, an ageing population, a reluctance to commute, increased awareness about the environmental benefits of homeworking and an increase in self-employment generally. The covid pandemic has rapidly accelerated this move to online services.
- 134 Service within the Plan area is generally good but not everyone can access the broadband speeds they need. Where this is due to a lack of the necessary infrastructure this Plan supports the roll out of technology like up grading the fibre network (ultrafast connectivity is not yet available in the Parish) and the provision of 5G wireless communication which supports cellular data networks. Mobile phone connectivity in the centre of East Drayton is particularly poor.
- 135 In December 2022 the Government amended Building Regulations to require all new development to be fitted with infrastructure to accommodate gigabit broadband. This is an important step in enhancing future accessibility to broadband but will only apply to new build³⁴. All new development should be provided with appropriate street ducting to allow connection to Gigabit broadband in accordance with Building Regulations.

³³ See the summary at <https://www.eastdrayton.org/consult>

³⁴ See <https://www.gov.uk/government/news/millions-of-homeowners-and-tenants-to-get-better-access-to-faster-broadband>

Policy 9: Supporting the Local Economy

- 1. Development proposals that enable the sustainable growth of businesses in the rural area including through the conversion of existing buildings and through well-designed new buildings will be supported where they are located in accordance with District policies.**
- 2. Proposals for small scale employment uses relating to local farming, forestry, recreation, or tourism development in the rural area will be supported where they are in accordance with Local Plan policies and:**
 - a) their scale, design and form are in keeping with the built environment and its character in accordance with the East Drayton Design Code;**
 - b) the proposed uses are compatible with neighbouring uses;**
 - c) they incorporate appropriate parking, service, and access arrangements; and**
 - d) they incorporate landscaping and boundary treatments to reflect their location in a rural area.**
- 3. Development proposals that enable improved broadband and mobile connectivity will be supported where the masts and associated infrastructure are positioned to minimise their impact on the character of the built and natural environment of the neighbourhood area.**

17 Protecting and enhancing community facilities

136 The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.

137 For those without a car or with limited mobility, being able to access local meeting spaces will be key to their health and well-being. With a growing number of residents working from home and around in the week, there will be an increasing demand for some local provision. The business survey noted an aspiration from one respondent for a café in the village for this purpose.

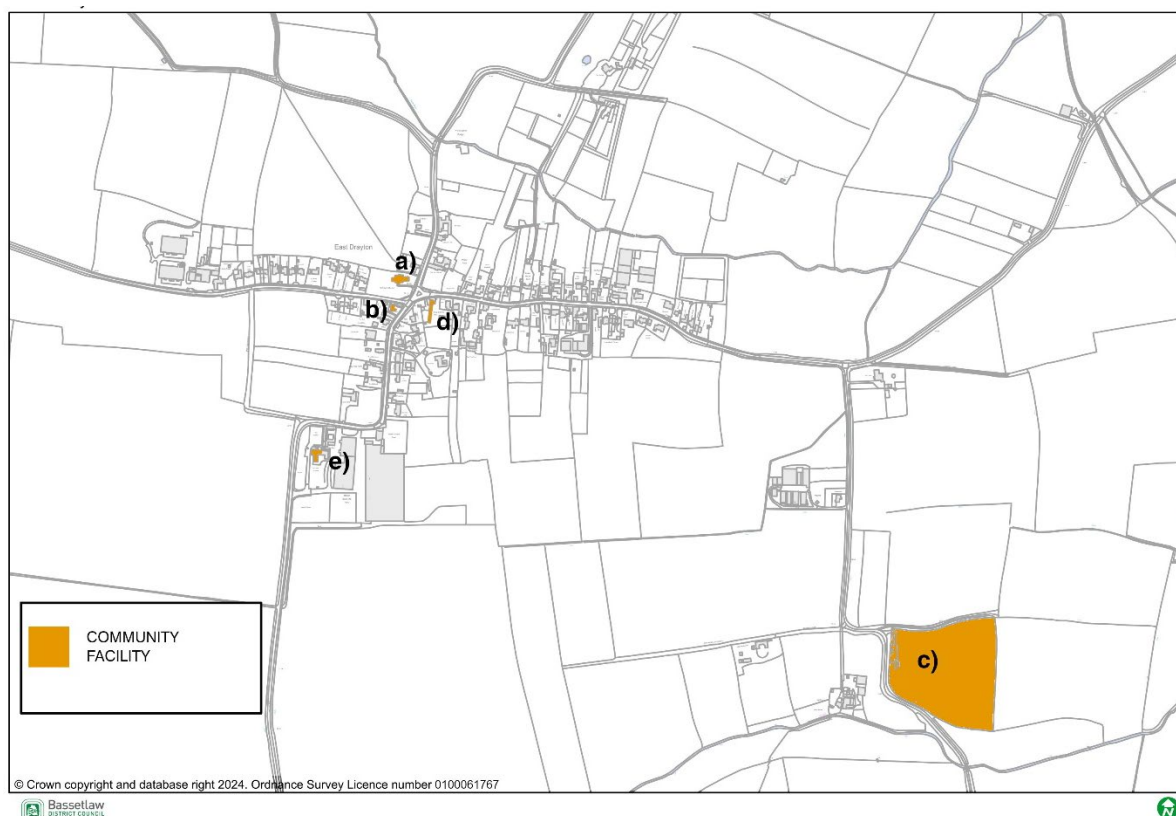
138 With a growing number of older residents, easy access to local facilities significantly enhances the quality of life of existing and future residents and contributes to sustainable development. The Gym at Manor Farm is an example of a successful local business that provides a facility for the community and the wider hinterland. Given the rurality of the village and the wider area, the provision of this facility is considered an asset that encourages a healthier lifestyle (especially in the winter when, in an area with few pavements, outdoor exercise for those working in the day is limited).

139 The facilities available for residents shown on Map 10 are as follows:

- a) St Peter's Church.
- b) The Village Hall.
- c) Cricket Field.
- d) The Blue Bell Inn.
- e) Gym at Manor Farm.

140 Part 3 of the policy comments about the determination of proposals which would involve the loss of the built community facilities. Part 4 comments about proposals which would involve the loss of the cricket pitch.

Map 10: Facilities for the Community



Policy 10: Protecting and Enhancing Facilities for the Community

- 1. The following buildings shown on Map 10 are identified as community facilities (or businesses providing important community facilities):**
 - a) St Peter's Church
 - b) The Village Hall
 - c) Cricket Field
 - d) The Blue Bell Inn
 - e) Gym at Manor Farm

- 2. Proposals for the enhancement of existing community facilities across the Parish will be supported where this does not harm the landscape character and is in keeping with the character of the area in accordance with the policies in this neighbourhood plan.**

- 3. Development that will result in the loss of sites or premises currently or previously used for services and facilities identified in 10 (1) a,b,d,e will not be supported unless:**
 - a) alternative provision, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; and
 - b) it is evident that there is no reasonable prospect of the service or facility being retained for the current use or for any other community use*; and
 - c) detailed evidence shows that the service or facility is no longer viable*; and
 - d) appropriate evidence indicates that there is a limited local use of that service or facility*.

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

- 4. Development proposals, which would result in the loss of the cricket field (Part 1c) will only be supported where:**
 - a) an assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements and is no longer required to meet an identified need for sport; or
 - b) existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or
 - c) the development is for alternative sports and recreation provisions, the benefits of which outweigh the loss of the existing cricket field.

18 Renewable Energy, Energy Efficiency and Reducing Carbon Usage

- 141 The government identifies the planning system as supporting the transition to a low carbon future. (NPPF paragraph 161). We must reduce the energy we use to heat and cool our homes as well as shifting to net zero carbon sources of heating and cooling. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems. Heating in buildings and industry create 32% of total UK emissions³⁵.
- 142 Bassetlaw lies within an area of serious water stress concern³⁶. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. The Environment Agency advise that the consumption of water per dwelling should not exceed 110 litres per person per day. In their comments (at Regulation 14) on this Plan they noted that *'Producing mains water, treating waste water and in-home water heating has significant embedded energy and requires chemical inputs, therefore reducing water demand per capita by requiring the tighter standard of 110 l/p/d could lead to significant reductions in the associated carbon emissions.'*³⁷
- 143 Energy efficiency in design should incorporate technology to improve water efficiency. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and treat wastewater. It also provides savings for managing water within the buildings. Given the issues of drainage in parts of the Plan area, water efficient development would also reduce the impacts that the built environment has on existing infrastructure.
- 144 The NPPF para 165c) notes that *'plans should.... identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'* Many of the agricultural fields around the village are planted with Willow and Corn for the production of biomass fuel. The multi benefits of this to wildlife when it is cut down and regrows are explained in section 10.
- 145 The Design Code A2 identified the opportunities in relation to both building orientation and also the potential to make use of the Willow biomass production within the Parish as a sustainable source of fuel for future housing³⁸. A community action is for the Parish Council to explore the potential for using the biomass fuel grown in the Parish to provide energy for local consumption. This is an action outside the scope of the EDNP but will be explored over the lifetime of the EDNP. See Appendix F.

Design Code A2: Assessing Alternative Energy Sources

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- Optimise Solar orientation of buildings. Aim to increase the number of buildings on site that are orientated within 30° of south (both main administration and roof plane) for solar again, solar energy (solar panels) and natural lighting;
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units;

³⁵ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

³⁶ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

³⁷ See Anglian Water's Response to Regulation 14 consultation

³⁸ See Design Code page 65

- Links to local Estates for sustainable coping, harvesting or recycling of biomass fuels; and
- Local wind speed and direction in East Drayton from microgeneration wind turbines.

Policy 11: Renewable Energy, Energy Efficiency, and Reducing Carbon Usage

1. New development should incorporate sustainable design features to maximise energy efficiency in accordance with the East Drayton Design Codes.
2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples include, but would not be limited to;
 - a) the use of alternative heat sources to natural gas,
 - b) siting and orientation to optimise passive solar gain,
 - c) passive design principles (where appropriate),
 - d) the use of high quality, thermally efficient building materials,
 - e) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing,
 - f) meeting the EPC B target set out by the Committee on Climate Change for all new non-domestic buildings,
 - g) maximizing the installation of solar panels including building integrated panel technology on roofs of all orientations except due north.
3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.
4. Developments should demonstrate that they are water efficient, incorporating innovative water efficiency and water re-use measures. All housing should meet the Building Regulations requirement of 110 litres per person per day in accordance with BDC Policy ST48.
5. Proposals for the development of renewable and low carbon sources of energy, particularly from community owned projects, will be supported provided that;
 - a) the developer has provided a thorough written analysis of the landscape impact satisfactorily demonstrating an ability to mitigate visual, noise, dust, smell and reflected light intrusion,
 - b) meaningful early consultation has been undertaken in accordance with the Key Principle in this Neighbourhood Plan and appropriate adjustments made accordingly,
 - c) it can be demonstrated that there will be no significant adverse impacts upon residents' living conditions, amenity, health, and quality of life or that any such impacts can be made acceptable during construction, operation, and decommissioning of installations,
 - d) there is a biodiversity net gain supported by a 30 year management plan to ensure this biodiversity benefit remains (in accordance with the most up to date legislation),
 - e) designated and non-designated heritage assets are appropriately safeguarded,
 - f) the proposal considers in a proportionate manner their impact on areas of landscape sensitivity against the benefits from the scheme,

g) supporting information shows how the surrounding environment will be protected and how full site restoration to an acceptable state (in accordance with BDC Policy ST49) will be achieved when production ceases.

19 Implementation

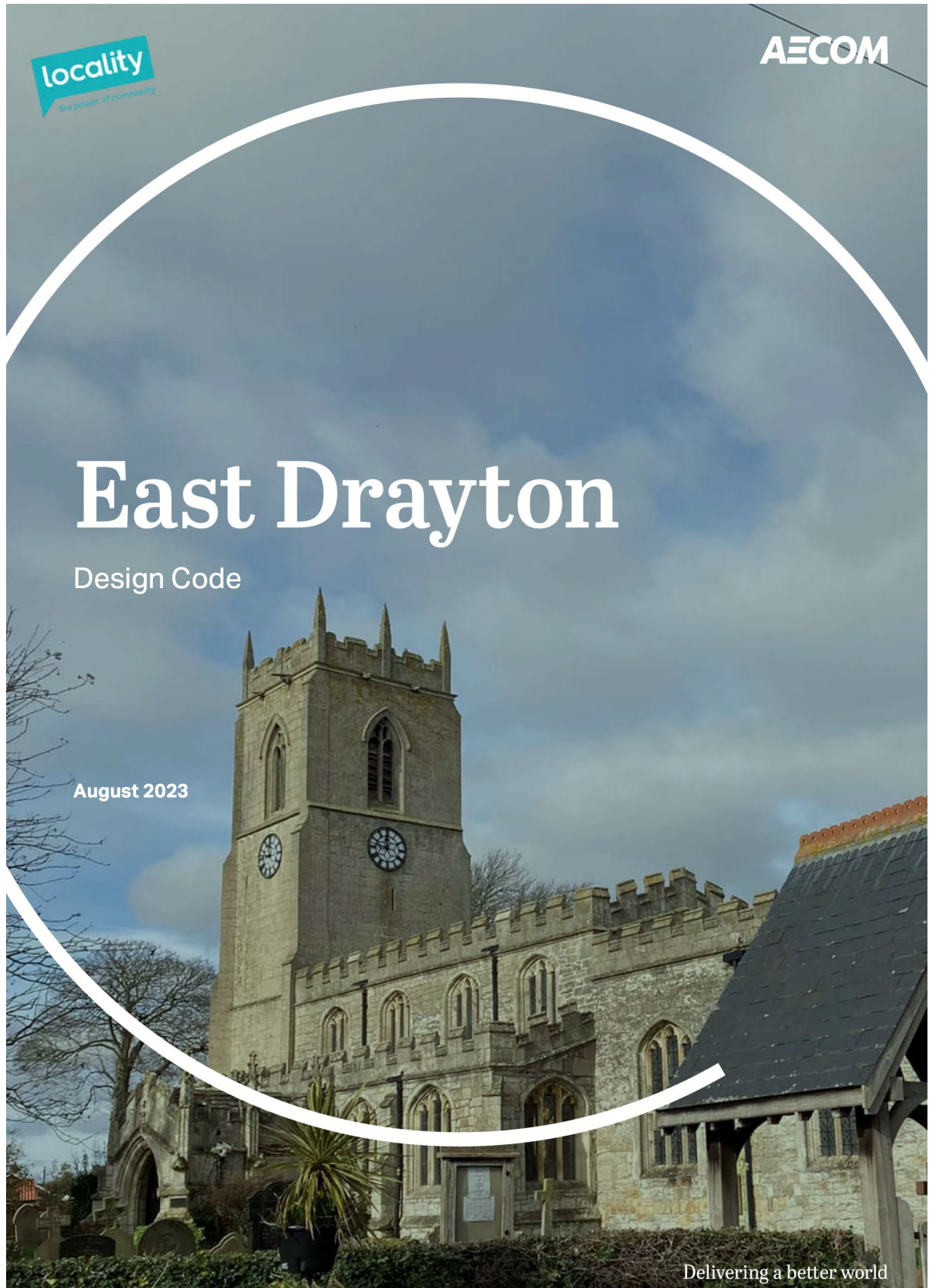
- 146 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable East Drayton Parish Council will also be actively involved, for example, as part of the pre-application process outlined in the Key Principle. Whilst Bassetlaw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

20 Monitoring and Review

- 148 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 East Drayton Parish Council.
- 149 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.
- 150 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.

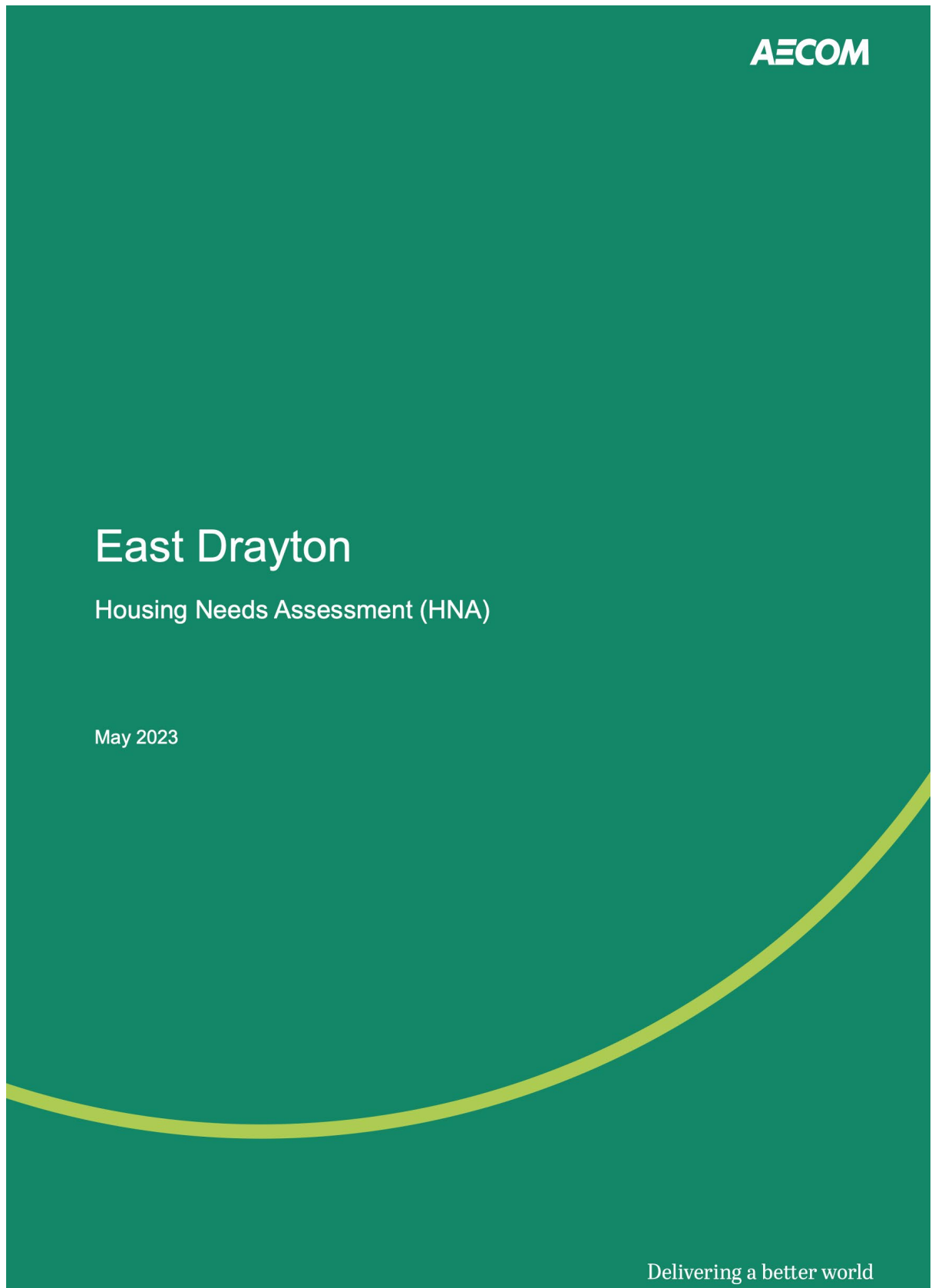
Appendix A: East Drayton Design Code

151 This document is available at <https://www.eastdrayton.org/documents>



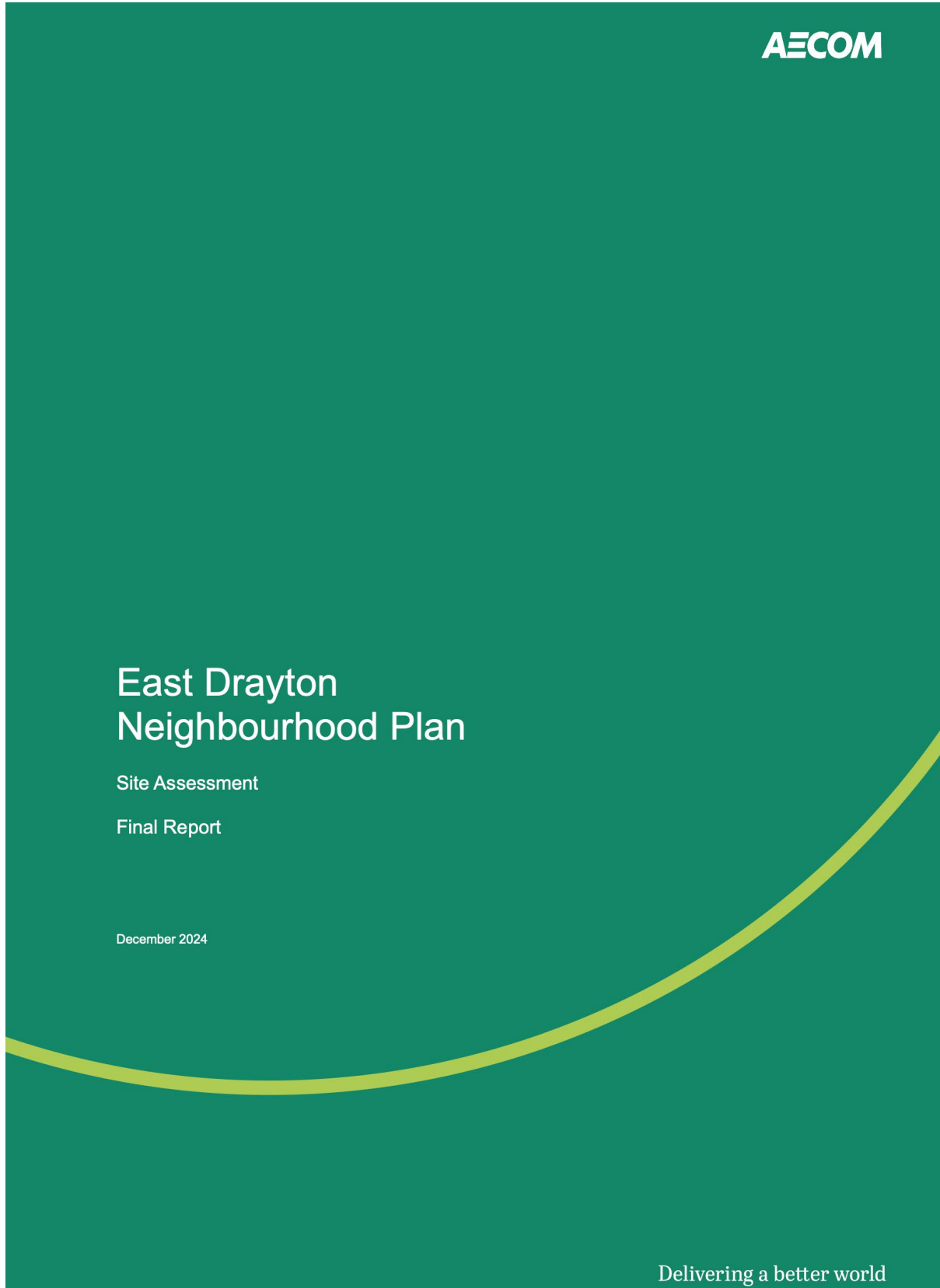
Appendix B: East Drayton Housing Needs Assessment

152 This document is available at <https://www.eastdrayton.org/documents>



Appendix C: Site Assessment

153 This document is available at <https://www.eastdrayton.org/documents>



Appendix D: Key Views

(See Map 6 for their location)

Key View 1, looking southeast from Riddings Lane shows how the soft village boundary of trees and hedgerows allows a smooth transition to the open countryside with the tower of St Peter's Church clearly seen. The topography allows for long views.



Key View 2, looking north along North Green shows the very rural aspect with mature hedges and trees



Key View 3, looking south along North Green towards the Church



Key View 4, Long view looking northwest from the edge of the cemetery shows the long views from the settlement boundary and the proximity of open countryside from the centre of the village



Key View 5, looking east along Church Lane shows the contribution of the mature trees and hedgerows and traditional building materials in the village centre all within the setting of the Church (Listed building)



Key View 6, Looking north along Top Street towards the Church – the presence of mature trees and grass verges is a character defining feature.



Key View 7, looking west along Low Street to the historic centre of the village. The village triangle, mature trees, grass verges and use of traditional building materials with buildings hard up to the back of the pavement contribute to the historic rural character.



Key View 8, looking west at the corner of Darlton Road, a green lane and public footpath heading into open countryside



Key View 9, looking south along Darlton Road. The main entrance to the village is well managed with grass verges, hedgerows and hedgerow trees presenting a rural but orderly arrival to the village.



Appendix E: Businesses in East Drayton

MANOR BUSINESS PARK and other businesses in East Drayton		
REGISTERED ADDRESS	BUSINESS	ASSOCIATED BUSINESSES
MANOR HOUSE FARM	Strawson Holdings Ltd Strawson Management Ltd Strawson J4M8 Ltd Strawson Investments Ltd Strawson Group Dev Ltd Strawson Property Dev Ltd Strawson Prop Invest Ltd Omnivale Ltd GD Strawson	
MANOR BUSINESS PARK	Wholesale Wood UK The Luxury Wood Company NGB Fitness Ltd	
THE STABLES Unit 1 Unit 6 Unit 7 Unit 5 Unit 4	Gilderson and Co. JT Upholstery Koi Wholesale Pamela Finbow Smoke Ventilation Company Ltd	
THE BARN	A-Consult Ltd	
THE GRANARY	Vacant	
Unit 2	SCC	
Unit 4	Raw Furniture	
Unit 6	GDStrawson	
Unit 8-10	Meditrade	
UNITS 3-5	Deanestor	
UNITS 7-9	Deanestor	
Unit 12	GD Strawson	
Unit 11-13	Luxury Wood Company	
CORE Renewable Energy Centre	Go GeoThermal Outklass Fitness	

BUSINESS	LOCATION	ASSOCIATED BUSINESSES
FARMS Church Lane Farm Field Farm Lowe Farm Mill Farm Vine Farm (Ogle)	Church Lane Church Lane Low Street Mill Lane Low Street	TBC
Aquantima FZC	The Limes, Mill Lane	
Blue Bell Inn	Low Street	
DN22 Garden Services	North Green	
Holmelea Doggy Daycare	TopStreet	
Lawnmaster Rosa Landscapes	Church Lane "	

January 2023

Appendix F: Community Aspiration

The fields around East Drayton village are frequently used to grow biofuels like Corn and Willow. These are transported by road and used outside the Parish. A community aspiration is to use some of this resource within the Parish. It could provide clean energy heating homes, community facilities like the village hall and/or local businesses.

This would require the creation of a community energy scheme and is a long term proposal that will need to be developed by the Parish Council in partnership with landowners and an energy company.

Appendix G: Village Survey Key Findings 2022

Here is a summary of the responses to the Village Survey about the character of East Drayton and its housing needs. This will inform the work the Steering Group do with an external consultant in the next stage of the Neighbourhood Plan.

40% of residents over the age of 18 responded to the survey.

CHARACTER OF THE VILLAGE

Residents would like the village -

- to retain its current welcoming, friendly, rural, agricultural nature
- to have more opportunities and be a place where people can thrive
- to be inclusive and nurturing
- to have more social clubs and community opportunities
- to have better infrastructure and connectivity
- to be a sustainable and green place

HOUSING

The majority of respondents indicated -

- that the village plan for only the stipulated minimum of housing development
- the need for village-specific criteria of planned sites/infill
- a mixed approach to house sizes
- provision of affordable homes
- a preference for the traditional style of architecture, with a significant minority open to a mix of styles

The results were consistent across groups such as gender and occupation. However younger and newer residents are groups which may be under-represented in the sample – a comparison would need to be made with census data to determine a precise fit with the village profile.

NP Steering Group