

## **Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary**

1. Development proposals that are within the Development Boundary defined on Map 12 will be supported where they can demonstrate that they satisfy the principles of sustainable development by;
  - a) meeting development needs as defined in District and Neighbourhood policies; and
  - b) being of a scale, density, layout and design that is compatible with the local rural character, appearance and amenity of that part of Walkeringham Village in which it is located; and
  - c) not causing the loss of, or damage to, areas important to the character of the settlement as identified on Map 10; and
  - d) it would not result in the loss of designated areas of nature conservation as identified on Map 3; and
  - e) it would not result in the loss of the sense of openness created by the green gaps on Map 14; and
  - f) any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where possible
2. Outside the Development Boundary proposals will be controlled and limited in accordance with District countryside and other relevant policies in this Neighbourhood Plan reflecting its intrinsic character.

## **Neighbourhood Plan Policy 2: Protecting the Natural Environment and Landscape Character**

1. Development should contribute to the distinctive landscape character of the Parish as demonstrated in vistas 1 to 8 on Map 13.
2. The quality and accessibility of the natural environment in Walkeringham Parish is its greatest attribute, highly valued by local residents. Development across Walkeringham Parish is required to demonstrate that;
  - a) it is sympathetic to the local character and landscape setting as defined in the Walkeringham Character Study and Design Guide 2018; and
  - b) it does not represent a significant visual intrusion into the landscape setting, particularly the significant middle and long-distance vistas and viewpoints into and out of the village that are highlighted in Map 13 and Appendix B that are valued by local people.
3. Mitigation planting and boundary treatment should include native species recommended for the Mid Nottinghamshire Farmlands Landscape Character Area 32
4. Development in Walkeringham Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.
5. Development that will affect viewpoints A and B including the sense of openness and/or the sense of place are encouraged to include an objective assessment of the effects the proposals will have on the character area identified in the Walkeringham Character and Design Guide 2018.
6. The significant green gaps identified on Map 14 are character defining. Development in these gaps will only be in exceptional circumstances and should

demonstrate how it maintains the landscape character and openness and protects the setting of Walkeringham.

7. Proposals that would result in the net loss of biodiversity will not usually be accepted. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.

### **Neighbourhood Plan Policy 3: Design Principles**

1. Proposals should demonstrate a high design quality that will contribute to the character of the Village. In order to achieve this, new development proposals should demonstrate how they will reinforce the character of the area as defined in the Walkeringham Character Study and Design Guide 2018 and summarized in Table 4.
2. Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows) that reflect the surrounding character.
3. Materials, scale and massing should also reinforce the existing character area as defined in the Walkeringham Character Study and Design Guide 2018. Materials should reflect the local materials, style and colour palette of the character area in which it is located.
4. Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces.
5. Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.
6. High quality design could be demonstrated by a report showing how the scheme accords with national design standards BfL12 or equivalent and would be expected to score in line with acceptable thresholds (usually 9 greens and no reds). This would be particularly encouraged for major development proposals.

### **Neighbourhood Plan Policy 4: A Mix of Housing Types**

1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Walkeringham parish and Bassetlaw. (In Walkeringham current up to date evidence is that there is a demonstrable need for 2-3 bed dwellings)
2. Proposals for 1-3 bed dwellings will be expected to be accessible and adaptable (M42 or equivalent) unless it can be demonstrated to the satisfaction of Bassetlaw District Council that this would affect the viability of the scheme.

### **Neighbourhood Plan Policy 5: Designation of Local Green Spaces**

1. The sites identified in Map 15 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity and richness of wildlife.
2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very exceptional circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space for the purpose for which it was designated.

### **Neighbourhood Plan Policy 6: Maintaining Local Employment**

1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported.

2. Proposals that provide a café and/or shop to improve services for residents and visitors will be supported provided that;
  - a) they are within the Development Boundary; or
  - b) they are of a scale, nature and design which respects the character of the countryside; and
  - c) the use is appropriate to a countryside location in accordance with District policies; and
  - d) retail development is small in scale and ancillary to the other uses.
3. Proposals for employment development outside the Developed Boundary for a cafe, tourist attractions, or businesses relating to rural activities or enterprises may be viewed favourably where:
  - a) it cannot be delivered within the Development Boundary; and
  - b) the scale design and form of the proposal, in terms of both buildings and operation are appropriate for the location; and
  - c) the proposed use is compatible with neighbouring uses; and
  - d) it includes adequate parking service and access arrangements.
4. Where proposals are submitted in locations outside of the Development Boundary in accordance with part 3 (above), priority should be for the re-use of any existing building on the site. The re-use of the brickworks buildings that are nominated as non-designated heritage assets should be central to the proposal. New buildings will be expected to be located and designed to minimise their impact upon local heritage and rural character and the openness of the countryside.

### **Neighbourhood Plan Policy 7: Enhancing the provision of community facilities**

1. Proposals to improve community facilities within the Parish will be supported where;
  - a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and
  - b) the design and location of the scheme is in accordance with the other policies in this Plan.
2. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Walkeringham Parish and the surrounding parishes.
3. The relocation of the Village Hall and playing fields in a more accessible and central location will be supported where the replacement provision is of an equal size and quality.
4. Where the relocation of community uses releases land for housing the community facilities should be provided up front as part the wider development.

### **Neighbourhood Plan Policy 8: Development of NP02**

1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;
  - a) a layout that reinforces the sense of openness of the Station Road Character Area; and
  - b) buildings that have active frontages that overlook Station Road; and
  - c) the use of materials and a narrow colour palette that compliments the Character Area; and
  - d) to the front, boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;
  - e) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
  - f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the

vicinity which cannot be effectively mitigated.

2. The mature trees and hedgerows on the site are part of the character of Church End. The landscape scheme should demonstrate how the trees and hedgerows have been retained and where this is not possible the scheme should minimise their loss.

### **Neighbourhood Plan Policy 9: Development of NP07**

1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;
  - a) a layout that reinforces the positive attributes of the Moor End Character Area; and
  - b) the use of materials and a narrow colour palette that compliments the Character Area; and
  - c) to the front, a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;
  - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and
2. The mature trees and hedgerows on the site are part of the character of Moor End. The landscape scheme should demonstrate how the trees and hedgerows have been retained and where this is not possible the scheme should minimise their loss.

### **Neighbourhood Plan Policy 10: Development of NP09**

1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 16 where the proposals demonstrate;
  - a) a layout that reinforces the positive attributes of Moor End character Area; and
  - b) the use of materials and a narrow colour palette that compliments that Character Area; and
  - c) to the front, a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs;
  - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.
2. The development of this site will be completed to the satisfaction of Bassetlaw District Council before the development of site NP13a commences.

### **Neighbourhood Plan Policy 11: Development of NP13a and NP13b**

1. High quality residential development will be supported for up to 6 dwellings on the sites shown on Map 16 where the proposals demonstrate;
  - a) a layout that reinforces the Character of the Area of Moor End with buildings having active frontages that overlook Fountain Hill Road; and
  - b) the use of materials and a narrow colour palette that compliments that Character Area; and
  - c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;
  - d) rear and side boundaries that adjoin the open countryside should be in the form of

hedges or low walls/fences that allows for a soft transition to the open countryside; and

e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and

f) residential development on NP09 is either undertaken concurrently, or development of NP09 has been completed, to the satisfaction of the Bassetlaw District Council before development on NP13a commences.

### **Neighbourhood Plan Policy 12: Development of NP14**

1. High quality residential development will be supported for up to 12 dwellings on the site shown on Map 16 where the proposals demonstrate;

a) a layout that reinforces the positive character attributes of Church End Character Area; and

b) the use of materials and a narrow colour palette that compliments that Character Area; and

c) that buildings have active frontages that overlook Stockwith Road; and

d) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;

e) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and

f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.

### **Neighbourhood Plan Policy 13: Development of NP16**

1. High quality residential development will be supported for up to 4 dwellings on the site shown on Map 16 where the proposals demonstrate;

a) a layout that reinforces the positive character attributes of Moor End Character Area; and

b) the use of materials and a narrow colour palette that compliments that Character Area and the existing boundary wall and dwelling; and

c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;

d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and

e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and

f) improvements to the carriageway and entry point to allow safe access and egress to and from the site; and

g) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

### **Neighbourhood Plan Policy 14: Development of NP23**

1. High quality residential development will be supported for up to 12 dwellings on the site shown on Map 16 where the proposals demonstrate;

b) a layout that reinforces the positive character attributes of High Street Character Area;

c) the use of materials and a narrow colour palette that compliments that Character Area;

and

d) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;

e) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and

f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and

g) a design that responds positively to its immediate setting and does not harm the views of the tower of Mary Magdalene Church (Grade 1 listed); h) a highways scheme that provides

adequate road width to accommodate the safe movement of vehicles and pedestrians on this country lane.

### **Neighbourhood Plan Policy 15: Development of NP24**

1. High quality residential development will be supported for up to 12 dwellings on the site shown on Map 17 where the proposals demonstrate;

a) a layout and landscape scheme that respects the significant green gap to the east of the site to retain the sense of openness between the High Street and Church End Character Areas;

b) the use of materials and a narrow colour palette that compliments these Character Area; and

c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs; and

d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and

e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and

f) a design that responds positively to its immediate setting and does not harm the views of the tower of Mary Magdalene Church (Grade 1 listed);

g) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

### **Neighbourhood Plan Policy 16: Development of NP26**

1. High quality residential development will be supported for up to 15 dwellings on the site shown on Map 16 where the proposals demonstrate;

a) a layout and landscape scheme that retains the sense of openness between the High Street and Moor End Character Areas;

b) the use of materials and a narrow colour palette that compliments these Character Area; and

c) the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs;

d) boundaries to the open countryside should be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and

e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and

f) for access on to Brickenhole Lane, a highways scheme that provides adequate road width

to accommodate increased vehicle movements on this country lane and improvements to the carriageway and entry point to allow safe access and egress to and from the site.