

Hayton Neighbourhood Development Plan 2020-2038

**A report to Bassetlaw District Council on the Hayton
Neighbourhood Development Plan**

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Executive Summary

- 1 I was appointed by Bassetlaw District Council in March 2023 to carry out the independent examination of the Hayton Neighbourhood Development Plan.
- 2 The examination was undertaken by way of written representations. I visited the neighbourhood plan area on 16 March 2023.
- 3 The Plan includes a variety of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. There is a very clear focus on designating local green spaces and safeguarding its distinctive character. It proposes the allocation of two housing sites.
- 4 The Plan has been underpinned by community support and engagement. All sections of the community have been engaged in its preparation.
- 5 Subject to a series of recommended modifications set out in this report I have concluded that the Hayton Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum.
- 6 I recommend that the referendum should be held within the neighbourhood area.

Andrew Ashcroft
Independent Examiner
1 June 2023

1 Introduction

- 1.1 This report sets out the findings of the independent examination of the Hayton Neighbourhood Development Plan 2020-2038 ('the Plan').
- 1.2 The Plan has been submitted to Bassetlaw District Council (BDC) by Hayton Parish Council (HPC) in its capacity as the qualifying body responsible for preparing the neighbourhood plan.
- 1.3 Neighbourhood plans were introduced into the planning process by the Localism Act 2011. They aim to allow local communities to take responsibility for guiding development in their area. This approach was subsequently embedded in the National Planning Policy Framework (NPPF), the most recent version of which was published in 2021.
- 1.4 The role of an independent examiner is clearly defined in the legislation. I have been appointed to examine whether or not the submitted Plan meets the basic conditions and Convention Rights and other statutory requirements. It is not within my remit to examine or to propose an alternative plan, or a potentially more sustainable plan except where this arises as a result of my recommended modifications to ensure that the plan meets the basic conditions and the other relevant requirements.
- 1.5 A neighbourhood plan can be narrow or broad in scope. Any plan can include whatever range of policies it sees as appropriate to its designated neighbourhood area. The submitted Plan has been designed to be distinctive in general terms, and to be complementary to the development plan. It seeks to provide a context in which the neighbourhood area can maintain its distinctiveness and identity. It proposes a range of policies which include the designation of local green spaces and the allocation of two sites for housing purposes.
- 1.6 Within this context, the report assesses whether the Plan is legally compliant and meets the basic conditions that apply to neighbourhood plans. It also considers the content of the Plan and, where necessary, recommends changes to its policies and supporting text.
- 1.7 This report also provides a recommendation as to whether the Plan should proceed to referendum. If this is the case and that referendum results in a positive outcome the Plan would then be used to determine planning applications within the neighbourhood area and will sit as part of the wider development plan.

2 The Role of the Independent Examiner

- 2.1 The examiner's role is to ensure that any submitted neighbourhood plan meets the relevant legislative and procedural requirements.
- 2.2 I was appointed by BDC, with the consent of HPC, to conduct the examination of the Plan and to prepare this report. I am independent of both the BDC and HPC. I do not have any interest in any land that may be affected by the Plan.
- 2.3 I possess the appropriate qualifications and experience to undertake this role. I am a Director of Andrew Ashcroft Planning Limited. In previous roles, I have over 35 years' experience in various local authorities at either Head of Planning or Service Director level. I am a chartered town planner and have significant experience of undertaking other neighbourhood plan examinations and health checks. I am a member of the Royal Town Planning Institute and the Neighbourhood Planning Independent Examiner Referral System.

Examination Outcomes

- 2.4 In my role as the independent examiner of the Plan I am required to recommend one of the following outcomes of the examination:
- (a) that the Plan as submitted proceeds to a referendum; or
 - (b) that the Plan should proceed to referendum as modified (based on my recommendations); or
 - (c) that the Plan does not proceed to referendum on the basis that it does not meet the necessary legal requirements.
- 2.5 The outcome of the examination is set out in Section 8 of this report.

Other examination matters

- 2.6 In examining the Plan I am required to check whether:
- the policies relate to the development and use of land for a designated neighbourhood plan area; and
 - the Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one neighbourhood area); and
 - the Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.
- 2.7 Having addressed the matters identified in paragraph 2.6 of this report I am satisfied that all the points have been met.

3 Procedural Matters

3.1 In undertaking this examination I have considered the following documents:

- the submitted Plan.
- the Basic Conditions Statement.
- the Consultation Statement.
- the various appendices (Appendix 1-20).
- the SEA/HRA Screening Statement.
- the representations made to the Plan.
- HPC's responses to the Clarification Note.
- the adopted Bassetlaw Core Strategy 2011.
- the National Planning Policy Framework (July 2021).
- Planning Practice Guidance (March 2014 and subsequent updates).
- relevant Ministerial Statements.

3.2 I visited the neighbourhood area on 16 March 2023. I looked at its overall character and appearance and at those areas affected by policies in the Plan in particular. The visit is covered in more detail in paragraphs 5.9 to 5.16 of this report.

3.3 It is a general rule that neighbourhood plan examinations should be held by written representations only. Having considered all the information before me, including the representations made to the submitted Plan, I concluded that the Plan could be examined by way of written representations and that a hearing was not required.

4 Consultation

Consultation Process

- 4.1 Policies in made neighbourhood plans become part of the basis for local planning and development control decisions. As such the regulations require neighbourhood plans to be supported and underpinned by public consultation.
- 4.2 In accordance with the Neighbourhood Planning (General) Regulations 2012 HPC has prepared a Consultation Statement. The Statement is proportionate to the neighbourhood area and the policies in the Plan.
- 4.3 The Statement records the various activities that were held to engage the local community and the feedback from each event. It also provides specific details on the consultation processes that took place on the pre-submission version of the Plan (September to October 2022).
- 4.4 The Statement sets out details of the comprehensive range of consultation events that were carried out in relation to the early stages of the Plan. They were affected by the Covid outbreak. The events included:
- the Open Forum (September 2019);
 - the Open Consultation (November 2019);
 - the general communication (September 2020);
 - the residential and business questionnaires (October 2020);
 - the Call for Sites (October 2020 to July 2021);
 - the meeting with developers; and
 - the ongoing engagement with BDC and other statutory agencies.
- 4.5 The details in the Statement set out the responses received to the pre-submission Plan. They demonstrate the way in which those responsible for the preparation of the Plan sought to address the expectations of the wider community. It does so in a proportionate and effective way. It also helps to describe the way in which the Plan has evolved.

Consultation Responses

- 4.6 Consultation on the submitted Plan was undertaken by BDC. It ended on 7 March 2023. This exercise generated representations from the following organisations:
- Bassetlaw District Council
 - Brown and Co
 - Canal and River Trust
 - The Coal Authority;
 - Environment Agency
 - National Highways

- Historic England;
- Natural England;
- Nottinghamshire County Council;
- P.A Harrison and Family
- Severn Trent Water

4.7 I have taken account of all the representations in preparing this report. Where it is appropriate to do so I refer to specific representations on a policy-by-policy basis.

5 The Neighbourhood Area and the Development Plan Context

The Neighbourhood Area

- 5.1 The neighbourhood area is the parish of Hayton. It is located approximately two miles to the north and east of Retford. Its population in 2011 was 385 persons living in 164 households. It was designated as a neighbourhood area on 8 November 2012.
- 5.2 Hayton is the principal settlement in the parish. It is an attractive linear village about a mile in length running from The Boat Inn in the north to the adjoining village of Clarborough immediately in the south. The Chesterfield Canal runs alongside the village. The other settlement in the parish is Tiln. It is a hamlet on the River Idle, about 1.5 miles from Hayton. It includes the Tiln Fishing Lakes (formerly a sand and gravel quarry) and Tiln Solar Panel Farm.
- 5.3 The remainder of the neighbourhood area is mainly in agricultural use. As the Plan describes, the parish extends from Hollins Hill (at 223 feet/68m, the highest point in the area) to the east, and the River Idle on its western boundary.

Development Plan Context

- 5.4 The development plan covering the neighbourhood plan area is the Bassetlaw District Core Strategy and Development Management Policies Development Plan Document 2010 - 2028 ('the Core Strategy'). The Core Strategy sets out a vision, objectives, a spatial strategy and overarching planning policies that guide new development in the Plan period.
- 5.5 Policy CS1 of the Core Strategy provides a focus for new development based around the existing principal settlements in the District. Hayton is identified as a Rural Service Centre where there will be limited rural growth in the Plan period.
- 5.6 Policy CS8 sets out specific development opportunities and requirements for the various Rural Service Centres. In summary these include:

Housing Development - Up to 10% (599 houses) of the District's housing requirement will be delivered in the Rural Service Centres through existing permissions and allocations in the Site Allocations DPD, for the plan period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements. All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of affordable housing targets. In the case of Hayton this figure is 25%. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing elsewhere within the rural areas of Bassetlaw.

Employment Development - Proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported in line with other material considerations and planning policy requirements.

Economic development proposals will be supported within Development Boundaries, in line with other material considerations and planning policy requirements.

Community Facilities - Proposals for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of, the village. Where no available sites exist within Development Boundaries, proposals for standalone community services and facilities will be supported on sites outside of, but adjoining, these Boundaries where need and long-term viability is proven and where there is explicit community support for the proposal.

- 5.7 The submitted Plan has been prepared within its wider adopted development plan context. In doing so it has relied on up-to-date information and research that has underpinned existing planning policy documents in the District. This is good practice and reflects key elements in Planning Practice Guidance on this matter. The submitted Plan seeks to add value to the Core Strategy and to give a local dimension to the delivery of its policies. This is captured in the Basic Conditions Statement.
- 5.8 BDC is now well-advanced on the production of a new Local Plan. It submitted the Bassetlaw Local Plan 2020-2038 (the Publication Version, Publication Version Addendum and Publication Version Second Addendum) to the Secretary of State for independent examination in July 2022. Once adopted, the Local Plan will replace the Core Strategy. Hayton is identified as one of a series of smaller rural centres in the emerging Local Plan. I make further reference to the emerging Local Plan in the section on Monitoring and Review of the Plan later in this report.

Visit to the neighbourhood area

- 5.9 I visited the neighbourhood area on 16 March 2023. I approached from Retford and the A1 to the west. This helped me to understand the neighbourhood area in its wider landscape context and its relation to the main road network.
- 5.10 I looked initially at Tiln. I saw that it had a very distinctive and rural character. I also experienced its remote rural location and its essential tranquillity.
- 5.11 I then drove to Hayton. I saw the way in which a range of buildings were arranged in a linear fashion along Main Street. I also saw the spacious plots of the individual properties and, in some cases, the open gaps between them. I saw the various footpaths which ran to the east and to the west of Main Street. I saw the wider relationship of the village with the Chesterfield Canal.
- 5.12 I looked at Church Lane. I saw the beautifully maintained playing field and then walked along the Lane to St Peter's Church. I appreciated the trees along its boundary with Church Lane.
- 5.13 I then walked along Scotter Lane Road to the west. I saw the camping and caravan site and the very impressive Millennium Field. The trees were doing well. I also looked at Bull Field.

- 5.14 I walked to the northern end of Main Street. Saw the attractive Boat Inn PH and the attractive green/seating area by the Chesterfield Canal. I sat on the bench and appreciated the long-distance view out to the west.
- 5.15 I then took the opportunity to look at the two proposed housing allocations (Corner Farm and Church Farm). I saw their scale, nature, and location. I was able to make my own assessment of the way in which they could be incorporated into the village.
- 5.16 I left the neighbourhood area on the A620 towards North Wheatley. This highlighted the way in which the parish relates to the rural landscape to the east.

6 The Neighbourhood Plan and the Basic Conditions

- 6.1 This section of the report deals with the submitted neighbourhood plan as a whole and the extent to which it meets the basic conditions. The submitted Basic Conditions Statement has helped considerably in the preparation of this section of the report. It is a well-presented, informative, and professional document.
- 6.2 As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. To comply with the basic conditions, the Plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan in the area;
 - be compatible with European Union (EU) obligations and the European Convention on Human Rights (ECHR); and
 - not breach the requirements of Chapter 8 of 6 of the Conservation of Habitats and Species Regulations 2017 (7).

I assess the Plan against the basic conditions under the following headings.

National Planning Policies and Guidance

- 6.3 For the purposes of this examination the key elements of national policy relating to planning matters are set out in the National Planning Policy Framework (NPPF) issued in July 2021.
- 6.4 The NPPF sets out a range of core land-use planning principles to underpin both plan-making and decision-taking. The following are particularly relevant to the Hayton Neighbourhood Development Plan:
- a plan led system– in this case the relationship between the neighbourhood plan and the adopted Bassetlaw Core Strategy;
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - recognising the intrinsic character and beauty of the countryside and supporting thriving local communities;
 - taking account of the different roles and characters of different areas;
 - highlighting the importance of high-quality design and good standards of amenity for all future occupants of land and buildings; and
 - conserving heritage assets in a manner appropriate to their significance.
- 6.5 Neighbourhood plans sit within this wider context both generally, and within the more specific presumption in favour of sustainable development. Paragraph 13 of the NPPF indicates that neighbourhoods should both develop plans that support the strategic

needs set out in local plans and plan positively to support local development that is outside the strategic elements of the development plan.

- 6.6 In addition to the NPPF I have also taken account of other elements of national planning policy including Planning Practice Guidance and the recent ministerial statements.
- 6.7 Having considered all the evidence and representations available as part of the examination I am satisfied that the submitted Plan has had regard to national planning policies and guidance in general terms. It sets out a positive vision for the future of the neighbourhood area. It includes a series of policies that address a range of environmental matters. It allocates two sites for residential use and proposes the designation of a package of local green spaces. The Basic Conditions Statement maps the policies in the Plan against the appropriate sections of the NPPF.
- 6.8 At a more practical level, the NPPF indicates that plans should provide a clear framework within which decisions on planning applications can be made and that they should give a clear indication of how a decision-maker should react to a development proposal (paragraph 16d). This was reinforced with the publication of Planning Practice Guidance in March 2014. Paragraph ID:41-041-20140306 indicates that policies in neighbourhood plans should be drafted with sufficient clarity so that a decision-maker can apply them consistently and with confidence when determining planning applications. Policies should also be concise, precise, and supported by appropriate evidence.
- 6.9 As submitted the Plan does not fully accord with this range of practical issues. Most of the recommended modifications in Section 7 relate to matters of clarity and precision. They are designed to ensure that the Plan fully accords with national policy.

Contributing to sustainable development

- 6.10 There are clear overlaps between national policy and the contribution that the submitted Plan makes to achieving sustainable development. Sustainable development has three principal dimensions – economic, social, and environmental. I am satisfied that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the Plan includes policies on residential development (Policies 3 and 11) and on employment development (Policy 6). In the social dimension, it includes policies on housing affordability (Policy 12) and on local green spaces (Policy 8). In the environmental dimension, the Plan positively seeks to protect its natural, built, and historic environment. It includes specific policies on design (Policy 2), trees (Policy 9) and important views (Policy 10). This assessment overlaps with HPC's comments on this matter in the submitted Basic Conditions Statement.

General conformity with the strategic policies in the development plan

- 6.11 I have already commented in detail on the development plan context in the wider Bassetlaw District in paragraphs 5.4 to 5.8 of this report.

- 6.12 I consider that the submitted Plan delivers a local dimension to this strategic context and supplements the detail already included in the adopted Core Strategy. The Basic Conditions Statement helpfully relates the Plan's policies to policies in the Core Strategy. Subject to the recommended modifications in this report I am satisfied that the submitted Plan is in general conformity with the strategic policies in the development plan.

Strategic Environmental Assessment

- 6.13 The Neighbourhood Plan (General) (Amendment) Regulations 2015 require a qualifying body either to submit an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 or a statement of reasons why an environmental report is not required.
- 6.14 In order to comply with this requirement, BDC undertook a screening exercise in January 2023 on the need or otherwise for a Strategic Environmental Assessment (SEA) to be prepared for the Plan. The report is thorough and well-constructed. It concludes that it is unlikely that significant environmental effects will arise from the implementation of the Plan and that SEA is not needed.

Habitats Regulations Assessment

- 6.15 BDC also prepared a Habitats Regulations Assessment (HRA) of the Plan at the same time. It assesses the likely impact of the submitted Plan on protected sites.
- 6.16 The Assessment comments that no significant effects are likely to occur with regards to the integrity of the Birklands and Bilhaugh SAC or the Sherwood Forest potential SPA because of the implementation of the Plan. As such, it concludes that the Plan does not require a full HRA to be undertaken.
- 6.17 Having reviewed the information provided to me as part of the examination, I am satisfied that a proportionate process has been undertaken in accordance with the various regulations. None of the statutory consultees have raised any concerns about either neighbourhood plan or to European obligations. In the absence of any evidence to the contrary, I am entirely satisfied that the submitted Plan is compatible with this aspect of the appropriate regulations.

Human Rights

- 6.18 In a similar fashion I am satisfied that the submitted Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (ECHR) and that it complies with the Human Rights Act. There is no evidence that has been submitted to me to suggest otherwise. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. On this basis, I conclude that the submitted Plan does not breach, nor is in any way incompatible with the ECHR.

Summary

- 6.19 On the basis of my assessment of the Plan in this section of my report, I am satisfied that it meets the basic conditions subject to the incorporation of the recommended modifications contained in this report.

7 The Neighbourhood Plan policies

- 7.1 This section of the report comments on the policies in the Plan. It makes a series of recommended modifications to ensure that the various policies have the necessary precision to meet the basic conditions.
- 7.2 My recommendations focus on the policies themselves given that the basic conditions relate primarily to this aspect of neighbourhood plans. In some cases, I have also recommended changes to the associated supporting text.
- 7.3 I am satisfied that the content and the form of the Plan is fit for purpose. It is distinctive and proportionate to the Plan area. The wider community and HPC have spent time and energy in identifying the issues and objectives that they wish to be included in their Plan. This sits at the heart of the localism agenda.
- 7.4 The Plan has been designed to reflect Planning Practice Guidance (41-004-20190509) which indicates that neighbourhood plans must address the development and use of land.
- 7.5 I have addressed the policies in the order that they appear in the submitted Plan.
- 7.6 For clarity this section of the report comments on all the policies in the Plan.
- 7.7 Where modifications are recommended to policies they are highlighted in bold print. Any associated or free-standing changes to the text of the Plan are set out in italic print.

The initial sections of the Plan (Sections 1-6)

- 7.8 The Plan is well-organised and includes effective maps and tables. It makes an appropriate distinction between the policies and their supporting text. The initial elements of the Plan set the scene for the policies. They are proportionate to the neighbourhood area and the subsequent policies.
- 7.9 Section 1 (Introduction) comment about the background to neighbourhood planning. It also helpfully describes the local planning context within which the Plan has been prepared. It includes a map showing the designated neighbourhood area and describes the Plan period.
- 7.10 Section 2 comments about the special and distinctive features of the neighbourhood area. It is a particularly successful part of the Plan. It provides detailed information about its location, its people, its history, its built environment, and its business base.
- 7.11 Section 3 comments about the consultation process which was undertaken on the Plan. It overlaps with the submitted Consultation Statement.
- 7.12 Section 4 comments about key issues and challenges in the parish. It sets the scene for several of the policies. The SWOT analysis in paragraph 5.0.1 is very informative.

- 7.13 Section 5 set out the Plan's Vision and the thirteen supporting objectives. They are both well-developed and distinctive to the neighbourhood area. The Vision is identified as follows:

'Hayton Parish will be a welcoming and inclusive place for a diverse community of families and individuals, with a strong community spirit, built upon communication and cooperation among residents.

Hayton and Tiln's rural character, open recreational spaces and historic heritage assets will be celebrated, cherished, and developed.

Hayton and Tiln will remain immersed within their rural surroundings, with people benefiting from enhanced opportunities to access the countryside and enjoy the tranquil rural landscape. Wildlife sites and ecological corridors within the Parish will be nurtured and protected.

The village will progress, with well-designed, appropriately scaled and reasonably priced residential development linked to the development of in-fill sites, brownfield sites and other sites of land and buildings that have become redundant, whilst not compromising core characteristics of the village and the safety and wellbeing of all residents and visitors.

Local small businesses will thrive off the back of improved telecommunications and transport infrastructure, promoting jobs of the future alongside more traditional activities.

The village will be a pleasant, safe, and resilient place to live, with the community actively engaged in on-going adaptations to achieve sustainability for future generations.'

- 7.14 Section 6 comments about the extensive evidence base which has underpinned the preparation of the Plan.
- 7.15 The remainder of this section of the report addresses each policy in turn in the context set out in paragraphs 7.5 to 7.7 of this report.

Policy 1a Sustainable development

- 7.16 This policy sets the scene for the other policies. It sets out the Plan's approach to sustainable development and how it should be implemented in the parish.
- 7.17 I recommend that the reference to Tiln in the policy is deleted. This acknowledges that the policy has been developed to influence new development in Hayton. Other than minor and domestic proposals, new development in Tiln would not be sustainable. I also a recommend consequential modification to the supporting text.
- 7.18 I recommend that the third part of the policy is modified so that it can be applied in a proportionate way. Plainly individual proposals will have their own implications on the policy. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of each of the three dimensions of sustainable development.

In the opening element of the policy replace 'Development' with 'Development proposals' and delete 'Tiln'

At the beginning of the third part of the policy add: ‘As appropriate to their scale, nature and location,’ and then replace ‘All development’ with ‘development proposals’

At the end of paragraph 7.1.3 add: ‘Policy 1 has been developed for Hayton. Other than for minor and domestic proposals, development in Tiln would not be sustainable.’

Policy 1b Sustainable water management systems

- 7.19 This policy continues the approach in Policy 1a. In this case it has a focus on water efficiency, surface water and sustainable drainage systems.
- 7.20 In a general sense the policy takes a positive approach. Nevertheless, I recommend that it uses a common language to set out the requirements for new development rather than anticipating the outcomes of development proposals. In most cases, any such proposals would also be affected by other policies in the development plan (including those in the neighbourhood plan).
- 7.21 Finally, I recommend the deletion of the part of the second element of the policy which comments about sustainable drainage systems. It comments about the outcomes of such an approach rather than acting as a land use policy. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of each of the environmental dimension of sustainable development.

In the Surface Water heading replace ‘will be...demonstrated’ with ‘should demonstrate’

In the Sustainable Drainage Systems heading (first section) replace ‘Major developments...is made’ with ‘Proposals for major development should make adequate provision for’

In the Sustainable Drainage Systems heading (second section) delete the second sentence.

Policy 2 Delivering Good design

- 7.22 This policy sets out to provide a context for the delivery of good design.
- 7.23 The approach in the policy is underpinned by the submitted Design Guidance and Codes. The Guidance and Codes is a first-class document. It is an excellent local response to Section 12 of the NPPF.
- 7.24 I recommend that the policy makes a more explicit reference both to the character assessment work and the design principles in the Design Guidance and Codes. This will bring the clarity required by the NPPF. I also recommend that the final part of the policy is deleted as it repeats one of the elements of Policy 1. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of the environmental dimension of sustainable development.

Replace the policy with:

‘Development proposals should respond positively to the established character of the part of the parish in which it is to be located and should be consistent with design principles and the relevant character assessment in the Design Guidance and Codes for Hayton Parish (Appendix 5). Development that does not meet these requirements will not be supported.

In addition, and as appropriate to their scale, nature and location new homes and non- residential buildings in which people will work should:

a. be designed to help reduce greenhouse gas emissions; and

b. provide adequate provision for off-street parking, at a scale appropriate to the type and size of development (in accordance with current standards applied by the Local Planning Authority), the secure storage of bicycles, and the charging of electric vehicles.’

Policy 3 Land for residential development

- 7.25 This policy sets out a comprehensive approach for residential proposals within the development boundary.
- 7.26 It takes a positive approach to the issue. It acknowledges the nature of the village and recognises that development may come forward either as new infill development or through the conversion of existing buildings.
- 7.27 In places, the policy is overly-complicated and onerous. It attempts to identify the circumstances which may generate development proposals. Whilst this is helpful on the one hand, it is unnecessary on the other hand. I recommend that the policy is recast to address these matters. An indirect effect of this recommended modification is that the policy will become simpler in its format and effect.
- 7.28 Policy 11c of the Plan separately addresses the matter of infill development. There is an inevitable overlap between the two policies. In order to bring the clarity required by the NPPF, I recommend that the contents of that policy are incorporated into Policy 3. Whilst this results in a policy which is longer than other policies in the Plan, it addresses all the necessary issues in the right place and in the right order. In this context, the design principles set out in Policy 11 provide an appropriate and locally-distinctive basis against which development proposals can be assessed. As part of this process, I have also recommended that this element of the consolidated policy is applied in a proportionate way. This acknowledges that individual proposals will have different impacts on the design principles. I recommend consequential modifications to the supporting text. In specific terms I recommend the deletion of paragraphs 7.5.16 and 7.5.17 which do not have any direct relationship with the modified policy.
- 7.29 On this basis the policy meets the basic conditions. It will contribute to the delivery of the economic dimension of sustainable development. It will also help to ensure that

new development takes full and proper account of the scale, character and appearance of the village.

Replace the policy with:

‘Proposals for residential development within the development boundary of Hayton village will be supported where:

- they meet the requirements of Policy 1 and Policy 2, and are in all other respects consistent with other policies in this Plan; and
- the proposed development can be accommodated in the village without causing unacceptable harm to the amenities of residential properties in the immediate locality.

As appropriate to their scale, nature, and location, development proposals for residential development in the development boundary should:

- respect the existing linear settlement pattern and preserve and enhance the character of streets and spaces by considering local context.;
- integrate and overlook the existing paths, streets, and circulation networks;
- reinforce or enhance the established character of streets, greens, and other spaces;
- harmonise with and enhance the village settlement in terms of planting, verges, fencing; hedgerows and plot pattern;
- retain and incorporate important existing features such as mature trees;
- enhance and reinforce the property boundary treatment with high quality materials that match neighbouring properties;
- adopt contextually appropriate materials and details for the building itself;
- incorporate necessary services and drainage infrastructure without causing harm to retained features or adjacent properties;
- protect the natural flow and natural environment of watercourses;
- ensure all components of the development (including buildings, access points, parking and gardens are well-related to each other and do not detract from the quality of the overall street-scene;
- support innovative design and eco-friendly buildings whilst respecting the architectural traditions of the area in which they are located;
- be built in a neighbourly way showing consideration for adjacent properties, including building lines; building height; massing and boundary treatments.

Where the proposal involves the conversion of a farm building, the development should respond positively to the relevant elements of the Design Guidance and Code and, where appropriate, maintain and enhance the style, format, and features of the original building.

Extensions and alterations to residential and other buildings, and the development of buildings for purposes ancillary to the existing authorised use

of an existing building, will be supported within the Development Boundary where they relate positively to the development principles set out elsewhere in this policy.'

Delete paragraphs 7.5.10/7.5.11/7.5.16/7.5.17.

Policy 4 Employment Development

- 7.30 This policy sets out an equally comprehensive approach towards employment proposals. In summary the approach taken is very positive and aims to stimulate sustainable economic development.
- 7.31 The comprehensive nature of the policy has generated a degree of overlap between its different elements. In addition, in places its approach is overly-complicated. In other places, it comments unnecessarily about the circumstances which may generate the need for business growth and investment decisions. In order to address these matters, I recommend that the policy is recast both to bring the clarity required by the NPPF in terms of its wording, and to have regard to paragraphs 82 to 85 of the NPPF. This is an important consideration as the Core Strategy predates the most recent version of the NPPF. I also recommend consequential additions to the supporting text. On this basis the policy meets the basic conditions. It will contribute to the delivery of each of the three dimensions of sustainable development.

Replace the policy with:

'Development proposals for commercial use of existing buildings within the settlement boundary of Hayton will be supported subject to the following criteria:

- **they maintain the form, character, and appearance of traditional buildings;**
- **they will not cause unacceptable harm to the amenities of adjacent residential properties;**
- **they provide for the necessary levels of off-street car parking; and**
- **they can be satisfactorily accommodated in the local highway network.**

Elsewhere in the neighbourhood area, proposals for the development and diversification of agricultural and other land based rural businesses and sustainable rural tourism and leisure development will be supported which:

- **respect the character of the countryside;**
- **will not cause unacceptable harm to the amenities of adjacent residential properties;**
- **provide for the necessary levels of off-street car parking; and**
- **can be satisfactorily accommodated in the local highway network.'**

Add an additional paragraph of supporting text (7.7.7) to read: 'Policy 4 sets out the context for economic development in the parish. It offers support to new business

development and has regard to Section 6 of the NPPF. The policy identifies the type of development which will be supported in Hayton and elsewhere in the parish.'

Policy 5 Community Facilities

- 7.32 This policy identifies five community facilities in the parish and then applies an approach towards development proposals which would seek to change the use of the facilities or to secure their redevelopment.
- 7.33 I am satisfied that the facilities identified are important facilities within the parish.
- 7.34 As submitted, the wording of the policy is slightly confusing. I recommend that the policy is recast to bring the clarity required by the NPPF. In doing so I have recommended that the facilities are listed at the start of the policy.
- 7.35 In addition I recommend that the element of the policy about marketing exercises associated with proposals which would result in the loss of a community facility is repositioned into the supporting text. This acknowledges that this issue is a process matter rather than a land use policy.
- 7.36 I also recommend that the element of the policy on developer contributions is deleted from the policy and relocated into the supporting text. As with the issue about marketing, this issue is a process matter rather than a land use policy. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of the social dimension of sustainable development.

Replace the policy with:

'The Plan identifies key community facilities as follows: [List the facilities on paragraph 7.9.5]

Development proposals which would involve the loss or the change of use of a key community facility will only be supported where:

- i) the facility is demonstrably no longer fit for purpose and the site is not viable to be re-used/redeveloped for a new/alternative community facility; or**
- ii) the service provided by the facility is met by alternative provision that exists within close proximity to the community; or**
- iii) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or off-site location.'**

Add a new paragraph of supporting text (7.9.6) to read: 'Policy 5 addresses this important matter. It sets out specific circumstances where development proposals for the loss of a key community facility may be appropriate. Any planning applications which argue that the first circumstance applies (not fit for purpose and not viable to be redeveloped or used for a new community facility) should be accompanied by relevant information about attempts to dispose of the facility for an alternative community use at a market price which reflects the existing community use of the premises. The marketing of the facility should be for a minimum of six months.'

Policy 6 Historic Environment

- 7.37 This policy sets out a general approach to the heritage assets. It addresses both designated heritage assets and a series of proposed non-designated heritage assets.
- 7.38 I looked at the proposed non-designated heritage assets very carefully. I am satisfied that it is appropriate that the properties concerned are identified in the Plan in this way.
- 7.39 In a general sense, the policy takes an appropriate approach to this matter. Nevertheless, I recommend that the policy makes a clear distinction between designated and non-designated heritage assets. In addition, I recommend that the policy more clearly sets out its implications for development proposals.
- 7.40 I recommend that the second part of the policy on key views is deleted. It adds no value to Policy 10. However, I recommend that the supporting text draws reference to the contents of Policy 10. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of the social and environmental dimensions of sustainable development.

Replace the policy with:

‘Development proposals which would affect a listed building or its setting will be determined based on the contents of Section 16 of the NPPF.

The Plan identifies the following non-designated heritage assets: [List from page 52 as bullet points]

In determining development proposals that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.’

Replace 7.11.6 with: ‘The first part of Policy 6 comments about designated heritage assets. They are described in paragraph 7.11.5 of the Plan. The policy applies the national approach in the NPPF to these assets.’

Replace 7.11.7 with: The second part of the policy identifies a series of non-designated heritage assets in the parish. It then applies the national approach set out in paragraph 203 of the NPPF.’

Insert an additional paragraph of supporting text (7.11.8) to read: ‘Some of the assets addressed in the context of Policy 6 are also affected by the Important Views identified in Policy 10. The impact of the two policies will be considered in the round in determining relevant planning applications.’

Policy 7 Blue and Green Infrastructure and Biodiversity

- 7.41 This is another comprehensive policy. In this case its primary focus is that new development should protect green and blue infrastructure in the parish.

- 7.42 In several cases, the different elements of the policy overlap. On this basis, I recommend that several elements of the policy are combined. This will bring internal consistency and clarity to the policy. In this context, I am satisfied that the ambitions of the fifth part of the policy are more fully addressed in the sixth part of the policy.
- 7.43 I recommend the deletion of the reference to biodiversity net gain in the policy as it brings no added value beyond national planning policy on this matter.
- 7.44 The penultimate part of the policy addresses public rights of way. The issues raised in this part of the policy will be administered under the highways acts rather than the planning acts. As such, I recommend that the matter is repositioned into the supporting text. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of the social and the environmental dimensions of sustainable development.

In the first paragraph replace ‘will be expected to’ with ‘should’

Replace the opening element of the second paragraph with:

‘Development proposals which would affect blue and green infrastructure, or are located adjacent to such infrastructure, should demonstrate the way in which the infrastructure would be appropriately safeguarded.’

Replace the third and fourth paragraph with:

‘Development proposals which would maintain and/or extend green infrastructure will be supported. Development proposals which would cause unacceptable harm to biodiversity will not be supported.’

Delete the fifth paragraph.

Delete the seventh and eighth paragraphs.

At the end of paragraph 7.13.7 add: ‘Rights of way are safeguarded under the Highways Acts. Nevertheless, any proposals which might otherwise affect the use of a right of way should identify the way in which they would safeguard its attractiveness and the ability of people to use the route concerned. Where necessary, an appropriate and deliverable diversionary route should be identified.’

Policy 8 Local Green Spaces

- 7.45 This policy proposes the designation of a package of local green Spaces (LGS). They are shown on Figures 15a/15b. The proposes designations are underpinned by the earlier assessment of sites in the LGS Assessment. The package of LGSs reflects the character and layout of the parish. They vary from the formal nature of the Playing Field in Hayton, to the more informal Millennium Field to the Oak Tree Wood in Tiln.
- 7.46 I looked at the proposed LGSs during the visit. Based on all the information available to me, including my own observations, I am satisfied that they comfortably comply with the three tests in paragraph 102 of the NPPF. However, I recommend that the LGS for St Peters Churchyard (LGS5) and the adjacent line of trees (LGS6) are combined into

a single LGS given that the trees help to define the Churchyard. It would also be unusual for a line of trees to be separately identified as LGS.

- 7.47 I am also satisfied that the proposed designation of the LGSs would accord with the more general elements of paragraph 101 of the NPPF. Firstly, I am satisfied that their designation is consistent with the local planning of sustainable development. They do not otherwise prevent sustainable development coming forward in the neighbourhood area and no such development has been promoted or suggested. Secondly, I am satisfied that the LGSs are capable of enduring beyond the end of the Plan period. Indeed, they are an established element of the local environment and, in most cases, have existed in their current format for many years. In addition, no evidence was brought forward during the examination that would suggest that the proposed local green spaces would not endure beyond the end of the Plan period.
- 7.48 The policy takes the matter-of-fact approach as set out in the NPPF. However, I recommend a detailed modification to the wording used in the opening part of the policy. I also recommend the repositioning of the second part of the policy (on the interplay between LGSs and flood defence schemes) into the supporting text. As submitted the policy departs from the approach in the NPPF. BDC will have the opportunity to make a detailed judgement on any proposals for flood defence schemes on LGSs on a case-by-case basis.
- 7.49 Finally I recommend that the policy and the various maps take a consistent approach to the way in which the various LGSs are illustrated. Otherwise, the policy meets the basic conditions. It will contribute to the delivery of the social and the environmental dimensions of sustainable development

Combine LGS5 and LGS6 as a single LGS

In the schedule of LGSs in the policy insert the relevant LGS number before the description of the site and include in brackets the relevant figure number after the site description.

Replace 'permitted' with 'supported'

Delete the final element of the policy.

At the end of paragraph 7.16.7 add: 'Policy 8 sets out the Plan's approach to the protection of the local green spaces in the Plan period. It follows the approach taken in paragraph 103 of the NPPF. [At this point insert the deleted element of the policy]'

Policy 9 Trees

- 7.50 This policy comments about the ways in which trees should be safeguarded and/or integrated within development proposals.
- 7.51 I recommend that it is recast so that it gives greater emphasis to the retention of existing trees and their incorporation into development proposals. I also recommend that the element of the policy about replacement trees is included in a separate part of the policy and expanded to bring the clarity required by the NPPF

Replace the policy with:

‘As appropriate to their scale, nature and location development proposals should:

- **safeguard existing trees and incorporate them into their layout and design;**
- **introduce additional trees to consolidate existing vegetation on the site and/or to provide landscaping and screening;**

Where the removal of existing trees is unavoidable, they should be replaced with species which relate to the overall development of the site and will make a positive contribution to biodiversity in the immediate locality.’

Policy 10 Important Views and Vistas

- 7.52 This policy identifies six important views and vistas in the parish. They are shown in Figures 17 (map-based) and 18 (photographs) of the Plan. In most cases, they relate to views either within Hayton or from Hayton out into the countryside. I saw several of the views during the visit.
- 7.53 The views have been identified in the Design Guidelines and Codes. I am satisfied that they are from public vantage points and are worthy of safeguarding by way of a planning policy.
- 7.54 As submitted the policy is largely descriptive. I recommend modifications to address this matter. Otherwise, it meets the basic conditions. It will contribute to the delivery of the environmental dimension of sustainable development.

Replace the policy with:

‘The Plan identifies the following important views and vistas [list the views as bullet points]

The design, layout and massing of development proposals should respond positively to the important views and vistas.

Development proposals which would unacceptably impact on the important views and vistas will not be supported.’

Proposed Housing Allocations - General

- 7.55 The Plan has assessed the suitability of a range of sites for housing development in the Development Land Assessment (Appendix 18). As an outcome of this work, it allocates two sites for residential development – Corner Farm, Hayton (Policy 11a) and Church Farm, Hayton (Policy 11b).
- 7.56 I looked at the two sites carefully during the visit. I am satisfied that their development would be appropriate and that they can be satisfactorily incorporated into the overall character and appearance of the village. The redevelopment of the Corner Farm site will address the commercial and vehicle storage uses on the site which do not naturally

relate to the residential character of the village. I address the detailed policies for each of the sites under their respective policy headings.

- 7.57 A representation has been made to the Plan proposing that land at West View Farm should be included within the defined development boundary. It is located to the west of Main Street and the north of Scotter Lane Road. It occupies approximately 2.2 ha and consists of former agricultural buildings some of which are used as a DIY livery business.
- 7.58 I looked carefully at the site during the visit. I saw its size, the nature of the buildings on the site and the livery uses.
- 7.59 On the balance of the evidence I am satisfied that the Plan has made an appropriate judgement in deciding not to include the site within the development boundary. I have reached this conclusion for a series of overlapping reasons. The first is that incorporation of the site within the boundary would be tantamount to its allocation for residential development. The site is of a size which would generate a level of development which would not naturally be expected in a Rural Service Centre as identified in the Core Strategy. The second is that the site was not presented earlier in the process and was not therefore assessed in the Development Land Assessment. The third is that the proposed amendment to the development boundary is of such a significance that it would present an alternative Plan. This is beyond my remit. In any event, the incorporation of the Farm within the development boundary has not been addressed in the SEA/HRA process and has not been subject to public consultation.

Policy 11a Corner Farm

- 7.60 This policy allocates the Corner Farm site for residential use and purposes a series of principles for how it should be developed. The approach is underpinned by the detailed information in the Design Guidelines and Codes for the site.
- 7.61 In the round the approach taken is well-considered and evidence-based. However, I recommend that the policy is more explicit about the allocation of the site and that development proposals for its redevelopment should respond positively to the list of development principles. Otherwise, it meets the basic conditions. It will contribute to the delivery of the economic dimension of sustainable development

At the beginning of the policy add:

‘The Plan allocates land at Corner Farm (as shown on Figure 22) for residential development.

Development proposals should respond positively to the following development principles:’

In the seventh bullet point delete ‘mostly’

Policy 11b Church Farm

- 7.62 This policy allocates the Church Farm site for residential use and purposes a series of principles for how it should be developed. The approach is underpinned by the detailed information in the Design Guidelines and Codes for the site.
- 7.63 In the round the approach taken is well-considered and evidence-based. However, I recommend that the policy is more explicit about the allocation of the site and that development proposals for its redevelopment respond positively to the list of development principles. Otherwise, it meets the basic conditions. It will contribute to the delivery of the economic dimension of sustainable development

At the beginning of the policy add:

‘The Plan allocates land at Church Farm (as shown on Figure 25) for residential development.

Development proposals should respond positively to the following development principles:’

In the seventh bullet point delete ‘mostly’

Policy 11c Infill Sites

- 7.64 This is a more general policy which sets out a series of policy guidelines for infill development.
- 7.65 I have recommended earlier in this report that this policy is incorporated within Policy 3. In these circumstances I recommend the deletion of the policy.
- 7.66 I also recommend the deletion of elements of the supporting text associated with this policy, including the commentary about potential infill sites which may comply with the policy approach. Any such proposals will be considered on their own merits within the broader context set by the modified Policy 3. This approach takes account of HPC’s responses to the clarification note. Whilst HPC’s preference was to include the various sites in the supporting text as examples there may well be other examples. In any event the specific identification of development opportunities in a general policy is inappropriate.

Delete the policy

Delete the paragraphs 8.2.3 and 8.2.12 to 8.2.17.

Delete Figures 27/28/29

Policy 12 Housing Affordability, Housing Mix and Tenure

- 7.67 This policy sets out a comprehensive approach to the type of houses which should come forward in the Plan period. It has specific sections on the mix of housing, the delivery of affordable housing on the two allocated sites and the overall types of affordable housing to be delivered.

- 7.68 In its response to the clarification note, HPC clarified the position on the split amongst house sizes and commented about the relationship between the delivery of affordable housing and the development of the two allocated sites.
- 7.69 Taking the issues in turn, I am satisfied that in general terms the first part of the policy (on house sizes) takes an appropriate and evidence-based approach. Nevertheless, I recommend that it is applied in a way which takes account of viability issues. If applied mechanically the policy could prevent otherwise acceptable sites from coming forward. I also recommend that the figures are rounded slightly so that it does not read as a mechanical and prescriptive policy.
- 7.70 I recommend the deletion of the second part of the policy. It adds nothing to the contents of the recommended modified Policy 3 or Policies 11a and 11b. In addition, Policy 3 (as modified) does not set a level of development which should come forward as a result of a general policy.
- 7.71 The remainder of the policy has two elements. The first seeks to apportion a significant (but unspecified) amount of the affordable housing need in the parish to the two allocated sites and then identifies the split between the different types of affordable housing. The second seeks to ensure that affordable housing is genuinely affordable and is retained in perpetuity.
- 7.72 I have considered the first point carefully. Nevertheless, I am not satisfied that the policy approach meets the basic conditions. It is unreasonable to expect two modest redevelopment sites to address a significant element of the housing needs in the parish. In addition, HPC acknowledged in its response to the clarification note that it had not tested the approach taken for commercial viability and that it expected BDC to do so when dealing with any planning applications. On this basis, I recommend that these elements of the policy are modified so that they have a general effect.
- 7.73 The second point is already addressed by national and local planning policies. BDC will be able to ensure that these issues are adequately addressed in the development management process and there is no need for a neighbourhood plan to repeat or to restate such policies.

Replace the first part of the policy with:

‘Development proposals for more than ten homes or sites with an area of 0.5 hectares or over should provide a mix of homes to the following sizes unless it can be demonstrated that commercial viability requires a different proportion:

- **one-bedroom houses - 15%;**
- **two-bedroom houses - 55%; and**
- **three-bedroom houses - 30%**

Replace the other parts of the policy with:

‘Development proposals for more than ten homes or sites with an area of 0.5 hectares or over should provide affordable homes in accordance with the District Council’s most up-to-date standards. Subject to commercial viability,

and the scale, nature and location of the development site, the affordable homes should be delivered as 25% First Homes and 75% social or affordable homes for rent and/or affordable home ownership.'

Other Matters – General

- 7.74 This report has recommended a series of modifications both to the policies and to the supporting text in the submitted Plan. Where consequential changes to the text are required directly as a result of my recommended modification to the policy concerned, I have highlighted them in this report. However other changes to the general text may be required elsewhere in the Plan as a result of the recommended modifications to the policies. It will be appropriate for BDC and HPC to have the flexibility to make any necessary consequential changes to the general text. I recommend accordingly.

Modification of general text (where necessary) to achieve consistency with the modified policies.

Other Matters – Specific

- 7.75 In addition to its comments on the policies, BDC has provided a series of general comments on the Plan. They have been very helpful as part of the examination of the Plan. Based on those comments, and my own observations, I recommend the following modifications to the Plan so that it will meet the basic conditions:

Review the formatting of the document to ensure consistency in section numbering, font style and colour, updating of the header, and clearer naming on the front cover. The format of all policies should be refined so that they include clear section and clause numbers for ease of reference.

Provide a consistent paragraph numbering sequence throughout the Plan.

Replace paragraph 1.2.6 with: 'In July 2022, Bassetlaw District Council formally submitted the Bassetlaw Local Plan to the Planning Inspectorate for its independent examination. Once adopted in Autumn 2023, it will replace the Core Strategy and be used, along with the Neighbourhood Plan, to determine future planning applications within Hayton.'

Implementation and Review

- 7.76 Section 9 of the Plan properly comments about the need for monitoring of any 'made' neighbourhood plan. It also recognises that a review of the Plan may be required at some point within the Plan period. The submitted Plan has been prepared within the context of a development plan context that pre-dates the introduction of the current version of the NPPF. As described elsewhere in this report, BDC is now working towards the preparation of a new Local Plan. It is anticipated that the emerging Local Plan will be adopted in 2023. This process will be an important milestone in the development of planning policy in the District.

- 7.77 The submitted Plan describes the way in which it has recently been revised to take account of changes in the way in which BDC is anticipating that future housing delivery will come forward within the wider context of the emerging Plan. This is best practice and has regard to guidance on this matter in Planning Practice Guidance (41-009-20190509).
- 7.78 Nevertheless I recommend that the Plan includes some commentary about the relationship between the emerging Local Plan and any made neighbourhood plan at that time. Plainly HPC will need to consider the potential impact at that time and reach its own view on the need or otherwise for a review of the Plan.

At the end of paragraph 9.0.3 add: 'In addition, the eventual adoption of the Bassetlaw Local Plan 2020-2038 will be a key milestone in the formulation of the development plan for the District. In this context, the Parish Council will consider the need for a review of the neighbourhood plan at that point. This task will be undertaken based on an assessment of developments that have taken place at that time in the neighbourhood area, the objectively-assessed housing requirement incorporated in the Local Plan and the way in which the adopted Plan proposes that the requirement is apportioned across the District.'

8 Summary and Conclusions

Summary

- 8.1 The Plan sets out a range of policies to guide and direct development proposals in the period up to 2038. It is distinctive in addressing a specific set of issues that have been identified and refined by the wider community to safeguard the character and setting of the neighbourhood area
- 8.2 Following the independent examination of the Plan I have concluded that the Hayton Neighbourhood Development Plan meets the basic conditions for the preparation of a neighbourhood plan subject to a series of recommended modifications.

Conclusion

- 8.3 On the basis of the findings in this report I recommend to Bassetlaw District Council that subject to the incorporation of the modifications set out in this report that the Hayton Neighbourhood Development Plan should proceed to referendum.

Other Matters

- 8.4 I am required to consider whether the referendum area should be extended beyond the Plan area. In my view, the neighbourhood area is entirely appropriate for this purpose and no evidence has been submitted to suggest that this is not the case. I therefore recommend that the Plan should proceed to referendum based on the neighbourhood area as approved by Bassetlaw District Council on 8 November 2012.
- 8.5 I am grateful to everyone who has helped in any way to ensure that this examination has run in a smooth manner.

Andrew Ashcroft
Independent Examiner
1 June 2023