

ELKESLEY REVIEW NEIGHBOURHOOD DEVELOPMENT PLAN 2024 - 2038

CONSULTATION STATEMENT

Prepared by Elkesley Neighbourhood Planning Group (ENPG)

on behalf of

Elkesley Parish Council (EPC)



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1. Introduction

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Retford Town Centre Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
 - a) Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
 - b) Explain how they were consulted;
 - c) Summarise the main issues and concerns raised by the persons consulted;
 - d) Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan

The Review process

2. Regular progress reports were given to Elkesley Parish Council (EPC) monthly, and these reports were made public on the EPC website. EPC permission was also obtained to proceed with the statutory requirements.

2. Outline of Consultations Undertaken Prior to the Regulation 14 Consultation Period

3. Four public consultation events were conducted during the review period, before the Pre-submission consultation. see table 7. The consultations were organised so that the community could inform and own the process, and they were, when possible, linked to other events to encourage greater involvement.



Figure 1: Photos from various consultations

Table 1 Consultation Events June 23-July 24

Date	Activity	Aim/s	Participants/ Respondent
23rd June 2023 12md to 7pm see Figure 2 (Point 6)	Chatty Friday Bar open	To inform the village that the NP review was in progress. To seek opinions for improvements	NPG, PC members BDC NP Team BDC members, Residents
3rd December 2023 3pm to 7pm see Figure 3 (Point 6)	Christmas Light Switch on	To seek views on proposed changes To clarify development boundary To seek opinion on. Key Views and Green Space	NPG PC members BDC NP Team Residents
Feb 2024	Consultation with Primary School	To engage with the younger generation.	NPG

		To seek their views about how they feel the village should be developed	Head Teacher Pupils
July 2024	Meeting between PC and NPG	To ensure that the PC approved the draft ERNP To seek approval from the PC to start the pre-submission consultation	Members of the PC Members of the NPG

3. Comments from Events and Activities undertaken throughout the Review process.

Feedback from consultation on 23rd June 2023

4. The first consultation in the review period took place on the 23rd June in Elkesley Memorial Hall from 12pm to 7pm. The consultation was combined with 'Chatty Friday' and the bar opening at 6pm. Flyers (Figures 1-3, Point 6) were delivered to every house and business, displayed on the village notice boards and posted on Elkesley Facebook page and advertised in the Idle Time. People were encouraged to come along and look at the current plan, make their views known on current issues, comment on 'way forward,' suggest changes to existing policies and discuss housing development. Representatives from the NPG and BDC NPT were there to answer questions and take comments. see Table 8

Figure 2: Photos from 23rd June 2023



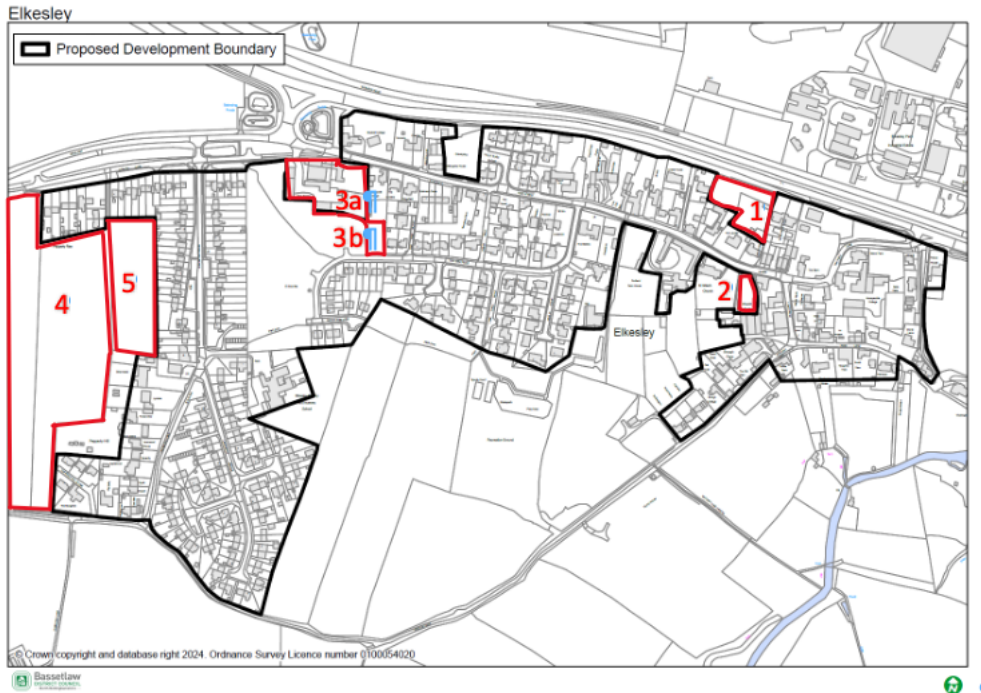
Table 1:

Feedback from consultation on 3rd December 2023


5. The second consultation in the review period took place on the 3rd December 2023 in Elkesley Memorial Hall from 3pm to 7pm. The consultation was combined with the 'Christmas Light Switch-On' the bar opening at 3pm. Flyers (see Figures 1, Point 6) were delivered to every house and business, displayed on the village notice boards and posted on Elkesley Facebook page and advertised in the Idle Time. People were encouraged to come along to give their opinion on the proposed changes on local green spaces, key views, and the village development boundary. Representatives from the NPG and BDC NPT were there to answer questions and take comments.



Comments on the Development Boundary



- 1 Robin Hood Development
- 2 Church Farm self build
- 3
 - a. Top Farm
 - b. Land behind Blacksmith’s cottage
- 4 Proposed Development
- 5 Waste land behind Headland Avenue

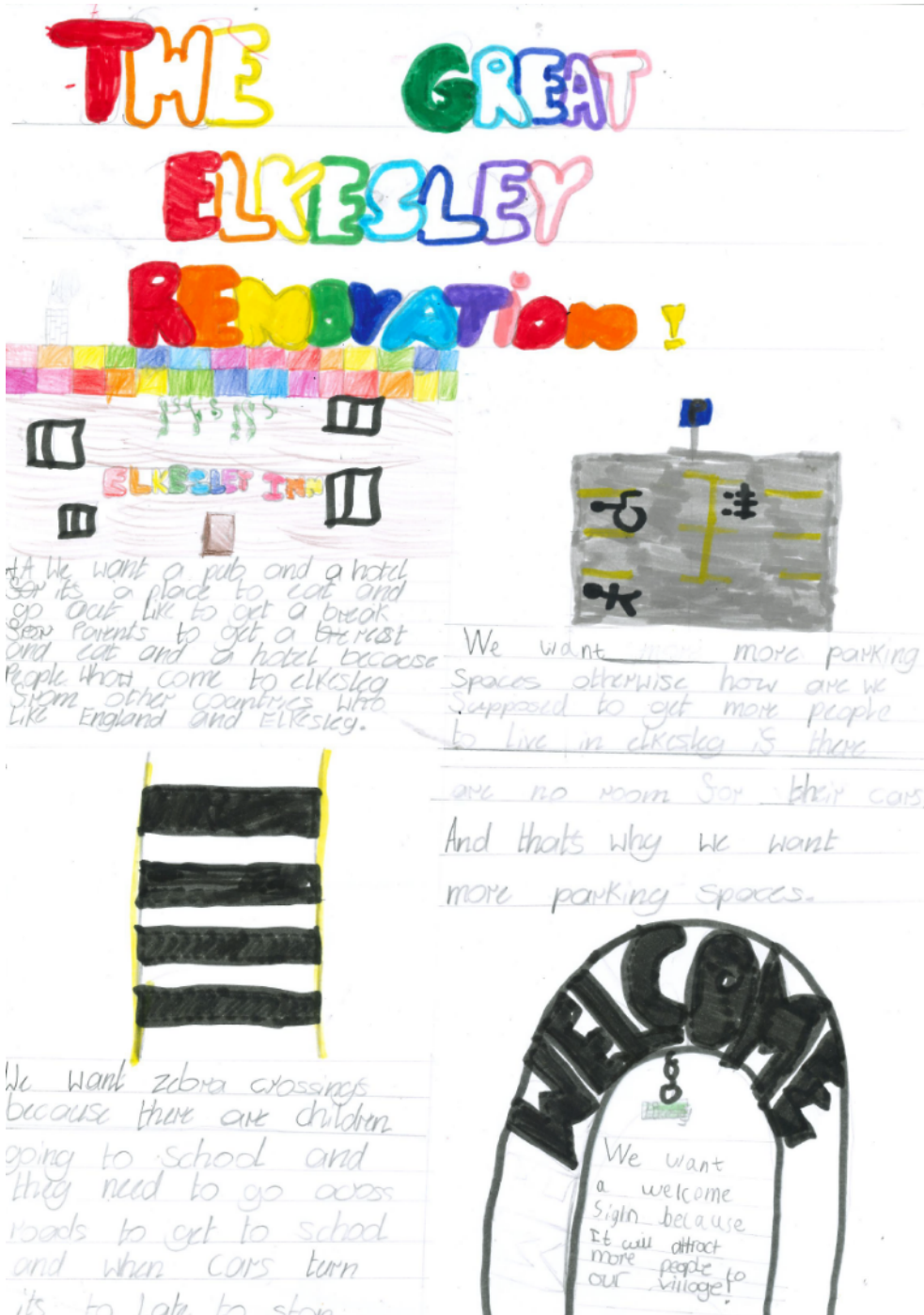
Date	Comments	Action
9 th October	Currently the land to the rear of Church View Farm is outside of the Boundary, & we would like to see this incorporated within the Boundary. 	Re-draw the boundary line as per the red line

Conclusion

6. The feedback from the consultations indicated that there was general agreement about it with a suggestion (noted above). The landowner and adjacent property have different views the development boundary shown in the ERNP reflects the boundary agreed upon by the NPG.

Feedback from consultation with Primary School in February 2024

- 7. On behalf of the PC the ENPG sent the headmaster a letter asking him if he was willing to facilitate a consultation with the children on the ERNP. The letter explained the consultation could take any form and we had maps of the village available if he needed them. The headmaster was willing to facilitate the consultation and encouraged the pupils making up the school council to undertake a survey. The school council produced a poster.



Conclusion

- 8. The poster included the need for a pub and hotel, more parking, a zebra crossing near the school and a welcome sign for the village.

4. Outline of Pre-submission Consultation Activities (see table 2)

- The pre-submission consultation was publicised by delivering a leaflet, (see point 6, figure 1) to every household in the parish, every business, and displayed on the village notice boards, Elkesley face book page and advertised in the Idle Times.
- The leaflet was delivered on 23rd August stating there would be a 7-week consultation period ending on 12th October. This was due to the consultation starting in the school holidays.
- Everybody who lives, works, or conducts business in the parish were made aware of how to access the review Neighbourhood Plan either on-line, at the consultation launch, drop-in-session or how to borrow a hard copy.
- Landowners were also made aware by email or phone.
- Details of how to comment on the proposed draft ERNP were included in the leaflet, allowing for online, written, or verbal comments.
- A statement detailing the extent of the proposed changes to the Plan, and the views of the Qualifying Body on the nature of the changes was posted on EPC web site.
- All statutory consultees were contacted by email. Check with Will how statutory consultees were contacted and when

Table 2: Pre-submission Consultation Activities

Date	Objective	Action	Comments
23rd August 2024	To ensure all people who live, work, or continue business in the parish are aware of the Pre-consultation	Leaflet delivered to every address in the Parish.	See section 3.1 Table 2
23rd August 2024	To ensure any statutory body who may be affected by the reviewed plan were notified	Contacted by email check what action Will took	See section 3.2 Table 3
25th August 2024	To ensure all business outside the village were made aware of the Pre-consultation	Leaflet delivered by hand to all businesses	1. What's happening to the traveller site. 2. We are being evicted from the site without any reason.
6th September 2024	To give all residents and businesses a chance to discuss the ERNP with the ENPG or BDC	Exhibition Held in Memorial Hall link to other village activities	See section 3.3 table 4
8th September 2024	To ensure landowners who may not live or work in the parish were made aware of the revised plan.	Contacted by email or phone.	1. Would follow up online.
13th, 20th, 27th September 4th, 11th October,	To give a further opportunity for comments or answer questions	Drop-in-sessions linked to Chatty Friday	See section 3.4 table 5

5. Responses from Regulation 14 Pre-submission Consultation.

Feedback from Pre-submission Consultation on line 23rd August to 12th October 2024

9. The pre-submission consultation ran from 23rd August to 12th October 2024. People living, working, or conducting business and landowners were encouraged to view all the documents online and make comment. See Table 2
10. Hard copies of the ERNP were also available in the Memorial Hall or via members of the ENPG. Six hard copies of plan and online form were given out. Only one form returned which was included in the on-line feedback. One other comment was that no other development should take place till Yew Tree was built. The rest stated they would respond online.
11. Table 3 lists the online comments.

Table 3: Online Comments

Section of the plan	Comments	Amendments Proposed	Amendments made
Development boundary	Would like to see a change to the proposed Development Boundary at Church View Farm	Incorporate it within the boundary	Agree to 'straighten' the boundary. Neighbours to be informed
Retail	Concern over the viability of the shop if a new one is opened		No change
	I agree with the neighbourhood plan and recommendations but not happy that there isn't a policy regarding the Travellers site.		Covered in the local plan
	Although my partner and I have only lived in Elkesley since February this year, I can see that the Neighbourhood Plan is a very good one; the proposals are all realistic and re-enforce the village values, the residents requirements and protection of the countryside and its wildlife. I agree with proposals to upgrade existing footpaths to bridleways which may encourage Elkesley and surrounding village residents to explore our beautiful countryside on bike or simply walking. I like the idea of allocation of affordable housing as it ensures the residents of Elkesley will be looked after and means those who perhaps had to relocate seeking more affordable housing may have the opportunity to return to the village. The Masterplan produced by AECOM regarding the potential use for the two garage sites gives Elkesley residents an opportunity to have their say and the		noted

	<p>suggestions are very varied; all taking into account the problems encountered by school children and their parents as well as the local community. Moving forward I feel it would be good to have an artist's impression of what the various suggested options may actually look like. The residents and children especially would be able to relate to these better.</p> <p>I cannot see on the Neighbourhood Plan any mention of the green to the front of the local store; maybe it is because it is privately owned. Could this not be turned into a small parking area or referred to AECOM if appropriate?</p> <p>The review states the Community Survey Questionnaires were delivered to all residents on Lawnwood Avenue and to the pupils at the school; am I correct in thinking the graphs illustrated represent the number of survey responses? If this is the case, then it would suggest that there were a number of residents and school pupils who did not complete the survey. If this should be the case, I would hope that moving forward, more people will be encouraged to complete such surveys especially when it affects them directly.</p> <p>Both of the community consultation responses show high results for garages to be built. How affordable to the local residents would they be to rent? It would be such a shame to build new garages and then have them standing empty. This could lead to them being broken into and vandalism. For future consultations regarding this, will the surveys be based on residents not directly in the areas of the garages also?</p>		
	<p>I am in full support of all the development plans and thank the committees for their input and hard work.</p>		
	<p>Thank you for everyone's hard work & commitment to the village.</p>		
	<p>This is a very comprehensive review and meets the expectations of the residents. It is a shame that the traveller site is still causing concern and that this cannot be included within the NP</p>		
	<p>I particularly agree with the new policy on protecting landscape characters and designation of green spaces.</p>		

Section of the plan	Comments	Amendments Proposed	Amendments made
	<p>I like how our small village has potential to develop inside the already established village footprint and not beyond. I also like how the plan is thinking of a greener future.</p>		
	<p>I have a few comments to make:</p> <p>ELKESLEY & THE ROBINHOOD WAY There is no reference to the Robinhood Way an existing recreational route mainly used by Ramblers and Cyclists that follows Brough Lane between the two landmarks of Crookford Bridge and Stoney Bridge. I think it is worth mentioning.</p> <p>TREE PRESERVATION ORDERS p29 Around the time of the village incinerator campaign against Plevin’s proposed waste wood incinerator some 11 to 13 years ago, I’m sure that BDC experts involved with tree preservation awarded protection status to some trees around in the vicinity of the Plevin site entrance at Crookford. Also, at the same time I’m sure Elkesley Woods was acknowledged with a recognition status of some kind that gave an element of protection too.</p> <p>FORESTRY ENGLAND – BAT BOXES p30 Unless the vicinity of the bat boxes is secure (by monitoring/fencing) there is a likelihood that inquisitive individuals may disturb or damage their habitat. In the past boxes have been vandalised. I’d suggest checking the level of risk with the FE Ecologist and maybe being none specific about the boxes and their location.</p> <p>ACRONYMS The acronym list is missing a few acronyms including TPO, LGS, ProW</p> <p>Overall very well done,</p>		<p>Highlight as Robin Hood Way</p> <p>BDC to check</p> <p>Elkesley woods are recognised in the Landscape Character Area</p> <p>Noted</p> <p>Amend</p>

Policy 5	Pedestrian desire lines would be more acceptable e.g., between Lawnwood Lane and Lawnwood Avenue, which should benefit the pedestrian movement.	If the garages are to be developed then the access should be kept (add to Policy 13)
Policy 13	Retain the pedestrian desire line that runs through from Lawnwood Lane to Lawnwood Avenue.	Amendment made to the narrative and policy 13

6. Question

[More Details](#)

- I support the Neighbourhood Pl... 8
- I want to read the policies and c... 1
- I do not agree with it at all 0



Figure 3: Online support

Conclusion

12. There were 9 individuals who responded online to the Development Plan and emails were received by a further 2; these are entries 1 and 2 in the table above. The respondent who wanted to read and comment did agree with all policies and made the comments above relating to policies 5 and 13

Feedback from Pre-submission Consultation with Statutory Consultees

13. The following bodies were consulted on the PCs behalf by Bassetlaw District Council Neighbourhood Planning Team.

- Anglian Water**
- Bassetlaw District Council – Conservation Office**
- Bassetlaw – Local Plan**
- Bassetlaw Neighbourhood Planning**
- Coal Authority Planning Team**
- Environment Agency**
- Forestry Commission**
- National Grid**
- National Highways**
- Natural England**

Several of the bodies responded see table 4

Table 4: Statutory Consultee Responses Regulation 14 Consultation

Section of the plan	Comments	Amendments Proposed	Amendments made
Anglian Water			
Policy 1	Anglian Water welcomes the inclusion of criterion 2	None	None
Policy 12	Anglian Water welcomes the inclusion of part D	None	None
Policy 3	Within site LGS3 a mains water pipe which traverse the site, from the south-eastern corner of the site in a straight line up to its northern boundary (Lime Tree Close).		This information has been added to the description of the LGS page 26
Policy 4	Anglian Water supports this policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.	None	
Policy 12	Reference to BDC Policy ST48 suggested	Y	12 (4) criteria amended

Bassetlaw District Council - Conservation Officer*

General	Ref to cement render needs changing to rendered façade	Y	Wording amended
	Suggested wording amendments for policy 9 and policy 12	Y	Policy 9 and policy 12 Wording used as suggested in its entirety

*comments relating to the design code were passed onto AECOM as authors of the report

Bassetlaw District Council – Local Plan

Policy 1	Ref to water efficiency should be for residential in line with BDC policy	Y	Policy 1 (2) amended
Policy 2	Amendments to wording recommended for clarity	Y	Amended as suggested for criteria 1,2,3,5
Policy 4	Minor word changes for consistency with national policy	Y	Y
Policy 7a and 7c	Wording amended to align with local and national policy	Y	Amended
Policy 7c	Text at para 133 amended	Y	
Policy 8	Suggest more specific ref to use class	Y	Policy 8 (2) amended
Policy 10	EPIE is not an allocated employment site and policy 10 (3) needs amending to fit with local plan policy ST8 approach to such sites		Policy 10 (3)
Policy 11	Minor amendment to wording of policy 11 (3) proposed	Y	Amended
Policy 12	Suggest refer to landscape value and avoiding use of good quality agricultural land	Y	Policy 12 (5) amended

Bassetlaw District Council – Neighbourhood Planning

Policy 1		Y	Policy 1 (2) amended
	Elkesley Design Guidance & Codes (Appendix): It is helpful that numbering errors (C section pp.43-48) are revised by AECOM, so that the numbers/codes used in the Neighbourhood Plan Policy do not cause confusion for readers.	Y	Number of codes amended by AECOM Wording request made to AECOM

SEA / HRA Screening	we have undertaken a draft screening of the Neighbourhood Plan to check whether a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) is required. Our interim conclusion is that neither is required, but that some detail modifications to the Plan may be beneficial	Y	Appendix G added and reference to the Special Protection Area added to par 82 and policy 4 (3). Also Included reference to Bassetlaw Plan policy ST38.
Development Boundary	Queried the extent of it	Confirmed that including Yew Tree site is supported by BDC	DB amended based on community feedback at drop in – see above
LGS 3 and LGS 4	Noted comments by tenant	Addressed in comments above. Strong support for LGS3 and GS 4 to remain	Additional text provided to support their designation
Policy 4 (4)	Wording should be clarified re category A and B	Y	Amended
Map 7b and 7c	Not all of route D is an existing footpath Route A is intended a cycling route not just footpath Align numbering of routes with same numbers /letters	Y	Map amended
Policy 6 (2)	Better to refer to Elkesley design codes C1,C2,C3 page 45 and C1 page 47	Y	Design code numbering amended and policy ref amended
Para 133	Text amendment suggested to better reflect local plan policy ST27	Y	Amended
Para 135 - 138	Significant concerns raised by BDC Strategic housing team that the proposed approach to allocating affordable housing his country to the district council's own policy on choice base lettings. It is recommended that the proposal is revisited.	Y	Policy on allocation of affordable housing was from the made plan – it was accepted that BDCs approach had changed since the ENP was made – section removed
Comments re Policy 8 to policy 13	All suggestions accepted	Y	Amended

Coal Authority Planning Team

General	Reference to fissures within the Parish No fissures present on Yew Tree Site. No objections to the plan	Y	Text added at para 140
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Environment Agency

General	Very pleased NP proposes development boundary – within the DB is all flood zone 1 Suggested amendment to design code	None This has been noted but the NPG are not able to change it	None
Policy 1,4,12	Support particularly – think should add value of blue/green infrastructure	Ref to blue /green infrastructure added in section 11	None

Forestry Commission

General	Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are facing. Neighbour plans are a useful mechanism for promoting tree planting close to people so that cultural and health benefits of Trees can be enjoyed alongside their broader environmental benefits.	Y	Text added in section 11
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National Grid

General	Following a review of the document we have identified the following NGET assets as falling within the Neighbourhood area boundary: XE ROUTE: 275Kv Overhead Transmission Line route: HIGH MARNHAM - THURCROFT - WEST MELTON	None	Any development should seek guidance from the National Grid This is part of the planning application process.
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National Highways

General	It is not clear if the proposed footpath to the north of the A1 would encroach on National Highways land		Text amended to clarify that this would be subject to working with landowners
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Natural England

General	Natural England does not have any specific comments on this draft neighbourhood plan	None	None
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Conclusion

14. The statutory bodies acknowledged the ERNP and thanked the NPG for the opportunity to make comment on this draft neighbourhood plan. Their responses are included in the appendices 1-10.

Feedback from Pre-submission launch on 6th September 2024



Figure 4: Photos from 6th September 2024

15. The pre-submission consultation was held in Elkesley Memorial Hall and linked to two community activities, 'Chatty Friday' in the morning and the burger van in the evening.
16. About 45 people engaged with the Neighbourhood Planning group and Bassetlaw District Council Neighbourhood Planning Team (BDC NPT) representatives asking questions and commenting on the exhibition, which displayed the Vision, Objectives, Policies, Local Green Space, Key Views and all the other documents. Participants were encouraged to make comments online or leave post-it notes. Some verbal comments were also recorded. See Table 5.
17. Several people were impressed with the Elkesley Review Neighbourhood Plan (ERNP) and one verbal comment was made stating 'how much better it was than the last one, another person left a written comment stating, 'this process has made me feel part of the community and made me realise how lovely this place + our people + councillors are'.

Table 5: Pre-submission launch

Section of the Plan	Written Comments	Verbal Comments	Action
Vision	None	None but several positive responses	None
Objectives	None	None	None
Policy 1 Sustainable Development, Infill and the Development boundary	1.We are happy with the present boundaries (development boundaries) 2. Do not want development boundaries extending.	None	None
Policy 2 Protecting Landscape Charter	None	Positive reaction to Key Views	None
Policy 3 Designation of Local Green Space	Views along Brough Lane must be preserved		None
Policy 4 Protecting and Enhancing Biodiversity	None	none	None
Policy 5 Improving Walking and Cycling Routes	Would definitely like more cycle routes	none	None
Policy 6 Achieving Well Designed Places	None	Several people commented on the design code and how good it was.	None

Section of the Plan	Written Comments	Verbal Comments	Action
Policy 7 House type and Tenure	none	A few about housing mix, but nothing specific	none
Policy 8 Yew Tree Road site	<ol style="list-style-type: none"> 1. Typo e) and (Yew) Tree Road 2. No Rat run onto Yew Tree 3. No access from Yew Tree Road, Bad Bend 4. Keep entrance off Coal Pit Lane 5 How would emergency access happen? 6. Explicit mention of Design Code in this policy might be useful 7. How will single access to the new site via Coal Pit Lane be maintained. How will the access to Emergency Vehicles only be monitored and maintained, so that private vehicles do not use Yew Tree Road. Yew Tree Road is a major traffic hazard already, more traffic will add to the problem. 	<ol style="list-style-type: none"> 1. There should be access from Yew Tree into the site 2. Ensure footpath kept and made better. 3. Should it link to Policy 7a, b, c. 4. After discussion, the participant changed his mind about written comment 2 	<p>Policy 8 1 f includes requirement to keep pedestrian link from Yew Tree to the school.</p> <p>Yew Tree Policy 8 reference to requirement to be in accordance with design code added.</p> <p>Ref to need to provide mix in accordance policy 7a also added.</p>
Policy 9, 10, 11, 12	none	none	none

Section of the Plan	Written Comments	Verbal Comments	Action
<p>Policy 13</p> <p>The Redevelopment of the former Garage Site</p>	<p>Option 1, support</p> <p>Option 2, support</p> <p>Option 3, Not 3 – toilets could be a maintenance headache.</p> <p>Option 4, support</p> <p>Option 5,</p> <ol style="list-style-type: none"> 1. Not acceptable- access to existing garage lost! 2. Would be agreeable if access to garage (82 Lawnwood) is maintained 3. Junction with Lawnwood Avenue, parking opposite can be an issue for access. 	<p>none</p>	<p>None</p> <p>Consultation to be undertaken if the development happens</p>

Table 2: Community Aspirations

Aspiration	Written Comment	Verbal Comment	Action
Aspiration 1 Footpath Improvements	none	none	None
Aspiration 2 Redevelopment of Garages	See comments Policy 13		None
Aspiration 3 Support biodiversity enhancement	none	none	None
Aspiration 4 Gypsy and Traveller Unauthorised site	Would like traveller site removed to solve regular problems	There were a lot of verbal questions and discussion about this Status of planning permission Anti-social behaviour Would like to see site cleared should be treated same as settled community	None, but issues recorded and PC aware of and share concerns
General Comments			
	Written Comment	Verbal Comment	Action
1	1. Seats on Sandy Lane 2. How about creating an allotment in Elkesley		To become projects for the Parish Council
2	Would be nice to see high quality development at all times including maintenance		
3		1. What's happening to Manor Farm 2. What about land near Starbucks	

Conclusion

18. The exhibition on the 6th September 2024 to raise awareness of the Pre-Submission Elkesley Review Neighbourhood Plan document was well attended. The representatives supporting the event received a very positive response about the Local Green Spaces, Key Views, Design Code, and all policies were well received, main concerns raised were with, Policy 8, Yew Tree Road Site, Policy 13, the Redevelopment of the former Garage Sites and Aspiration 4. Gypsy and Traveller Unauthorised Site.

Feedback from Pre-submission Consultation drop-in-sessions.

19. Drop-in-sessions were held, combined with ‘Chatty Friday’ on 13th, 20th 27th September 4th and 11th October. The sessions were advertised on the pre-submission leaflet and weekly on Elkesley Facebook page. See table 6.

Table 3: Drop-in Session Comments

Date	Comments	Action
13th September 2024	Two people reviewed some of the information. There was support for the Design Code and one verbal comment about the traveller site, they wanted to see it removed	None
20th	Discussion between three people to improve access along Coal pit lane down to Crockford. The current path finishes at Elkesley Bridge and then you have to walk on the road, there is nowhere to go if you are pushing a wheelchair, pushchair, on mobile scouter or have balance problems because of the raised verge. Another was going to review plan online and make comments	Projects for the Parish Council to investigate
27th	Tree Preservation Order on woods near Plevins Not included Bat Survey? By Natural England Define Robin Hood Way Yew Tree build date wrong 2. no comments just interested 3. Another shop Designated dog walking path	Already covered None None None

Date	Comments	Action
4th October	<p>One person viewed the material but gave no comment.</p> <p>Another discussed comments sent to BDC</p>	None
11th October	<p>Landowner LGS3</p> <p>Page 26. Description is not correct, it is an arable field, it could be ploughed and cropped. Include 'not a public right of way'</p> <p>Page 35. Map B, C no objection but would mean the bridge would need replacing</p> <p>Page 36. Map 7c, proposed footpath 1 (part owner) no objection to foot/cycle path. Would object to a road</p> <p>Page 42. The table is not clear – what are you talking about, houses or people?</p> <p>Tenant of LGS4</p> <p>Description is not correct, it is not a public right of way.</p> <p>LGS 3 and LGS4 should not be made into green space, should leave open for building on in the future.</p> <p>Page 37. Map7c proposed footpath 1 only to be considered if the industrial site is developed. Proposed upgrade of existing Public Right of Way should not be considered</p>	<p>Description amended</p> <p>East west route is informal route wording amended</p> <p>ProW is along the field boundary an runs north south. Field has not been ploughed for several years but reference added.</p> <p>Noted</p> <p>Description of table is in bullet point above saying 'the table this shows the % change in age groups' no amendment needed.</p> <p>LGS 4 There is a ProW that runs north/south along the eastern field boundary and informal route east/west clarified</p> <p>The NPG note that the vehicular access is very limited, the fields are outside the Development Boundary and have not been put forward in recent call for sites. The sites would be unsuitable for development and the NPG would like them to remain as LGS designations. No one else objected to them being identified as such.</p> <p>Comment noted</p>

6. Publicity Material

Figure 5: Pre-submission consultation flyer

Elkesley Parish Council invite comments on the Elkesley Review Neighbourhood Plan. All responses received will be considered by the Elkesley Neighbourhood Plan Group to inform the final version of the reviewed plan before it is submitted to Bassetlaw District Council (BDC) as the local planning authority, for examination by an independent examiner.

The draft plan can be viewed on PC website:
www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/nejghbourhood-plan/

You can email a copy from:
neil@oldbury.org

A paper copy is available at the Memorial Hall during opening hours. Paper copies of the plan may also be borrowed from members of the Parish Council or Neighbourhood Planning Group by phoning either Patricia Douglas on 01777838200 or XXXX in 01777777777

A drop-in session will be held at Chatty Friday on 13th, 20th 27th September and 11th October 12pm to 1pm to discuss or make comments on the plan.

Details of information that has informed the creation of the plan can also be viewed online at:

xxx

You can make your comments verbal at the consultation meeting or drop-in sessions, by email or online at XXXX

All comments must be received by midnight on 12th Oct 2024

Elkesley Review Neighbourhood Plan

Regulation 14 Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, part 5, notice is hereby given that a formal pre-submission public consultation on the Elkesley Review Neighbourhood Plan (ERNP) will start at 11am on Friday 6th September for a period of 6 weeks ending at midnight on 12th October 2024.

Elkesley Neighbourhood Plan was first adopted in September 2015, and Elkesley Parish Council asked the Elkesley Neighbourhood Planning Group to reconvene to undertake a review which started in Jan 2023.

The local community has had opportunity to comment and guide the review through various consultations, so that it reflects the aspirations of the community.

The consultations highlighted that the adopted NP needed to be strengthened, changed and updated in light of National and Local policies changes. The Community Vision and Objectives have been enhanced along with some policy changes. A short summary is provided here, details of how to find the full document and make comments is on the back page.

Summary

The ERNP Vision has been reviewed and amended based on community consultation along with the Objectives which have increased from 4 to 7.

Changes to Polices are laid out in table opposite

Changes to Policies

	Plan 2015-2028	Amended/ Changed	Plan 2023-2038
1	Sustainable development	amended	Updated
2	Design	changed to	Policy 6
3	Housing Mix and Type	changed to	Policy 7a
4	Allocation of Affordable Housing	changed to	Policy 7a
5	Infill Development	amended	Policy 1
6	Yew Tree Development	amended to	Policy 7a, 7b
7	Elkesley Park Industrial Estate	changed to	Policy 10
8	Small Businesses	included in	Policy 10
9	Broadband	included in	Policy 10
10	Protecting Community Facilities	changed to	Policy 11
11	Conservation and Enhancement of Non-Vehicular Routes	changed to	Policy 5

New Plan Policies 2023-2038	
2	Protecting the Landscape Character
3	Designation of Green Space
4	Protecting and Enhancing Biodiversity
8	Protecting and Enhancing Heritage Assets
12	Renewable Energy and Low Carbon Technologies (11)
13	The Redevelopment of the former Garages Sites (12)

Figure 6: May flyer



Neighbourhood Plan

May 2023



In 2013 Elkesley developed a Neighbourhood Plan and was the first Parish in Bassetlaw and one of the first in Nottinghamshire to do so. This gave direction to Bassetlaw over the planning and development applications that they processed. Without a Plan, Bassetlaw would have had no guidance on what the village felt appropriate.

It is now time to review our Plan

When the Bassetlaw local plan is adopted in the summer of 2023, our current Elkesley Neighbourhood Plan will have no impact on planning decisions because it will be out of date.

The Review

All residents, irrespective of age, are able to make comment on a range of issues relating to Elkesley and how it should develop, how it could retain its' character and what is important to you.

Our original plan was developed by Elkesley residents following input and suggestions from them on specific areas.

Planning Changes

Over the past 10 years there have been changes within planning which we need to reflect in our Plan - we would like your input.

We feel that we should influence the direction that our village develops. Government and District plans and policies may not reflect the local needs and this is where the Neighbourhood Plan helps.

We welcome your views on the review of your Plan

Consultation

Friday 23rd June
12pm - 7pm
Elkesley Memorial Hall

Together with and supporting:

- Chatty Friday 11.30-2.30pm - food, hot & cold drinks
- Bar opening at 6pm

Come along to the Hall and...

- Look at the current plan
- Make your views known on current issues
- Comment on the 'way forwards'
- Suggest changes to existing policies
- Discuss housing developments
- Join the group





elkesleyplan@gmail.com




Figure 7: December flyer



Neighbourhood Plan

December 2023



Consultation

Sunday 3rd December
3pm - 7pm
Elkesley Memorial Hall

We need to hear your thoughts and opinions of how the village could change over time. Housing developments could attract further investment, securing the local natural environment for its' walks and views may be important to you - but what do you think?

We can write a Neighbourhood Plan but you have to approve it - we need your thoughts and ideas to reflect your input.



Christmas Lights Switch-On

3pm - Hall and bar open
4pm - Christingle at Church
5pm - Lights Switch-on

Join us for mince pies, mulled wine, hot drinks and refreshments from the bar

MeatCastles will also be serving their fantastic burgers





elkesleyplan@gmail.com




Appendix 1: Anglian Water

Dear Mr. Oldbury,

Thank you for consulting Anglian Water on the draft Elkesley neighbourhood plan. Anglian Water is the statutory water undertaker within the designated area. Sewerage services are provided by Severn Trent Water.

Anglian Water is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012, and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.

Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.

Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.

Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - [Strategic Growth and Infrastructure \(anglianwater.co.uk\)](https://www.anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.

The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to any requested amendments.

Policy 1 Sustainable Development, Infill and the Development Boundary

Policy 12 Renewable Energy, Energy Efficiency and Low Carbon Technologies

Para. 172 - As set out above, Anglian Water is the statutory water undertaker within the designated area rather than Severn Water. Anglian Water welcomes the inclusion of the following criteria included in these policies:

- Criterion 2 under Policy 1. *“Development should be designed to minimise the use of carbon in its construction and operation. Water efficient design should be included to meet higher water efficiency standards where possible.”*
- Part D under Policy 12. *“Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.”*

Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See [Water resources management plan \(anglianwater.co.uk\)](https://www.anglianwater.co.uk)

As a region identified as seriously water stressed, we encourage measures to improve water efficiency in new developments. This can be achieved by a fixtures and fittings approach, including through rainwater/storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated by water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.

For information, the Defra [Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK \(www.gov.uk\)](https://www.gov.uk) supports the need to improve water efficiency and the Government's [Environment Improvement Plan](https://www.gov.uk) sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.

It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.

For water supply for non-household use*, Anglian Water now has a threshold of 20m³ a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk. Prospective applicants are advised to contact Anglian Water at planningliaison@anglianwater.co.uk to avoid situations where water intensive demand projects progress to site acquisition, design or planning applications without establishing that a water supply and wastewater solution is feasible.

Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water is supportive of the neighbourhood plan seeking to address water supply issues under these two policies, as well as the Design Guidance and Codes, including the inclusion of the diagram on page 72.

The adopted Bassetlaw Local Plan (2024) includes Policy ST48 titled '*Reducing Carbon Emissions, Climate Change Mitigation and Adaptation*' which sets water efficiency standards for both residential and other developments which use water, as follows:

- All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.
- All new non-residential development of 1000sqm floorspace or more will be required to meet the BREEAM very good-excellent standards or equivalent.
-

It is suggested that a suitable cross reference to this corresponding Local Plan policy could be made on the water efficiency measures required as part of new development proposals.

**Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.*

Policy 3 Designation of Local Green Spaces

The policy designates areas of Local Green Spaces (LGS) within the neighbourhood plan area. The policy states “Policies for managing development within a Local Green Space should be consistent with national policy on Green Belts.”

Anglian Water welcomes that the policy basis for decision-making is clearly set out. Anglian Water does have assets forming part of our water network (e.g. rising mains) located in or in the vicinity of these designated areas of local green space. Within site LGS3 a mains water pipe which traverse the site, from the south-eastern corner of the site in a straight line up to its northern boundary (Lime Tree Close).

For information, maps of Anglian Water’s assets detailing the location of our infrastructure are available at: www.utilities.digdat.co.uk

We do not consider that this policy should prevent any operational development that would be normally permitted, such as maintenance and repair our assets to be undertaken to ensure our network is maintained.

Policy 4 Protecting and Enhancing Biodiversity

Anglian Water supports this policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure.

As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Nottinghamshire Local Nature Recovery Strategy [Local nature recovery strategy | Nottinghamshire County Council](#) which will identify priority actions for nature and map specific areas for improving habitats for nature recovery.

Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.

We hope that these comments are helpful to the future iteration of the plan and wish you every success in taking this forward to the next stage.

We look forward to being consulted on the submission version in due course. Please note we are now using a team email address for neighbourhood plan correspondence– strategicgrowth@anglian.water.co.uk. Thank you.

Yours sincerely,

Carry Murphy

Chartered Town Planner - MRTPI

**Spatial and Strategic Planning Manager – Sustainable Growth
Quality & Environment**

Tel. 07929 395354



Appendix 2: Conservation Office

Elkesley: Design Guidance and Codes

Page 9 – The description of the grade II listed Meadow Farmhouse contains a reference to ‘cement render’. The render may well be cementous, as is stated in the building’s listing description. However, we probably don’t want to be referencing/promoting cementous renders on traditionally constructed buildings, let alone ones which are listed, as cementous renders are structurally and materially inappropriate for such buildings;

Page 29 – Figure 27: ‘rural style metal gates’ to ‘traditional estate fencing’;

Page 31 – The section outlining the design of development in the historic core of the village references several types of design/development that the council would be unlikely to support

- Timber Framed Porches: large timber framed porches like that of the one pictured are more commonly found within more modern suburban settings. Historic timber framed porches are only really found on much older medieval/post-medieval timber framed buildings (Tudor, Elizabethan, Jacobean) or the much later Victorian gothic revival style buildings. There is no historic precedence for timber framed porches in the context of rural vernacular agrarian architecture of the 18th and 19th century;
- Dormer Extensions: Box dormer extensions like that of the one pictured are more commonly found within the context of mid-20th century suburban housing estates. Historic examples of dormers are somewhat rare, and authentic examples are more commonly seen in post-medieval vernacular cottages, later Victorian gothic-revival architecture or late-19th/ early-20th century arts and crafts architecture. There is no historic precedence for dormers of any kind within the context of agricultural conversions;
- Render: There are several properties within Elkesley that have rendered or ‘white-washed’ facades. However, examples of historically rendered façades are rare within both Elkesley and the wider district. The established material palette of the area is red-facing bricks and natural clay pantiles. The Council rarely supports the use of render in the context of built heritage as: there is little historic precedence for this material; and its use tends to result in developments that are overly prominent;
- Pantiles: I would change the reference to pantiles to read ‘natural clay pantiles’ as opposed to ‘red pantiles’. I would also consider changing the reference image to one which shows a more traditional clay pantile, such as those found on the farm buildings at ‘Church Farm’ on low street;
- Slate Tiles: I would change the reference to ‘grey slate tiles’ to ‘natural slate roofing tiles’;
- Sash Windows: You may want to add a reference to traditional sash windows, as these are a common type of traditional window that we approve within the context of built heritage;

Page 43 – “Listed assets and positive buildings” to “Listed buildings and non-designated heritage assets”;

Page 44 – “Non-listed heritage asset (positive building)” to “Non-Designated Heritage Asset [remove reference to (positive building) as this applies only to Conservation Areas]”;

Page 45 – C1: Responding to heritage.... this section contains several references to “Positive Buildings”, all of which should be replaced with “Non-Designated heritage asset”;

Elkesley: Pre-Submission Draft Neighbourhood Plan (Review)

Page 50 – Para 144: contains reference to ‘cement render’, should be altered to read ‘rendered façade’;

Page 51 – Policy 9: I would suggest rewording/reorganising the policy section to read as follows:

- “1. The heritage assets found locally shall be appreciated and valued for their significant contribution to the distinctive character of Elkesley. Great weight shall be afforded to the preservation and enhancement of such assets, especially in respects to the decision making process in planning functions”;
- “2. New development should either preserve or enhance the special interest and setting of any Listed Buildings that might be affected by such development. Any new development should be designed in a way to minimise its incurred impact. Any scheme which results in either direct or indirect harm to the special interest or setting of a listed building, shall likely be refused, unless there is a strong justification for such scheme”;
- “3. New development should either preserve or enhance the signifnace of Non-Designated heritage assets, as well as those heritage assets which are archaeological in nature, most of which can be found on the the Nottinghamshire HER (Historic Environment Record). The significance of these assets shall be taken into account when assessing any proposed development that may affect these assets;

Page 59 – Policy 12.3: Please reword to read the following: “The retrofitting of existing buildings to improve their energy efficiency is supported. This includes the retrofitting of traditionally constructed buildings, such as listed buildings and non-designated heritage assets, provided that the retrofitting measures proposed safeguard the special interest and signifnace of such assets”;

If you have any questions in regards to the above then please do get in touch.

Kind Regards,
Jamie Wignall

Jamie M. Wignall MSc (Hons)
Conservation Officer
Planning Services

Bassetlaw District Council

Appendix 3: Bassetlaw Local Plan

Elkesley Review Neighbourhood Plan

BDC Local Plan comments

3 October 2024

We welcome Elkesley NPG reviewing the Neighbourhood Plan to ensure it remains up to date and effective in managing development in the Parish. The Plan is comprehensive, locally specific and well written so our comments relate to specific points within the following policies.

Policy 1

We welcome Policy 1 which focuses development within the development boundary of Elkesley Village.

We support the promotion of water efficient design where possible in Part 2 but advise that the Local Plan requires 'all new housing in the District to meet the tighter Building Regulations optional requirement of 110 litres/person/day'. The current wording would apply for non residential development but for consistency it might be helpful to re-visit Part 2 for housing.

We support the focus in Part 3 on the rural economy and rural exception sites but advise that the Local Plan Policy ST2 Part 3 identifies a wider list of appropriate uses outside a development boundary. For consistency this should be reflected in Policy 1.

Policy 2

We support the strong focus in the review relating to protecting and enhancing the landscape character of the Parish – by doing so it emphasises the importance of landscape character to the community and to the village setting.

Policy 2 deals with two issues: landscape sensitivity and key views, both of which the Policy looks to protect. We'd suggest a change to Part 1 to make that a little clearer.

Part 2 currently asks for an assessment to manage impacts on key views but no assessment is required for developments in areas of landscape sensitivity. We'd suggest proposals affecting both should require a similar level of assessment given the value placed on landscape by the plan. We'd suggest Parts 2/3 could benefit from changes to help ensure the policy achieves the desired outcome.

1. Development proposals that adversely affect the undeveloped character of the areas identified as having medium or high landscape sensitivity (Map 4a) and the key views on Map 4b will not be supported.
2. Development in these locations should be designed to take account of respect this landscape sensitivity and safeguard relevant key views the way in which these areas to ensure their contributeion to the wider character and sense of openness they provide within and to the south of the Elkesley village built up area is maintained.
3. Development should take into account the key views on Map 4b in their location and layout. Development within the key view cones on Map 4b This should be demonstrated through should include an objective landscape and visual assessment, proportionate to the location, scale and type of development proposed. which of the effects the proposals will have on the landscape character so this can be assessed.

Should development be proposed within the key views or areas of medium or high landscape sensitivity, the impact will be carefully considered. A prime factor in the decision will be whether the development can be designed in a way that safeguards the view and respects the sensitivity of the landscape.

The neighbourhood plan highlights the importance of trees and hedgerows in the village but they also play an important role elsewhere. We'd suggest a wording change to Part 4 to make sure that the potential loss of any hedgerows and trees – not just those that contribute to the streetscene but also those that contribute to landscape character are appropriately managed. The changes also help align with the Local Plan and will ensure proposals are accompanied by appropriate supporting documents.

4. Mature street trees and hedges make a significant contribution to the prevailing character of Elkesley parish and should be protected. Development proposals that involve the removal of hedgerow boundaries and trees, including those that contribute to the street scene should include a landscape plan tree survey and arboriculture assessment that demonstrates how the planting programme proposal will protect and enhance each tree and hedgerow and will still reflect the rural character. Where possible street trees and hedgerows should be replaced with local native species.

Policy 4

We welcome the positive approach taken to biodiversity by the Review and the detailed local evidence that has been undertaken by residents in support. We'd suggest some minor wording changes to ensure the NPG's ambitions are realised and for consistency with national and local policy.

1. As appropriate to their scale, nature and location development proposals should provide at least 10% net biodiversity gain. Exceedance of this is encouraged. Where on site provision is not feasible off-site provision will be considered. Off-site provision is encouraged within the Plan area may be acceptable. Any such measures should be targeted to benefit local conservation priorities as identified in the LCA or local nature recovery strategy were applicable.

Policy 7a

It is important that the housing mix in Elkesley reflects the needs of residents at different times in their life. We support the approach taken by Policy 7a and welcome the up-to-date evidence that informs it. But we'd suggest minor changes to ensure developers provide appropriate information with a planning application and to align with Local Plan policy.

1. As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix by 2038 that meets local need in accordance with the findings in the most up to date Housing Needs Assessment which is: • 7% 1 bed • 24% 2 bed • 49% 3 bed • 15% 4 bed Elkesley Parish Review Neighbourhood Plan 2023-2038 44 • 4% 5 bed unless it can be demonstrated that this is not viable.
2. As appropriate to their scale, nature and location, if Where development proposals do not propose a housing mix and type in accordance with this Housing Needs Assessment, information accompanying the application would need to demonstrate why it is not feasible or viable. justify the departure from this policy based on specific character elements or some other demonstration of suitability.

Policy 7c

We'd ask that paragraph 133 is amended: Policy ST29 of the Bassetlaw Plan requires 20% affordable housing on all brownfield sites and 25% affordable housing on all greenfield sites of 10 or more dwellings. The HNA analysis shows the importance of securing this provision given the need identified.

We support the approach taken by the NPG to ensuring affordable housing meets the needs of Elkesley residents or those with a connection to the Parish. Paragraph 137 sets out the local connection criteria – we suggest more weight will be given to these criteria if they are included within Policy 7c.

It would be useful to understand how ‘People who used to live in Elkesley but moved away due to lack of affordable housing’ will be measured/managed. All of the other criteria can be recorded and measured but this requires a more subjective response and is likely to change over time. This may lead to the criterion not being used in the way intended.

Policy 8

We welcome the neighbourhood plan’s ongoing allocation of the Yew Tree Farm site as it contributes to meeting the housing requirement for Elkesley and the district.

We support the proposal for improved community facilities on this site but suggest the change in use class may have unintended consequences. Class E is a wide use class and change of use can be achieved within the use class without planning permission. We’d recommend Policy 8 Part 2 be more prescriptive – In addition to residential development, proposals should include the provision of a unit for a convenience store (Class F2 a) and or office space (use Class Egi).

Policy 10

Elkesley Park Industrial Estate is not identified as an Employment Site in the Local Plan so is located in the countryside. The NPPF promotes sustainable growth and expansion of all types of business in rural areas and this needs to be managed in a sustainable way. At the moment Part 3 is a little too prescriptive by referring to specific use classes.

We’d recommend that Policy 10 Part 3 is changed to provide consistency with national and local strategic policy ST8, including that there is a proven need for the development on the Elkesley Park Industrial Estate that cannot be reasonably met on an Employment Allocation/Site elsewhere in the district, as these are considered by the Local Plan to be more sustainable locations for economic growth.

We’d also ask that paragraph 154 refers to Policy ST8 and not Policy ST11.

Policy 11

We recognise the vital role existing community facilities play in Elkesley and how well they contribute to vibrant community life. We’d suggest a few minor changes to Part 3 to ensure that Policy 11 achieves the NPG’s ambitions.

3. Development that will result in the loss of sites or premises currently or previously used for services and facilities identified in 101 (1) will not be supported unless: a) alternative provision of equivalent or better quality will be provided and made available prior to commencement of redevelopment, or and b) it is evident that there is no reasonable prospect of the service or facility being retained or resurrected for the current use or any other community facility*; and c) it is evident that the service or facility is no longer viable*, and d) there is little evidence of 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/or let the site or premises for its existing lawful use or another service/facility use at a realistic price for a period of at least 12 months

Policy 12

We welcome the detailed approach the neighbourhood plan takes to considering renewable energy and energy efficient design.

Part 4 should be consistent with the Local Plan which says: all new housing in the District is required to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

It is positive that Policy 12 supports renewable projects however we'd suggest that not permitting any renewable energy in high or medium landscape sensitivity areas (Part 5f) is not consistent with national policy and may not work well with Policy 2 of the neighbourhood plan as written.

We'd recommend the NPG use the landscape evidence to set out the community's expectations for mitigation in Policy 12 should renewable energy be proposed in these landscape areas. As a large part of Elkesley is countryside we'd also suggest adding a criterion that refers to proposals assessing agricultural land value. This would align well with national PPG which says 'proposals should demonstrate the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land'.

Part 5g refers to restoration of a site once the operation has ceased. If a proposal is on greenfield land then it would be possible to restore the site to its former use once operation ceases. But if brownfield land is used the community may not want the site returned to its former use. To reflect Local Plan policy ST49 we'd suggest Part 5g refers to returning the site to 'an acceptable state'.

Appendix A

We welcome Appendix A Community Aspirations. The inclusion of this table identifies the community's clear priorities for infrastructure, services and facilities in the future. By doing so, and should the neighbourhood plan be made, it provides a credible basis for considering appropriate developer contributions should they be required. Should any other funding become available it will also provide strong evidence to support the Parish Council and/or partners to inform bids.

Appendix 4: Bassetlaw Neighbourhood Planning Comments

Elkesley Neighbourhood Plan (Review): Regulation 14 Consultation

BDC Neighbourhood Planning Response (October 2024)

General

Elkesley Design Guidance & Codes (Appendix): It is helpful that numbering errors (C section pp.43-48) are revised by AECOM, so that the numbers/codes used in the Neighbourhood Plan Policy do not cause confusion for readers.

SEA / HRA Screening: As required by the regulations, we have undertaken a draft screening of the Neighbourhood Plan to check whether a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) is required. Our interim conclusion is that neither is required, but that some detail modifications to the Plan may be beneficial, particularly in respect to:

- Possible discussion of / reference to the Sherwood Forest potential prospective Special Protection Area (ppSPA), which intersects the Neighbourhood Area (see Appendix A).
- Related discussion of the stipulations in Policy ST38 of the Bassetlaw Local Plan, which relate to the above.

More detailed comments are provided below in relation to Section 11 of the Plan, but this may also have relevance to other subject areas, including those addressed by Policies 1, 5, 8, 10, 11, 12, and 13 (all policies that support development). We have not yet completed the SEA / HRA Screening, or consulted statutory bodies, pending any changes to the Plan to this effect.

Specific

Para 1: There is a misspelling: “plansto” should be “plan to”.

Map 2: It may be a good idea to replace this map with one that shows the correct development boundary, which BDC can assist with.

Map 3: In accordance with the Local Plan, should the Yew Tree Road site be removed from the development boundary until it has been developed?

Para 69: Reference to Map 6 appears to need updating (to Map 6b). It may also be useful to include a page reference, given that it isn't adjoining the text.

LGS Sites 3 and 4, Test against LGS Criteria: There appears to be an unresolved query about medieval field patterns in the text.

Section 11: It would be useful to reference the Sherwood Forest ppSPA, which covers portions of the western extent of the Parish, and the 5km buffer zone around the ppSPA, which covers the entire Parish area (see Appendix A). As a result of inclusion in the buffer zone, the stipulations in Policy ST38 of the Bassetlaw Local Plan apply, specifically the need for a 'shadow level' Habitats

Regulation Assessment to accompany all proposals, so as to identify any significant adverse effects and relevant mitigation. It may be useful to make reference to this requirement in the supporting text, if not in Policy 4 itself.

Policy 4, part 4: The note clarifying the difference between Category A and B trees may benefit from rewording – it is not fully clear.

Map 6b: It might be useful to show the boundary of the Neighbourhood Area (as per Map 6a), given that it intersects the designations shown on this map.

Para 92: Minor typographical editing needed – this sentence is currently very long.

Para 94: Not all of route D is an existing footpath (Map 7b depicts this), hence the text may benefit from rewording in the interests of clarity. Also, 'Thaymar Dairy' should read 'Thaymar Dairy'.

Map 7b: Proposed route A is intended to be more than a footpath (i.e. also for cycling / horse riding), hence this should be reflected in the key.

Para 98: It may be that Highways England should also be involved in discussions, given their role in managing the A1.

Maps 7b and 7c: Although the information about the proposed routes is consistent between the two maps, the labelling is not, with Map 7b using letters (A – D), and Map 7c using numbers (1 and 2). For clarity, it would be helpful for the references to be the same on both maps.

Policy 6, part 2: It would be more suitable that the boundary treatment is referred to the Elkesley Design Code CA1, 2, 3, C1 (p.45), and C1 (p.47), not A4.

Policy 6, part 3: Design Codes A1 to A14 should be replaced with Design Codes C, M, L, and S.

Policy 6, part 6 b) and f): These sentences are the same; one of them should be deleted.

Para 133: BDC Strategic Housing have proposed the following rewording of this paragraph:

Policy ST27 of the Bassetlaw Plan requires 20% affordable housing on all sites of 10 or more dwellings. There is a requirement for 25% of all units on Greenfield sites to be affordable and 20% of all units on Brownfield sites to be affordable. Of these affordable homes, 25% should be for First Homes; 25% should be for affordable housing for rent and 50% should be for affordable home ownership. The HNA analysis shows the importance of securing this provision given the need identified.

Paras 135 – 138 and Policy 7c: Significant concerns have been raised by the BDC Strategic Housing Team that the proposed approach to allocating affordable housing and securing this through legal agreement is contrary to the District Council's own policy on [Choice Based-Lettings](#), and would prove problematic to implement in practice. It is accordingly recommended that this proposal is revisited.

Policy 8: It may be useful to make explicit reference to the Elkesley Design Code within the policy.

Policy 8, clause b: 'Side' should possibly read 'site'.

Paras 142 / 143: There are three additional listed structures located outside of the area covered by Map 9a / shown on Map 9b, as follows:

- Apleyhead Lodge, Clumber (Grade I)
- Gate piers and flanking walls, Normanton Gate, Clumber (Grade II*)
- Milestone, Jockey House (Grade II)

Policy 10, Part 3: This element of the Policy does not align with Local Plan Policy ST8. See separate comments from BDC Planning Policy for a proposed amendment.

Map 11: It would be useful to add identifying letters to the facilities shown on the map to match those used in Policy 11.

Policy 11, Part 3: It is useful to clarify that "10 (1)" relates to Policy 10 (1).

Policy 12, Part 2: The list of possible energy efficiency measures may be better sited as part of the supporting text as opposed to within the policy.

Policy 13, Site 1, clauses a) and d): These clauses effectively seek the same thing, so could be combined.

Neighbourhood Planning

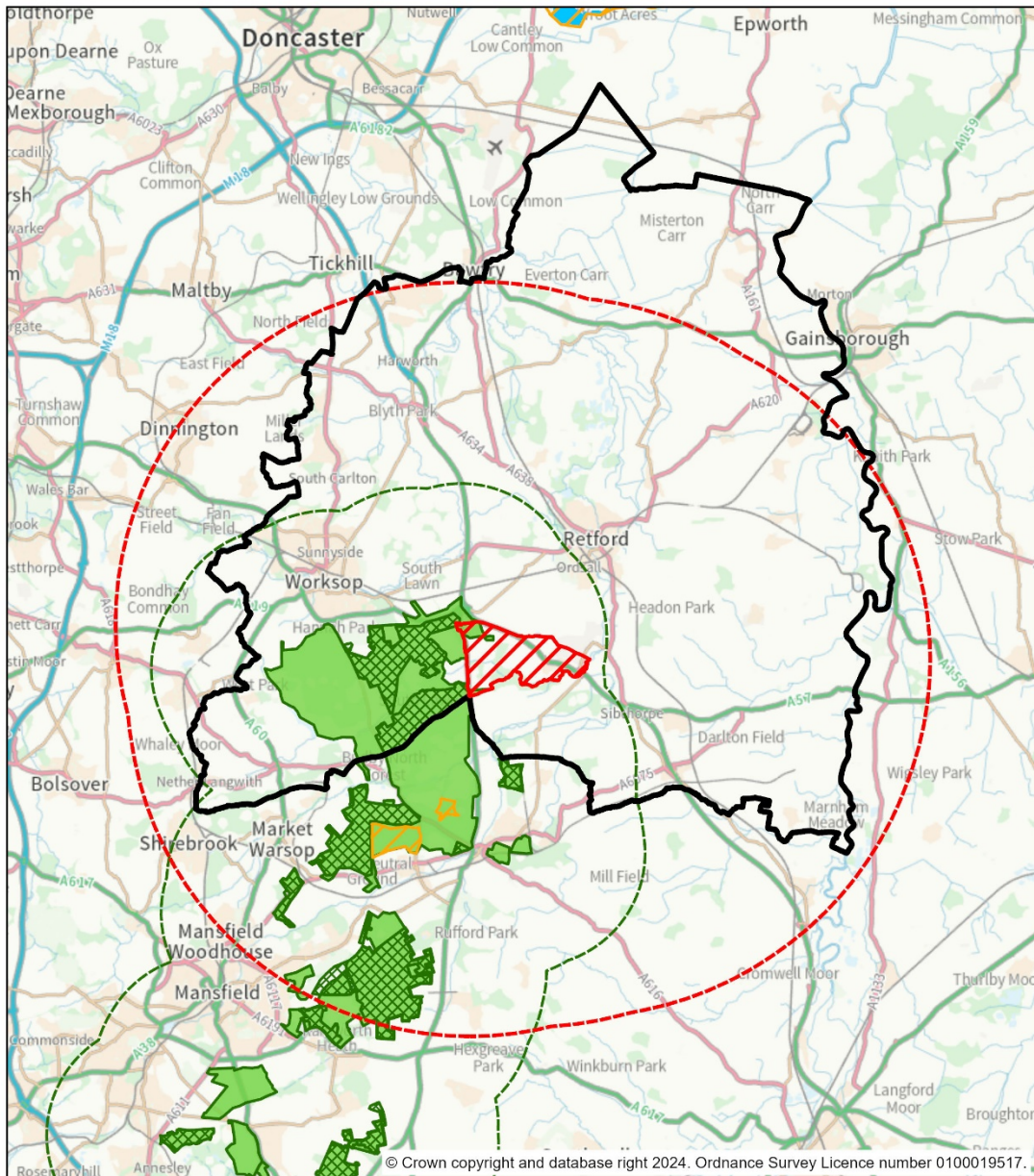
Bassetlaw District Council

12-10-24

Email: neighbourhoodplanning@bassetlaw.gov.uk

Tel: 01909 533 495

Appendix A: Map of Special Protection Areas and Special Areas of Conservation in relation to the Elkesley Neighbourhood Area



- Bassetlaw Boundary
- Elkesley NP Boundary
- 15km from Elkesley NP Boundary
- Special Area of Conservation
- Special Protection Area
- Sherwood Forest Important Bird Area*
- Indicative core area of breeding of Nightjar and Woodlark
- Indicative prospective potential Special Protection Area (ppSPA)
- Sherwood Forest Important Bird Area 5km buffer

Source: Natural England, NWT
 * IBA boundary from 2010 is shown. IBAs outside of Sherwood Forest are not shown on this map as they have not been considered in the Habitats Regulation Assessment (HRA) Screening.



Appendix 5: Coal Planning Authority



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Mr N Oldbury – Chair of the Elkesley Neighbourhood Plan Steering Group

[By email: neil@oldbury.org]

9th October 2024

Dear Mr Oldbury

Re: Elkesley Review Neighbourhood Plan 2023-2038 Pre-Submission Draft

Thank you for your notification of the 23rd August 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Elkesley Neighbourhood Plan area there are fissures present associated with past coal mining activity. These features may pose a potential risk to surface stability and public safety.

It is noted that the Neighbourhood Plan proposes to allocate the Yew Tree Road site for development, I have checked this site against our records and although fissures are recorded in the vicinity of the site none are present on the site itself. On this basis I can confirm that the Planning team at the Coal Authority have no objections to, or more detailed comments to make on, the Neighbourhood Plan as proposed.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & Development Manager



Making a **better future** for people
and the environment **in mining areas**

Appendix 6: Environment Agency

Dear Mr Wilson

Elkesley Neighbourhood Plan (Review): Pre-Submission Draft Consultation

Thank you for giving the Environment Agency the opportunity to comment on the above mentioned neighbourhood plan.

Please find our comments detailed below.

Environment Agency position

General comments on Flood Risk

The main settlement of Elkesley lies within flood zone 1 the wider red line boundary of the Elkesley neighbourhood plan does have pockets of both flood zones 2 and 3. We felt it was important to point out that the 2024 Design Guidance document which accompanies the Neighbourhood Plan states the following in section 4.4.4 on page 66;

“A relatively narrow belt of land either side of the river is classed as Flood Zone 2 (with an annual probability of flooding from rivers and sea of between 1 in 100 to 1 in 1000 years).”

While this is partially correct, we feel this should be altered to the following to add further clarity.

“A relatively narrow belt of land either side of the river is classed as Flood Zone 2 (with an annual probability of flooding from rivers and sea of 1 in 1000 years) and Flood Zone 3 (with an annual probability of flooding from rivers and sea of 1 in 100 years).”

We are extremely encouraged that the Neighbourhood Plan proposes a Development Boundary (Section 7 Point 38 and Map 3 on page 14). The development boundary will confine all development within flood zone 1 and therefore at very low risk of flooding from the River Poulter.

It should be noted that the Environment Agency only give feedback on fluvial flood risks. Please note that surface water and ordinary watercourses fall within the remit of the Lead Local Flood Authority (LLFA) who in this case are Nottinghamshire County Council. They may hold modelled data relating to these elements.

Policy Specific Comments

Policy 1 - Sustainable Development, Infill and the Development Boundary

We are in general agreement with the proposed policy wording however point 2 recommends water efficient design should be included to meet higher water efficiency standards where possible.

We would suggest either within the Policy wording or within section 7 prior to the policy wording that wording based on the below is included.

New development has the opportunity to provide exemplar design and as such we would welcome the inclusion of a requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day, unless it can be demonstrated that this is not feasible.

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.

Policy 4 - Protecting and Enhancing Biodiversity

We are in agreement with the wording of policy 4 and welcome the inclusion of the 10% Biodiversity Net Gain (BNG) requirement for new development. We are particularly pleased to see further wording encouraging an exceedance of the mandated 10% BNG.

The Environment Agency is aiming for our own projects to provide 20% BNG and providing BNG within Green/Blue Infrastructure interventions could be a positive way of reaching and exceeding national requirements where feasible. Biodiversity net gain should also play a part in providing wider environmental net gain and can be incorporated within green and blue infrastructure and other Natural Flood Management (NFM) opportunities.

In the supporting section (Section 11) we welcome the addition of support for well designed SuDS however we feel that it may be beneficial to mention Blue/Green Infrastructure.

New development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue/green infrastructure can work together to achieve these aims, for example sustainable urban drainage schemes (SuDS) providing attenuation to surface water, but also providing opportunities to improve water quality, encourage infiltration to groundwater through passive (no energy) design, as this can contribute to aquifer recharge and improve the water quality of surface watercourses by intercepting pollutants, as well as providing open space for local residents to enjoy.

Policy 12 - Renewable Energy, Energy Efficiency and Low Carbon Technologies

We are supportive of and welcome the wording of policy 12.

Yours sincerely

Mr Paul Goldsmith

Planning Advisor

Direct e-mail: paul.goldsmith@environment-agency.gov.uk

Appendix 7: Forestry Commission

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan, Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

Forestry Commission and Neighbourhood Planning

Existing trees in your community

The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more [here](#). Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are [resources](#) available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.

Ancient Woodland

If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” ([National Planning Policy Framework](#) paragraph 180).

The Forestry Commission has prepared joint Standing Advice for the treatment of Ancient Woodland

If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” ([National Planning Policy Framework](#) paragraph 180).

The Forestry Commission has prepared joint [Standing Advice](#) with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.

The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.

Deforestation

The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.

Woodland Creation

The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.

with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.

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Kind regards

Mary

Forestry Commission | Santon Downham | Brandon | Suffolk | IP27 0TJ

eandem@forestrycommission.gov.uk

Switchboard: 0300 067 4574

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Appendix 8: National Grid



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avisonyoung.co.uk

Our Ref: MV/15B901605

04 October 2024

Elkesley Neighbourhood Plan Steering Group
neil@oldbury.org
via email only



Dear Sir / Madam
Elkesley Neighbourhood Plan Review Pre-submission Draft Consultation
August – October 2024
Representations on behalf of National Grid

National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

Proposed development sites crossed or in close proximity to National Grid assets:

Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary:

Asset Description

XE ROUTE: 275Kv Overhead Transmission Line route: HIGH MARNHAM - THURCROFT - WEST MELTON
--

A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



Please see attached information outlining guidance on development close to NGET infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Further Advice

Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ

Tiffany Bate, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Matt Verlander".

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Appendix 9: National Highways



Your ref: N/A
Our ref: NH/24/07673

FAO: Neil Oldbury
Chair of the Neighbourhood Plan Steering Group

Brittany Grosvenor
Assistant Spatial Planner
The Cube
199 Wharfside Street
Birmingham
B1 1RN

Tel: +44 (0) 7745 750207

28 August 2024

Via email: neighbourhoodplanning@bassetlaw.gov.uk

Dear Sir or Madam,

Reg 14 Consultation – Elkesley Neighbourhood Plan

Thank you for providing National Highways with the opportunity to consult on the Pre-Submission Draft of the Neighbourhood Plan for Elkesley.

National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

The SRN closest to the NDP area is the A1 trunk road, which routes through the plan area.

We have reviewed the contents of the Pre-Submission Draft Neighbourhood Plan and Appendix B: AECOM Report, which includes the Design Guidance and Codes, Backland Site Options, and the Housing Needs Assessment.

In Chapter 12 (Improving Walking and Cycling Routes), there is a proposed footpath to the north of the A1 (referred to as Proposed Footpath 1). This footpath is recommended to enhance connectivity between the southern and northern areas of the Neighbourhood Development Plan (NDP) area. In addition to reducing car dependency and improving

connectivity across the A1, by creating walking and cycling routes that would enable residents to access nearby employment opportunities.

It is unclear from the sketches and figures provided whether the proposed works would encroach on National Highways land. However, please be aware that any physical enhancements to the A1 network must comply with the relevant national highways approval processes.

We have considered the remaining contents of the draft Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no other comments to make.

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

Yours sincerely,

Brittany Grosvenor

Brittany Grosvenor
Midlands Operations Directorate
Email: brittany.grosvenor@nationalhighways.co.uk

Appendix 10: Natural England

Date: 30 September 2024
Our ref: 486756
Your ref: Elkesley Neighbourhood Plan



Neil Oldbury
Chair of Elkesley Neighbourhood Plan Steering Group

Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
neighbourhoodplanning@bassetlaw.gov.uk

T 0300 060 3900

Dear Mr Oldbury

Elkesley Neighbourhood Plan

Thank you for your consultation on the above dated 23 August 2024 .

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Appendix 11: Development Boundary Change

There are several reasons for this suggested change & why the proposed boundary is not reasonable:

- Land at the rear of Meadow Farm has seen a 3 bay garage built that borders the A1. Access to this is via the existing driveway off the High Street and provides a useful addition to the property, with no detriment to the village or neighbours whatsoever. We may want a similar development to the rear of Church View Farm, that too borders the A1. Access would be via the existing driveway.
- We have seen in the past few years the development of neighbouring land at the rear of what was the Robin Hood plan. This development borders the A1 with several houses now occupying the site. The Development Boundary at the rear of Church View Farm should be in line with the boundary now drawn at the rear of former Robin Hood Pub site, the boundary as proposed is odd given the way it has been redrawn at the rear of the former Pub Site.
- We may want to build 1 or more houses at the rear of Church View Farm. I understand that concern was raised that this would necessitate demolishing the existing garage at Church View Farm. This would not be the case as access could be effectively shared with the existing driveway, which is wider than a domestic drive as it was access to the Farm. We have had a modern large tractor & trailer & a 7.5 tonne access the site via the existing driveway.
- There are many “in-fill” areas on the proposed plan within the Development Boundary, the land at the rear of Church View Farm should be treated the same. As just one an example the land at the rear of The Pottery is within the boundary.

Appendix 12: Retail Concerns

Hi,

We have read the Elkesley neighbourhood plan draft and I can see the local business is protected mentioned in the plan.

But it's unclear how it's protected and who will be protected.

If there is going to be a new retail unit in the yew tree site.

When and how will we informed about this?

Relocation is the only option if there is a new unit for local shop as an existing shop owners how do you make sure it will be offered to us and secured to the existing business and it will not affect our future?

Who is going to guarantee this will be offered to us?

We fear existing business will be protected isn't a very clear statement.

Please advise on what we should do about this and who I contact regarding this.