

Neighbourhood Planning Steering Group

It is important as we develop the Neighbourhood Plan that, as new information is discovered relevant to the future of the village, we keep you informed.

On 12th July, the Steering Group met with the owners of Church Farm and their planning advisors to understand their current and future plans.

Many of the buildings which make up the Farm Yard at Church Farm are unsuitable for modern farming practices and to improve efficiency the Harrisons arable and sheep enterprises are being worked in a partnership arrangement with Walters Farm in Lound. This will continue resulting in all the buildings at Church Farm becoming redundant for farming purposes within the next few years. Only 3 of the 5 sheds are currently being used.

This will leave a three acre brownfield site in the middle of the village with limited options for the future.

The alternatives are to support it being used as a semi-industrial site utilising the sheds and yard for storage or light industrial use such as vehicle repair and maintenance. The second option, is housing development. There is a plan that could see 20 houses being built on the existing yard site. Either of these options would be subject to the necessary planning consent.

The Steering Group has yet to determine policies for housing development and so at this stage we would welcome further input from the village on the case for and against these options.

To give you more detail on each option:

The option of a semi-industrial site could provide additional employment but would lead to an increased traffic impact on Main Street particularly HGV's and LGV. The site would need to be secured across the Main Street frontage (fence/gates) to reduce vandalism and intrusion. There will be minimal investment in the buildings so over time there overall appearance will continue to deteriorate. Access to the footpath through the farmyard leading to the adjacent field and through to the Church would be maintained.

Housing development is the second option and the Steering Group has been given outline details of the layout, housing types and possible style. The development consists of 20 houses of mixed size ranging from 2 bedroom bungalows, 2 and 3 bedroom houses up to 4 and 5 bedroom detached houses providing a range of affordability. Drainage is always a concern in Hayton but the developers are able to fully attenuate surface water run off within their site and have an option of avoiding the sewer in Main Street which is prone to flooding by using the combined sewer located through Harrisons land to the west running parallel to the Chesterfield Canal. This would be investigated further and confirmed as suitable as part of the planning application process. Access to the footpath would be maintained and the development would be enhanced by providing energy efficient homes and suitable environmental protection and the planting of trees. Needless to say, any development would bring more traffic and increase the number of residents into a village but at the same time this would patronise and support the local facilities (including those within walking distance in Clarborough) the shop, pubs, primary school and community facilities. The developers are keen to work with the village to accommodate options that would try and maintain the character of the village.

From your responses, to our questionnaire last November, the Steering Group is conscious of the desire to limit development and if any development takes place, that the essential character and

rural context of the village is maintained. There was also a preference for brownfield sites to be used against any development of greenfield sites. Also, that any housing should be limited in scale and provide some affordability for residents to downsize and attract new people into the village.

To repeat, the Steering Group will establish development policies based on the information we receive so if you have any questions and constructive comments that would help in our decision making we would be very grateful.

To emphasise, no decisions have yet been taken so the future and any potential change needs to be taken in the context of the Bassetlaw Local Plan requirements. However, change and development is to some extent within our control and now is the opportunity to help us develop the right plan for Hayton.

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Please respond to:

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