

# Headon, Upton, Grove and Stokeham

## CONSULTATION STATEMENT

March 2018



# HUGS Neighbourhood Plan Consultation Statement

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## Introduction

An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. The Neighbourhood Plan steering group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Plan and associated evidence base.

### Why have we produced this Statement?

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

### Legal Basis:

Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

### Our Consultation Statement

This statement outlines the ways in which have led to the production of the HUGS Neighbourhood Plan in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees.

In addition, this summary will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood Plan group, including; producing questionnaires, school events and running consultation events.

### The Neighbourhood Plan designation

As part of the process, a Neighbourhood Plan area needs to be designated to allow a scope of work to be produced. The neighbourhood plan area covers the entire Parish of HUGS which allowed the Parish Council to act as the qualifying body to lead and manage the Neighbourhood Plan process.

## HUGS Neighbourhood Plan Consultation Statement

The area designation request from HUGS Parish Council was submitted to Bassetlaw District Council (BDC) on the 19<sup>th</sup> December 2016 and there was consulted on for a 4-week period, ending on the 16<sup>th</sup> January 2017. No objections were received, and the Council granted the Neighbourhood Plan Area on the 7<sup>th</sup> March 2017.



Please ask for: David Armiger  
Direct Dialling: (01909) 533396  
Email: david.armiger@bassetlaw.gov.uk

13 March 2017

Dear Mr E Knox,

On 19 December 2016 Bassetlaw District Council received a formal application from Headon-cum-Upton, Grove & Stokeham Parish Council to produce a Neighbourhood Plan for the Parish of Headon-cum-Upton, Grove & Stokeham.

Following a statutory four week public consultation period (19 December 2016 – 16 January 2017) on this proposal, no objections were received. Bassetlaw District Council hereby agrees that Headon-cum-Upton, Grove & Stokeham Parish Council should commence preparation of the Neighbourhood Plan for the designated area, subject to conformity with the requirements of the Neighbourhood Planning Regulations (2012).

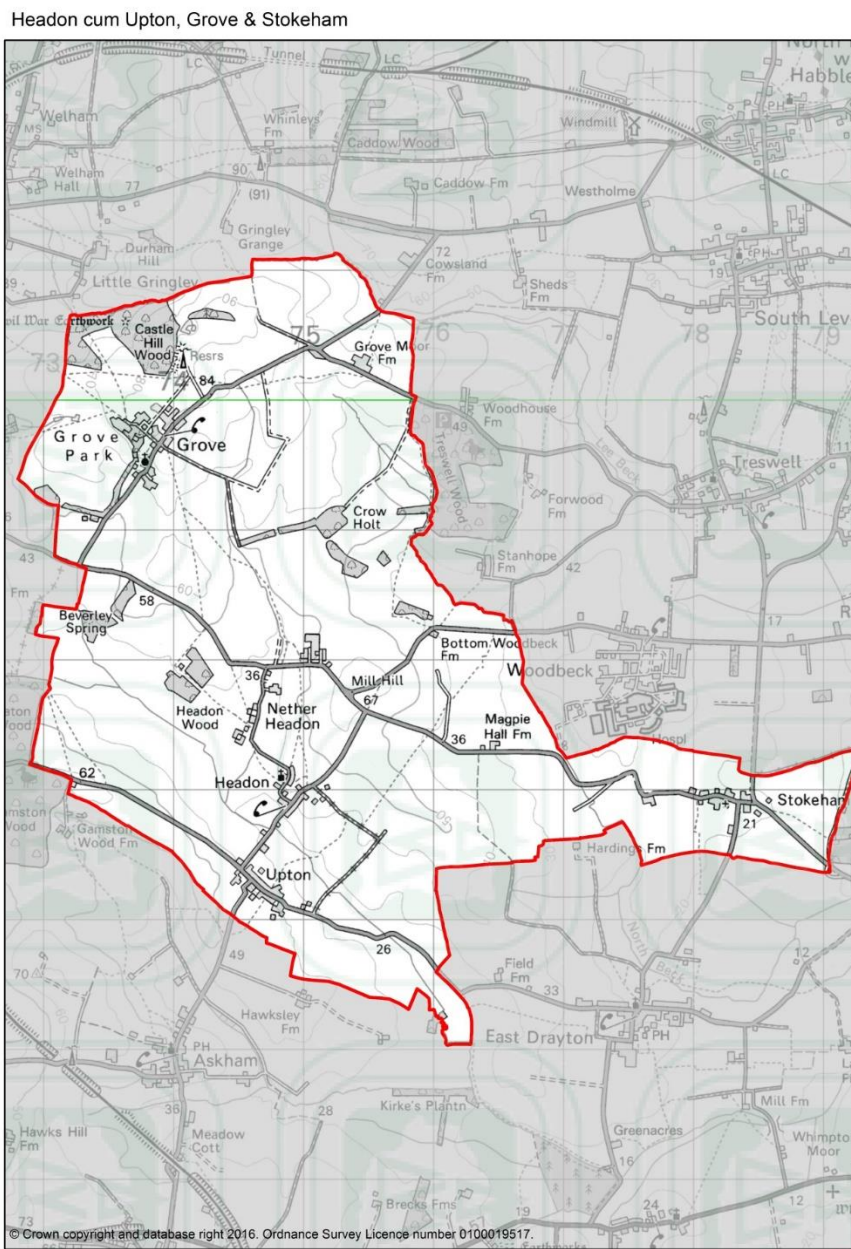
Yours Sincerely,

A handwritten signature in black ink, appearing to read "D. Armiger", written over a horizontal line.

David Armiger

Director of Regeneration & Neighbourhoods

Figure 1: HUGS Neighbourhood Plan Area



As previously stated, BDC consulted people who live, work or carry out business in the area about the Neighbourhood Plan designation request along with the proposed area. The full application and relevant information on how to make representations was made available on the Council’s website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

During the six-week consultation period, no objections were received to the proposed Neighbourhood Plan area and on that basis, BDC granted HUGS Parish Council the right to proceed with a Neighbourhood Plan.

## HUGS Neighbourhood Plan Consultation Statement

### Establishing a Neighbourhood Plan steering group

People from our community will be making the plan. Everyone who offers their opinion, idea, argument or hands on help is part of making the Plan. At the time of writing the Neighbourhood Planning Group consists of people who have volunteered to work together to begin the process. They meet once a month, or more if needed, to report on progress and to review comments and ideas, as well as look at new ways to engage with our community. The group often report back to the wider Parish Council when appropriate.

### Professional support and advice

The Neighbourhood Plan group received direct support from Planning professional, Luke Brown – Planning consultant and from officers at Bassetlaw District Council. This support was aimed at both guiding and directing the Neighbourhood Plan group in the right direction with regards to the process and with the production of evidence base studies.

### The Consultation Process

The steering group engaged with the whole community in establishing our issues, opportunities, future vision and our objectives for the next 20 years.

The benefits of involving a wide range of people and businesses within the process, included:

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

The Neighbourhood Plan process has clear stages in which the steering group has directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys and workshops. The public were also kept up-to-date on the progress of the Plan through minutes of meetings and regular updates on the Neighbourhood plan website:

[www.hugsnp.btck.co.uk](http://www.hugsnp.btck.co.uk)



Have your say  
on planning in  
our village

Complete the questionnaire

Deadline – 14<sup>th</sup> Feb

[www.insertwebhere.com](http://www.insertwebhere.com)





HUGS Open Day  
in Headon Village Hall  
Sunday October 29th  
from 10.00 a.m. to 3.00 p.m.  
Light refreshments will be available



#### HUGS NEIGHBOURHOOD PLAN

**Our draft Neighbourhood Plan is nearly complete!**

Now, we need to show you what we have achieved so far, listen to your comments and questions and talk about what happens next.

**This is your last chance to have your say and influence the plan before it goes to public vote!**

Ben will give two presentations explaining all this, one at 11.30 and one at 2pm. We hope that you will be able to listen to one of these, but even if you can't please call in at any time between 10 and 3.

There will also be pictures, documents and reports for you to look at, showing how we have reached this point.

We look forward to seeing you on the 29th!

The plan is available online if you want to read it in advance or if you can't attend the meeting.

[www.hugsnp.btck.co.uk](http://www.hugsnp.btck.co.uk)



Headon-cum-Upton, Grove and Stokeham Parish Council

## Do you want to influence planning in our villages?



- Do you want to have a say in the type of development that is built in our villages?
- Do you want to help create the kind of community you want to live in?
- Do you want to share with us what you love about our area and what you'd like to see preserved?
- Do you want to work with others from our villages to help influence their futures?

Bassetlaw District Council, in line with national policy, has offered the residents of Headon, Grove, Stokeham and Upton a chance to develop a neighbourhood plan. This allows us to have a significant say in how our villages will develop in the future.

The Parish Council wants to gauge interest in developing a plan and invites you to an introductory meeting:

### 23<sup>rd</sup> August 6.30pm – 8.00pm, Headon Village Hall

At this meeting, we will explain about the plans and how to develop them. We will then discuss, as a group, whether we want to go forward with developing a plan.

Typically, plans take about 18-24 months to finalise because there needs to be lots of opportunities for all people who live and work in an area to express their thoughts, if they wish. The plans will be led by a group of volunteers from the area and supported by professional consultants who will help with the process. Beyond attending regular meetings (eg. 1-2 hours a month), volunteers are welcome to do as much or as little as they feel comfortable with. The rest of the villages will be invited to consult on the plan at specific points during the process.

### Please can you let us know if you are interested in attending the meeting using email or the form overleaf

More about neighbourhood plans	
What they are	What they are not
<ul style="list-style-type: none"> <li>- A chance to have your say on what is developed</li> <li>- Can influence look and feel of planning</li> <li>- Can identify where development might happen including homes, offices, utilities, amenities</li> <li>- A way of getting more funding for local amenities</li> </ul>	<ul style="list-style-type: none"> <li>- A way of stopping all development</li> <li>- A way of building anything you want without going through normal planning and building control consultations</li> <li>- A permanent, comprehensive solution for all the planning challenges – but it can help</li> </ul>
<p>For more on Neighbourhood plans, see:</p> <ul style="list-style-type: none"> <li>• <a href="http://planninghelp.cpre.org.uk/planning-explained/neighbourhood-planning">http://planninghelp.cpre.org.uk/planning-explained/neighbourhood-planning</a></li> <li>• <a href="http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/what-is-neighbourhood-planning/">http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/what-is-neighbourhood-planning/</a></li> </ul> <p>If you want to see examples of plans, here are two from our area:</p> <ul style="list-style-type: none"> <li>• <a href="http://www.eastmarkham.org.uk/">http://www.eastmarkham.org.uk/</a> - Click on the 'village and locality' tab on the left</li> <li>• <a href="http://www.sturtonward.org.uk/neighbourhood-plan/">http://www.sturtonward.org.uk/neighbourhood-plan/</a></li> </ul>	



## Overview of consultation stages and methods

Date	Event	Attendance/ responses
23/08/2016	Initial public event to decide if Parish residents wanted to create a plan	Approx 40
January 2017	Parish Questionnaire	130
15/03/2017	Public event on the NDP process and feedback from the recent parish survey	42
29/10/2017	Draft Plan presentation to the Parish	26

## **Consultee Responses to Regulation 14 Public Consultation**

In total, 26 responses were made to the draft HUGS Neighbourhood Plan. These comprised of both statutory consultees and members of the community. A copy of the individual responses and actions for the Plan are detailed in the table in pages 10-54.

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
National Grid	Email to mailbox	<p>Headon cum Upton, Grove and Stokeham Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of</p>	No comment	Noted. No action required to the Plan



HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution’s Intermediate and High-Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts</p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link:</p> <p><a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>The electricity distribution operator in Bassetlaw District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p>		

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p>		

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
David Dodds	Email to Ben Wielgus	<p>I have just returned from attending the HUGS Neighbourhood Plan Session at the Village Hall.</p> <p>I regrettably own about half of Headon Camp. Since inheriting this 7 years ago I have tried to find a calm, ordered, sustainable use for this site. Given Bassetlaw’s stance that the site is not sustainable for residential development, there is no calm scenario at present.</p> <ol style="list-style-type: none"> <li>1. Bassetlaw has thwarted by attempt to redevelop the site with a greater quantity of high quality modern industrial space and higher quality residential units</li> <li>2. Bassetlaw even thwarted my small-scale attempt to save the Water Storage Tower by converting it into a dwelling under permitted development</li> </ol> <p>As a result, I am sick of throwing “good money after bad”, leaving my part of the site in a state of near paralysis.</p> <p>The activities of Bassetlaw and my</p>	Headon Camp as Housing	<p>Noted.</p> <p>The Local Planning policy restricts residential development in open countryside and away from nearby service and facilities.</p> <p>Noted.</p>



HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>neighbours – past and present – render it illogical for me (or anyone else) to invest real money (ie hundreds of thousands) in this site for any use other than waste/ recycling. The approaches I get to buy bits of it will only make the situation worse, as these are from guys with activities like scrap/ tyre recycling/ waste activities etc</p> <p>My feedback would be:</p> <ul style="list-style-type: none"> <li>• Headon Camp is a ticking timebomb for the local community</li> <li>• It has been riddled with low and mid level crime for decades</li> <li>• Timely police response is non-existent – which is why it harbours so much criminal activity</li> <li>• The place comes alive in early hours of the morning with innumerate cars arriving</li> <li>• Examples of crime in recent years includes;</li> </ul> <ol style="list-style-type: none"> <li>1. periodic catastrophic fires</li> <li>2. firearms offences</li> <li>3. vandalism</li> <li>4. destruction of property</li> <li>5. housing a large brothel</li> <li>6. Stolen vehicle parts</li> </ol>		<p>Noted.</p>

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>7. Soft drug growing              8. Hard drug importation              9. HMRC raids/ cigarette fraud              10. Police warrant to search for firearms              11. Illegal scarp yards (now legitimised under permitted development)              12. quad bikers turning up at midnight to race around              13. Stock car racers based on the site illegally driving around the camp and the public highway              14. uncontrolled guard dogs roaming about the access road biting people              15. uncontrolled dogs leaving excrement everywhere              16. Repeated burglaries              17. Fly tipping              18. Illegal effluent discharge              19. Utility theft – water/ power</p> <p>There are also major issues with shared access/ people blocking access roads – which is deemed a “Civil” matter. But this reduces appetite for investment and decent activities even further</p> <p>No-one will ever invest in positive activities when their neighbours behave like this.</p>		<p>Noted.</p> <p>Noted.</p>





HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
				restricts residential development in places like this.
Trevor Harvey	Note during consultation day	Headon Camp should be turned into a residential development		Noted. However, current District Planning Policy restricts residential development in places like this.
No Name	Note during consultation day	Would support housing for the elderly on Headon Camp		Noted. However, current District Planning Policy restricts residential development in places like this.
No Name	Note during consultation day	Very please with the Draft Plan! Obviously Headon Camp will require more work by other	Generally supportive	No action required
P Beasant (Grove)	Note during consultation day	I totally agree with the policies which have been drawn up and feel they reflect the wishes of the local community as expressed in the original consultation	Generally supportive	No action required
No Name	Note during consultation day	Agree with all the policies. Excellent work. Definitely agree on "filling in" in Stokeham and making run down areas look better through appropriate building rather than building on the outskirts	Generally supportive	No action required

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
No Name	Note during consultation day	Question: Does residential homes include care homes for the elderly or would that come under business development?	NA	Noted. No, residential care home is classed as a residential use in planning law.
Tom Eastworth (SP?)	Note during consultation day	All looks good to me	Generally supportive	No action required
Trevor Harvey	Note during consultation day	I am very pleased with the proposed NP and don't see any need for further amendment. It has my full support	Generally supportive	No action required
No Name	Note during consultation day	If Attero continue to run the wood recycling they should be made to divert a percentage of their profit to the local community to provide air pollution monitoring and accountable for ensuring they are looking after the environment	Suggests levy on Attero to fund local facilities	Noted.
No Name	Note during consultation day	Page 67 of the Neighbourhood plan - the map of Grove. Walled Garden is a non-listed heritage asset not a listed building	Update map of Grove	Need to update map

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
No Name	Note during consultation day	<p>Hello. Thank-you for all your hard work on the neighbourhood plan. I think the work you've done has been fanstastic overall and it is really evident that a lot of time, effort and 'head scratching' has been invested. It is very much appreciated.</p> <p><u>Positive Points</u></p> <ul style="list-style-type: none"> <li>- Level of public engagement. You have really worked hard to get resident's views on the plan and have made it clear that resident's views matter. Very inspring.</li> <li>- Really like policy 9, 7 and 7</li> </ul> <p><u>Questions to think about</u></p> <ul style="list-style-type: none"> <li>- Policy 1 &amp; 2 seem to confclit with each other, re: P1 'only be supported where they are small-scale opps for sutiable conversion of existing buildings'.... P2 Proposals to deliver smaller family homes of 2 or 3 bedrooms through self-build ... will be particularly welcomed! P6 Do you need to stress what you mean by 'accessible' as same planners coudl argue that it is within 'accesible' distance but what do they mean by that? by car, foot, bus. Thanks again.</li> </ul>	<p>Supportive but would like clarity between policies 1 and 2 which could be at odds with each other.</p> <p>Also suggests we clarify policy 6 as to what accessible means</p>	<p>Noted.</p> <p>Agreed. Policy 2 and Housing Mix was removed.</p>



HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
Natalie Dear Planning	Format letter to HUGS mailbox	<p>I have been instructed by my clients Ms Heald, Ms Stanser and Ms Bower to write to you in relation to the draft Headon, Upton, Grove and Stokeham Neighbourhood Plan (HUGS Neighbourhood Plan) which is currently out to a period of consultation.</p> <p>It is understood that this Plan has been based on a neighbourhood survey, previous consultation events and a Character Assessment of each of the settlements and the comments below are made in that context. It is clear that the results of the February 2017 neighbourhood survey are positive and showed that 62% of the respondents considered that more houses should be built in Grove, with there being a clear preference for family housing. At the consultation event on 25th March 2017, attendees were asked what they considered family homes to mean and the majority of responses reported stated that it meant a home with three (or more) bedrooms. It is however, a little disappointing that the positive response to the neighbourhood survey has not materialised in the policies in the draft HUGS Neighbourhood Plan, despite the Plan itself recognising that there is</p>	Wants specific site allocation in Grove and relaxation of Policy 2 on Housing Mix.	Noted. However, current District Planning Policy restricts residential development in HUGS as we are classified as an "other settlement" meaning there is a lack of existing services and facilities.

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>support for more houses. Indeed, one of the opportunities identified in the SWOT analysis in the draft HUGS Neighbourhood Plan is a greater mix of new housing and one of the weaknesses is a lack of a suitable mix of housing types. Policy 1: Residential Development of the draft HUGS Neighbourhood Plan only supports new housing where it is small scale opportunities for the suitable conversion of existing buildings, the replacement of existing dwellings and residential accommodation directly linked to agriculture. In addition to this, it supports affordable housing and accommodation for the elderly where there is an identified local need.</p> <p>Whilst it is acknowledged that this approach is clearly in line with the current Bassetlaw Core Strategy and Development Management Policies Development Plan Document it is not in line with the emerging Local Plan or the results of the neighbourhood survey. Given that Bassetlaw District Council cannot demonstrate a five year supply of housing land, that element of the adopted Local Plan which deals with the supply (or restriction) of housing supply is not</p>		

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>up to date in accordance with paragraph 49 of the National Planning Policy Framework and it is therefore open for the HUGS Neighbourhood Plan to assist in addressing this and complying with the approach of the emerging Local Plan which seeks to meet the requirements for housing land supply. It is not sound or logical for the HUGS Neighbourhood Plan to be based on a policy which is out of date and clearly isn't delivering the District's housing needs. As such, an objection is raised to Policy 1 of the HUGS Neighbourhood Plan. It is recommended that this policy be amended to allow a more flexible approach to new housing (with specific reference to Grove) in order to reflect the findings of the neighbourhood survey and emerging Local Plan.</p> <p>I have also been instructed to recommend that the site adjacent to Park House, Main Street, Grove be specifically identified and allocated within the HUGS Neighbourhood Plan for residential development (please see the attached plan showing the site edged red). The site is being promoted for four family dwellings. Neighbourhood plans may</p>		

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>allocate specific sites for housing even if they are not identified as such within the adopted Local Plan for the area. Taking this approach offers greater certainty for the local communities as to where development will be located. My clients intend to submit a planning application for the residential development of this site, taking into account the Draft HUGS Neighbourhood Plan and its evidence base, including the Character Assessment. This site has the advantage of being located within the main built up part of Grove and does not encroach into the surrounding open countryside. It would therefore make a positive contribution to delivering new housing within Grove whilst taking pressure off sites on the edge or adjoining the village to be released for development.</p> <p>For your information and to assist you in your assessment of the site it is considered helpful to inform you that in order to develop the proposed allocation site, it is proposed to create a new vehicular access onto Main Street, and also to close an existing vehicular access at Park House, meaning that the total number of accesses would remain as at present.</p>		

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>It is clear from the HUGS neighbourhood survey that there is local support for new housing in Grove, even though this doesn't appear to have been translated into the policies in the current draft Neighbourhood Plan and I would therefore urge you to amend Policy 1 accordingly and include the proposed allocation within the next stage of the Neighbourhood Plan.</p> <p>I would be grateful if you could confirm receipt of this letter and please feel free to contact me should you have any queries or wish to discuss the proposed allocation.</p>		



HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
Michael and Sue Browne	Email to HUGS mailbox	We think it an excellent draft. We particularly approve of clauses 4.1 and 4.2 and community objectives 3,4 and 7. We also agree the principle expressed in clause 15.1. Finally we share your concern about Headon Camp and hope that steps can be taken in the future to improve this area.	Generally supportive	No action required
Jill Walker	Email to HUGS mailbox	Well done! I fully endorse the key actions and management strategies to be progressed across HUGS as on page 10 of the character assessment. It is a fascinating document. I thought it a very considered and fair assessment. Regarding the plan - I support the community vision and objectives on page 12/13 and especially the Local Development Plan which supports only small-scale development. I find it reassuring in relation to any new building be it new development, a conversion or replacement - that the plan takes into account the local character, vernacular and identity of each village. I am pleased to see that important views should be respected (and not blocked as in the past) and also see there is a 'nod' only however to using green energy/materials and a reference to restoring assets - be they landscape or buildings. Regarding Headon Camp I feel the plan really needs to stress its regeneration	Generally supportive but suggests supporting small scale craft industries on the camp	Noted.

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>and maybe it could have said more on the type of development that would be acceptable. What happens about existing industrial development that impacts negatively on the environment and local community? Some small scale low impact craft industries would benefit any of the 4 villages and bring them alive again. Regarding the 'green spaces' i.e. churchyards, it seems incredible that they are not considered protected especially as they were here long before any of the current houses were built. They should remain sacrosanct.</p>		
Rae Edmonds	Email to HUGS mailbox	<p>Thanks for all your hard work. I have been able to follow the plan and feel that villagers concerns have been addressed, we all would like to keep and enhance the village character and individuality of Headon, Upton, Grove and Stokeham.</p>	Generally supportive	Noted

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
No Name	Email to HUGS mailbox	<p>In general, I agree with the approach you have taken in drawing up this plan and I have itemised my comments below.</p> <p>As a general point my understanding is that this document is set against a Bassetlaw policy of no new build in this area. If this is so, I think this context should be mentioned more clearly within the document.</p> <p>Policy 1. – Residential Development This specifically states that the only new build development has to be directly linked to agriculture. If new build is to be allowed then this stipulation will remove any chance of starter homes, oap bungalows etc.</p> <p>Part 2 of this policy then talks about additional residential development, not linked with agriculture, and I agree on the need for the development to be proportional and in keeping with the area. We already have a large proportion of large detached houses and community support is an important principle for any new development.</p> <p>Policy 2. – Housing Mix</p>	<p>Generally supportive but suggests Policy 1 shouldn't just allow Agricultural builds because this rules out affordable, OAP, bungalows etc</p>	<p>Noted.</p> <p>Agreed. Further detail added into the Housing section and Policy 1.</p> <p>Noted.</p> <p>Noted.</p> <p>This policy has now been removed in</p>

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>I agree with this and taking this to a logical conclusion; as we already have a large number of detached houses any new development should concentrate on smaller units, such as starter homes, downsize properties etc</p> <p>I would go further to state that it is not the role of the plan to identify appropriate sites. Against a Bassetlaw policy of no new build in the parish, this should be left to the developer to argue.</p> <p>Policy 3. – Local Design Principles Agree</p> <p>Policy 4.- Landscape Character Agree</p> <p>Policy 5. – Headon Camp The camp is identified within the Core Strategy as a site for industrial development. This is probably its most appropriate use, but businesses situated there must be small scale and appropriate to the location. There are a number of residential properties situated close by and the effect of industrial activity on their quality of life must be taken into</p>		<p>the final version of the Plan.</p> <p>Noted and agreed.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Policy 4 has now been strengthened.</p>

HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
		consideration.  Policy 6. – Existing Community Facilities Agree  Policy 7. – Dark Skies Agree		Noted.  Noted.



HUGS Neighbourhood Plan Consultation Statement

Name	Responded by	Comment/ Response	Summary	Action for the Plan
The Coal Authority	Email to HUGS mailbox	<p>Headon cum Upton, Grove and Stokeham Neighbourhood Plan – Draft</p> <p>Thank you for the notification of the 23 October 2017 consulting The Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However the Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity. Therefore the Coal Authority has no specific comments to make on the Neighbourhood Plan.</p>		<p>Noted.</p> <p>Noted.</p>

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
Natural England	Email to HUGS mailbox	<p>Headon cum Upton, Grove and Stokeham draft neighbourhood plan (regulation 14) Thank you for your consultation on the above dated 23/10/2017</p> <p>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.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. We support the inclusion of the following policies: Policy 4: Landscape Character, Policy 7: Dark Skies, Policy 8: Local Green Space and Policy 9: Enhancing our Public Rights of Way. Additionally we refer you to the attached annex which covers the issues and opportunities that should be considered</p>	No comment	No action required

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>when preparing a Neighbourhood Plan. For any queries relating to the specific advice in this letter only please contact Felicity Bingham on 02082 256387. For any new consultations, or to provide further information on this consultation please send your correspondences to <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely Felicity Bingham</p>		

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
No name	Email to HUGS mailbox	I would like to say how impressed I am with the effort that has gone in to producing this document and I am favour of most of your proposals. The one area of concern I have is over Headon Camp. This has been a site for small industry since we have lived in the village (more than 30 years) and has rubbed along OK, although I know there have been some issues with tenants at various times. Now that the recycling plant appears to be taking over it has gone from small businesses to one large scale operation and I am very concerned about this. However, I think the alternative option proposed in the neighbourhood Plan for housing is a non-starter because of the location outside the village and the fact that no-one would want to live there with industrial units alongside them. I think we should probably stick to small-scale industry suitable for a rural environment that does not impact on the neighbours	Supportive of the plan and concerned with Headon Camp but feels housing is a non-starter because of the location away from the village and near to industrial. Wants to stick to small scale industrial	Noted and agreed.
Bassetlaw District Council	Email to HUGS mailbox	Extremely long email with specific and general points. See email for details	Lots of detail. Mainly objects to policy 1 and 5	

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
			because the area is classified as non-sustainable	
Vaughan Le Floch	Email to HUGS mailbox	<p>I would like to support the idea suggested by cllr Critchley that it would be highly desirable for the site at Headon camp to become a residential site. That residential use would be greatly preferred over industrial.</p> <p>I understand there is concern that the area doesn't offer enough amenities. The site is large enough to include amenities. A convenience store, Dr's surgery, even a new infants/juniors school would all fit comfortably with residential dwellings.</p> <p>A nursing/care home or retirement village are also possibilities. Suitable social care facilities such as a day centre and health centre could again be included.</p> <p>If the sight can't be turned to residential then the restrictions mentioned in the plan regarding Headon camp should be implicated on any new business and planning.</p>	Supports housing on the camp	Noted. However, current District Planning Policy restricts residential development in places like this.



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Name	Responded by	Comment/ Response	Summary	Action for the Plan
Teresa Critchley and Ian Whittaker	Letter delivered to Ben Wielgus	<p>We would like to register our comments re: the development and future use of Headon Camp.</p> <p>We would like to see it developed as a residential site which would fulfil housing needs in the HUGS group of villages. The mix could include affordable and retirement houses and the inclusion of a ship, doctor's surgery and sheltered housing could be considered.</p> <p>This would be a more appropriate use of a site in a rural location and we are led to believe that the planners and policy makers at Bassetlaw District Council are willing to meet and discuss residential possibilities. This could be a wonderfully innovative and aspirational part of the neighbourhood plan. Also the heritage asset could be preserved as existing POW huts could be restored (as has already happened on site)</p> <p>The current industrial use is not supported by residents or by the Parish Council and the current planning application if successful could cause extreme problems for the districts.</p> <p>We would like to see this firming included in the emerging plans bearing in mind that when the consultation period is over, weight</p>	Supports housing on the camp and suggests we strengthen what is in the plan	Noted. However, current District Planning Policy restricts residential development in places like this.

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		will be given to the plan in planning determination.		
Bassetlaw District Council	Email to HUGS Mailbox	<p>Bassetlaw District Council (BDC) considers that the proposals in Policy 1: Residential Development of the Draft HUGS NP do not comply with the adopted Bassetlaw Core Strategy &amp; Development Management DPD (Core Strategy). Consequently, the Draft HUGS NP does not meet the requirements of the relevant basic conditions for Neighbourhood Plans, as set out in Schedule 4B of the Town and Country Planning Act 1990.</p> <p>All of the villages covered in this NP are identified in as ‘other settlements’ under Core Strategy <b>Policy CS1: Settlement Hierarchy</b>. These villages are not considered sustainable and are therefore unsuitable for residential growth. <b>Policy CS9: All Other Settlements</b> makes clear that only conversions or replacement of existing dwellings are supported. While the Council acknowledges other neighbourhood plans in Bassetlaw have dealt with this issue, these</p>	Policy 1 and overall strategy	Noted and agreed. Policy, and the justification has now been amended to reflect the Council’s concerns. The Neighbourhood Plan however does still include a section from the NPPF regarding supporting the need for future exception sites for affordable housing if and when they are required.

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		<p>have typically built a narrative that demonstrates a level of sustainability within a wider context that is sufficient to justify a limited amount of housing growth. For instance, the Cuckney, Norton, Holbeck &amp; Welbeck plan demonstrates mutual dependency on collective service provision across the plan area. Conversely, the HUGS plan area exhibits a very limited level of internal service provision, relying ostensibly on services in Retford and other villages outside of the plan area. It is the Council’s opinion that the HUGS area would struggle to satisfactorily replicate this model for justifying sustainable housing development.</p> <p>However, we would be happy to discuss potential alternative approaches to housing growth such as enabling development (in relation to heritage assets) or affordable housing exception sites. At this stage, in the view of the BDC Planning Policy Team, this represents a significant obstacle to the plan’s progression in its current form.</p>		

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>Paragraph 1.7: Refers to the Neighbourhood Plan area as a parish. HUGS is a collection of parishes – amend references throughout accordingly.</p> <p>Figure 4: SWOT Analysis, Weaknesses misspelled ‘ageing population’.</p> <p>In light of the above comments about the suitability of housing development in the HUGS area, Community Objective 1 would be considered unachievable.</p> <p>Section 1 of this policy is addressed above in relation to compliance with the relevant basic conditions for Neighbourhood Plans, as set out in Schedule 4B of the Town and Country Planning Act 1990.</p> <p>Although BDC has raised issue with new residential development in the plan area, there remains scope for some residential development within the provisions of the Council’s current strategic planning policies. In this respect, since the NPPF replaced Planning Policy Statement 7 there is no specific local or national policy dealing with</p>	<p>SWOT analysis</p> <p>Community Objectives</p> <p>Policy 1</p>	<p>HUGS is not a collection of parishes it forms one Parish Council area.</p> <p>Noted and corrected.</p> <p>Noted and amended.</p> <p>Noted and amended to reflect the Council’s comments.</p>

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		<p>provision of dwellings directly related to agricultural needs. As such, Section 1, Criterion F would merit a standalone policy within the NP, with supporting text, consideration of whether other types of rural development may be applicable and application of sequential test type approach.</p> <p>This section of the plan, including Policy 2: Housing Mix, is rendered unnecessary in light of the above comments relating to the suitability of the plan area for residential development.</p> <p>6.2: Insert comma after “High quality”.</p> <p>6.2: Consider the implications of “a notable standard” – this is open to interpretation.</p> <p>6.4: Alter “design policy with the Neighbourhood Plan” to “character and design policy within the Neighbourhood Plan”.</p> <p>6.6 (and 6.9): These sections are potentially duplicitous (the first section of 6.9 at least); there is potential to combine and economise</p>	<p>Policy 2</p> <p>Local Character and design principles Policy 3</p>	<p>Noted. Policy has been deleted.</p> <p>Corrected.</p> <p>No change</p> <p>Corrected.</p> <p>Amended to remove duplication.</p>

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		<p>for clarity.</p> <p>6.8: The quotes from PPG: Design are useful, but would benefit from an introduction, explaining their relevance (broader context).</p> <p>6.9: Inclusion of references to higher-level documentation / guidance, such as BFL12 and the Bassetlaw ‘Successful Places’ SPD, would help to support the statements made, and provide scope for wider reading.</p> <p>6.10: Additional clarity would be useful as to the source of the points listed.</p> <p>6.13: The word “enclave” is potentially open to interpretation (and negative connotations).</p> <p>Map 5: The addition of road names might help to link the map and the text.</p> <p>6.14: Note misspelling of “church” in image description.</p> <p>6.15: Apostrophe needs adding to “villages” (penultimate line).</p>		<p>Agreed and corrected.</p> <p>Agreed and Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>No Change</p> <p>Corrected.</p> <p>Corrected</p>



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		<p>6.15: Image description needs clarifying: where is the view from?</p> <p>6.16: First sentence – the first word might read better as “The” rather than “These”.</p> <p>6.17: Second sentence – “...which lie behind be gained” would read better as “...would lie behind can be gained”.</p> <p>6.17: Third sentence – “Consequently, the roadside planting be...” should read “Consequently, the roadside planting is...”.</p> <p>6.20: Final sentence – “...this structure makes memorable...” should read “...this structure makes a memorable...”.</p> <p>P27: Title (Summary of the Character of Stokeham) should be in bold.</p> <p>6.23: First sentence – “...before terminates at Laneham Road...” should read “...before terminating at Laneham Road...”</p> <p>6.25: First sentence – “Otter Farm” should read “Otters Farm”.</p>		<p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p>

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		<p>Map 6: The addition of road names might help to link the map and the text.</p> <p>6.28: Final sentence – potential to rephrase as follows: “This stretch of residential properties has a reasonable cohesive character, with manicured hedgerows forming a long and continuous boundary to the dwellings. Pitched pantile roofs, all incorporating chimney stacks, are another unifying characteristic”</p> <p>P29: The image would benefit from a title / descriptor.</p> <p>6.29: Mention is made here of the “particularly distinct and locally iconic views” of Cottam Power Station.</p> <p>6.31: First sentence – the description of the “...more regular frontage...” is somewhat vague.</p> <p>P30: The images, both top and bottom of the page, would benefit from titles / descriptors.</p> <p>6.32: Second line – “...with buildings generally progressing more...” would read better as</p>		<p>No Change.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>No Change.</p> <p>Corrected.</p> <p>Corrected.</p>

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>“with buildings generally demonstrating more...”.</p> <p>6.36: Second line – delete “...as previously noted...” for clarity.</p> <p>6.36: Final sentence – “...in the local vernacular style is sited in away...” should read “...in the local vernacular style is sited away...”.</p> <p>P31: The title of the map needs amending (remove “Proposals”). The addition of road names might also help to link the map and the text.</p> <p>6.39: Remove first word, so that sentence starts “Moving further north...”.</p> <p>6.39: Second sentence – “...albeit one which still is exudes...” should read “albeit one which still exudes...”.</p> <p>6.40: First sentence – “...mostly two-storey in scale and constructed in red brick...” may read better as “...mostly two-storey, and constructed in red brick...”.</p>		<p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p>

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		<p>6.40: Final sentence – description of the “...particularly nice aesthetic...” is not helpful and open to interpretation.</p> <p>6.42: Final sentence – the mention of Mill Hill Farm perhaps merits a brief description in order to explain its historical and architectural significance.</p> <p>P34: Photo of Mill Hill Farm - the title / description would benefit from the addition of where the view is from</p> <p>P35: Map 8 - The addition of road names might help to link the map and the text.</p> <p>6.46: The word “enclave” is potentially open to interpretation (and negative connotations).</p> <p>6.48: Final sentence – “...flowers and shrubbery...” may read better as “...shrub planting...”</p> <p>P37: The image would benefit from a title / descriptor.</p>		<p>No change.</p> <p>No change.</p> <p>Corrected and further description added.</p> <p>No change.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p>

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>P38: The image would benefit from a title / descriptor.</p> <p>6.53: Consider merging this point with 6.54, the first sentence of which does not make sense on its own.</p> <p>6.54: Final sentence – “...open the street” should read “...open onto the street”.</p> <p>6.56: For clarity, the first sentence could be reworded and sub-divided as follows:                      “Sutherland, a dwelling sandwiched between the two historic assets of St Peter’s Church and the village hall, presents something of an anomaly in Headon. The property has an open-plan garden that exposes the house to the street which, when coupled with its rather sizeable form and unique position, makes it a prominent building within the townscape”</p> <p>6.59: Final sentence – “...which reflects incremental, piecemeal way...” should read “which reflects the incremental, piecemeal way...”</p>		<p>Corrected.</p> <p>Amended to make the justification clearer.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p>

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>P42: Are the properties depicted in the images the ones discussed in the text? If so, it might be useful to add descriptors that name them.</p> <p>6.69: Clarity required – is the “ornate village sign” the fingerpost sign (as depicted on the front of the plan), or a sign at the entrance to the village?</p> <p>Policy 3, 1 a): A more specific statement would be beneficial. Respect for the built form of “the villages” and the settlement pattern “of the area” could be interpreted as allowing design characteristics from one village to be replicated in another, which would seem to contradict the extensive character assessment.</p> <p>Policy 3, 1 c): Subdivision of the sentence would be useful, with a new sentence starting “Materials should be chosen...”.</p> <p>Policy 3, 1 e): Inclusion of “unsatisfactory” may not be necessary.</p> <p>Policy 3, 1 h): This section would benefit from being rephrased. The identification of</p>		<p>Corrected.</p> <p>Corrected.</p> <p>Corrected and policy amended.</p> <p>Corrected.</p> <p>Corrected.</p> <p>Corrected.</p>

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		<p>“renewable energy materials” is particularly unclear – what does this mean?</p> <p>7.1: “north Nottinghamshire” should read “North Nottinghamshire”.</p> <p>7.2: A reference to the location (digital?) of the Bassetlaw Landscape Character Assessment would be useful, allowing readers to undertake wider reading.</p> <p>7.3: Inclusion of the names of the 5 Policy Zones, and potentially a brief description, would be a useful addition; this could be provided in a table.</p> <p>Map 11: It might be useful to colour code the landscape zones for clarity.</p> <p>P47: The descriptors accompanying images 1 and 2 would benefit from the inclusion of where the views are from.</p> <p>P48: As above for the images of views 4, 5 and 7.</p> <p>Policy 4, 2: Additional clarity required. Are the 7 views noted exhaustive, or are they</p>	<p>Landscape Character</p>	<p>Corrected.</p> <p>Reference included</p> <p>A link has been included to refer people to the Bassetlaw Landscape Character work.</p> <p>Corrected.</p> <p>Corrected.</p> <p>The views are considered an</p>



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		<p>included as good examples? For example, would the “particularly distinct and locally iconic views” of Cottam Power Station (p29) be covered by this section of the policy?</p> <p>Policy 4, 2: In light of this statement, it may be a useful addition to include a map that details all of the significant views in the plan area.</p> <p>A number of changes are proposed by the Council in relation to Policy 5. These include: Regeneration is potentially too vague a term to use in this instance.</p> <p>We suggest rewording the opening phrase on Section 1 to say: ‘Proposals for the expansion of existing or the development of new (non-main town centre?) economic development uses at Headon Camp will be supported where ...’</p> <p>Criterion A is largely irrelevant in light of Core Strategy Policy DM7 Section B, which protects existing employment sites for economic development purposes. Such development within the existing site area is accepted in principle. An exception is only required where development would</p>	<p>Policy 5 Headon Camp</p>	<p>example. All the significant views and their justification are included within the Character Assessment.</p> <p>Agreed and amended.</p> <p>Agreed and amended.</p> <p>Disagree. We feel it is important to state this within the Neighbourhood Plan as it was a concern among residents that the</p>

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		<p>expand beyond the existing site area in to the surrounding countryside.</p> <p>Criterion B requires a more precise definition of 'small scale'. Government guidelines 1 on the scale of development indicate that minor development comprises that which is less than 1000sqm floorspace/less than 1ha site area, while small scale</p> <p>1 <a href="https://data.gov.uk/dataset/planning-applications-decisions-major-and-minor-developments-englanddistrict-by-outcome">https://data.gov.uk/dataset/planning-applications-decisions-major-and-minor-developments-englanddistrict-by-outcome</a></p> <p>major development comprises 1000sqm – 9999sqm floorspace/between 1ha and less than 2ha site area.</p> <p>Criterion C should support development that does not cause unacceptable harm to the visual amenity of the area, as improving visual amenity is seldom likely to be the primary objective of any commercial development, with function being the primary concern.</p> <p>Criterion D: it is recommended that advice is sought from the Development Management Team and/or Environmental</p>		<p>site could well expand into the open countryside.</p> <p>Agreed and the criterion now provides a clearer definition.</p> <p>The criterion description has now been revised to make this clear.</p> <p>Disagree. The issues relating to lighting, smell, noise and</p>

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Name	Responded by	Comment/ Response	Summary	Action for the Plan
		<p>Health on this matter as a cursory assessment suggests that the criteria may be straying away from planning’s sphere of influence.</p> <p>Criterion E should be deleted. National and District level legislation/policies already adequately address this.</p> <p>Criterion F: we recommend substituting ‘adverse impact’ for ‘unacceptable impact’, as it is the typically an assessment of the magnitude adverse impacts that influences decision making.</p> <p>Criterion G: as above, we recommend substituting ‘negative impact’ for ‘unacceptable impact’ on the local environment. In terms of biodiversity, Natural England have expressed to BDC that emerging best practice for local plans (and subsequently neighbourhood plans) is to require developers to demonstrate ‘no net loss’ of biodiversity. If biodiversity accounting and offsetting becomes standardised/statutory, this will help future proof the plan.</p>		<p>traffic are all considered planning related issues when commenting on a planning application.</p> <p>Agreed and corrected.</p> <p>Agreed and corrected.</p>

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		<p>Criterion H is supported, however, it is felt that this should feature more prominently, higher up the criteria list in order that it shapes prospective developers' thinking and is not just an after-thought.</p> <p>Part 2 of this policy is rendered unnecessary in light of the above criteria and does not require a standalone sub section. It is recommended that this is deleted.</p> <p>Part 3: Consideration of new residential development in the plan area is already addressed under Part 1 of this consultation response, in relation the basic conditions. As such, residential development should be discounted as a potential alternative use on this site.</p> <p>This part of the policy should reiterate the importance of proposals demonstrating that they are appropriate for this location.</p> <p>Criterion B should define a period of time for which buildings/land have been vacant. Core Strategy Policy DM7 sets a period of at least 12 months</p>		<p>Noted.</p> <p>Disagree. No change made.</p> <p>Agreed. This section has now been amended to remove any mention of residential development.</p> <p>Noted.</p> <p>Section now removed.</p>

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		<p>Criterion C should avoid making use of criteria in Appendix 1 a policy requirement. Rather, it should direct applicants to it as an example via a footnote i.e. Appendix 1 provides a methodology for how this could be achieved.</p> <p>In addition to the above comments, the policy should be consistent in the way it sets out criteria. Where all criteria must be met this should be made clear and listed with a semi-colon, with 'and' after the penultimate criterion, or clearly state 'and' after each criterion. Currently Part 1 and Part 3 use both approaches.</p> <p>This policy appears to add nothing to Core Strategy Policy CS9, Part C. As such it is recommended that this is deleted.</p>	<p>Community Facilities</p>	<p>Section now removed.</p> <p>Agreed and corrected.</p> <p>Disagree. The Neighbourhood Plan identified what it believes are the community facilities within the HUGS area. The Core Strategy does not identify these at a local level and</p>

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		<p>The wording here could be simplified to make it less clunky. The group should consider how this will work in practice in order to guide thinking. The criteria should make clear that pre-application engagement is not a requirement of securing planning permission, while the criteria listed are not an exhaustive list. Wording include 'Examples include but are not limited to ...' Furthermore, the criteria should set out the expectation that in expressing support for development proposals the community must respond in writing, in order to provide an audit trail.</p>	<p>Appendix 1</p>	<p>therefore it is open to interpretation.</p> <p>This has now been moved into a "statement of intent" on page 12 to make it relevant to the whole plan and not just certain policies. We feel it is important for any future developer to involve local people and the Parish Council before they submit planning applications.</p>

**Appendix 1: List of Statutory Consultees**

- Seven Trent Water
- British Telecom
- Bassetlaw District Council
- Doncaster Borough Council
- West Lindsey District Council
- Nottinghamshire County Council
- Doncaster/ Bassetlaw Clinical Commissioning Group
- Coal Authority
- English Nature
- Natural England
- Environment Agency
- Highways Agency
- National Grid
- Network Rail
- Police Authority
- Health Authority
- Neighbouring Parish Councils
- Nottinghamshire Wildlife Trust