

Final Version

Misson Neighbourhood Plan

2016-2031



Misson Neighbourhood Plan Steering Group on behalf of Misson Parish Council, residents and businesses

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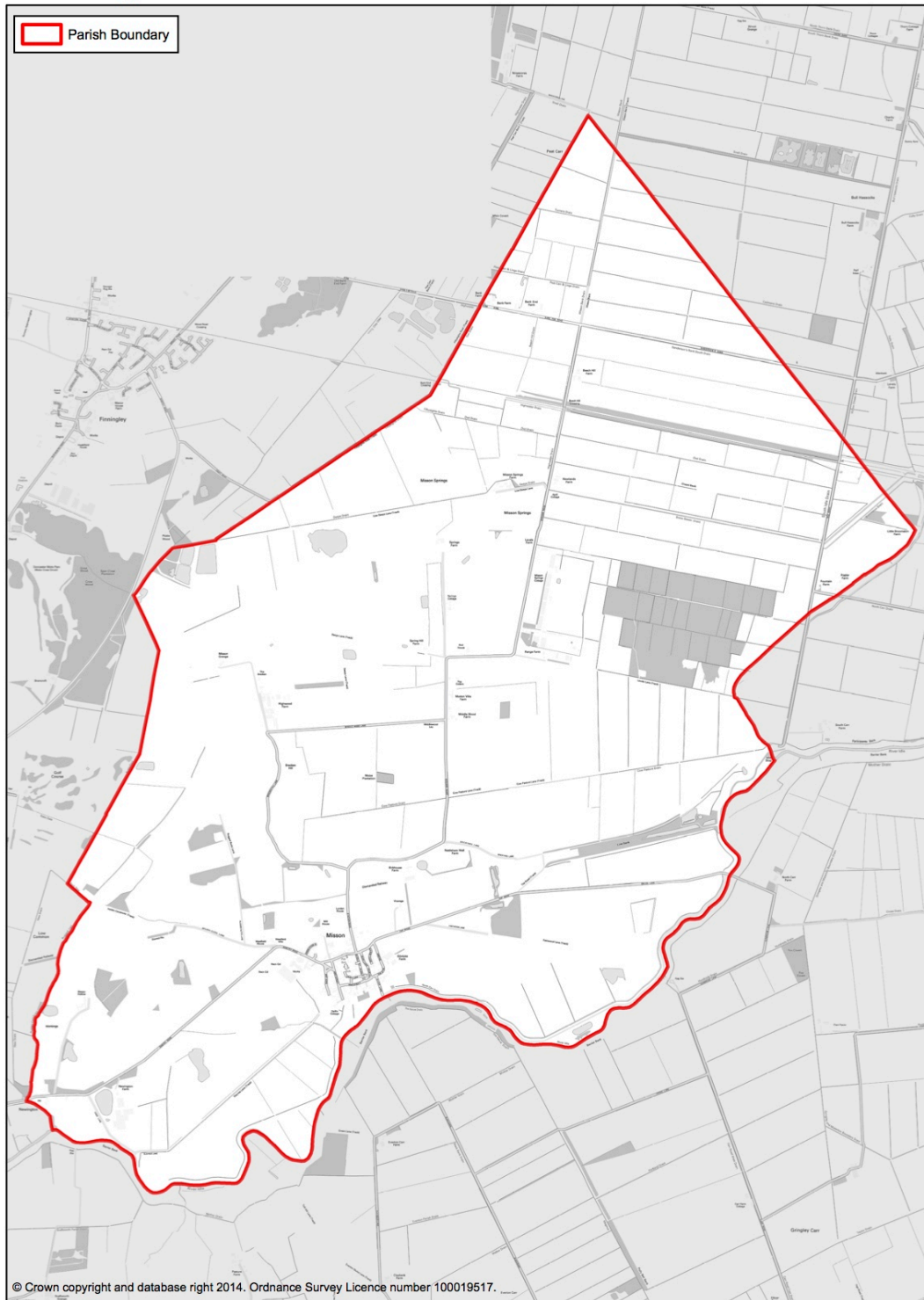
2 What is the Misson Neighbourhood Plan?

- 1 This Neighbourhood Plan is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) made up of residents and councillors from Misson Parish Council. Once the plan has been 'made' by Bassetlaw District Council (BDC) it is part of the development plan with statutory weight and will be used by:
 - a) Developers as they prepare planning applications for submission to BDC
 - b) BDC in assessing and determining planning applications
 - c) Inspectors in determining appeals

- 2 The Plan has been prepared by Misson Neighbourhood Plan Steering Group on behalf of Misson Parish Council. It covers the whole of the Parish of Misson and sets out planning policies for the Neighbourhood Plan Area from 2016-2031. This time frame extends beyond the existing Core Strategy reflecting the fact that BDC are preparing a new Local Plan and that new evidence (like the Strategic Housing Market Assessment 2014) has been produced to cover the period to 2031. This Neighbourhood Plan is intended to be in general conformity with the Core Strategy and the evidence base for the emerging Local Plan.

Map 1 Misson Neighbourhood Plan area

Misson Neighbourhood Plan



3 Why do we want a Neighbourhood Plan?

- 3 Misson is classed as a Rural Service Centre in BDC's Core Strategy and development is required to *'be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'*.
- 4 The community agree with BDCs approach, but recent planning issues like the proposal to develop a hydrocarbon well site (that is outside the scope of this Neighbourhood Plan) have nevertheless given local people a desire to have a greater influence over the future growth of development in their parish.
- 5 There is a concern that future development proposals should continue to be of a scale appropriate to its status as a Rural Service Centre.
- 6 This Neighbourhood Plan process has provided the opportunity to work more closely with the landowner to influence development of Misson Mill and has enabled local people to think more widely about how Misson should grow over the next 15 years.
- 7 The Misson Neighbourhood Plan seeks to:
 - a) promote a constructive dialogue with developers before a planning application is submitted,
 - b) ensure that, where possible, development brings with it additional community benefits like a new shop and public open space,
 - c) ensure that the heritage assets of the village are protected and where possible enhanced,
 - d) ensure that housing is provided to meet local needs and is not just large executive housing,
 - e) ensure that the Misson Mill site is allocated for up to 50 high quality designed dwellings in a well landscaped area with public open space.
 - f) ensure that a new employment site will be created appropriate for modern businesses in a rural setting.

4 How does this Neighbourhood Plan work within the planning system?

- 8 Planning policy has always been formulated by Bassetlaw District Council (BDC) and this body will continue to have a statutory duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
- 9 This Neighbourhood Plan, when 'made', will form part of the suite of statutory development planning policy documents for Misson. Planning applications will

therefore be determined in accordance with the neighbourhood plan unless material considerations indicate otherwise.

- 10 In 2016 the adopted District policies are in the Core Strategy and Development Management Policies DPD 2011 (Core Strategy). These are available on BDC's website <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/local-development-framework/core-strategy/the-core-strategy.aspx>
- 11 This Plan has been drafted in the context of the National Planning Policy Framework, the Core Strategy and more recent studies for BDC to support future Local Plans and commissioned by the NPSG. In particular, these reports are:
 - a) Strategic Housing Market Assessment 2014
 - b) Strategic Housing Land Availability Assessment 2013
 - c) Residential Design Successful Places: Supplementary Planning Document 2013
 - d) Open Space Report 2012
 - e) Action with Communities in Rural England Rural Profile 2015
 - f) Misson Design Guide 2016

5 Consultation

- 12 The NPSG recognise consultation is key to successfully developing a Neighbourhood Plan for Misson Parish. The production of a Neighbourhood Plan requires an open process and ongoing consultation. It also requires the involvement of a wide range of people young and old and from across the parish.
- 13 The NPSG organised a range of events and delivered a questionnaire to every household and Business to ensure all residents and businesses have had the opportunity to shape and influence the scope and intent of this Neighbourhood Plan. For example, 120 people directly contributed to the formation of the objectives upon which this Neighbourhood Plan is based.
- 14 The community have also been well informed with regular updates in Bawtry News, Bawtry Today and feedback on consultation on the Misson Hub web site <https://themissonhub.wordpress.com> and www.missonparishcouncil.org.uk
- 15 The key consultation events and activities that shaped the production of this plan are summarised in the Consultation Statement.

6 Status of Projects and Actions

- 16 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix C.
- 17 BDC operates a Community Infrastructure Levy Charging Policy which ensures that where planning permission secured once the Neighbourhood Plan is made the community will secure 25% of the CIL payment (although the amount is directly related to the amount of development that takes place).
- 18 Over the Plan period the Parish Council will use CIL funding and seek other funding sources to deliver these projects.

“Misson Today”

- 19 The Parish of Misson covers nearly 2500 hectares and is on the northern border of Bassetlaw District and adjoins South Yorkshire. The village is in the southern part of the Parish, the remaining area is open, flat agricultural land.
- 20 In 2011 the Census recorded 745 residents living in 328 dwellings in Misson Parish.
- 21 Table 1 shows the proportion of people of working age, children and older people in Misson compared to the district and national average.

Table 1

Age cohort	Misson (%)	Bassetlaw (%)	England (%)
% Under 16	18	20	19
% 16-65	68	61	64
% Over 65	15	19	16

- 22 Misson has a higher proportion of working age people than the national or district average and a lower proportion of people over 65. This is unlike other rural villages in Bassetlaw which tend to have fewer children and working age people and more people over 65 than the district average.
- 23 This suggests that, relative to other rural villages, Misson has continued to attract young families and working age people due to the range of housing stock and its location near to facilities and areas of employment.
- 24 Sustainable communities are those with a mix of age groups and the neighbourhood plan needs to ensure that future development provides employment opportunities and a mix of housing types to continue to attract younger people.

A. Amenities

25 The Plan area has a number of important local amenities and services including;

Misson Community Centre	3 Pubs (2 within the village)
Cash and Carry at Misson Mill	Village green
Café Misson Mill	Primary School (110 on the pupil role with 45 from within the Parish)
Parish Church of St John the Baptist	

26 The nearest Doctor's Surgery and Post Office is in Bawtry 3 miles away. The bus service between Misson and Bawtry is 9 times a day Monday to Friday and 4 times a day on Saturday and served by Stagecoach Service 27.

27 The vision for this Neighbourhood Plan intends that Misson will continue to be a friendly place. Community facilities provide the space for people to gather and reinforces social cohesion. The Neighbourhood Plan requires development to protect and where possible enhance community provision.

28 There is no mains gas in the village and broadband speed is 0.88 Mbps (superfast is from 24 Mbps). N3 Broadband is provided by Bassetlaw District Council from a transmitter on the roof of the Parish Church of St John the Baptist that offers improved speeds but only to residents and businesses in the vicinity of the church and with a clear line of sight. Local Estate Agents advise that the lack of mains gas and slow broadband speeds does deter people from moving to Misson.

B. Economy

29 Misson has a higher proportion of economically active people (76%) compared to the national average (69%). Misson is a hard working community with 26% of residents working more than 49 hours per week, this is double the national average. 94 people are self-employed (17%) compared to 10% nationally and 40 people (7%) work from home this is double the national average.

30 Across the Plan area there are a range of business including 20 at Misson Mill. Businesses include;

Quarries (for sand extraction)	Cash and Carry Shop
Rocket Site: a site for second hand military equipment	3 pubs
Tunneltech	Vale of York Polo Club
5 farms	Livery Stables
Homeworkers	

C. Misson Mill

- 31 Misson Mill is on the western edge of the village located off Newington Road. A Mill operated on the site prior to World War 2 initially for crop drying with ancillary businesses also on the site. The Nottinghamshire Crop Dryers closed in the mid 1970's and it has been in current ownership since 1989.
- 32 This site continues to provide some local employment opportunities with the main uses being light industry, some manufacturing and storage. There are approximately 720,000 Sq. ft. of industrial units ranging from 650 Sq. ft. to 32,000 Sq. ft. The condition of the buildings is generally poor and with a number of units not being exploited to the full potential for employment uses.

D. Housing in Misson

- 33 Table 2 is taken from the ACRE Rural Area Profile and shows the dominance of detached dwellings compared to the national average.

Table 2

Detached houses	Semi-detached houses	Terraced houses
197	94	32
60.1% of dwellings (England average = 22.3%)	28.7% of dwellings (England average = 30.7%)	9.8% of dwellings (England average = 24.5%)

- 34 Detached houses are usually larger houses and the dominance of these, 60% compared to a national average of 22% has implications for the future sustainability of Misson. Sustainable communities require a mix of people of different ages who in turn requires houses of differing sizes over their lives. Changing social norms and an ageing population also fuel a growing demand for smaller dwellings. Future development needs to consider providing smaller dwellings as well as the executive houses to meet the needs of a changing population.
- 35 This approach is supported by evidence to support the emerging Local Plan for Bassetlaw. The 2014 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that by 2031 it is expected that 38% of all households will be made up of people over 65. The SHMA identifies a likely need *'to support demand for bungalows based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.'*
- 36 Currently nearly 15% of Misson's population is over 65. It is expected that this will increase over the Plan period and future development should reflect this local and District requirement for some smaller dwellings.

37 Consultation feedback and the findings of the SHMA indicate that 2 bedroom dwellings would be required to meet local need. The provision of houses suitable for downsizing may also free up houses suitable for families.

E. Heritage in Misson

38 The Neighbourhood Plan area contains a significant number of heritage assets, with a particular concentration in the village of Misson itself. Heritage assets include listed buildings, non-designated assets (i.e. buildings that have local historic significance) as well as one ancient monuments and one unregistered parks and gardens.

39 Within Misson, there are 16 Listed Buildings, the most notable being the Grade I Listed Church of St John and Boundary Wall. Detailed information on all the Listed Buildings in the Plan area is available at <http://list.historicengland.org.uk/results.aspx>.

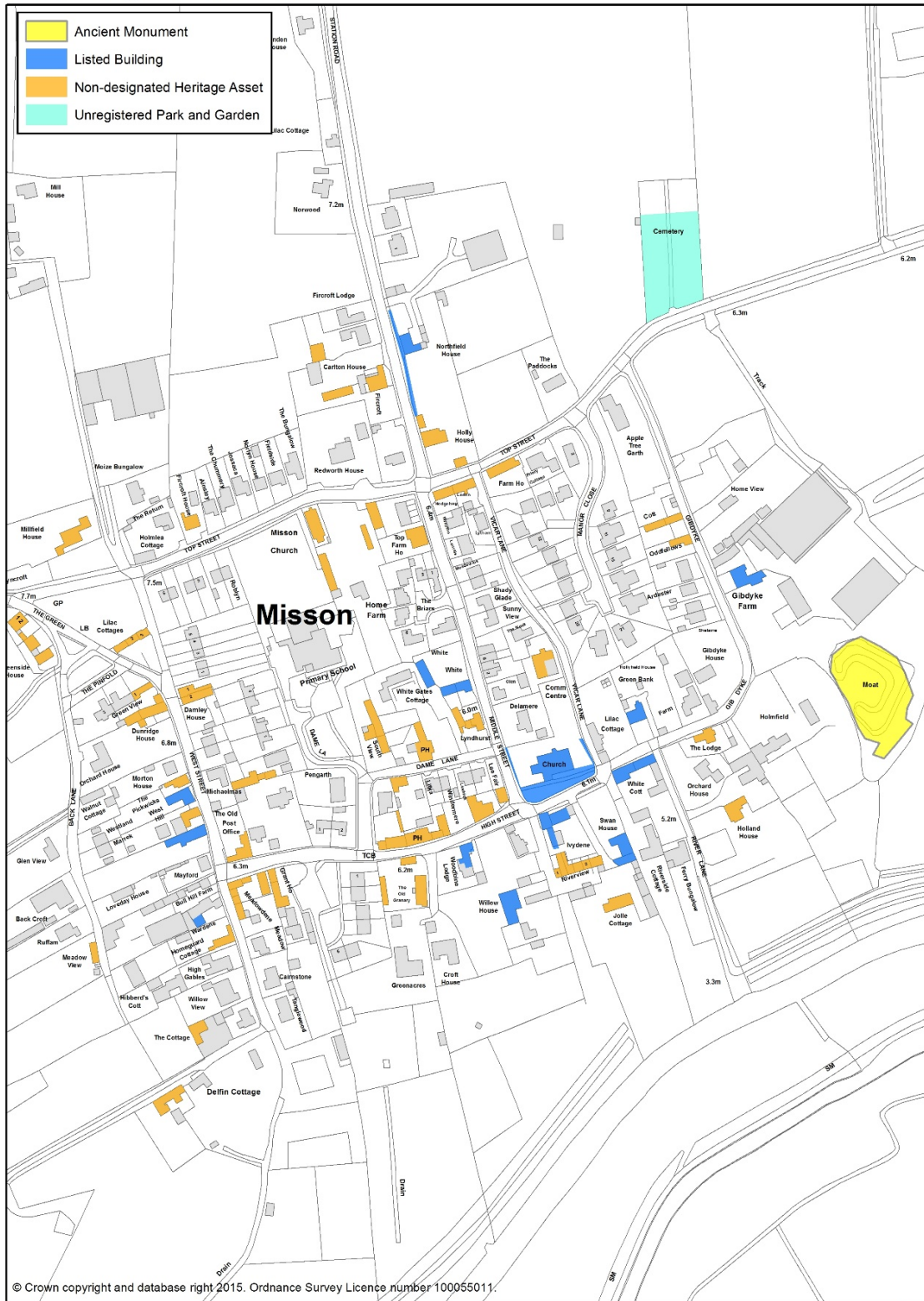
40 Map 2 shows the number and variety of heritage assets that exist within the village. Beyond the village, the buildings at Middle Wood Farm are also non designated heritage assets.

41 In recognition of the extent of the heritage assets in Misson, it's special architecture and historic interest, Conservation Officers at Bassetlaw District Council carried out public consultation in July and August 2015 on a proposed Conservation Area for the historic core of Misson Village

42 The importance and value local people place on the heritage assets in Misson came out strongly in the consultation events. A Neighbourhood Plan cannot designate Conservation Areas but this Neighbourhood Plan strongly supports the designation of the historic part of Misson as a Conservation Area by BDC.

Map 2: Heritage Assets in Misson (As July 2016)

Misson Neighbourhood Plan

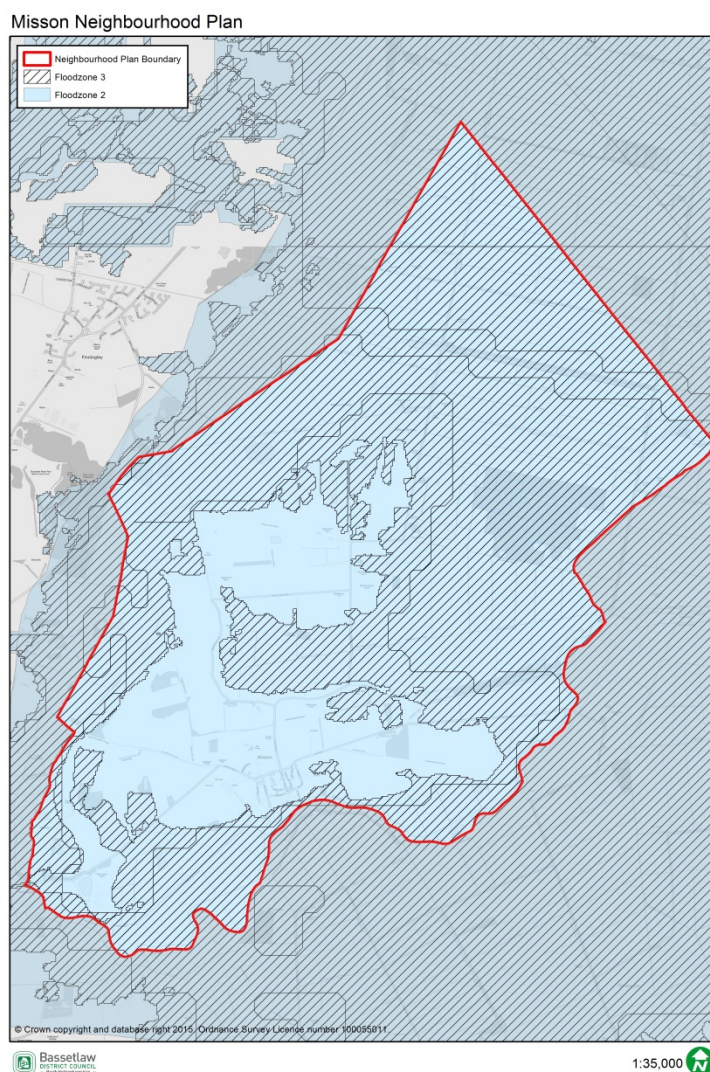


Please note: the above map would be superseded in the event that a Conservation Area is designated. Such a designation would have an accompanying Conservation Area Appraisal and Management Plan, which would contain up-to-date maps of all significant buildings within the Conservation Area. For further details on this process please contact the Conservation Team at Bassetlaw District Council.

F. Natural Environment

- 43 The River Idle makes up the southern and eastern part of the Plan boundary and defines the landscape character of the parish.
- 44 The flat low lying nature of the parish (including river washlands, ditches and dykes) is indicated in an extensive area that is affected by flooding. Map 3 taken from the Environment Agency web site shows that much of the parish is in flood zone 3 (area in blue) with the land around the village being flood zone 2 (area in green).

Map 3: Flood Zones in Misson Parish

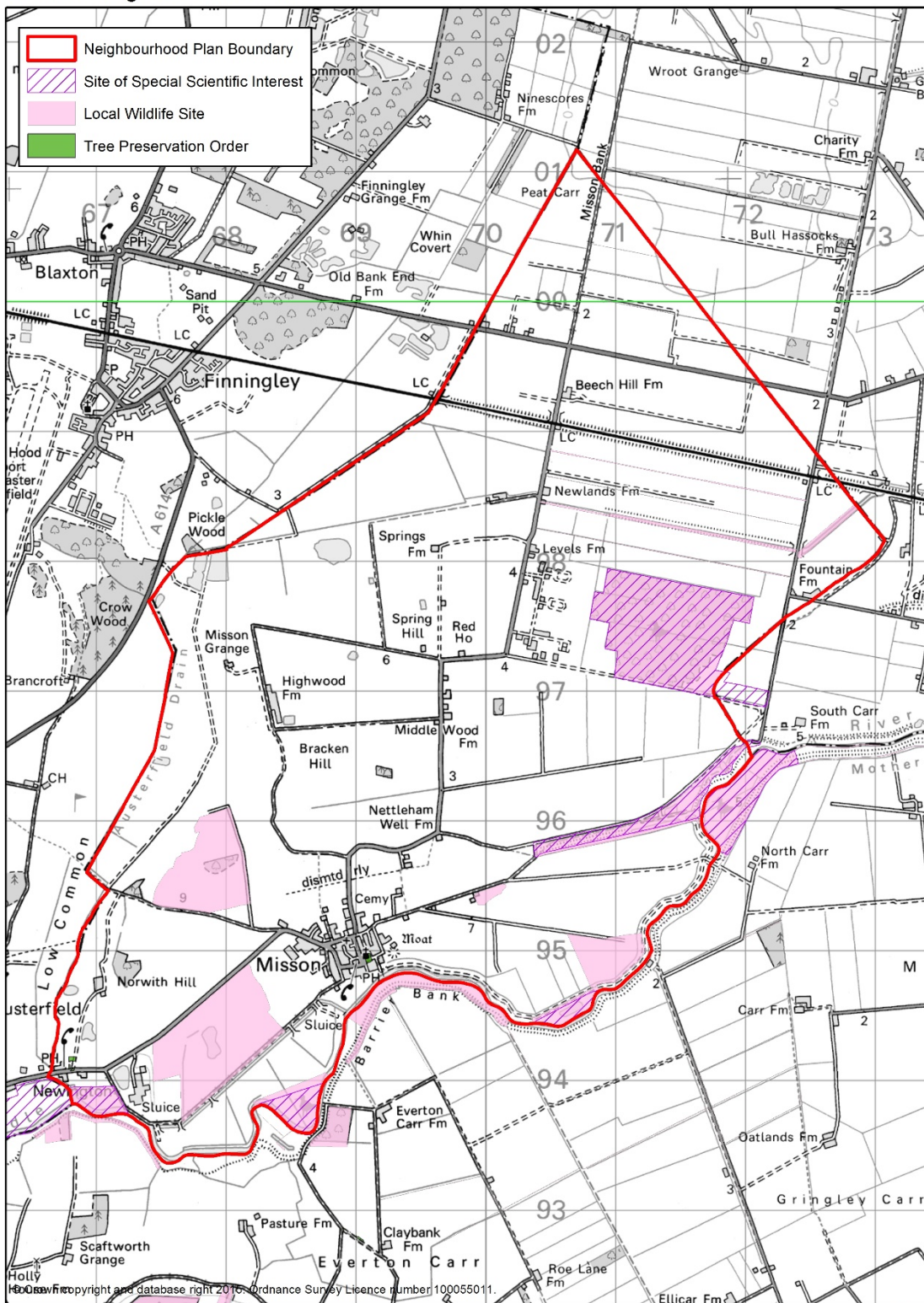


- 45 The Core Strategy DM12 requires that a site specific Flood Risk Assessment is produced for all development in flood zones 2 and 3. It was considered that DM12 of the Core Strategy deals with Flood Risk, Sewerage and Drainage and requires no specific Neighbourhood Plan policy on it.
- 46 There are 19 Local Wildlife Sites in the Parish of Misson. Local Wildlife Sites are sites of local importance for nature conservation but are not legally protected. Local Wildlife Sites are designated by Nottinghamshire Biological and Geographical Records Centre, along with representatives of Bassetlaw District Council and other local wildlife conservation groups. Further information is available on these sites through Nottingham City Council's website, as well as the 2010 Green Infrastructure Study produced by Bassetlaw District Council. <http://www.nottinghamcity.gov.uk/events-markets-parks-and-museums/parks-and-open-spaces/nottinghamshire-biological-and-geological-record-centre-nbgrc/>
- 47 Sites of special scientific interest (SSSIs) are statutory designations made by Natural England conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations, under the Wildlife and Countryside Act 1981. There are 3 substantial SSSI sites in the Misson neighbourhood area that are protected, these are:
- a) Misson Training Area
 - b) Misson Line Bank
 - c) River Idle Washlands

Map 4 shows the extent of these Local Wildlife Sites and the SSSIs across the Parish.

Map 4 Local Wildlife Sites and Sites of Special Scientific Interest

Misson Neighbourhood Plan



G. The Village Green

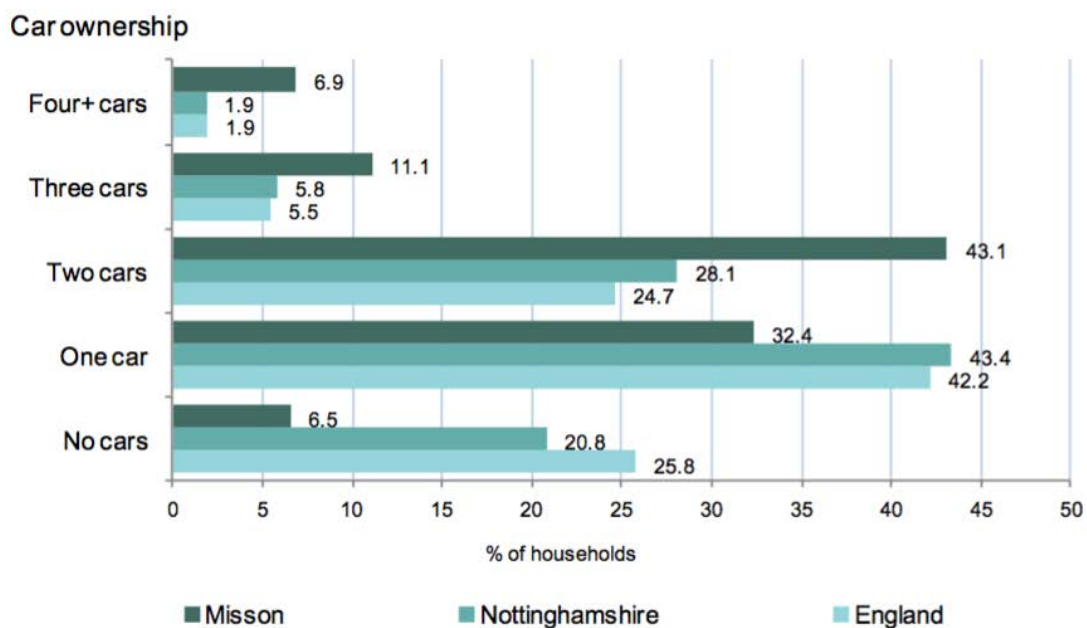
- 48 The consultation showed that the Village Green is highly valued. It is a focal point that most people pass at some time every day as it is centrally located in between the two defined development boundaries. It is 0.25 hectares, is a Registered Village Green and is owned by Misson Parish Council
- 49 There is pictorial evidence on the Misson Hub web site of the Village Green being in use for traditional rural celebrations and for Remembrance Day for many years.
- 50 Children still play on it after school which is the only sign of youngsters in the village once the school run has finished. Bassetlaw's Open Spaces Study 2012 identifies it as open space (along with the cemetery).
- 51 Consultation revealed a strong desire for additional informal open space to walk and sit. The development of Misson Mill is seen as the opportunity to provide this additional open space for local residents (as well as being integral to a high quality landscaping scheme for a new mixed use site).

Map 5 Existing Village Green



H. Car Ownership

- 52 Car ownership in Misson is significantly higher than the national average reflecting its rural location. Whilst the fundamental principle of the English planning system is to reduce car usage, by promoting a mixture of uses, housing, local employment and local services, it is a fact that people in the Plan area are likely to need a car more than people living in urban areas.
- 53 It is important that future development in the village recognises the implications of this rural location for car parking requirements.



7 Misson Today: Challenges and Opportunities

- 54 Early on in the process, the Steering Group prepared a SWOT analysis which highlighted the issues facing the community. These comments were consulted on and endorsed in the ensuing dialogue with the community before the Plan was written.

Table 3: SWOT Analysis

Strengths	Weaknesses
<p>Rural Setting - peace and quiet, pleasant surroundings close to nature and opportunities for walking</p> <p>Inclusive community spirit – activities through Community Association, public house is centre of community</p> <p>Character – an eclectic mix of housing, history Church, River Idle</p>	<p>Lack of village shop and facilities including Doctor</p> <p>Poor Broadband and mobile phone coverage</p> <p>Roads and footpaths - poor condition of out of the village</p> <p>Limited facilities for young people/children</p>

<p>School – good reports</p> <p>Range of business – small and large, 7000 acres of farmland within parish boundary, local employment opportunities</p> <p>Easy car access to nearby towns</p>	<p>Nuisance from businesses</p> <p>Forgotten village - distance from Bassetlaw</p> <p>Poor public transport - infrequent</p>
<p>Opportunities</p>	<p>Threats</p>
<p>Develop the shopping offer within the village (newsagents) – form a cooperative</p> <p>Retain and increase community open space – park, playground</p> <p>Misson Mill - demolish, improve appearance, retain existing business and create new opportunities, limit kind of business (no nuisance)</p>	<p>Loss of character– separate development, unattractive buildings, balance of development</p> <p>Too much housing – types and poor design</p> <p>Overdevelopment of Misson Mill – increased traffic, increased rent will force existing businesses to relocate</p> <p>Fracking – negative impact on land and property values</p> <p>Need for local pubs to remain viable – they are the heart of the village, employment opportunities for young people</p> <p>School closes – children from outside the village choose to attend a different facility</p>

8 Community Vision

55 This vision has been prepared by the NPSG and endorsed by the community based on the consultation events and questionnaire feedback.

In 20 years’ time Misson will continue to be a village and a close, friendly community. It will value the countryside and those that live and/or work in the Parish. It will provide people with the options to stay (whether leaving home or getting old). It will be a rural place where there are local work opportunities and where everyone can enjoy the rural environment.

9 Community Objectives

56 A range of issues were raised through the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: Ensuring that new development is designed to a high quality and is located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a) being located adjacent to or within the existing settlement
- b) being suitable to meet Parish needs
- c) being underpinned by extensive local consultation

Community Objective 2: Ensuring that new housing development provides a mix of house types to meet local as well as district need.

Community Objective 3: Allocating a site at the former Misson Mill for a mixed use development of housing, employment and leisure uses.

Community Objective 4: Ensuring that new development

- a) protects, enhances and sustains the historic built environment and its setting
- b) enhances the existing character of Misson parish.

Community Objective 5: Protecting the landscape character of Misson particularly the local wildlife sites and seeking ways of improving pedestrian or cycle links to them and between them.

Community Objective 6: Seeking opportunities, whenever possible, to maintain and enhance the amenities within Misson like the school, the pubs and to provide a village shop.

Community Objective 7: Protecting and enhancing the existing village green and seeking opportunities to provide additional public open space for the enjoyment of local people of all ages.

Community Objective 8: Enhancing the social and economic vitality of the village by encouraging better broadband connection.

Community Objective 9: Seeking opportunities to promote energy efficiency in the construction of new development and continuing to press for the need for mains gas into the village.

10 How the Neighbourhood Plan Policies Work Together and with Other Strategic Policies

57 The initial impetus for doing a Neighbourhood Plan was to shape future development on Misson Mill. Much of the consultation and energy has been focused on the future of this site as this will be the major development site over the Plan period.

- 58 However, as consultation with the community has evolved, local people have recognised the opportunity to provide a planning policy framework for the consideration of all development within the Parish. It is not just about where development goes but how involved the community can be in influencing the appearance of it. It is also an opportunity to identify additional land use aspirations that may be delivered if the Parish Council can work with local landowners.
- 59 Only Policy 7 relates specifically to the Misson Mill site. All the other 9 policies are criteria based and are intended to apply to all development in the Plan area (including the Misson Mill site.)
- 60 These neighbourhood plan policies are also written in the context of District policies which aim to support sustainable development. The Bassetlaw Core Strategy and Development Management Policies DPD establishes a sustainable development hierarchy in which Misson village is identified as a Rural Service Centre and development boundaries are identified for these centres. The development boundary for Misson was established before proposals to redevelop the Misson Mill site were brought forward and exclude a significant area now proposed for development. The Misson Neighbourhood Plan has therefore been taken as the appropriate opportunity to review the development boundary and incorporate all of the Misson Mill land within it to enable the future redevelopment the plan proposes. The policies map identifies the new development boundary.
- 61 Developer contributions towards improved public transport services and infrastructure for a site will be required. Sites/schemes that afford access to existing public transport facilities should be given priority for development. Nottinghamshire County Council Transport & Travel Services will wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs, through Section 106 agreements.
- 62 It is expected that development in Misson will also need to meet County policy requirements where applicable.

11 Sustainable Development Principles

- 63 The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities. The NPPF has a presumption in favour of sustainable development.
- 64 The policies in this Neighbourhood Plan provide a planning policy framework to ensure that future development will be sustainable.

- 65 Analysis of the Plan area has shown
- a) a lack of some basic amenities (mains gas, a village shop, decent broadband speeds, limited public open space near to the village),
 - b) a dominance of detached housing,
 - c) industrial premises in need of redevelopment to maximise their use,
 - d) a plethora of wildlife sites reflecting a rich biodiversity but with walking routes into and across the countryside not particularly well connected to each other or the wildlife sites and
 - e) a substantial built heritage that needs protecting.
- 66 The community recognise that, to some extent, new development can overcome some of these issues, whilst robust conservation policies will ensure that the built heritage and natural assets are protected.
- 67 Across the Plan area, Sustainable Development includes:
1. The delivery of housing that meets local needs.
 2. New development that is designed to a high quality and constructed to high energy efficiency standards.
 3. The provision of a new employment site as part of the redevelopment of Misson Mill to provide modern facilities that will attract a wide range of businesses (but particularly those suitable for the area's rural setting.)
 4. The provision of additional public open space on the Misson Mill site.
 5. The improvement of pedestrian or cycle routes to enable better access along the river and to the local wildlife sites.
 6. The provision of mains gas and high speed broadband to enhance the social and economic vitality of Misson.
 7. The enhancement of local amenities particularly improving the retail offer.
 8. Ensuring the location of key services such as education, work and shopping facilities enable these to be accessed by public transport. Community transport services are provided in the Bassetlaw area (Bassetlaw Action Centre and Community Transport for Town and County).
- 68 The Parish Council will work proactively with developers to find joint solutions at the pre application stage, wherever possible, to secure development that improves the economic, social and environmental conditions and to ensure the scheme is in accordance with the design and location principles in this Neighbourhood Plan.
- 69 This Neighbourhood Plan provides a framework for decision making on planning applications as required in the National Planning Policy Framework (NPPF). The Misson Mill scheme brings tangible community benefits.

12 Consulting the Community

- 70 This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward during between 2016 and 2031. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 71 This community knows their area and wants to be involved constructively in ensuring new development is well designed. Policy 1 is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.
- 72 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by BDC.

Policy 1: Pre-application Community Consultation

- 1. Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre application stage.**
- 2. In consulting with the community, it will be considered best practice for the applicant to work with the Parish Council to understand local views particularly about the design of new development.**
- 3. The planning application should include a short document explaining how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and the Parish Council.**

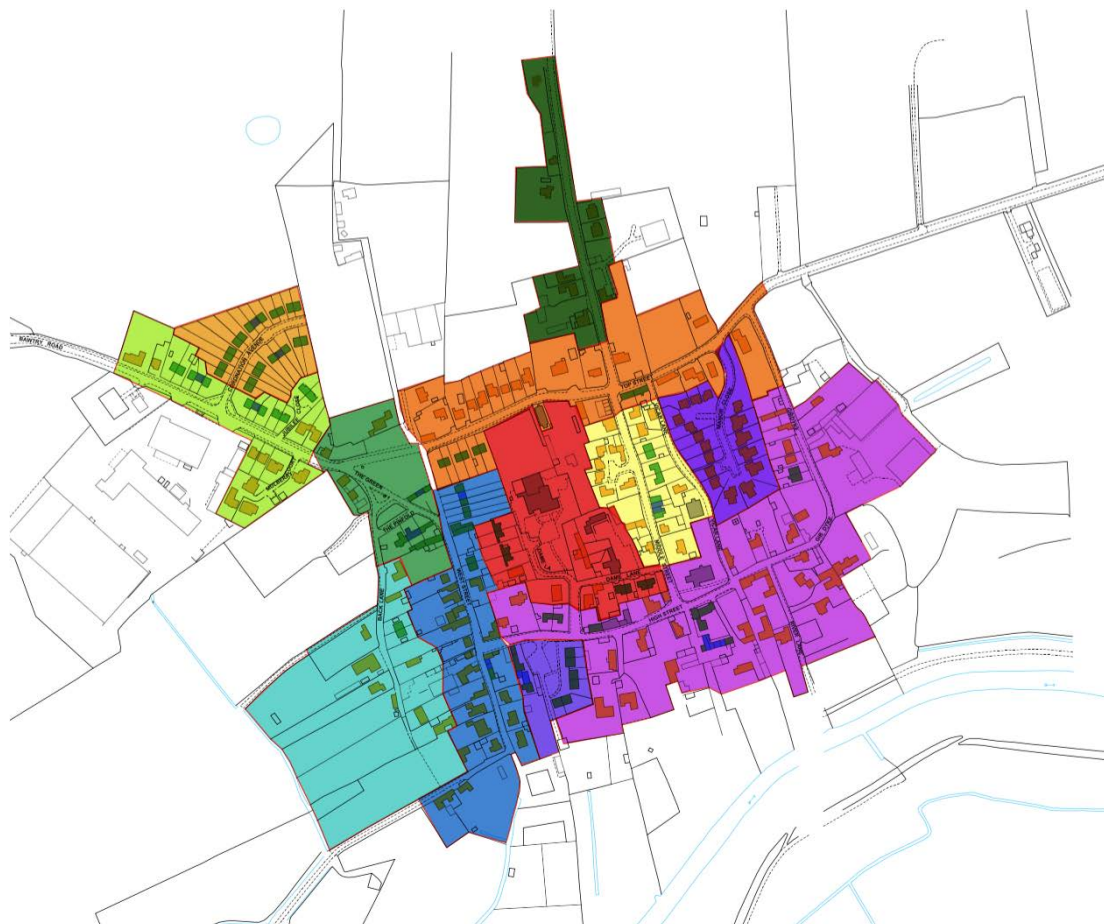
13 The Importance of Good Design in Residential Development

- 73 A substantial part of the village is of significant special interest and historic value. Development within the historic core is considered in the next section. This section focuses on the importance of good design in new residential development.
- 74 Development in Misson in the 20th Century within and on the edge of the village has shown little or no respect for the rural setting or the setting of the heritage assets. For example, the 1970's Manor Close, the 1990's The Briars that affects setting of the church and the 1950s Coronation Avenue suburban development
- 75 The NPPF paragraph 56 acknowledges that *'good design is a key aspect of sustainable development, is indivisible from good planning'*.

- 76 Any development within or on the edge of the settlement, should be of the highest design quality to reflect its rural setting, its local distinctiveness and its heritage attributes.
- 77 The village is also surrounded by open countryside and one of the pleasures of walking around the village is the glimpses you get of open countryside. A network of footpaths radiating out of the village provide access to this countryside as shown on Map 9 in section 22 of this document
- 78 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document (SPD) “Successful Places a Guide to Sustainable Housing Layout and Design”. The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it.
- 79 There are particular aspects of the SPD that this Plan would like to draw to the attention of developers as local people consider them to be of paramount importance for the housing on the Misson Mill site. Extracts from the SPD that pertain to development in Misson are identified in Appendix D.
- 80 The Misson Design Guide commissioned for this Neighbourhood Plan is at Appendix B (due to file size it is a separate document.) It was consulted on with this Neighbourhood Plan and underpins the design policies in this Plan.
- 81 The Misson Design Guide provides detailed guidance to help developers understand local character and to promote high quality design. The Design Guide looks at 12 study areas analysing the plot sizes, car parking arrangements, boundary treatments and materials used and provides a ‘lessons learnt’ section to provide pointers for future development.
- 82 The 12 study areas were chosen because they reflect the variety of design style in the village. Map 6 identifies these 12 study areas. Some of these study areas are in the heart of the historic core of the village where the impact on the setting of listed buildings or non-designated heritage assets should also be taken into account.
- 83 The analysis confirms that in Misson, most of the 20th Century development (in terms of street layout, plot formation or materials used) has not taken any reference from the local character of the village that was established pre the 20th Century.
- 84 Policy 2 seeks to address this concern by providing guidance on what local character means in Misson. It draws upon the lessons learnt for example where standardised plots and house types like Coronation Avenue and Manor Close created enclaves typical of their era with no reference to the design character in the village.

- 85 The design guide also looks to the future identifying a need for sufficient on plot parking to reflect car ownership rates and the limited public transport access to local services.

Map 6: Study Areas in the Misson Design Guide



- 86 The Misson Design Guide provides example dimensions for each study area to assist developers in preparing applications that reflect the scale, density and layout of that study area.
- 87 The Design Guide also shows that how buildings relate to their plots and to each other is an important character-forming element for Misson; the way scale and mass, build-to-plot ratio and building set back are arranged on a street help to establish a street's role in the overall structure of a place and make understanding how it is put together easier for users.
- 88 The higher order streets (i.e. those used as thoroughfares) like Top Street and High Street are characterised by detached dwellings, and this reinforces their importance within the village.
- 89 Smaller, more dense, housing can be found on back lanes and side streets, signaling their more local nature. Sporadic terraced housing can be found, but this is rare in the

context of Misson; new development should seek to use only a minimal number of terraced housing.

- 90 There is more analysis on housing type in Misson in section 15.
- 91 In addition, this Plan also encourages the use of Building for Life 12 (BfL 12) by Developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 92 Bassetlaw's Successful Places Supplementary Planning Document also endorses the use of BfL 12 as a '*national standard for well-designed homes and neighbourhoods and is about creating good places to live.*'
<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>
- 93 BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:
- Integrating into the neighbourhood
 - Creating a place
 - Street and home
- 94 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) Secure as many 'greens' as possible
 - b) Minimise the number of 'ambers' and;
 - c) Avoid 'reds'
- 95 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens and no reds is considered the acceptable threshold for a well-designed scheme.
- 96 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the location of the Misson Mill site adjacent to the open countryside and adjoining a village of significant historic value.

Policy 2: Design Principles for Residential Development

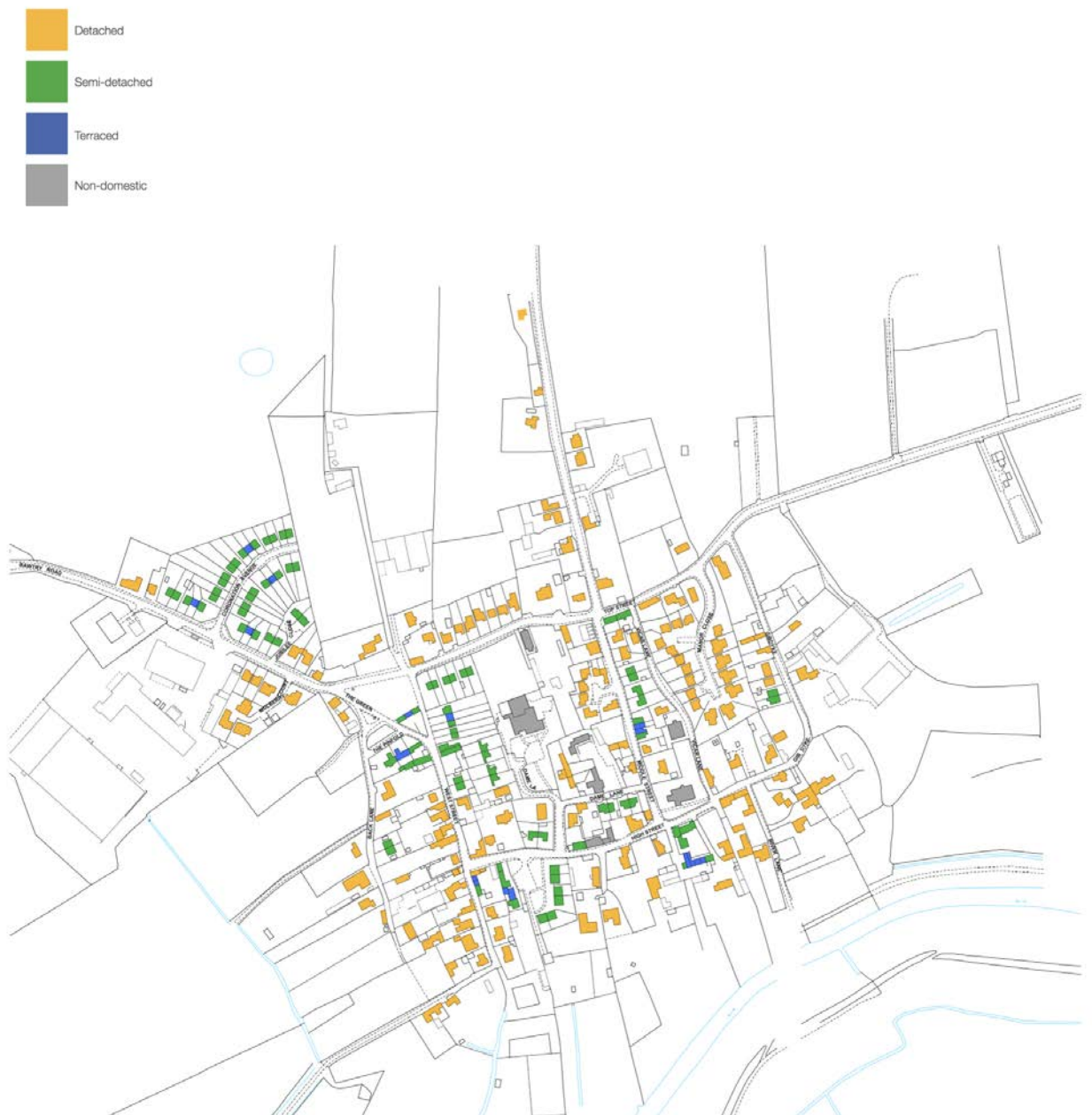
1. Development should reflect local character.
2. Where development is located along the main street into the village (Newington Road), buildings should be set back from a clearly defined boundary with tree planting and ample off street space for parking to maintain the existing character and ensure road safety.
3. Development on the higher order streets used as thoroughfares within the village (Top Street and High Street) should also provide direct accessed on plot parking, where possible.
4. In the historic core of the village, defined on the proposals map, development should;
 - a) provide boundary treatments (mainly red brick walls, black railings or hedges with greenery behind) or building lines that provide enclosure to the street; and
 - b) be in keeping with historic development patterns which include mainly open gables with the ridge running parallel to the street although some front projecting gables perpendicular to the street may be acceptable; and
 - c) use a locally inspired range of materials (for example, natural red clay non-interlocking pantiles, natural slates or plain clay tiles together with red bricks of an appropriate size , colour and texture with traditional brick bonds e.g. Flemish, English, Garden Wall etc.) to ensure a narrow colour palette;
5. New residential development will be encouraged where it demonstrates a high design quality. In order to achieve this all new development should demonstrate;
 - a) a layout that maximises opportunities to integrate new development with the existing settlement pattern by creating new connections and improving existing ones and which allows for easy, direct movement for people of all ages to and from facilities in the village;
 - b) appropriate boundary treatments, for example red brick walls, traditional railings, or hedges that delineate public and private space; and
 - c) the use of landscaping to soften the built form; and
 - d) be guided by the proportions and plot orientation of the existing dwellings.
6. A variety of housing sizes and styles can still be reflective of local character where the scheme is brought together through a narrow range of appropriate local materials, roofing approaches and boundary treatments.
The use of industry standards for good design (Building for Life 12 or the most recent national standards) is encouraged for developing design concepts and testing the quality of the final design proposal.

14 A Mix of Housing Types

- 97 The importance of providing a *'mix of housing based on current and future demographic trends'* is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)
- 98 A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Misson has a more balanced provision of house types to meet the needs of young and old and of people on different incomes is an important aim of this Neighbourhood Plan.
- 99 Evidence has shown¹ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
- 100 In terms of social cohesion communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries. The existing housing mix in Misson is not conducive to changing the current trend nor will it meet the needs of an ageing population.
- 101 The consultation revealed a strong preference for the provision of smaller houses suitable for Starter Homes defined in the Housing and Planning Act 2016 or for older people wanting to downsize.
- 102 The 2011 Census showed that 60% of Misson's existing housing stock is detached dwellings compared to 22% of properties in England. Map 7 taken from the Misson Design Guide shows this predominance of detached dwellings.

¹ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

Map 7: Housing Types Misson



103 The need to consider future population needs is a central tenet of planning and the 2014 Strategic Housing Market Assessment (SHMA) has identified that by 2031 38% of the District's population will be over 65.

104 The NPPF states that *'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'*.

105 The SHMA identified that across the district with an ageing population, there will be a greater need for bungalows and smaller dwellings by 2031.

106 Whilst currently only 15% of the Parish population are over 65, by 2033 across the District 38% of people will be over 65. Older people are likely to require smaller houses (2 bedroom) located near to amenities.

107 The provision of smaller dwellings was also supported in the community consultation in 2015 with 2 bed bungalows being the single most popular house type identified as needed in the future (closely followed by 3 bed semidetached houses)

108 Policy 3 requires new housing to reflect the local need for smaller dwellings.

Policy 3: A Mix of Housing Type

- 1. Planning applications for housing schemes should deliver a housing mix that reflects the demonstrable need for smaller market dwellings.**
- 2. Developers must show how the local need has been taken into account in the different house types and bedroom numbers proposed.**

15 Infill and Redevelopment in Misson Village

109 It is possible that, over the Plan period, sites within the existing village will come forward for development. The cumulative effect of this can change the character of the area.

110 There are numerous heritage assets within Misson Village, both designated and non-designated. Should a Conservation Area be created then the whole of that area would be a designated heritage asset. Whether a Conservation Area is designated or not, development affecting heritage assets within the village would be subject to Policy DM8 in Bassetlaw District Council's Core Strategy

111 The accompanying Conservation Area Character Appraisal and Management Plan would detail the distinctive character of the village and require development to reflect these positive attributes.

112 Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to local amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported in the village. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.

113 Development on infill plots is expected to be in accordance with the design policies in this Plan.

Policy 4: Infill Development in Misson Village

1. Development on infill and redevelopment sites will only be encouraged where the proposals are of a high design quality and reflect local character.
2. The proposals should not reduce the privacy or amenity of adjoining properties.
3. Proposals that include smaller dwellings to meet local needs on infill and redevelopment sites that are within safe walking distance of local amenities will be encouraged.

16 Enhancing the Provision of Community Facilities

114 Misson is classed as a Rural Service Centre because it offers a range of services and facilities.

115 The NPPF para 69 advocates that planning policies should aim to *'achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other'*

116 Misson has a limited range of facilities and those that exist are highly valued and well used (see the table in Section 7B). These facilities enhance social cohesion providing focal points for the community.

117 81% of respondents to the household questionnaire wanted a village shop (the Cash and Carry on Misson Mill is not a convenience food store and the proposed demolition of the site will see the closure of both the Cash and Carry and the Café that operates from the existing Misson Mill buildings.)

118 Policy CS8 of the Core Strategy requires community facilities outside of the Development Boundary to be of a scale appropriate to the village and to have community support. As part of the negotiations for this Neighbourhood Plan the Parish Council wants to be proactive to secure a mixed use scheme on the development site at Misson Mill that includes some retail/cafe provision.

119 The Parish Council intends that once the Neighbourhood Plan is 'made' some of the 25% of the developer contributions secured through the Community Infrastructure Levy and available to Parishes with Neighbourhood Plans will be used to support improvements to local community facilities.

Policy 5: Enhancing the provision of community facilities

1. Proposals to improve community facilities within the parish will be supported where the scheme is appropriate to its rural setting

17 Protecting and Enhancing Heritage Assets

- 120 Map 2 details the large array of heritage assets in the village. As part of the consultation it has been identified that the Pinfold and the moated enclosure at Gibdyke (a scheduled Ancient Monument) both require some form of maintenance work. With regard to the site at Gibdyke this may be subject to the need for scheduled Monument Consent. The Parish Council will seek to work with the landowners to secure appropriately sensitive remedial works (mainly clearing of vegetation) to ensure there is no further erosion of these heritage assets (this is identified as a project in Appendix C.)
- 121 St Johns Church is a Grade 1 listed building but it has no basic amenities (toilets or a kitchen). It is used only intermittently for services due in part to the constraints this lack of provision presents for its more extensive use. There is concern amongst residents about the viability of a building without continuing use and investment.
- 122 The consultation in Misson Primary school showed that residents of all ages value St Johns and are keen to see it remain in use.
- 123 The NPPF (at paragraph 131 and 132) requires local planning authorities to take account of the desirability of securing viable uses for heritage assets consistent with their conservation.
- 124 Whilst it is expected that St Johns will remain a functioning church, the community support ancillary development that enables it to be better used for this purpose so long as such development does not harm the attributes that give it its listing.

Policy 6: Protecting and Enhancing Heritage Assets

- 1. The restoration of listed buildings at risk for uses compatible with their designation will be supported, provided such schemes preserve or enhance the listed building's special interest.**
- 2. Proposals to provide additional facilities at St Johns Church that will enable it to be more viably used by the community (either as a place of worship or for an alternative use that is of benefit to the community) will be encouraged where the scheme;**
 - a) recognises the significance of the heritage asset as a central part of the proposal; and**
 - b) has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.**

18 Developing Misson Mill

- 125 The main driver for this Neighbourhood Plan was the opportunity it provided to shape development on the Misson Mill site. It also provides the community with the facility to encourage the provision of

- a) Local green space,
- b) New modern employment units,
- c) A range of residential properties of various sizes designed to a high quality to meet local and wider need.

Background

126 The existing Misson Mill buildings and workshops cover approximately 3.5 hectares although the site extends to 8.8 hectares. 20 businesses still operate from a range of industrial premises on the site, the buildings are generally in a poor state of repair and asbestos in the buildings has contributed to the need to redevelop the whole area providing modern industrial units to secure the viability of the site as an employment area in the future.

127 The large buildings in particular are considered an 'eye sore' by local people

128 In 2013 district wide proposals considered the allocation of 7.2 hectares to provide new housing, additional public open space and employment as part of a mixed use scheme. (This proposal by BDC excluded 1.6 hectares to the rear of the site which is now being put forward so that the whole site is proposed for redevelopment).

129 The Sustainability Appraisal (SA) produced by BDC for this site to accompany the draft Site Allocations Preferred Options Consultation Paper advised that the site was the only realistic option for development in the village. Although the Site Allocations Development Plan Document has now been withdrawn, the work undertaken for the SA is still useful.

130 Paragraphs 5.115 - 5.117 of the SASADPD are set out in Figure 1.

Figure 1

Site 480 (Misson Mill) is the only site considered as a realistic option for residential development in the village. Under SAO8, despite the flood risk in the area, the wider community benefit associated with redeveloping this brownfield site is felt to balance-out the negative effects giving a neutral impact against this objective.

Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area with by replacing older industrial buildings at the front of the site with new residential development.

The economic benefit for Misson will be significant as provision of new business units will increase the attractiveness and economic potential of the site and provide local employment opportunities that are not currently available. Increasing local employment will reduce the need for local residents to travel out of the area.

<http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/site-allocations/preferred-options.aspx>

- 131 For clarity, references to the Misson Mill site include both the existing employment site and the land surrounding it for development in Policy 7 – Mixed Use Development on the Misson Mill site.
- 132 The SA concluded that *‘Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area by replacing older industrial buildings at the front of the site with new residential development.’*
- 133 The NPPF supports the reuse of previously developed land and given the extensive flood risk issues across most of the land in the Parish, the community agree with the conclusions in BDCs Sustainability Appraisal and support a development at Misson Mill.
- 134 Because Misson Mill is on land that is designated as Flood Zone 2 it will be necessary for any development on this site to demonstrate that it has satisfied the requirements of the sequential test and the exceptions test. A site specific flood risk assessment will be required in accordance with the NPPF.
- 135 The indicative layout for approximately 50 dwellings shown in option 4 below is therefore the preferred development approach.
- 136 Consultation was held in December 2015 to seek community support for a preferred layout. 200 people attended and the result was decisive (see Table 4 below).

Table 4; Results of votes cast by the Local Community in the Consultation in December

Option 1 Approx. 30 dwellings, new employment zone and Misson Mill retained	9
Option 2 Approx. 50 dwellings, new employment zone and Misson Mill retained	5
Option 3 Approx. 95 dwellings, new employment zone and Misson Mill demolished	3
Option 4 Approx. 50 dwellings, new employment zone, and Misson Mill demolished	160
Option 5 No change	4

137 The indicative layout for approx. 50 dwellings is shown in Option 4 below



138 Residents will support the development of the site if it brings with it community benefits. This includes the need to establish safe, direct pedestrian or cycle routes to the village to access the school, pubs and community centre. Connections between the new and existing housing are also considered important to support a well-integrated community.

New Development on the Misson Mill Site

139 The Development Boundary for Misson established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes a large part of the Misson Mill site proposed for allocation. To allow the redevelopment proposals which the Neighbourhood Plan proposes the development boundary is revised to include the Misson Mill site. The new boundary and the exact extent of the area for redevelopment is identified in the Policies Map.

140 Whilst the centre of the village is rich in heritage assets, as is typical in most villages, development on the edge of Misson is more recent. This is detailed in Appendix B the

Misson Design Guide and development on Misson Mill should be guided by Policy 2 and 7 in this Plan.

- 141 Schemes that reflect limited style variation or are all of one type of dwelling will not be supported unless the proposal is for a specific housing type to meet local need, for example retirement housing

Residential Properties on the Misson Mill site should include a range of types with particular emphasis on providing some smaller dwellings more than detached large dwellings.

- 142 The element of the Properties that will be Affordable Housing (i.e. housing for people in need) will be based on BDC's own standards which in the Core Strategy is 35%. However this will be agreed based on viability as part of the planning application process between the developer and the District Council.

- 143 Misson Mill is still the base for a number of employment uses. It is a requirement of District Council policy DM7 that the site continues to provide some employment uses. This is an approach supported by this Plan and an employment area was shown on the indicative layout supported in the consultation.

- 144 The exact nature of the employment premises will be agreed between the developer and the District Council although the community would support the inclusion of a retail unit to provide convenience goods. A mixed development could reduce car usage by enabling residents to shop locally and providing local employment opportunities which would boost the rural economy.

Self-Build

- 145 The community support the principle of self-build and as part of the development of this site. Proposals for self-build on Misson Mill is supported. The land owner and Parish Council will work with BDC to promote this site to those on BDC's Self-Build Register.

Landscaping and Public Open Space

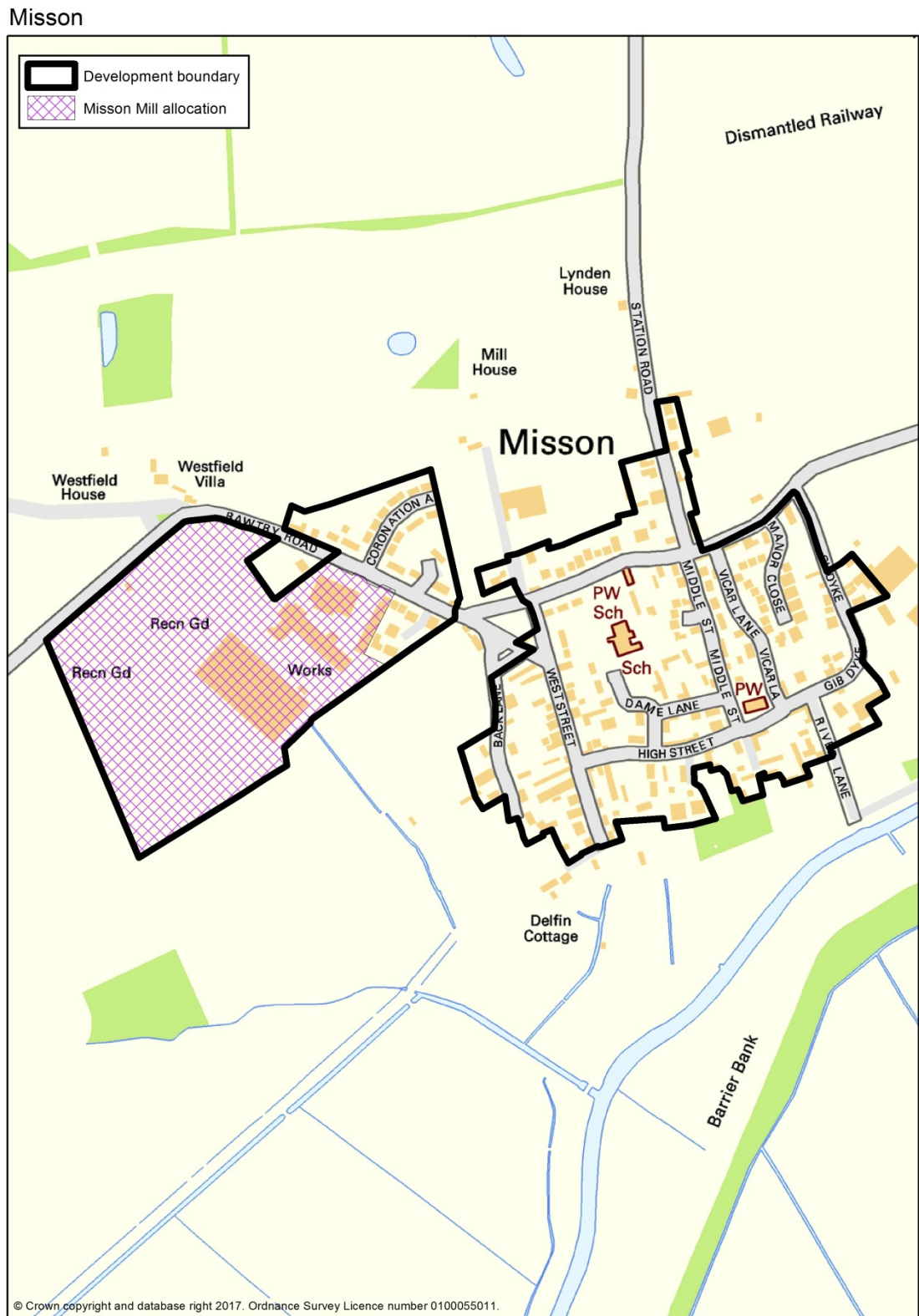
- 146 Misson has very limited amenities. The public open space proposed on the Misson Mill site is intended for use by the whole community.

- 147 The village green is highly valued by local people but it is more suitable for formal community activities and is not an extensive area.

- 148 The consultation revealed the need for additional open space near the village for use by existing residents and to benefit a larger population when the additional housing is built out at Misson Mill.

- 149 The area shown as parkland on the indicative layout is intended as an informal naturalised open space with footpaths, benches, soft landscaping and water features.
- 150 The Misson Design Guide is very positive about the layout and connection of the existing village green and the surrounding settlement. *'The village green provides a useful precedent for any developer looking to provide new open space in their development. It is bounded by interconnected streets and lanes that enable buildings to front on to the space and provide overlooking. The trees are placed to enable the street to feel enclosed. Seating is provided which makes the space usable for socialising.'*
- 151 The new open space should relate well to the surrounding dwellings, be over looked to provide natural surveillance and provide the same opportunities for informal leisure and socialising.
- 152 Ownership and maintenance of the parkland will be clarified as part of the pre application consultation process and formalised in the S106 Legal Agreement that will accompany the planning application.
- 153 The provision of public open space on the former Misson Mill site will be a substantial additional amenity for the community, it will meet a recognised need as well as being an integral part of the high quality landscaping proposals required for the development of this mixed use site.

Map 8: Development Boundary extension to include Misson Mill Redevelopment Site



Policy 7: Mixed Use Development on the Misson Mill Site

1. Development on the Misson Mill site will be supported within the boundary defined on the Policies Map and where proposals are in general conformity with the indicative layout at paragraph 138 of the Plan.
2. The scheme should demonstrate that:
 - a) it provides in the region of 50 dwellings;
 - b) there is a mix of house types to meet local and wider need;
 - c) the boundary treatment and landscaping are appropriate to its rural setting;
 - d) development enhances the distinctiveness and quality of the village;
 - e) it does not cause material harm to the Local Wildlife site on its south western boundary, and provides pedestrian access to the wildlife site where practicable;
 - f) it does not cause material harm to the setting of Misson or the setting of designated and non-designated heritage assets identified in Map 2;
 - g) the layout maximises opportunities to integrate with the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from the village centre and surrounding area;
 - h) the design reflects the local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces in accordance with Policy 2.
 - i) it does not cause harm to the River Idle Washlands Site of Special Scientific Interest
 - j) Consideration has been taken of the impact of the proposal on SSSI Impact Risk Zones
3. A range of industrial units for B1, B2 and B8 use are provided to offset the loss of the existing Misson Mill units.
4. Any retail development is of a scale appropriate to meet local need for businesses and residents and is located on the site where it can be easily accessed on foot from the village.
5. The provision of public open space with a minimum size of 2.1 hectares to provide an outdoor space/park area as identified as a need in the community, young adults and school consultations and based upon minimum requirements set out in the 2012 Bassetlaw open Space Study
6. The open space should be located on the site where it can be accessed easily on foot by the whole village.
7. A site specific flood risk assessment is required to demonstrate that the risk of flooding has been addressed.

19 Energy Efficiency of New Development

154 There is no mains gas in the village, consequently residents face higher fuel bills. Fuel poverty is said to occur when, in order to heat its home to an adequate standard of warmth, a household needs to spend more than 10% of its income on fuel. The Rural Area Profile identified 50 households in Misson in fuel poverty. This is approximately

15% of residents compared to an England average of 11%. Average income is higher than the national average in Misson so this fuel poverty must be due to the combination of a dominance of old housing stock that is not well insulated and higher than average heating costs.

155 The evidence of fuel poverty in the Plan area supports the consideration of both on site renewable energy solutions as well as the construction of development using energy efficient materials.

156 Requirements to achieve sustainable homes with regard to the use of energy efficient construction materials now form part of the national technical standards that will be implemented as part of the Building Control process rather than through planning policy.

157 The Waste Core Strategy Policy 2 (WCSP2) produced by the County Council also requires that all development should be 'designed, constructed and implemented to minimise the creation of waste and maximise the use of recycled materials'.

158 Consultation for this Plan revealed considerable support for development that seeks to incorporate the use of renewable energy technologies and other low energy techniques in the construction of new dwellings.

159 Whilst the community will continue to press for mains gas into the village, new development must be constructed with energy efficient materials that will assist future households in reducing their energy bills.

Policy 8: Energy Efficiency of New Development

- 1. Proposals should seek, where possible, to use renewable energy solutions in new developments. The use of renewable energy and other low energy systems compatible with the type of development will be encouraged.**
- 2. The use of renewable energy systems near Listed Buildings or other non-designated heritage assets will be supported where it can be shown that their appearance will not be detrimental to the character of the area or the setting of the Listed Buildings.**

20 Better Broadband

160 In the Plan area in 2011 7.4% of people aged 16-74 worked from home compared to a district average of 3.2%.

161 A 2014 study done by the Office of National Statistics showed that a growing number of home workers tend to be self-employed, older, live in rural areas and earn more than the rest of the population. So Misson is the sort of place that, in the rest of the country increasingly, people are working from home.

- 162 However, broadband connectivity into the Parish is very limited. The present broadband speeds are 0.88 Mbps (super-fast broadband is classed as anything above 24 Mbps).
- 163 Bassetlaw District Council provides broadband via a transmitter on the tower of the Parish Church of St John the Baptist with speeds up to 10 Mbps. However this is only available to residences and businesses in the vicinity and in direct eye line of the transmitter
- 164 The “Better Broadband for Nottinghamshire” submission has proposed the delivery of superfast broadband to the locations serving all residential, business and public premises by the end of 2015. However, Misson is not included in this offer and there is no indication when super-fast broadband will be available in the area.
- 165 The consultation revealed considerable frustration with this situation and the community support the Parish Council in seeking all opportunities to secure better broadband in Misson.
- 166 Over the Plan period the need to access services and information via the web will only increase and with the advance of information technology the expectation that people can run their businesses from home will also increase.
- 167 A better broadband connection will enable more home working. This can also bring benefits to a village like Misson including reduced car usage (especially at peak times) and increased vibrancy in the village in the day time which will help to support local pubs and cafes where they provide social and business facilities.
- 168 Policy 9 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. The world of telecommunications is changing rapidly. However, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering better connectivity.
- 169 Where new housing development, or the redevelopment of roads and utilities, takes place this is an opportunity to contribute to the provision of ducting for communication purposes. Developers are encouraged to discuss such opportunities with the Parish Council to seek ways to maximise this benefit for the local community.

Policy 9: Better Broadband

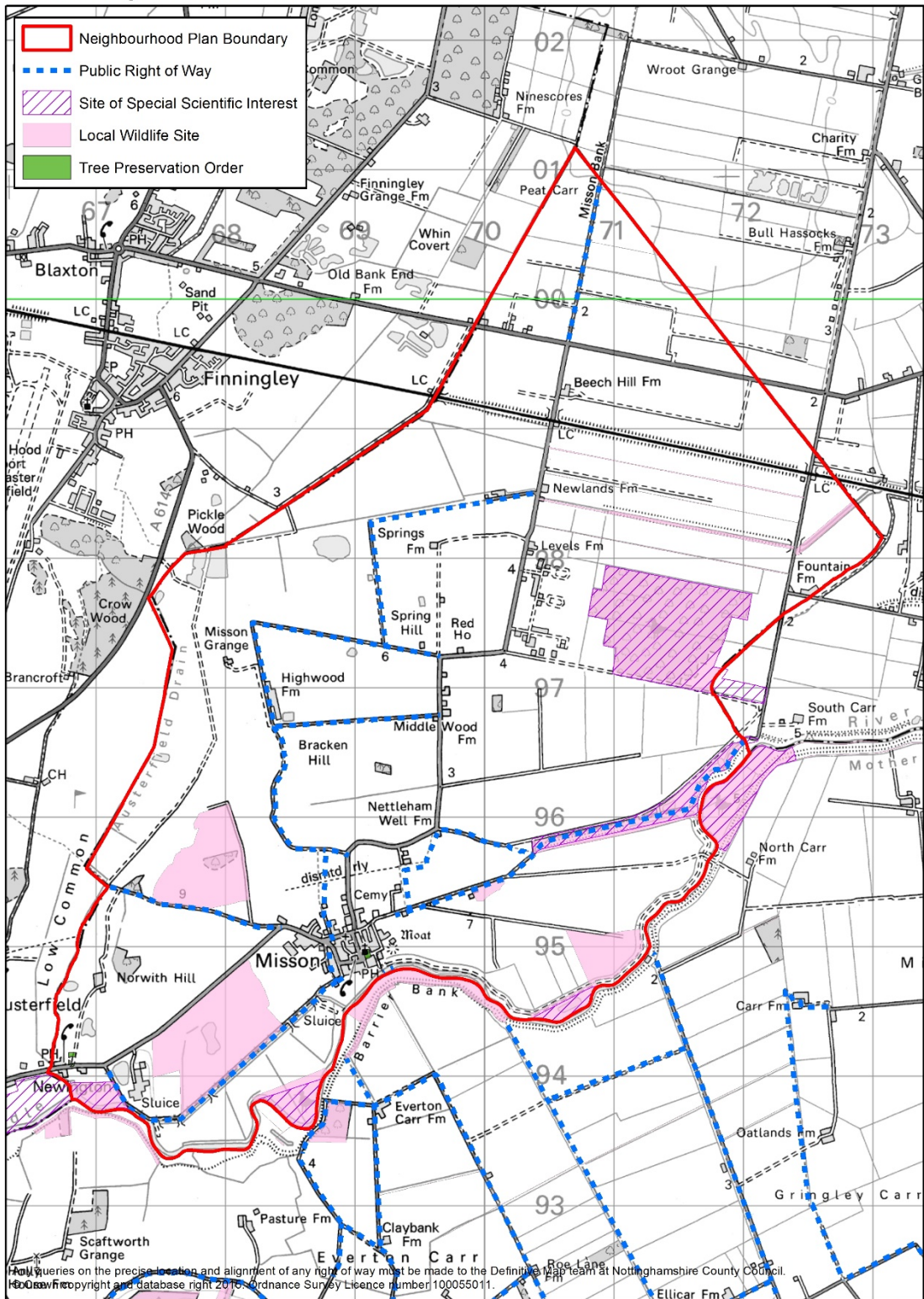
- 1. All new development should demonstrate how it will contribute to, and be compatible with, current digital connectivity where practicable.**
- 2. Proposals that accord with development plan policies and provide access to superfast broadband to serve properties and business developments in the Parish will be supported.**

21 Green Infrastructure and the Natural Environment

- 170 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our Misson and the open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, church-yards, sports facilities and water-courses.
- 171 A green infrastructure network provides the space for outdoor activity. Walking and cycling within the village and across the Parish provide the opportunities for incidental exercise which has significant health and well-being benefits to local people as well as being vital to support biodiversity.
- 172 According to the Bassetlaw Landscape Character Assessment, Misson is in Policy Zone 2. The landscape was considered to be in moderate condition with a requirement to conserve and restore. *'There is a coherent pattern of elements with some detracting features within the Policy Zone, namely industry, evidence of mineral extraction[spoils heaps] and masts.'*
- 173 However, with the River Idle forming the Plan's eastern and southern boundary Bassetlaw's Green Infrastructure Study 2010 Idle Lowlands Policy Zone 2 identifies the area as *'of significant conservation interest'* due to its *'river washlands, ditches, dykes and large open fields and isolated woodland plantations.'*
- 174 Section 7D provides detail about the 19 local wildlife sites, and 3 Sites of Special Scientific Interest (SSSIs).
- 175 The consultation revealed a real passion to protect and enhance the footpath network. 63% of local residents wanted increased access and new footpaths to land within the parish, particularly to enable walks along the river. A better network of footpaths is required to provide circular routes, routes along the river and to improve access to the local wildlife sites and the SSSIs.
- 176 Map 9 shows the existing public rights of way in the Plan area. It reveals that there is presently no public access along the river (something that local people feel very strongly about) and that many of the footpaths within the Parish do not connect to each other.
- 177 Discussions with landowners are on-going and the Parish Council will remain committed to securing improvements to the footpath network that ensures a better network of pedestrian or cycle routes over the Plan period. Continuing to seek ways to improve walking routes is also a project (see Appendix C).

Map 9 Public Rights of Way, SSSIs and LWS

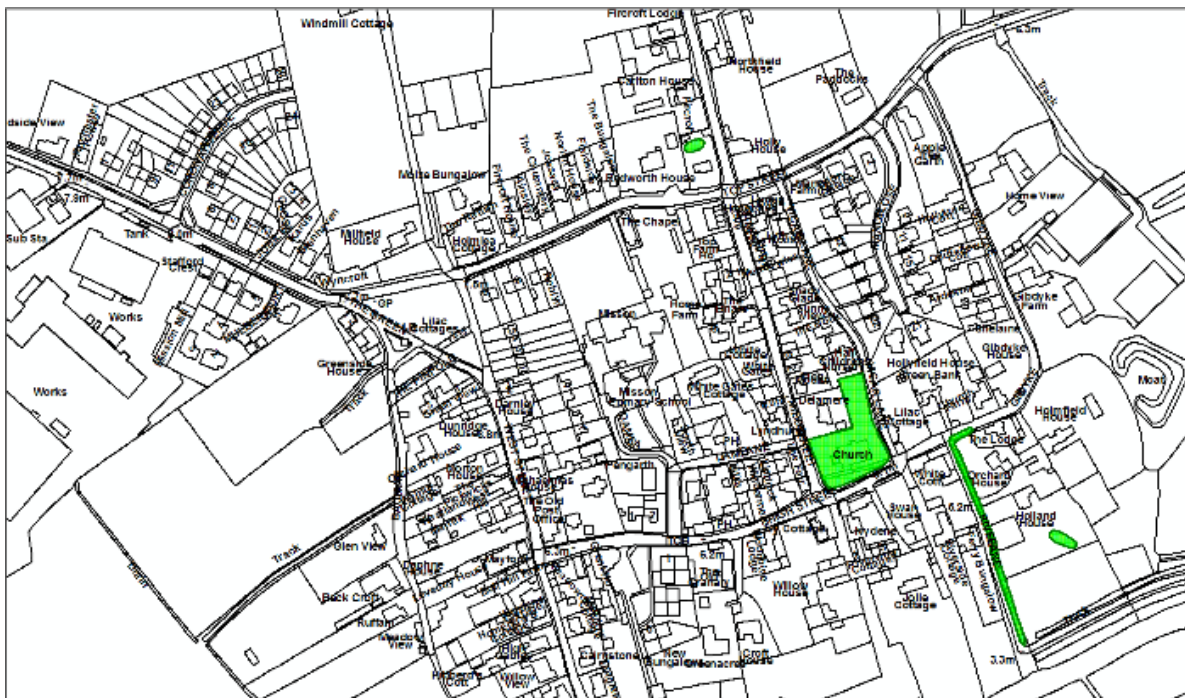
Misson Neighbourhood Plan



178 A significant aspect of the character of Misson Village is its number of mature trees. Map 10 shows the number which have a Tree Preservation Order on them. The proposed designation of a large part of Misson village as a Conservation Area would afford additional protection on those trees within the boundary that do not currently have TPOs on them.

179 The extent of the trees and their contribution to the character of the village is highlighted in the Mission Design Guide. The avenue of trees along River Lane, is particularly valued by local residents.

Map 10 Tree Preservation Orders



Policy 10: Improving Green Infrastructure and the Natural Environment

1. Development which is directly related to improving or extending the opportunities for walking in the Parish will be encouraged where the proposals;
 - a) do not detract from the landscape character or ecological value; and
 - b) are for improving access to the local wildlife sites and the river corridor as identified on Map 9.
2. Proposals that create cycling routes along the River Idle will be particularly encouraged.
3. Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets² and priority habitats and species³ affected by development and show the opportunities taken to improve linkages.

² Defined in the Bassetlaw Green Infrastructure Study 2010

³ Defined in the Natural Environment and Rural Communities Act 2006

- both between existing and new green infrastructure assets and to residential areas.**
- 4. Any proposals should have regard to the nature conservation value of the area and ensure that they are designed and managed appropriately to avoid any adverse effects on the notified features of the Site Special Scientific Interest (SSSI).**

22 Implementation

180 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Misson Parish Council will also be actively involved, for example as part of the pre application process as outlined in Policy 1. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

181 There are several areas of activity which will affect delivery and each is important in shaping Misson Parish in the months and years ahead. These comprise:

- a) The statutory planning process. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the parish will be challenging to secure.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

182 The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

23 Monitoring and Review

- 183 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Misson Parish Council.
- 184 The Parish Council will publish a report on the implementation of the Plan annually. The findings of the report will be shared with BDC.
- 185 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
- 186 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix B: Design Guide

The Misson Design Guide supports the policies in the Plan. It is intended to support developers and designers maximise the opportunities and contribute positively to making Misson a better place by ensuring that any new development contributes positively to the village.

Due to file size it is a separate document.

Appendix C: List of Community Projects

To support the Plan Policies the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1

Seek ways to develop an improved footpath network and to explore arrangements to provide better access for walkers along the River Idle.

Project 2

To work with the developer of Misson Mills to agree the future use and maintenance of the parkland created as part of the mixed use scheme.

Project 3

To seek support from the land owners to undertake some clearance of vegetation around the moated site at Gibdyle and the Pinfold to prevent further erosion of these heritage assets. It is acknowledged that the moated site at Gibdyke is a Scheduled Ancient Monument and therefore the advice of Historic England and the Conservation Team at Bassetlaw District Council would be sought before any works take place

Project 4

Park – public open space on land (not Misson Mill)

Project 5

Verges to remain uncut in order to develop and promote wildlife

Project 6

Extension at the Church for kitchen, room hire and toilets. This would be subject to obtaining planning permission and a church faculty. Historic England and the Conservation Team at Bassetlaw District Council would be sought before any works take place

Appendix D: Extracts from ‘Successful Places’ produced for Bassetlaw District Council, Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council

The purpose of this Appendix is to support the Policies elsewhere in this document highlighting those aspects of best practice that is relevant Misson Parish and which should be taken into account when designing any new developments covered by this Neighbourhood Plan

Ref	Comment
3.3.1	Proposals should integrate green and blue infrastructure into the development layout wherever possible
3.5.1	Developments should create places of character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context.
3.6.1	Layouts should provide a linked network of routes and spaces within the development and connect to adjoining areas
3.6.5	A development, depending on its scale and context, should provide variable densities to support areas of character, the viability of local services, facilities and the landscape setting of the area
3.6.16	Developments should be orientated to benefit from passive solar energy
3.6.22	Developments that form a new long term settlement edge should create a positive relationship with the adjoining countryside, providing an appropriate transition between the built up area and the adjoining landscape
3.8.14	On-plot parking and garages should be sited so they do not appear as dominant features in the street scene and be sufficient size to function as a parking space
3.9.1	Roads should be safe, inclusive and an integrated component of the design in a way that helps create streets and places not just roads for carrying traffic
3.10.6	Using a simple palette of complementary materials, the architecture of an area and the activities of its inhabitants should give character to the streets The choice of hard materials must reflect this intrinsic street character whilst also achieving continuity of movement, flow and, with it, connectivity
3.10.10	Planting should create the seasons.
3.11.15	All schemes should provide a level of outdoor amenity space that is proportionate to the type of accommodation, appropriate to its location and suitable to meet the occupiers’ likely requirements.
3.15.7	Boundaries should be appropriate to their location, strengthen distinctiveness and reflect the characteristics of the local context
3.16.1	Building forms and details should be appropriate to the local context, their position and role within the place hierarchy and make a positive contribution to the character of the place
3.17.4	The potential for a dwelling to be extended should be a consideration at the design stage providing this would be appropriate to the character of the development and its context
3.18.1	Building materials and colours should be chosen for their high quality, to complement site context and to strengthen the local distinctiveness of the area
3.18.6	Materials should be durable, robust and maintainable and chosen with regard to their visual qualities and contribution to the character of the area
3.19.2	Each dwelling should have designed and sited so as not to detract from the appearance of the development and to allow bins to be safely and conveniently taken to the collection point

