



Nether Langwith Neighbourhood Plan – Scoping exercise. April 2021

The purpose of this exercise is to begin to identify the key issues that will feature within the Neighbourhood Plan for the Parish. It links the discussion to national and local policy to show what the neighbourhood plan can do to influence these issues as the plan evolves.

At the meeting there will be an opportunity for the group to look at what it wants to achieve from preparing a Neighbourhood Plan.

Issue	National Policy NPPF	Core Strategy	Nether Langwith questions	Discussion 15/4/21
Planning Policy Context	Presumption in favour of sustainable development.	Nether Langwith is a Rural Service Centre. Development 'will 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'. In the draft Local Plan Nether Langwith is classed as a 'Small Rural Settlement'. A residential target of 11 dwellings is identified which has been met by recent planning Approvals.	What is the appetite for development locally? The Local Plan does not require additional housing, however NPs that allocate a site for residential development have additional powers to control inappropriate development where Bassettlaw fails to demonstrate an adequate supply of housing across the District Would small-scale development be supported if in the right location and of the right type?	The group felt that there is likely to be resistance to residential development locally, and that any proposals needed to demonstrate the benefit it would serve to the community. People felt that it would depend on what the development was and where it was based. The impact of the recent planning approval was discussed. If that lapses, then the parish would be required to find a minimum of a further 11 dwellings up to 2037.

Economy	Support for sustainable economic growth Sites should be released from employment use if not viable Promote customer choice in Town Centres Sequential test	Proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported in line with other material considerations and planning policy requirements. Economic development proposals will be supported within Development Boundaries, in line with other material considerations and planning policy requirements.	What employment activities take place in the Parish? A pub, farms, other? 3.9 % of the community work from home (higher than the District average). Self-employment is below the district average (6.4% compared to 8.3%). Levels of unemployment at 4.4% are slightly higher than District levels Does the Parish want to encourage appropriate local employment opportunities? What about business expansion?	There is a pub, farms and the Langwith Lodge Care Home locally, plus Tarmac Centre and Cotton Mills. There is limited scope for further development within the parish boundary. The group were supportive of farm diversification. The high level of tenant farmers was noted. Welbeck are the primary landowners in the parish.
Community Facilities	Planning system to deliver social, recreational and cultural facilities Need for high quality open spaces, protecting existing open space Protection and enhancement of public open spaces	Applications for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of, the village. Where no available sites exist within Development Boundaries, proposals for standalone community services and facilities will be supported on sites outside of, but adjoining, these Boundaries where need and long-term viability is proven to the Council's satisfaction and where there is explicit community support for the proposal. Policies protect existing community facilities.	A pub, village hall, allotments What other facilities exist locally? Does Nether Langwith need more or different facilities? Play area for children? What local facilities does the community wish to protect?	Very limited facilities locally. The pub, village hall, allotments, village green. The recent planning permission for 39 dwellings has proposed an extension to the village hall and the provision of car parking facilities. It is considered to be important to protect what the parish has.

Transport and access	Encouragement to reduce carbon emissions and congestion Significant development to be located where movement is limited Sustainable transport modes encouraged – cycling etc. Local authorities should seek to improve quality of parking to be convenient, safe and secure	The core strategy promotes improved bus services and facilities; extension and improvement of the cycle network and pedestrian facilities; park and ride; traffic management; highway capacity improvements; or pedestrian schemes. It recognises that given the rural nature of the district, the private car will continue to be the dominant form of transport, but seeks to reduce the dependency on the car where possible by providing linkages through footpaths and accessing public transport.	Is the issue of transport/highways important in Nether Langwith? Are local facilities well connected? Do you wish to protect/enhance/extend footpaths/cycle ways/bridal paths etc.? Over 49% of people use a car or van to get to work, which is slightly higher than the district. 17.7% of households have no car or van compared to 20.1% across the district. Is parking an issue? Speeding? Without the developer contributions that come from large scale development, opportunities for improvement through the planning system can be limited, but there are opportunities for 'Community Actions' to focus attention on change.	This was identified as an important issue locally, although it was acknowledged that the neighbourhood plan can have limited impact without associated development. The lack of public car parking was discussed (the car parks associated with the Jug and Glass are the only ones) as was the problems associated with houses with no garages. Speeding was identified as an issue. Footpaths are well served and there is support for extending them.
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Housing and the Built Environment	Housing mix based on local need/demand Development of gardens not favoured Good design important to sustainable development Heritage assets to be protected	10% of the district's housing requirement will be delivered in the Rural Service Centres through existing permissions and allocations in the Site Allocations DPD, for the plan period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements. The Core Strategy requires Affordable Housing at a level of 15% on developments of 'one or more units' but this has been superseded by the NPPF. The draft Local Plan recommends a housing mix across the district of up to 10% 1-bed; 20-30% 2-bed; 45-55% 3-bed and 15-25% 4+-bed. Policy 32 requires 'an appropriate mix and type of market and affordable housing, and specialist housing for older people and disabled persons informed by the most up to date Council evidence of housing need'.	Is the design important locally? NPs are being encouraged to include design codes to shape the design of housing locally. 8 buildings are listed as heritage assets locally – Brook House Farmhouse; Connie Tom; Greenrigs; Langwith House; Langwith Lodge; Langwith Mill House; Nether Langwith War Memorial; Pasture Hill Farmhouse; Stone Cottage; Farmhouse, Cotton Mill; Jug and Glass Inn and West Cottage. Do you want to afford protection to other buildings by preparing a 'local list'? What about housing mix? Are homes for elderly people needed? What about affordable housing? 13.3% of the housing stock is 'affordable housing' compared with 16.3% across the district. As at 2011 there was no 'shared ownership' in the parish. Nether Langwith has 38.8% detached housing (34% across the district and only 22.3% nationally) but a smaller ratio of larger houses (4+ bedrooms) at 14.2% compared to 20.6% across Bassetlaw as a whole. In 2011, the age profile of the Parish was older than across the district. 27.2% of residents of Nether Langwith were aged 65+ compared to 18.6% across Bassetlaw (and only 16.3% England-wide).	The benefit of providing housing for an ageing population was discussed, potentially looking to provide bungalows for older residents, freeing up under-occupied larger houses for families. A discussion took place on the benefit of Affordable Housing and the potential for an Exception Site locally to increase provision. It was noted that the recently approved development has negotiated away the Affordable Housing provision. A study funded by Locality can help to demonstrate need. Futureproofing of new housing was discussed by requiring wide doors and corridors etc. (although the ability of neighbourhood plans to influence space standards is limited). The group will consider whether there are any buildings in the parish that are not currently subject to a statutory listing that could be included as non-designated heritage assets (although it was noted that this does not afford additional protection above that secured through being in a Conservation Area). The group were keen to consider design issues.
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Natural Environment	Planning system should contribute to/enhance the natural environment Brownfield land to be prioritised Biodiversity to be conserved/enhanced Designation of Local Green Spaces	The Core Strategy expects development to protect and enhance the green infrastructure and to protect features such as important trees and hedgerows and ancient woodlands. Policy DM10 supports proposals that minimise CO2 emissions. The draft Local Plan policy ST52 reinforces these aspirations to reduce carbon emissions.	What Local Green Space does the community wish to protect from development? Needs to be special and have other characteristics such as its beauty; tranquility; proximity to village; size; access arrangements; historical significance etc..... Views? Areas of separation? Biodiversity features? Do you wish to build in environmental features?	The group will consider over time whether there are any areas of special local significance to designate as Local Green Space, with the same level of protection as the Green Belt. Similarly the group will consider any important views in the Parish, into and out of the village, and the need for policies on issues such as biodiversity, flooding and renewable energy. Can a wildlife corridor be identified?
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