

Neighbourhood Plan

Pre submission consultation responses

Pag No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
N/A	Various	HBE2	21 st June Drainage & Wastewater Management Planning (DWMP) - Strategic Catchment Planner Severn Trent	It is noted that your policies jump from HBE1 to HBE3, leaving an HBE2 absent from the document –was this intentional?	Noted. This error will be rectified in the Submission version of the NP.	Change to be made as indicated.
N/A	Various	ENV11	21 st June Drainage & Wastewater Management Planning (DWMP) - Strategic Catchment Planner Severn Trent	Severn Trent are supportive of this policy. It would be beneficial to include some wording around the development showing they have followed the drainage hierarchy, as exemplified below; “All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.” A good reason for including this wording within your policies is that Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: “Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.”	As this is already a requirement as identified in Planning Practice Guidance, it is not considered necessary to add this additional element into Policy Env 11.	None
N/A	Various	N/A	21 st June Drainage & Wastewater	We (therefore) recommend that the following policy wording is included within your plan regarding SuDS:	SuDS is already a policy requirement so the addition of this policy is considered	None

			Management Planning (DWMP) - Strategic Catchment Planner Severn Trent	Sustainable Drainage Systems (SuDS) Policy All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate. All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity. Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity. Supporting Text: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.	unnecessary.	
N/A	Various	N/A	21st June Drainage & Wastewater Management Planning (DWMP) - Strategic Catchment Planner Severn Trent	We recommend the inclusion of the following policies: Blue and Green Infrastructure Policy Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm. Supporting Text: The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2021)	We do not believe that the inclusion of this policy is necessary. Many aspects are already covered through policies on flood risk, wildlife corridors etc and reference in the suggested policy to the 'undeveloped coast' is inappropriate. We believe that the NP is proportionate and appropriate.	None

			paragraph 174 States: “Planning policies and Decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services –including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;” Green Open Spaces Policy Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space. Supporting Text: We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.	However, we will reference blue and green infrastructure in Policy Env 4	Change to be made as indicated.
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N/A	Various	N/A	21st June Drainage & Wastewater Management Planning (DWMP) - Strategic Catchment Planner Severn Trent	We encourage you to include the following policies: Protection of Water Resources Policy New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application. Supporting Text: National Planning Policy Framework (July 2021) Paragraph 174 states: "Planning policies and decisions should contribute to and enhance the natural and local environment by:... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;" Water Efficiency Policy We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to	We have decided not to incorporate such policy areas in the NP but rather to leave this to the planning application process.	None
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				deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard: New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day. Supporting Text: National Planning Policy Framework (July 2021) Paragraph 153 states: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.” This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long-term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made		
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				mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed. We recommend that all new developments consider: •Single flush siphon toilet cistern and those with a flush volume of 4 litres. •Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. •Hand wash basin taps with low flow rates of 4 litres per minute or less. •Water butts for external use in properties with gardens.		
N/A	N/A	N/A	30th June Historic England, Business Officer - Midlands	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record.	Noted	None
N/A	N/A	N/A	Ellie Smith – Midlands Operations Directorate, National Highways 4th July 2023	'In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. The SRN closest to the NDP area is the	Noted	None

				M1 motorway, which is outside the boundary of the plan area. We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact the safety and operation of the SRN, we have no other comments to make.'		
N/A	N/A	N/A	Matt Verlander, Avison Young - For National Gas Transmission 28 th July 2023	Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	None
N/A	N/A	N/A	Matt Verlander, Avison Young - For National Grid 28 th July 2023	Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	None
N/A	N/A	N/A	Melanie Lindsley, The Coal Authority 26 th July 2023	Our records indicate that within the identified Neighbourhood Plan area there are limited coal mining features present at surface and shallow depth. In this case our records indicate that fissures are present within the area identified. Following a review of the Neighbourhood Plan it is noted that it does not propose to allocate any new sites for future development. On this basis the Planning team at the Coal authority have no specific comments to make on the content of the Neighbourhood Plan.	Noted	None
		ENV11	Environment	Flood Risk	Noted.	None

			Agency 29 th July 2023, ref: LT/2006/000221/ OR-41/IS1-L01 from Mr Paul Goldsmith, Planning Specialist	The settlement of Nether Langwith lies predominantly within flood zone 1 although the River Poulter does intersect the southern section of the settlement. The EA flood map for planning indicates that sections of flood zones 2 and 3 are present particularly along Queen's Walk. It should be mentioned that the River Poulter is not classified as a 'Main River' and therefore the Environment Agency do not hold hydraulically modelled data. Therefore, any proposed new development located within flood zone 3 may require additional modelling to ensure it is able to meet the requirements of the NPPF. The requirements of the NPPF are to ensure that not only the development can be made safe for its perceived lifetime but also does not increase risk to third parties as a result of development. We welcome the addition of Policy ENV11 however this is predominantly targeted towards the mitigating the impact of surface water flood risk. While we do support this, we do feel that the fluvial flood risk emanating from the River Poulter should have a greater level of scrutiny. The above is evident within section 2.6 of the design guide and codes document but this should be emphasised within the neighbourhood plan document.	We consider the present wording in respect of Zone 3/2 flood risk to be appropriately balanced with that for surface water. National policy already covers Z3/2 issues quite strongly; the main issue locally (not covered in depth by national policy) is surface water.	
		ENV4	Environment Agency 29 th July 2023, ref: LT/2006/000221/ OR-41/IS1-L01 from Mr Paul Goldsmith, Planning Specialist	Biodiversity and Habitat Connectivity We welcome that there are policies which seek to enhance or provide biodiversity and habitat connectivity improvements as part of new development. However, we feel that Policy ENV 4 should also include mention of both 'green infrastructure' and 'blue infrastructure' as it would be beneficial to clearly link both within the policy wording. Development should integrate and increase blue/green	Noted. We will make reference to the blue and green infrastructure as suggested.	Change to be made as indicated.

				infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims. While Policy ENV 4 makes mention of Biodiversity Net Gain we would encourage specific mention of the requirements now mandated through the Environment Bill. The Environment Bill has now been approved through parliament requiring development to provide a minimum of 10% biodiversity net gain. We would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across any development sites which may come forward where possible/feasible. Should the above changes be implemented then this will add further linkage between the Neighbourhood Plan and section 4.6 – Green and Blue Infrastructure of the accompanying design guide and codes document.	This was a matter of the timing of the Plan's drafting and preparation for R14 consultation. We will amend the NP accordingly.	Change to be made as indicated.
		D3	Environment Agency 29th July 2023, ref: LT/2006/000221/ OR-41/IS1-L01 from Mr Paul Goldsmith, Planning Specialist	Water efficiency of new build development We also wished to point out that while the design guide and codes document is extremely thorough, we would recommend that the inclusion of water efficiency targets are incorporated. This would appear to fit most naturally within Design Code D3. We would encourage inclusion of the requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day unless it can be demonstrated that this is not feasible. Producing mains water, treating waste water and in-home water heating has significant embedded energy and requires chemical inputs, therefore reducing water demand per capita by requiring the tighter	Noted. The Parish Council has decided not to include water efficiency targets in its neighbourhood plan.	None

				standard of 110 l/p/d could lead to significant reductions in the associated carbon emissions.		
	Page 48		Michael Tagg, Conservation Manager Bassetlaw DC (via email to Will)	Just one issue really, I'd suggest the last bit on the mill site (page 48) be amended: <i>"Langwith Mill House was designated as a grade II listed building in 1985. The adjacent Mill building is not listed, although is an important building in the Conservation Area. Renovation of the listed Mill House for residential use is nearly completed (July 2023) and work has begun on renovating the Mill building. Sympathetic renovation and development of the main Mill building is supported."</i>	Janet/Matthew to check the listing with BDC	
			Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	Appendices: It is noted that not the appendices are easily available, and this needs to be rectified. It should be considered whether the Reg 14 consultation needs to be run again – once other amendments have been made - to ensure that all parties have had the chance to view / comment on the evidence base.	Noted. The issue was that the list of Appendices in the contents page was inaccurate and will be amended. The evidence in support of the policies on views and Local Green Space was in the Neighbourhood Plan itself and will be strengthened on submission to BDC by updating appendices where appropriate.	Change to be made as indicated.
			Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	Supporting/body text: It would be useful to add a comprehensive numbering system for all sub-sections and paragraphs, to assist referencing of content. Policy Format and Numbering: It would be useful for all policies to be re-formatted to include clause and sub-section numbering (or lettering, where relevant), to make them easier to reference. It is also noted that the policy numbering order has gaps in places, assumingly due to earlier policies being removed. It would be a good idea to take the opportunity to re-number the policies to rectify this.	Noted. All policy numbering will be checked and rectified where necessary. It is considered that the policy format is appropriate. Paragraph numbering will be undertaken by BDC whilst undertaking amendments following examination.	Change to be made as indicated. None

			Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	Bassetlaw Local Plan: References to the emerging Bassetlaw Local Plan are likely to need adjusting – we defer to our Planning Policy colleagues for guidance on this topic. Demographic data: There may be the potential to update some of the figures quoted given the gradual availability of 2021 Census data.	Noted. Amendments will be made where appropriate/possible.	Change to be made as indicated.
page 6	para 4		Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	First mention of NPPF is incorrectly shown as 'NNPF'	Noted.	Change to be made as indicated.
page 18	Housing allocation, para 2		Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	AECOM is mentioned for the first time here; hence it might be useful to explain who they are.	Agreed	Change to be made as indicated.
page 21	Windfall development, para 4		Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	There appears to be an errant '+' in the text.	Agreed	Change to be made as indicated.
page 24	Figures 4.1 and 4.2		Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	The two maps would benefit from being increased in size, as the information is not legible at present.	Large-scale versions of all figures will be available on Submission.	
page 40	Part 1	EN7	Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	it may be helpful to add a reference to Figure 13 (Footpath map) after mention of FP5 and 6.	Agreed	Change to be made as indicated.
page 40	Part 3	EN7	Bassetlaw District Council Neighbourhood Planning , via	there is an outstanding note included at the end of the clause (in black).	Noted. This will be removed.	Change to be made as indicated.

			Will Wilson, 31-7-23			
various	various		Bassetlaw District Council Neighbourhood Planning , via Will Wilson, 31-7-23	Font: minor differences in font colour / format have been identified, as follows: P37, list item 12: The number "12" identifying The Jug and Glass Inn is black rather than blue. Policy E2, clauses c and d (p50): The letters identifying the clauses are black rather than blue. Policy E3, clauses d and e (p51): As above. Policy E4, clause d (p52): As above. Policy T1, clause b (p54): As above. Page 48, Cotton Mill sub-heading: the letter 'a' is in a different style to the 'b' for Traders	Agreed	Change to be made as indicated.
			Bassetlaw District Council Planning , via Will Wilson, 31-7-23	In terms of the Neighbourhood planning process, the Regulation 14 Plan is supported by a number of appendices. Unfortunately, some of these appendices (6 - 8) do not appear to form part of the public consultation and, therefore, the Council cannot consider these in relation to some of the content within the Plan. As some of these documents support certain policies, it is vital that these documents are made available for public comment.	Noted. The issue was that the list of Appendices in the contents page was inaccurate and will be amended. The evidence in support of the policies on views and Local Green Space was in the Neighbourhood Plan itself and will be strengthened on submission to BDC by updating appendices where appropriate.	Change to be made as indicated.
			Bassetlaw District Council Planning , via Will Wilson, 31-7-23	It would be worth undertaking a thorough proofread of the Plan, as a few spelling and grammar mistakes have been noted.	Noted	Change to be made as indicated.
	A. Housing and the Built Environment		Bassetlaw District Council Planning , via Will Wilson, 31-7-23	The supporting text to this part of the Plan formed part of the submission version of the emerging Bassetlaw Local Plan, which is now considered 'out-of-date' following the examination. Although the consultation on the proposed modifications to the Local Plan has not yet commenced, the Council recommend that the Steering Group wait to consider any	Noted. The Neighbourhood Plan will be updated to reflect the progress of the Local Plan through Examination.	Change to be made as indicated.

				proposed modifications to the Local Plan before submitting the Neighbourhood Plan to the Council.		
		POLICY HBE1: SETTLEMENT BOUNDARY	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	The Neighbourhood Plan should refer to the 'settlement boundary' as a 'development boundary'. Although the Council support the introduction of development boundaries for neighbourhood plan areas, for consistency with the Local Plan, they should follow the criteria for identifying a development boundary as described in the Council's Development Boundary Background Paper, which can be found at: https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/bassetlaw-local-plan-2020-2038-examination-library/ (Document SS-001). Figure 2 needs to be clearer – i.e. a legend to indicate what is a development boundary and settlement boundary, and maybe also a clearer distinction of which area is Bassetlaw and what is Bolsover.	Noted. The methodology for drawing the boundary adds local detail to the information contained in the Background Paper and this will be referenced in the NP. Agreed. The term 'development boundary' will be used in place of 'Settlement Boundary'.	Change to be made as indicated. Change to be made as indicated.
		HBE 2	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Missing!		
		POLICY HBE 3: HOUSING MIX	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	As new residential development is only supported within the development boundary, it is likely that the majority of any new development will be small-scale infilling. These tend to be either self-build or via smaller developers. Smaller developments tend not to provide a good mix of house types, so if this is a key priority for the Plan, then the group should reconsider the level of growth and whether to allocate areas for larger	The purpose of the policy is to help balance the housing stock and the PC wishes to retain the policy.	None

				developments.		
		POLICY HBE4: AFFORDABLE HOUSING	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Similar to the comments for Policy HBE3, affordable housing generally only comes via developments of 10 or more dwellings. As it is unlikely that a development of this size will be accommodated within the development boundary, the Plan should consider the need for sites for Affordable Housing outside the development boundary in line with National Planning Policy. The Policy could be merged with housing mix and added as a line which states that 'where appropriate' developments of 10 or more within the development boundary (or outside) which exceeds affordable housing requirements will be seen as favourable.	Exception sites outside of the development boundary will be determined based on local and national planning policies, where there is an identified need. The Neighbourhood Plan does not need to address this issue as it is already covered by strategic policies. We will clarify this in the text.	Change to be made as indicated.
		POLICY HBE 5: WINDFALL SITES	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Policy HBE4 reads like a development should meet all the criteria? It is likely that not all the criteria would apply to every development, so the word 'appropriate' should be included after the word 'where' at the end of the first sentence to the Policy.	Agreed. We will add where '... appropriate, and:' to the first sentence in the policy.	Change to be made as indicated
		POLICY HBE 6: DESIGN	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	As a key Policy for the Plan, Policy HBE6 would benefit from more detail about what elements of the built and natural environment contribute towards the special characteristics of the settlement. Just to refer to the design guide and design code document doesn't give enough detail to the user. Extracting the key parts of the design code document into the Policy would help strengthen its weight when it is applied to planning applications. Maybe look at other recently made Neighbourhood Plan design led policies as examples.	Agreed. The Policy HBE 6 will incorporate the key design elements from the Appendix.	Change to be made as indicated.
		POLICY ENV 1: LOCAL GREEN	Bassetlaw District Council Planning , via Will Wilson, 31-7-	General comment – it may be helpful if all supporting documents, including the appendixes, were included as integral to the document. The maps in the	Noted. High resolution versions of figures will be available on submission.	

		SPACE	23	appendices could also be clearer.		
		POLICY ENV 2: IMPORT ANT OPEN SPACES	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	The Council supports the designation of Local Green Space, but is unsure of the point of the identification of 'important open spaces'. Why are these not designated as Local Green Space? In addition, some of these spaces are already protected through the Core Strategy/Local Plan such as allotment space and sports pitches.	These are OSSR sites (a combination of those included in the BDC audit and covered by LP policy DM9D and a further suitable candidate identified by the NP. The LP policy does not include local detail (sites to which the policy should be applied are not individually identified or mapped) and the protection it provides for existing OSs was thought to be in need of clarification and strengthening. The key difference between the policies for LGS and OS is (in addition to statutory protection for LGSS compared with the lesser protection for OSs) is that for LGSS it is the site plus all its intrinsic values and setting that is protected (replacement elsewhere is impossible) while for OS it is function and amenity (which can be replaced elsewhere)	None
		POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENTAL SIGNIFICANCE	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	It is beneficial to identify all the designated and non-designated environmental assets around the Parish. However, Policy ENV3, as written, isn't a Policy and is more of a statement. Where has the requirement for '(as measured by use of biodiversity metric 3.0 or the small sites metric)' come from? In addition, it appears that designated and non-designated environmental assets have the same weighting within the Policy. This needs to be reconsidered in line with relevant local and national planning policy.	We disagree. The policy requires a decision to be made on the basis of weighing the biodiversity value of a site against the benefit of the proposed development; and it says that permission should be refused if harm cannot be avoided. Note that the policy will be updated to take account of the requirement for 10%	Change to be made as indicated
	General comment		Bassetlaw District Council	There are two figure 7's.	Noted. This will be addressed by changing the figure	Change to be made as indicated

			Planning , via Will Wilson, 31-7-23		numbers.	
		POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	It is worth reviewing this Policy against the requirements in National Policy to see whether these points are generally covered. It might be that the area identified as 'habitat areas' (in green) are kept and the policy is reworded to deal with the impacts of development within the buffer zone? How can developers demonstrate these impacts via a planning application? How might planners assess these impacts?	The policy has been included to ensure that all biodiversity across the NP Area (not just that on the sites identified under ENV 3) is taken into account when planning application decisions are made. Note that the effect of the BNG 10% requirement will need to be applied to all development proposals during the lifetime of the NP	Change to be made as indicated
		POLICY ENV 7: IMPORTANT VIEWS	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	General comment – Figure 12 should be supplemented with photographs of the key views to assist understanding of what is being protected (it may be that these are included in Appendix 8, but this document is not currently available).	Noted. Photographs will be provided.	Change to be made as indicated
		POLICY ENV11: FLOOD RISK RESILIENCE	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	As currently written, is not compliant with National Planning Policy or Planning Practice Guidance on Flooding. Therefore, it may be beneficial to remove this Policy to avoid any conflicting issues with both local and national planning policy.	The same policy has passed Examination elsewhere (See Leire NP). We note that the Environment Agency's comments above recommend strengthening the policy, not omitting it. We would like to retain the policy to provide added protection.	None
		POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	The facilities could benefit from being identified on a Map (using the same lettering format as in the supporting text). Make sure that the criteria in this Policy conforms with the latest changes to the use-class order. Also differentiate between what are community facilities and advise what type of community facilities will be welcomed (use classes).	This will be checked and amended as necessary.	Change to be made as indicated

		POLICY E1: EMPLOYMENT AND COMMERCIAL DEVELOPMENT	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Some types of employment development in rural Bassetlaw are supported. However, the introduction of 'employment-related commercial development' within Policy E1 covers a broader employment use which is not supported in the emerging Local Plan or Core Strategy. If the Plan is to have an employment-led policy, then this should comply with the Core Strategy and emerging Local Plan Policy. The Neighbourhood Plan policy could also provide local design criteria for such development.	The NP policy will be amended to conform to the Local Plan.	Change to be made as indicated
		POLICY E2: WORKING FROM HOME	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Check that the content of this Policy does not conflict with permitted development rights. This Policy could be changed to E3 and reuse of agricultural buildings to E2.	The policy will apply where a planning application is required and this will be referenced in the policy.	Change to be made as indicated
		POLICY E3: REUSE OF AGRICULTURAL BUILDINGS	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Check that the content of this Policy does not conflict with permitted development rights. Could farm diversification form part of the employment and commercial development policy – given the rural nature of Nether Langwith and the outlying farms?	The narrative already confirms that the policy will apply where planning permission is required. We prefer to keep the policies separate as they demonstrate support for farming as a distinct entity.	None
		POLICY E4: TOURISM	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	What about rural tourism that can occur within the open countryside? How is the Neighbourhood Plan seeking to deal with these uses?	Agreed – we will remove the reference to the development boundary and state that the proposal should be on a scale appropriate to the nature of the Neighbourhood Area and does not have a detrimental effect on its distinctive rural character.	Change to be made as indicated
		POLICY E5: BROADBAND AND INFRASTRUCTURE	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	This Policy could be made more specific and identify what is the government standard of decent broadband etc.	The Gov't guidance is subject to regular change so it is felt better to leave the definition out of the policy.	None

		STRUCTURE				
		POLICY T1: TRAFFIC MANAGEMENT:	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	Are traffic management policies needed within the Plan, as these are already a requirement when it comes to new development. NCC Highways comment on all proposals where it affects the highway as part of a planning application.	This was an important issue locally and reinforcing this and highlighting expectations was considered important.	None
		POLICY T2: CAR PARKING	Bassetlaw District Council Planning , via Will Wilson, 31-7-23	If this Policy is related to existing private car parking, then it is unlikely that this will be effective. If private car parking has already been established, then their loss cannot be prevented through Policy. However, new car parking on development can be influenced through Policy if it can be evidenced.	As above, this is an important issue locally and it is felt helpful to reinforce this in a policy area that has passed examination elsewhere.	None
	Environment	Gen	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	DCC would suggest that there are a number of opportunities that have been missed in the NLNP in terms of environmental sustainability and climate change which, regardless of the imperative to deal with issues of climate change and biodiversity restoration, are cross boundary issues and could contribute to an improved quality of life for residents. Climate change mitigation, resilience and adaptation are omitted from the Plan, and only receive a passing mention in the third bullet of Policy ENV11: Flood Risk Resilience. DCC would suggest that this omission should be rectified in the form of an 'Environmental Sustainability' chapter which should include policies relating to both commercial and domestic-scale low-carbon heat and renewable energy generation as well as building efficiency.	Noted. We consider the NP addresses environmental issues in an appropriate and proportionate manner. The Qualifying Body decided against a policy on renewable energy.	None
	Gen	Gen	David M Dale Policy & Monitoring Team & Central Local Information Partnership:	DCC would also suggest that paragraph numbers should be added throughout the document to aid referencing for the user.	Noted. Paragraph numbering will be undertaken by BDC whilst undertaking amendments following examination.	None

			Planning Sub-Group Place Dept, DCC			
	7 Neighbourhood Plan Policies B. The Natural, Historical and Social Environment	Policy ENV 3: Sites and Features of Natural Environment (‘Environment’ in the section and Figure title) Significance	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	The policy makes reference to Figure 7, identifying sites of at least local significance, but other than stating that they are valued it does not offer any information as to how these should be considered in planning terms. The second part of the policy deals in the main with the avoidance of ‘significant harm to biodiversity’ stating that if significant harm cannot be avoided then consent should be refused. The policy also refers to Biodiversity Metric 3.0. This policy should be redrafted as a minimum of 10% net gain is now mandatory and metric 3.0 has been superseded by metric 4.0. The policy should simply refer to the Government’s latest Biodiversity Metric, including the Small Sites Metric. Also, should it be felt that a contribution to biodiversity above 10% is desirable, the policy may specify a higher percentage and suggest possible priority habitats and features within the parish – see Figure 7 on page 30 (there is a second Figure 7 on page 32 - should this be Figure 7.1?).	Noted. The policy wording will be updated to reflect these recent changes. The specific areas of significance are described in the environmental inventory and planning decisions will be expected to take these features into account. Figure 7 will be amended as suggested.	Change to be made as indicated. None Change to be made as indicated.
	7 Neighbourhood Plan Policies B. The Natural, Historical and Social Environment	Policy ENV8: Footpaths and Other Walking Routes	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	DCC welcomes the positive support for the footpaths network and the aim of the policy to ensure that new development in the Neighbourhood Area avoids harm to the routes and specific characteristics of the existing network. Other references state that the path network is considered important, and improvements and the creation of footpaths are to be considered. DCC has some paths, below, that meet the border of the parish and BW8 travels along the edge of the boundary. Plans are attached showing the footpaths close to the border of the parish. In the north is a short section of proposed path,	Noted. We will add to Policy Env 8 support for extending the footpath network across the parish and to adjoining areas.	Change to be made as indicated.

				Scarcliffe FP 54 and Langwith FP 11. On the other plan, to the southern end of the border Langwith BW 17 runs to the edge of the parish and Langwith BW 8 runs along the edge of the parish. Langwith BW 7 and BW 8 also meet the boundary of the parish at the most southern corner. BW7 and FP11 appear to link and continue as paths into Nether Langwith. DCC would suggest that reference to these links should be included in the Plan to facilitate cross-boundary movement and active travel. For information, DCC's general advice around public footpaths to be affected by any proposed works is as follows: • The footpaths must remain open, unobstructed and on their legal alignment. • There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section. • Consideration should be given to the safety of members of the public using the path during the works. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development. • There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way Section.		
	C Sustainability ('Community Sustainability' on the 'Contents' page)		David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	This section focuses on the mining history of Nether Langwith and the wish to maintain local facilities such as the sporting clubs, doctors, churches and schools. While these are important to maintaining a vibrant and healthy community, DCC would suggest that this section is mis-titled – it covers community facilities rather than sustainability (see comments above).	The overarching chapter is called sustainability, of which community sustainability is one section. The contents page will be changed to say 'Sustainability' rather than 'Community Sustainability'.	Change to be made as indicated.

	2. Employment	Policy E2: Working from Home (d)	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	DCC welcomes the reference to light pollution in the policy.	Noted	None
	2. Employment	Policy E3: Reuse of Agricultural Buildings	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	DCC welcomes the reference to light pollution in the policy.	Noted	None
	3. Traffic	Policy T4: Electric Vehicles	David M Dale Policy & Monitoring Team & Central Local Information Partnership: Planning Sub-Group Place Dept, DCC	The issue of charging for electric vehicles is now largely covered by the Building Regulations, Part S1 of which, greatly simplified, requires 1 EV charge point per dwelling. This Building Regulation requirement, together with the Local Plan policy is referenced in the NLNP text. However, DCC would suggest that the policy should be extended to include tourism, farm diversification (change of use) and commercial developments in the requirement for the provisions of EV charge points [although it is accepted that there would be some overlap with building regulations].	The policy already supports the provision of electric charging facilities across the Parish and this is considered sufficient.	None.