

EAST MARKHAM NEIGHBOURHOOD PLAN

The Plan has successfully passed the independent inspection.

For it to become part of the local planning tools it has to be approved by residents in a local referendum. A simple majority vote is required.

Bassetlaw District Council are holding the referendum on Thursday 26 April 2018.

The Parish Council's, Community Vision, The Neighbourhood Policies in the Plan and the Community Projects are set out below and on the following pages.

THE COMMUNITY VISION

This vision has been prepared by the Neighbourhood Plan Steering Group (NPSG) and endorsed by the community based on the consultation events and questionnaire feedback.

To preserve and enhance the built, natural and historic environment of the Parish by protecting the distinctive character of East Markham ensuring that quality of life continues to improve for residents of all ages and backgrounds, whilst allowing for sustainable economic and social development.

THE EIGHT NEIGHBOURHOOD POLICIES

NP1 - Development Design Principals

NP2 - A Mix of Housing Types

NP3 - Development within the Conservation Area

NP4 - Protecting the Landscape Character

NP5 - Conservation and Enhancement of Non Vehicular Routes

NP6 - Enhancing the Provision of Community Facilities

NP7 - Reducing the Risk of Flooding

NP8 - Car Parking on Residential Developments

POLICY NP1: Development Design Principles

1. Proposals should demonstrate a high design quality that will contribute to the character of the historic, rural village. In order to achieve this new development should:
 - a) incorporate green boundary treatment including native trees and hedgerows;
and
 - b) use materials that are in keeping with the character of the surrounding area;
and
 - c) demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces that respond to the existing built form in terms of enclosure and definition of streets and spaces.

2. The conversion of buildings should be done sensitively to reflect the historic character of the building and its surroundings.

3. Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern. This should include a layout that enables new pedestrian connections to be made.

4. Where development sites are adjoining, proposals should include pedestrian links to connect both sites where feasible.

5. Major development proposals will be expected to include an assessment report to demonstrate that the scheme scores well against the Building for Life 12 questions or subsequent national best practice guidance on design and placemaking

POLICY NP2: A Mix of Housing Types

1. New housing developments should deliver a housing mix that reflects the demonstrable need for smaller dwellings.
2. Developers must show how this local need has been taken into account in the different house types and bedroom numbers proposed.

POLICY NP3: Development within the East Markham Conservation Area

1. Development within the Conservation Area should be of a high design quality and should meet the following criteria:
 - a) it is in keeping with the character of the area particularly in relation to historic development patterns and plot sizes; and
 - b) the design preserves and where possible enhances the heritage attributes of the Conservation Area, particularly the open spaces, grass verges and boundary treatments as highlighted in the Conservation Area Appraisal; and
 - c) the materials used should be in keeping with the prevailing red brick and clay pantiles as detailed in the Conservation Area Appraisal.
2. Where applicable, development adjacent to the Conservation Area should not detract from the setting of the Conservation Area and should ensure that building lines and boundary treatment reflect the positive attributes in that character area and preserve the significance of the asset.

POLICY NP4: Protecting the Landscape Character across the Plan area

1. Development in East Markham is required to demonstrate that:
 - a) it does not represent a significant visual intrusion into the landscape setting; particularly the view corridors set out under Important Views Into and Out of the Village; and
 - b) it does not demonstrably diminish the setting of the built environment and its relationship with the landscape; and
 - c) it conforms to the principles of the Conservation Area Appraisal and the Landscape Character Assessment.

POLICY NP5: Conservation and Enhancement of Non Vehicular Routes

1. Development which is solely related to improving, extending or creating new non-vehicular routes should not detract from the landscape character or areas of identified ecological value as defined in the Landscape Character Assessment.
2. The creation of links and bridges to connect routes identified on Map 18 will be encouraged.

POLICY NP6: Enhancing the Provision of Community Facilities

1. Proposals to improve community facilities will be supported where they are of a high quality design that reflects the plan's design principles and pre-application consultation with the community has been undertaken.
2. Additional educational facilities to meet identified need with parking for staff and parents.

POLICY NP7: Reducing the Risk of Flooding

1. All development proposals other than residential extensions and other minor development within East Markham village will be required to demonstrate that;
 - a) the development proposals will not have a detrimental impact on the foul and surface water drainage infrastructure; and
 - b) the development does not increase the rate of surface water run off or increase flood risk in the area; and
 - c) the scheme is designed and constructed such that it does not increase the level of flood risk in the area, and where appropriate can contribute to the reduction of flood risk; and
 - d) the scheme protects existing watercourses and land drainage systems. In circumstances where this approach is impractical the developer will be required to propose a reasonable alternative in accordance with the most up to date local policy; and
 - e) the scheme incorporates sustainable drainage techniques into their layout and design. In circumstances where this approach is impractical the developer will be required to propose a reasonable alternative in accordance with the most up to date local policy.

POLICY NP8: Car Parking on Residential Development

Throughout the plan area, new housing development shall meet the following parking standard:

1) Where the dwelling has direct access to an existing road:

- 2 and 3 bedroomed dwellings are required to have a minimum of 3 off road allocated parking spaces
- 4 or more bedroomed dwellings are required to have a minimum of 4 off road allocated parking spaces

2) Where the dwelling has direct access to a new estate road which is designed to accommodate visitor parking to meet the needs of the development:

- 2 and 3 bedroomed dwellings are required to have a minimum of 2 off road allocated parking spaces
- 4 or more bedroomed dwellings are required to have a minimum of 3 off road allocated parking spaces

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. These projects are NOT part of the formal Neighbourhood Plan, but have been identified as being important to the community.

Project 1

To work with the school governors to investigate options either for extending the existing buildings, or for providing a new school building to ensure that the primary school buildings continue to meet modern educational and community standards, with parking provision to satisfy the needs of staff and parents, ensuring that vehicles are kept off the road network.

Project 2

To work with landowners and farmers to enhance the footpath network and specifically to link the East Markham and Askham footpath networks.

Project 3

To work with BDC and partners to seek solutions to increase the drainage capacity in the village

Project 4

To seek funding to improve the community facilities in the village

Project 5

To identify community assets, which in the event that they become available for purchase give the village the first refusal on any acquisition.

Project 6

To seek improvements to pavement surfaces in the village and the maintenance of public footpaths