

East Markham Parish NEIGHBOURHOOD PLAN



PRE-SUBMISSION CONSULTATION

18th June to 31st July 2016

Your Village - Your Plan - Your Future
Tell Us What You Think

What is a Neighbourhood Plan?

A Neighbourhood Plan is a legal planning policy document and once approved by residents in a referendum, it will form part of Bassetlaw District Council's planning policy against which planning applications are assessed.

INTRODUCTION

The East Markham Parish Neighbourhood Plan sets out the vision, objectives and policies for the parish over the next fifteen years covering planning and development, housing, schools, parking, drainage, landscape and facilities. The policies have been put together after much consultation and research.

Now it is your chance to influence the future of the village.

So after reading this summary we hope that you will comment on the plan before it is finalised for submission to the independent inspector. **Please complete the following questionnaire.**

You should respond by 31st July 2016.

THE COMMUNITY VISION

In December 2013 the East Markham Parish Council applied to Bassetlaw District Council for the Parish of East Markham to be the subject of a Neighbourhood Plan. A Steering Group was formed and following community consultation and feedback the following Community Vision was prepared.

To preserve and enhance the built, natural and historical 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.

COMMUNITY OBJECTIVES

A range of issues was 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: To improve pedestrian safety in the village by ensuring that on street parking is minimised.

Community Objective 2: To ensure that new development is small in scale and designed to a high quality to reflect the distinctive local character of the village.

Community Objective 3: To ensure that future housing growth provides a mix of house types particularly smaller dwellings (including bungalows) to meet local as well as district needs for properties for down sizing and for starter homes.

Community Objective 4: To seek to improve surface water drainage in parts of the village and to ensure that the design of future development does not exacerbate this situation.

Community Objective 5: To support the provision of a new school building that will be able to meet the needs of the 21st Century and to better reflect the high standing of the existing primary school within the village and the wider area.

Community Objective 6: To seek opportunities where ever possible to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities.

Community Objective 7: To support the economic vitality of the Parish by encouraging the growth of new businesses to increase local employment opportunities.

Community Objective 8: To protect and enhance the landscape character of East Markham. To maintain and where possible extend the footpaths and green lanes to ensure their continued enjoyment for future generations. To maximise the opportunities created by new development to add to them where possible.

COMMUNITY POLICIES

After consultation with Bassetlaw District Council and taking advice from external planning consultants the plan has identified the following policies. Full details are on the Questionnaire.

1. Community Consultation before Planning Applications
2. Design principles for Residential Development
3. Development in the Village Conservation Area
4. Protection of the Landscape Character
5. Conserve and enhance Non Vehicular Routes
6. Deliver a Mix of Housing Types
7. Enhance the Provision of Community Facilities
8. Reduce the Risk of Flooding
9. Car Parking and Residential Development

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

To work with the school governors and local land owners to find a suitable site for a new school building within the curtilage of East Markham village that meets modern educational and community building standards.

Project 2

To work with landowners and farmers to enhance the footpath network and specifically to link with 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 seek the acquisition of community assets for community use

Project 6

To seek improvements to pavement surfaces in the village.

WHY SHOULD YOU BOTHER?

Well - if you do not, Bassetlaw District Council may take decisions on planning matters without taking the Parish Council and residents' views on board and allow undesirable developments.

The Parish Council and community would only receive part of the local amenity financial benefits on new developments rather than all of it.

The local community may be seen as, not interested in future planning matters and not being given any means to be so.

We hope that we have made things clear for you, if you need more detail please go to the East Markham Village Website www.eastmarkham.org.uk or consult the Full Plan, maps and photographs (80 pages). Copies for consultation are available in the Village Hall and the Queens Hotel.

Copies of this summary and questionnaire are available from Steering Group members:

Dan Littlewood, Orchard View, Old Hall Lane. Tel. 07879 603825.

Mark Priddle, The Shrubberies, Farm Lane. Tel. 870829.

Andrew Ridgway, Highcroft, High Street. Tel. 870969.

Peter Nettleton, 5 Stocks Fold. Tel 07980526102.

Marie Thompson, Leyconii, High Street. Tel. 871567.

INFORMATION DROP-IN SESSIONS

21st June 7.45pm

Village Hall

28th June 7.30pm

Queen's Hotel

PUBLIC MEETING

21st July 7.30pm

Village Hall

We need your responses and support for the plan.

Please complete the Plan Questionnaire and return by 31st July 2016 at the latest.

Completed questionnaires should be returned to one of the following steering group members...

Dan Littlewood, Orchard View, Old Hall Lane;

Marie Thompson, Leyconii, High St.

WHAT COMES NEXT?

Your comments may lead to changes in the Plan, which will then be submitted to an Independent Planning Inspector, who may require further changes. When final amendments have been made the Plan will be submitted to the community in a formal referendum. You must be on the electoral register to vote on the plan.

If approved by a majority of those voting it will become local planning law, which must be observed by and acted on by Bassetlaw District Council in assessing planning applications and by developers when preparing applications.

EAST MARKHAM PARISH NEIGHBOURHOOD PLAN QUESTIONNAIRE**Please circle your response****QUESTION 1 - COMMUNITY VISION**

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

a) Do you agree with the Community VISION?

YES

NO

b) If NO please explain why

QUESTION 2 - OBJECTIVES

Community Objective 1: To improve pedestrian safety.

Community Objective 2: To ensure that small scale and in character development.

Community Objective 3: To ensure a mix of house types particularly smaller dwellings to meet local needs.

Community Objective 4: To seek to improve surface water drainage.

Community Objective 5: To support the provision of a new school building.

Community Objective 6: To maintain and enhance the social and economic vitality of the Parish

Community Objective 7: To encourage the growth of new businesses to increase local employment opportunities.

Community Objective 8: To protect and enhance the landscape character of East Markham.

a) Do you agree with the OBJECTIVES above

YES

NO

b) If NO please explain why

QUESTION 3 - POLICIES

Do you agree with the POLICIES below?

NP1: Pre-Application Community Consultation

1. Applicants submitting development proposals are strongly 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 applicants are encouraged to follow the guidelines set out in Appendix A (Community Consultation Statement).

YES

NO

NP2: Design Principles for Residential Development

1. Proposals should demonstrate a high design quality. In order to achieve this new development should:
 - a) accord with the principles in the Village Design Statement; and
 - b) demonstrate designs that draw upon local character in terms of materials and style to ensure new development enhances the distinctiveness and quality of the parish as a whole; and
 - c) demonstrate that buildings, landscaping and planting should create 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. Where applicable schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern by creating new pedestrian connections and improving existing ones to ensure easy, direct and safe movement for people of all ages to and from facilities in the village.
3. Applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL12 or equivalent). The report should be produced by a suitably qualified independent assessor.

YES

NO

NP3: Development within the East Markham Conservation Area

1. Applications for development will only be supported within the Conservation Area where the proposals are of a high design quality and where such development meets 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 from the setting of the Conservation Area and should ensure that building lines and boundary treatment reflect the positive attributes in that character and preserve the significance of the asset.

YES

NO

NP 4: Protecting the Landscape Character across the Plan area

1. Development in East Markham is required to demonstrate that:
- it does not represent a significant visual intrusion into the landscape setting particularly the view corridors highlighted in Map 16 and detailed in the Village Design Statement; and
 - it does not demonstrably diminish the setting of the built environment and its relationship with the landscape; and
 - it conforms to the principles of the Conservation Area Appraisal, the Village Design Statement and the Landscape Character assessment

YES

NO

NP5: Conservation and Enhancement of Non Vehicular Routes

1. All development which is related to improving, extending or creating new non-vehicular routes will be permitted where the proposals do not detract from the landscape character or areas of identified ecological value as defined in the most recent Landscape Character Assessment Study.
2. Proposals that seek to create circular routes would be particularly encouraged.

YES

NO

NP6: A Mix of Housing Type

1. Planning applications for housing schemes are required to 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.

YES

NO

NP7: Enhancing the provision of community facilities

1. Proposals to improve community facilities within the parish will be supported where;
- it can be demonstrated that the scheme is meeting a local need; and
 - consultation in accordance with NP1 has been undertaken; and
 - the design and location of the scheme is in accordance with the other policies in this plan (NP2, NP3, NP4)

YES

NO

NP8 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.

YES

NO

NP9: Car Parking on Residential Development

1. Development in parts of the village where the streets are narrow will be required to demonstrate that adequate off street parking has been provided to;

- a) accommodate resident and visitor parking to reflect the higher car ownership in East Markham; and
- b) reflect the limited provision that exists for off street parking in parts of the village;
- c) ensure road safety on the through route (Askham Road - Farm Lane - Beckland Hill).

YES

NO

If you answered NO to any policy please explain why

QUESTION 4 - COMMUNITY PROJECTS

Do you agree with the Projects?

Project 1 - New School Site

YES NO

Project 2 - Enhance the Footpath Network

YES NO

Project 3 - Increase Drainage Capacity

YES NO

Project 4 - Improve Community Facilities

YES NO

Project 5 - Acquire Community Assets

YES NO

Project 6 - Improve Pavement Surfaces

YES NO

If you answered NO to any Project please explain why

QUESTION 5 - DO YOU HAVE ANY OTHER COMMENTS?

If YES, please write below

Please complete the following...

Name :

Address :

Please circle

Male / Female

Age group: 0 - 16 17 - 25 26 - 50 51 - 65 Over 65

The above information is for statistical purposes only, is strictly confidential and no details will be made public.

THANK YOU FOR COMPLETING THIS QUESTIONNAIRE

PLEASE RETURN BY 31st JULY 2016 TO ONE OF THE FOLLOWING STEERING GROUP MEMBERS...

Dan Littlewood, Orchard View, Old Hall Lane;

Marie Thompson, Leyconii, High Street.