



KEY FACTS

Welcome

This leaflet is a very short introduction to the Draft Neighbourhood Plan. A 7-week consultation period (Saturday 21 April to Friday 8 June) gives residents the chance to comment on the Draft Plan. This summary picks out some of the key facts – but the Steering Group hopes that you will want to read more.

The Draft Neighbourhood Plan has been produced on behalf of our village by a Steering Group of local residents and parish councillors, advised by planning officers from Bassetlaw District Council. The Steering Group has consulted widely with the community in a number of different settings to ensure that the Plan meets our needs. We have spoken to, and had feedback from, hundreds of people to gain as many different views as possible about how our village should develop. We hope that you will take the time to read this summary as well as the full document, but, most importantly, that you will let us know what you think. This plan belongs to the village and your feedback is important.

Neighbourhood Plan Steering Group

What is a Neighbourhood Plan?

We are fortunate to live, and perhaps work, in an historic, attractive, and rural part of north Nottinghamshire, but we should not want our area to freeze in time. Current residents, and generations before us, have seen Misterton expand then shrink, change from an almost entirely agricultural area to one with significant engineering and industry – then lose a lot of that and the accompanying employment. Our village needs to progress and develop to remain a vibrant community that is attractive for people to live in, and offers employment opportunities and leisure activities. Any development needs to be done sensitively, in a way chosen by residents rather than dictated by others. The Neighbourhood Plan is the vehicle that allows this to happen and it will guide developments in our community for the next 15 years. Due to the housing shortage, it is estimated that Misterton could have up to 180 houses in the next 20 years. The Neighbourhood Plan is *our* choice on where they might be built.

The purpose of this summary

The Draft Neighbourhood Plan extends to around 70 pages. This summary can only give a taster of what is included. We want it to show you the areas covered by the plan, but also encourage you to read the full document, to ask any questions you may have about its content, and to give feedback as you feel appropriate.

The Vision of the Neighbourhood Plan

This is the overall aim of the Neighbourhood Plan:

Misterton will be a thriving, diverse, sustainable community, which is attractive for people to visit, live in, and work in, by preserving and enhancing the rural and historic character of the village for current and future generations.

The Objectives of the Neighbourhood Plan

These objectives set out how our vision will be achieved. They reflect the aspirations of residents and have been drafted following extensive consultation.

Community Objective 1

Housing: To provide a mix of high quality housing that reflects the design, types and housing tenures that are required by the local community.

Community Objective 2

Employment: To provide an environment in the Plan area for local employment opportunities and support economic growth and development in identified sustainable locations.

Community Objective 3

Community Facilities: To promote a level of growth, balanced with the range of local facilities and services that will enable Misterton to thrive.

Community Objective 4

Environment: To Define, protect and enhance the desirable characteristics of Misterton, specifically: built form, historic, cultural, and natural assets.

The process so far

Here is a timeline of the main steps in the process of developing the Draft Plan:

When?	What?
March 2015	Launch of the Neighbourhood Plan, following the Parish Council's decision to prepare a Neighbourhood Plan
May 2015	Public meeting
December 2015	Bassetlaw District Council's 'Call for sites'. Landowners put forward 15 sites for possible housing and/or economic development. BDC evaluated these sites (along with Highways and other bodies); 10 were suitable for further consideration
March/April 2016	Comprehensive questionnaire (<i>Have your say on Misterton's future</i>) on what residents want to see in the way of housing developments in the village, what they like/dislike about Misterton, etc. Similar questionnaire sent to known businesses in the village
June 2016	Further public consultation events
June 2016 to March 2017	Consultation visits to schools and 6 th form colleges
April 2017	Leaflet distributed to all houses, outlining the 10 possible development sites and asking for residents' views
April 2018	Steering Group recommends six sites. Draft Plan out to consultation

Neighbourhood Plan supporting documents

The Neighbourhood Plan is the key document, but the Steering Group has also been working on a number of supporting documents, including a Scoping Report, Sustainability Appraisal, Character Assessment, and Local Green Space Assessment.

Possible development sites

The Steering Group has listened to the view of residents on where and what sort of development Misterton should have. The most pressing need is for housing, so the Draft Neighbourhood Plan focuses mainly, but not exclusively, on this.

While many respondents to earlier consultation wanted to see the former Newell's factory site developed, it has not been possible to include this as an allocated site. This is because the Environment Agency has listed the area, in which this site is located, as having a high flood risk. Many residents have pointed out that this area has not had serious flooding since 1947, and, after that, flood alleviation works were carried out along the River Trent. This is true – but the severe flooding in other parts of the country in 2012 and 2015, particularly, has led the Environment Agency to re-evaluate flood risks. And insurance companies have consequently upped the annual premium of many properties in the flood risk areas in Misterton.

This doesn't mean that landowners can't build on flood-risk land – but it does mean that they would have to undertake extensive (and expensive) flood mitigation measures. This would significantly increase the cost of houses on these sites.

So, six preferred development sites have been identified. They are based on residents' views that:

- housing developments should be small
- new dwellings should blend in with surrounding established houses
- smaller properties are required both as starter homes – to help young people get a foot on the housing ladder – and for young families
- affordable and social housing are needed
- bungalows are also needed to help older people downsize to a property of a manageable size and so enable them to maintain their independence in a suitable dwelling
- development on brownfield land is preferred
- developments should not worsen the problems with infrastructure (roads, bus routes, sewage, etc) in parts of Misterton.

Here are the six sites that the Neighbourhood Plan Steering Group recommends for development:

Neighbourhood Plan reference number	Location	Possible number of houses depending on density
NP01	White House Farm, Haxey Road	26-51
NP02 (part of this site – not the area in the flood zone)	Church Street	4-6
NP03	Gringley Road	4-8
NP06	Off Meadow Drive	9-17
NP11 (part of this site – not the area in the flood zone)	Off Grange Estate	30-60
NP12 (part of this site – not the area in the flood zone)	Fox Covert Lane	23-48
TOTAL		96-190

Consultation: Saturday 21 April to Friday 8 June

During this 7-week consultation period, the Steering Group wants your views on these recommendations. But there's more to the Neighbourhood Plan than this and we hope that you will look at the whole document and give your views on the many other aspects included in it.

Where to get further Information

This summary can only give brief details of the Neighbourhood Plan. We encourage you to read the full document. The Draft Neighbourhood Plan, plus all the supporting documents, will be on the Neighbourhood Plan website: www.mistertonneighbourhoodplan.co.uk by Saturday 21 April.

Records of all the consultation events, meetings of the Steering Group, and other related documents are also on the Neighbourhood Plan website.

Paper copies of the Draft Neighbourhood Plan are available for examination throughout the consultation period at The Misterton Centre & Library. The consultation period begins on Saturday 21 April, when it will be open from 10.00am to 3.00pm. The documents will still be on display and available for examination whenever The Misterton Centre & Library is open:

Tuesday, Wednesday, Thursday 10.00am – 5.00pm
Saturday 9.30am – 12.30pm

If you want your own paper copy, please ask. Please be aware, however, that it does extend to some 70 pages and using the web-based version will help to reduce our costs!

What happens next?

There is a strict process that dictates the production of a Neighbourhood Plan and ensures that the final result represents the true wishes of the community. We are now entering the formal consultation period for the Draft Plan. During this time, the Steering Group needs your comments.

After this period, all the comments received are collated and any necessary changes are then made to this Draft Plan to create a Final Plan. The Final Plan is then submitted to Bassetlaw District Council. A further 6-week public consultation period then allows the community to feed back on the Final Plan. An independent Planning Inspector examines the Plan to ensure that there are no areas of the Plan that would conflict with other local or national policies.

Once the above has been completed, there follows a local referendum on the Neighbourhood Plan, which is residents' final opportunity to either accept or reject it. We expect all this to happen this year. If accepted by a majority vote in the referendum, the Neighbourhood Plan is then 'made' and, by law, must be considered by the District Council (the Planning Authority) in considering every planning application relating to Misterton for the next 15 years.

There will be a process of review of the Neighbourhood Plan at regular intervals to make sure it remains accurate and up-to-date.

Contacts and further Information

If you need any further information or would like to discuss anything about the Neighbourhood Plan, please contact the Clerk to the Parish Council, who is also Clerk to the Neighbourhood Plan Steering Group (tel: 890780, e-mail: theclerk@misterton-notts-pc.gov.uk).