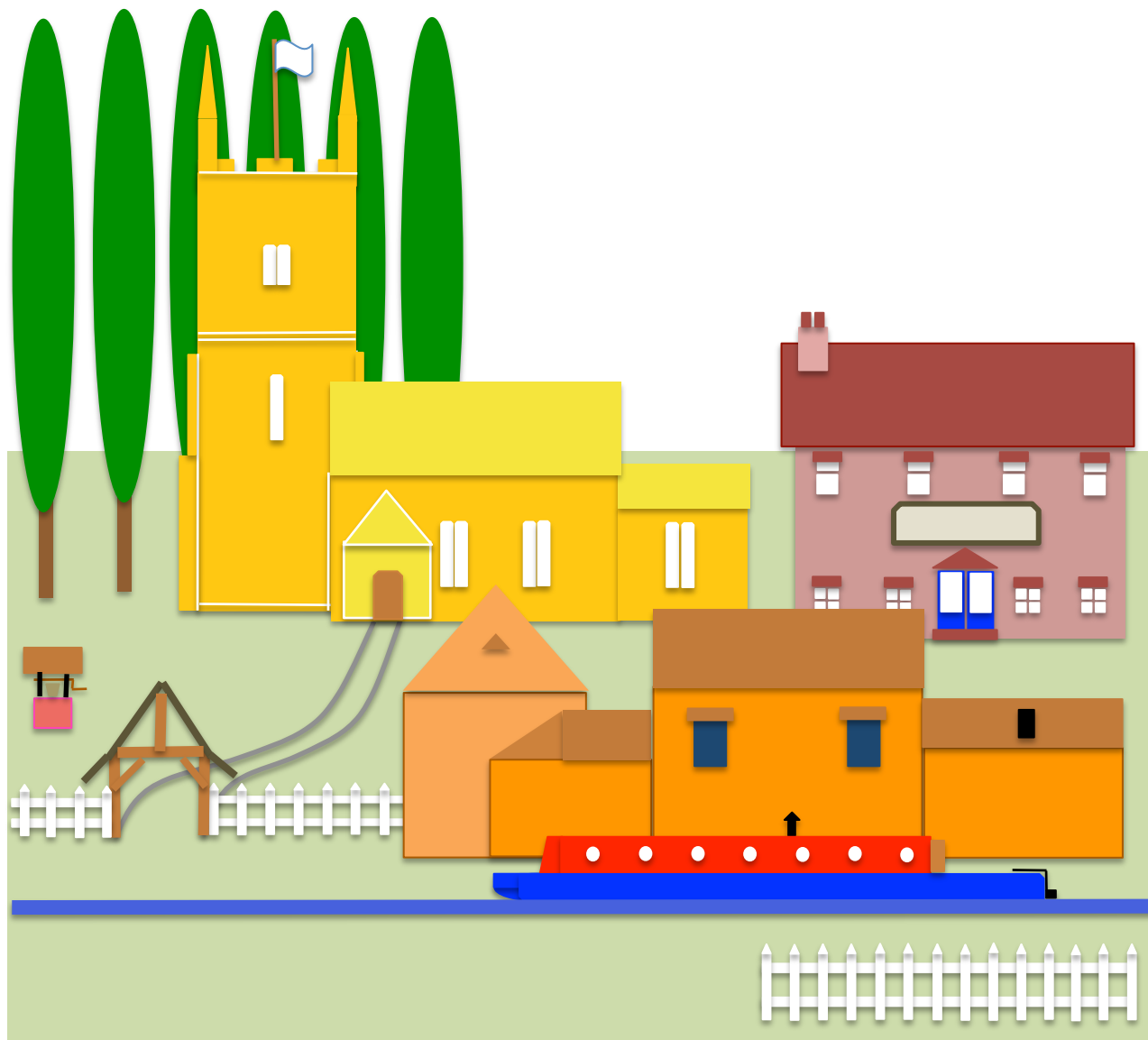


Clarborough & Welham

Neighbourhood Plan



Draft Plan 2015 – 2030

Vision, Aims, Objectives, Policies

Your village. your plan. your future

7 Community Vision

- 1 This vision has been prepared and endorsed by the community and is based on the extensive consultation from December 2013 until September 2014. It is a shared vision that highlights what local people want Clarborough and Welham to be like. As such it complies with paragraph 69 of the National Planning Policy Framework.

Community Vision

In 2030 Clarborough and Welham will still be two separate but mutually supporting villages. Their heritage will have been protected and their access to the countryside improved and extended.

Designed to a high quality and carefully located, development will have benefited local people bringing with it suitable housing, additional community facilities and recreational activities for young and old alike. Access to Retford will have been improved to enable people to walk or cycle safely into the town.

The community will have a vibrant spirit due to the continuing presence of pubs, a shop, a school, the Village Hall and local businesses that provide local services and some local employment.

8 Aims and Objectives

- 2 The Aims and Objectives cover different themes that local residents have highlighted as priorities for the Plan to address; they are the basis upon which the Neighbourhood Plan policies have been prepared.
- 3 The objectives cover a range of economic, social and environmental issues which, together, will ensure that Clarborough and Welham can grow sustainably. The objectives reflect the key issues for the community and the changes the local community wants to see.

Housing	
Aim	Ensure new housing meets local needs.
Objective 1	To meet the local requirement for smaller houses for downsizing and for starter homes.

Design	
Aim	To ensure new development does not spoil the character of the villages or diminish the setting of the villages within the countryside.
Objective 2	To provide Clarborough and Welham specific design guidance for developers and to require new development to integrate with the existing settlements.

Community Facilities	
Aim	To improve the provision of indoor and outdoor facilities within the villages.
Objective 3	To support the improvement of the Village Hall, a village green and allotments as part of the development of the Broad Gores site.
Objective 4	To provide additional recreational space and facilities for young people and others based on local need (This includes such things as climbing frames for older children).

Flooding	
Aim	Reduce the risk of flooding within the villages.
Objective 5	To ensure the design of new development does not increase the flood risk in the area
Objective 6	To identify those areas where flooding significantly affects the quality of life of local people and to encourage proposals that address this.

Environment	
Aim	Extend and improve the access to and quality of public open space and rights of way across the Parish.
Objective 7	To maximise the opportunity created by the

Environment	
	development of the Broad Gores site to provide additional recreational space for local people.
Objective 8	To create a village green at the heart of Clarborough, a green corridor between the canal and Main Street and a green corridor between Welham and Retford
Objective 9	To identify opportunities where environmental improvements would enhance the enjoyment of the Parish for local people and/or contribute to improving the biodiversity of the Parish.
Objective 10	To maximise the potential of the Chesterfield Canal, protecting its biodiversity whilst promoting its usage.

Transport	
Aim	To create a safer environment within the villages by reducing the amount of through traffic and providing alternative cycling and walking connections to Retford.
Objective 11	To secure better connections to Retford for walkers and cyclists.
Objective 12	To encourage proposals that enhance pedestrian and cyclist safety and movement along the A620.

Employment	
Aim	Within the context of its rural setting, to encourage new businesses to prosper and to support existing local employment to provide local, sustainable, job opportunities.
Objective 13	To provide a positive planning policy framework for business growth particularly relating to home working.
Objective 14	To ensure broadband connections are fast and reliable and up to national averages.

Tourism	
Aim	Maximise the potential of the area as a tourist destination.
Objective 15	Use the development of the Broad Gores site as the catalyst for the provision of a canal side green space to generate a focal point for canal goers.
Objective 16	To provide a positive planning policy framework for the development of tourist accommodation (particularly bed and breakfast accommodation) to meet the shortfall in provision in Retford as well as to support additional tourist activities related to the canal side community facility proposed for Clarborough.

9 Neighbourhood Plan Policies

- 4 The Neighbourhood Plan Policies will be used to deliver all development in Clarborough and Welham up to 2030.
- 5 The policies of the Neighbourhood Plan are formulated from the Vision, Aims and Objectives and will contribute to the delivery of the growth requirements in Bassetlaw.
- 6 When development is proposed within Clarborough and Welham by developers, private individuals or other organisations, these policies will be referred to alongside those contained in the adopted Plans prepared by Bassetlaw District Council, Nottinghamshire County Council and the Government when planning decisions are made.

Policy 1: Pre Application Consultation

<p>Policy 1: Pre-application Community Consultation</p> <ol style="list-style-type: none"> a) Applicants submitting major development proposals should actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage b) In consulting with the community it will be considered best practice for the applicant to follow the guidelines set out in Appendix C.

Policy 2: The Development of the Broad Gores site

Policy 2: The development of the Broad Gores site: housing and canal side community facilities

- 1. Development on the Broad Gores site is supported where the proposals demonstrate that:**
 - a) it provides in the region of 38 houses;**
 - b) it maximises the tourist potential of the Chesterfield Canal;**
 - c) it does not impact on the significance of the Chesterfield Canal as a Site of Special Scientific Interest;**
 - d) boundary treatments and aspects are appropriate to its rural setting;**
 - e) the layout maximises opportunities to integrate into the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from the village centre and surrounding area; particularly this should include the provision of a footpath through the site to a foot bridge to access the play park and Village Hall;**
 - f) the design has thoroughly considered the local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces; and**
 - g) development enhances the distinctiveness and quality of the village.**

- 2. Applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent). A suitably qualified independent assessor should produce the report.**

Policy 3: The Designation of Local Green Space

Policy 3: Designating a Local Green Space on the Broad Gores site

- 1. The area identified on Map 8 is designated as a Local Green Space.**
- 2. So far as is consistent with its predominantly open and undeveloped character, opportunities to improve public access and recreational use that supports the flow and function of the Chesterfield Canal will be encouraged for the benefit of the wider community.**
- 3. The development of the canal moorings should be part of a comprehensive management plan for this section of the canal.**
- 4. Proposals which conserve, enhance and/or restore the biodiversity of the area will also be encouraged.**

Policy 4: Mix of Housing Types

Policy 4: Housing Type

- 1. Planning applications for housing are required to deliver a housing mix that reflects the demonstrable need for smaller market dwellings.**
- 2. Developers must show how the local need has been taken into account in the different house types and bedroom numbers proposed.**

Policy 5: Infill Development

Policy 5: Infill Development

- 1. Applications for residential development on infill and redevelopment sites will only be supported where the proposals are of a high design quality and where such development meets the following criteria:**
 - a) Fills a small restricted gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings; and**
 - b) It is in keeping with the character of the area particularly in relation to historic development patterns and building plot size.**
- 2. Proposals that include smaller dwellings to meet local need on infill sites that are within safe walking distance of local amenities will be encouraged.**

Policy 6: Reducing the Risk of Flooding

Policy 6: Reducing the Risk of Flooding

- 1. Development within Clarborough and Welham will be supported where it can be demonstrated that the scheme will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.**
- 2. Development in flood sensitive areas and those which feed into flood sensitive areas will be designed and constructed to reduce the overall level of flood risk on the site itself and elsewhere compared to current use.**
- 3. The development proposed is entirely self-sufficient in its ability to manage surface water run-off.**
- 4. Development will only be permitted where it does not result in the loss of an open watercourse.**
- 5. Development which utilises permeable surfacing will be supported.**

Policy 7: Green Infrastructure and the Natural Environment

Policy 7: Improve Green Infrastructure and the Natural Environment

- 1. All development outside the development boundary which is directly related to improving or extending cycling, walking or bridleways will be permitted where the proposals:**
 - a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study;**
 - b) are for enhancing, understanding or protecting the biodiversity; or**
 - c) for improving access to the local wildlife sites as identified on Map 10, page 53.**
- 2. Proposals that create cycling and walking routes to Clarborough Tunnel and the Chesterfield Canal will be particularly encouraged.**
- 3. Where applicable, development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets affected by the development and show the opportunities taken to improve linkages both to existing and new green infrastructure assets and to residential areas.**

Policy 8: Supporting Local Businesses

Policy 8: Supporting Local Businesses

- 1 Proposals for the development of employment uses will be supported where the scheme meets the following criteria:**
 - a) the new floor space created is less than 1,000 square metres or the site area does not exceed 0.5 hectares;**
 - b) development is principally for B1 or B2 use;**
 - c) the scale, design and form is in keeping with its surroundings;**
 - d) the nature of the operation does not affect the amenity of the surrounding area;**
 - e) it will not create or exacerbate environmental or highway safety problems**
 - f) the site is within or adjoining the existing development boundary of Clarborough or Welham; or**
 - g) the scheme makes use of redundant farm buildings.**

Policy 9: Better Broadband

Policy 9: Better Broadband

- 1. All new development should demonstrate how it will contribute to, and should be compatible with, current digital connectivity where practicable.**
- 2. Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported.**
- 3. Residential developments should provide the necessary means for residents to access the superfast broadband network.**

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Policy 10: Promoting Tourism

Policy 10: Tourism Development

- 1. Development will be particularly encouraged where it enhances the offer of tourist facilities by:**
 - a) extending the offer of accommodation for visitors or**
 - b) providing facilities to inform and interpret the Plan area**