



# Epperstone Parish Neighbourhood Plan 2016 – 2033: Referendum Version

Epperstone Parish Council

October 2019



# FOREWORD

On behalf of the Parish Council, I would like to welcome you to the Referendum Version of the Epperstone Parish Neighbourhood Plan.

The Neighbourhood Plan is a new type of planning document based on the views of our local community and the evidence of the housing, community and other development needs of Epperstone and the wider area. It is part of the Government's approach to planning, which aims to give local people more say about how their area develops.

We know that Epperstone is a great place to live and visit. The aim is to make it even better, especially by guiding and shaping development, so that it conserves, and, wherever possible, improves what makes the Parish desirable.

The Plan has been developed by a small working group comprising parish councillors, members of the community, the Parish clerk and Neighbourhood Plan consultants, *Andrew Towlerton Associates*. I would like to thank my fellow members of the Steering Group namely,

Angela Bracegirdle.

Stuart Bodill.

Jim Carter.

Julia Gunn.

Rachel Hinchley.

Andrew Hubbard.

Granville May.

Chrissie Wilson (secretary).

Andrew Towlerton (neighbourhood plan consultant).

Photographs thanks to Paul Bracegirdle.

In addition, I would thank the officers and members of the Newark and Sherwood District Council and the whole community for their help and input in the creation of this important document.

Special mention should also be made to funding bodies Locality, and Awards for All. Without their support, this document could not have been produced to such a high standard.

**Raoul Clarke**

**Chair of the Neighbourhood Plan Steering Group**

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# 1. INTRODUCTION

Welcome to the Referendum Version of the Neighbourhood Plan (“the Plan”) for the Parish of Epperstone.

The Plan has been drawn up and championed by a Steering Group made up of parish councillors and local residents working under the auspices of Epperstone Parish Council (‘the Parish Council’), the Plan’s ‘accountable body’.

Neighbourhood Plans were introduced under the 2011 Localism Act<sup>1</sup>. They are a new and powerful type of planning document which enables local communities to have a greater say and role in how their community will grow over the coming years.

As the *Plain English Guide to the Localism Act 2011*<sup>2</sup> states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

In preparing a Neighbourhood Plan, a community is not working from ‘a blank piece of paper’. There are rules and regulations that must be followed in its preparation.

Based on strong evidence gathered from the consultation and statistical sources such as the 2011 Census, the Plan, once adopted, forms part of the Newark and Sherwood Development Plan. The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

The Plan area accords with the boundary of Epperstone Parish, as shown on Figure 1.

## 1.1 WHY WE HAVE DECIDED TO PRODUCE THE PLAN

It was decided to produce a Neighbourhood Plan as we wanted to play a much stronger role in shaping how Epperstone develops.

A Neighbourhood Plan provides the opportunity for the community to set out a vision and plan for how they want Epperstone to develop over the next sixteen years in ways that meet identified local need, make sense for local people and make Epperstone an even better place to live and visit.

It enables the community to put in place planning policies that will help deliver an agreed vision for Epperstone. It provides the opportunity to specify in more detail what we expect from development in the Parish. Furthermore, unlike parish plans or other kinds of documents that may be prepared by a community, a Neighbourhood Plan forms an integral part of the development plan for an area. This legal status means that it must be taken into

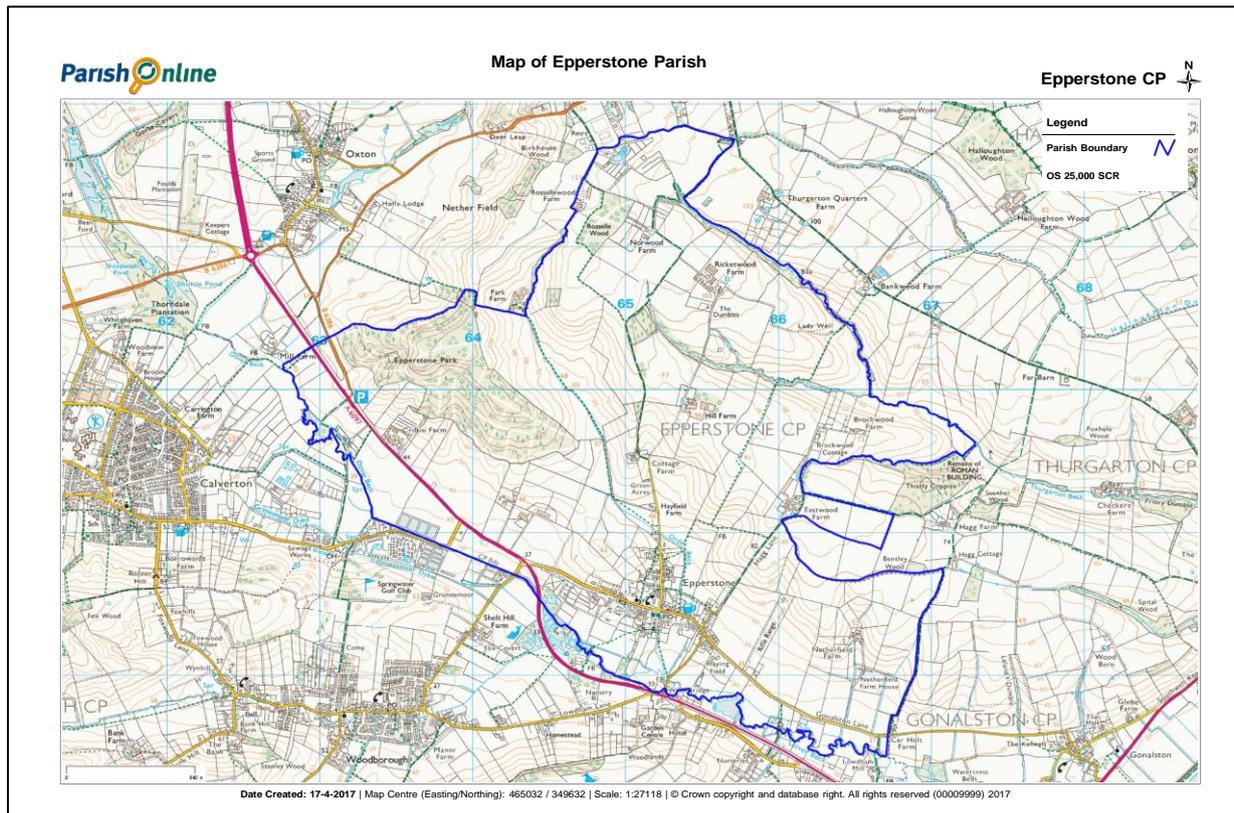
<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

<sup>2</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

account by Newark and Sherwood District Council and other relevant bodies when considering planning decisions that may affect Epperstone Parish.

The Plan is for the Parish as a whole and covers the period up to 2033. This time scale was purposely chosen so that it mirrors that of the Newark and Sherwood Amended Core Strategy<sup>3</sup>.

Figure 1 Epperstone Parish – The Neighbourhood Plan Area



## 1.2 HOW THE PLAN FITS INTO THE PLANNING SYSTEM

The Government's intention is for communities to have a greater say and role in the system by shaping future development in their area. However, all Neighbourhood Plans must be prepared to comply with a set of 'Basic Conditions', outlined as follows:

- Have regard to national planning policy, notably the National Planning Policy Framework (NPPF);
- Generally, conform with the strategic policies contained in the development plan for the area;

- Contribute to the achievement of sustainable development;
- Not breach, and otherwise be compatible with EU obligations; and
- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(7).

Epperstone Neighbourhood Plan has been prepared to conform with these rules and regulations governing the preparation of a Neighbourhood Plan.

The Plan does not duplicate national or district (i.e. Newark and Sherwood) planning policies, rather, it adds further local detail to provide a distinct neighbourhood approach to planning in the Parish. Its policies will, where appropriate, complement the Newark and Sherwood Amended Core Strategy (2019) and Newark and Sherwood Allocations and Development Management DPD (2013)<sup>4</sup>. The locally formulated policies will be specific to Epperstone Parish and reflect the needs and aspirations of the community. Where there are national and district planning policies that meet the needs and requirements of the Parish they are not repeated in the Plan.

### 1.3 THE PLAN PREPARATION PROCESS

The Plan preparation process was sponsored by Epperstone Parish Council, and led by the Epperstone Neighbourhood Plan Steering Group, comprising members of the community, parish councillors and neighbourhood planning consultants AndrewTowlertonAssociates.

The Epperstone Neighbourhood Plan Steering Group determined at the outset that extensive engagement with the community, Newark and Sherwood District Council and other bodies and people with an interest in how the Parish develops would be at the heart of the Plan's preparation.

This engagement has included discussions at Parish Council, open day events and ongoing dialogue with Newark and Sherwood District Council and other government and non-government bodies. A draft Neighbourhood Plan was prepared on the basis of what community and other stakeholders told us they want from the future development of the Parish. The Plan has had regard to the Epperstone Village Design Statement<sup>5</sup> prepared in 2004.

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<sup>4</sup> <http://www.newark-sherwooddc.gov.uk/adm/>

<sup>5</sup> This was a similar document to a neighbourhood plan prepared under planning legislation at the time by the local community. The final version was submitted and presented to Newark and Sherwood District Council but not formally adopted as a planning document.

The Plan was submitted to Newark and Sherwood District Council with all necessary supporting documents. Following a further period of consultation, the Plan was examined by an Independent Examiner, who checked to see that was prepared in the prescribed manner. Now that the Plan has successfully passed this stage, and incorporated the Examiner's suggested modifications, it is being put forward to referendum, where those on the electoral register in the Parish are invited to vote on whether they support it. More than 50% of those voting must approve it for the Neighbourhood Plan to become a 'Made' statutory planning document.

While every effort has been made to make the main parts of this Plan easy to understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements. It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it should be considered together.

## 1.4 WHAT HAPPENS NEXT

The Plan is now at the referendum stage. Comments received from residents and stakeholders during the earlier rounds of consultation have, where appropriate, been incorporated into this version of the Plan. If more than 50% of those voting in the referendum approve it, it will go forward to Newark and Sherwood District Council to become a 'Made' statutory planning document.

Whilst planning applications will still be determined by the District Council, and in some circumstances, Nottinghamshire County Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect Epperstone Parish. This means that the residents of the Parish will have far greater control over where development takes place, and what it looks like.

## 2. ABOUT EPPERSTONE PARISH

Epperstone is an attractive, rural and historic parish in the district of Newark and Sherwood in Nottinghamshire.

It lies in the Vale of Dover Beck and is situated approximately nine miles north-east of Nottingham and seven miles south-west of Southwell.

It has a long history that has shaped the Parish today. The earliest written record of Epperstone is from the Domesday Book in 1066 when Epperstone was a small settlement of about 200 people clustered around the church.

Extending over 1,426 hectares, it is mainly rural in nature. At 0.4 persons per hectare, its population density is well below the Newark and Sherwood district (1.8) and national (4.1) averages. Agriculture has played an important role in the development of Epperstone and continues to be the main land use.

It is a popular place to live with a strong sense of identity and community spirit.

For a rural parish of its size, it has seen a lot of new housing in recent years. Since 2001 the number of dwellings in the Parish has increased by 40%, a rate well above the equivalent district and national norms. This includes the construction of more than 50 dwellings as part of the Epperstone Manor Development. Average house prices are well above the district and national averages.



**Holy Cross Church, Epperstone**

As a result of the high level of house building in the Parish, it has seen a significant and an above average increase in its population. Between 2001 and 2011, its population increased from 387 to 589 – an increase of 52%. The available evidence points towards a continued and above average expansion in its population in more recent years.

Reflecting the national trend, the Parish exhibits an ageing population. At 18.3% the proportion of its population aged over 65 is slightly below the district (19%) and slightly above the national (16.3%) average. The mean age of 43 years is slightly higher than the comparative district and national averages.

The main settlement in the Parish is Epperstone village, in which most of its population and services are clustered. There are some community and service facilities in the Parish. These

are the Pub, Church, Village Hall and Tea Rooms. Most people must travel, overwhelmingly by car, outside the Parish to meet their day to day retail and community needs.

There are limited employment opportunities in the Parish, and most people travel outside of the Parish to work. The proportion of the population that holds a higher-level qualification (degree or above) is above the national and regional averages.

The area is strategically well located in relation to the national road network. It is also well served by footpaths and bridleways. There is a limited local bus service and subsequently, high levels of car usage and ownership. This is reflected in the higher than average (95%) households in the Parish with access to a car, compared to 81% for the district and 74% nationally. The clear majority of households have more than one car.



**An aerial view of Epperstone Village**

Generally, the Parish has a very attractively built environment. Over 20 buildings in the Parish have been granted 'Listed' Building' status in view of their national architectural and historic interest. Much of Epperstone village has Conservation Area status.

The focus of the local planning policies regarding Epperstone is to protect and enhance its special character and the openness of the countryside within it. In particular, the vast majority of the Parish, including the village of Epperstone, is designated as Green Belt as reflected in the Newark and Sherwood Core Strategy. Within the Green Belt, development that is not appropriate to a rural area is strictly restricted.

A summary statistical profile of the Parish derived from the Census is available on the Parish Council at [www.epperstoneparishcouncil.uk](http://www.epperstoneparishcouncil.uk).

## 3. WHAT WE WANT TO ACHIEVE

The Plan seeks to address the development challenges and opportunities that face the Parish of Epperstone.

### 3.1 VISION

It has at its heart a Vision, which is derived from the consultation. The community and all partners are committed to realising this Vision:

*“To sustain and enhance Epperstone Parish as a proud, distinctive and thriving community and an excellent place to live and visit. The attractive built and natural environment as well as its rural setting will continue to be protected whilst meeting the changing needs of the community”.*

This Vision will be realised by a small number of planning policies, which consultation shows matter most to the community, and to which the Plan can add the greatest additional value.

### 3.2 OBJECTIVES

A small number of plan objectives have been established to help realise the Vision for Epperstone Parish and to provide a policy framework to guide the development necessary to deliver it.

- *To protect the distinctive identity of the Parish and the settlements to be found within it.*
- *To promote stronger, cohesive and balanced communities having regard to changes in demographics and need, for example influencing the type of housing provision.*
- *To protect the surrounding countryside and open space that is important to the community and/or wildlife.*

- *To conserve and enhance the high quality built, historic and natural environment within the Green Belt.*
- *To ensure high-quality design which fits well with the location and, wherever possible, enhances the distinctive and high quality built environment.*
- *To protect and, wherever possible, enhance important community facilities and services.*
- *To maintain and enhance the range of ecological sites, habitats and species found in the Parish.*
- *To ensure a safe and pleasant environment for pedestrians, cyclists and traffic on roads.*
- *To reduce contributions to climate change and to promote prudent use of resources through better design and patterns of development.*

## 4. POLICIES FOR EPPERSTONE PARISH

### 4.1 HOUSING

#### 4.1.1 THE GREEN BELT, HOUSING AND OTHER FORMS OF DEVELOPMENT

All of the Parish except for a small area of countryside in its north-west corner is designated as Green Belt in the Newark and Sherwood Core Strategy. Figure 2 shows the extent of the Green Belt in the Parish.

The fundamental aim of the Green Belt is to prevent urban sprawl by protecting the open character of land designated as such. Within the Green Belt there are additional planning controls over the type of development, which can take place within it. As the Newark and Sherwood Core Strategy states it, “acts as a constraint on new development”<sup>6</sup>.

National Planning policy is also clear in its support for the Green Belt, emphasising, “that the essential characteristics of Green Belts are their openness and permanence”.

National Planning Policy also states that inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the Green Belt, should not be approved only in exceptional circumstances and that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced<sup>7</sup>.

The Green Belt designation of the vast majority of the Parish will continue to be protected by district and national planning policy. Once an area has been designated as Green Belt, national planning policy is explicit that its boundaries should only be altered in exceptional circumstances.

While the community has shown strong support for the continued role and function of the Green Belt in the local area, national rules governing the preparation of a Neighbourhood Plan mean that it cannot have a specific policy on the Green Belt. Furthermore, it is not appropriate or necessary to have a policy that repeats what already exists especially in the Newark and Sherwood Core Strategy.

It should also be noted much of the historic core of Epperstone village is designated as a Conservation Area<sup>8</sup>, which means that there are additional strict planning controls on the nature, design and location of development that can take place within it. The Green Belt designation of much of the Parish and the Conservation Area status of Epperstone does not

<sup>6</sup> <http://www.newark-sherwooddc.gov.uk/corestrategy/>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

<sup>8</sup> <https://www.newark-sherwooddc.gov.uk/conservation/conservationareas/>

mean that no development will take place in the village and the wider Parish. National and local planning policy allows for some limited and carefully controlled development.

The Plan cannot, nor does it seek to, prevent this type of development, but seeks to positively guide and influence any such future development proposals. Generally, any development that takes place will be small-scale, meet a local need and should not have a detrimental impact on the openness of the Green Belt. It should also be compatible with and, where possible, enhance the special and distinctive qualities of Epperstone Parish, including its attractive natural and built environment.

#### **4.1.2 WINDFALL DEVELOPMENT**

Much of the more significant housing and other forms of development, which has taken place has come from windfall development.

The Plan adopts the definition of windfall development as contained in the NPPF, "*Sites not specifically identified in the development plan*". These sites often comprise redundant or underutilised buildings or sites, including former farm buildings, or a small gap within an existing frontage of buildings. These are normally small sites suitable for only a single dwelling, but can be a site with a capacity for several houses. Normally windfall development is for new housing though could comprise other forms of development such as shops, employment or community facilities. In principle, national and Newark and Sherwood district planning policies enable windfall development in the Green Belt and the countryside.

In recent years, the Parish has already experienced significant windfall development, much of it housing related. This includes the large Epperstone Manor development as well as many other small developments. In the 10 years between 2001 and 2011, for example, the number of dwellings in the Parish increased by over 40%.

This is a trend which is expected to continue, albeit on a much more limited scale than previously. There is a comparatively high degree of market pressure in Epperstone for new housing and other forms of development due to its attractive built and natural environment, and its proximity to urban centres of Nottingham, Mansfield and Newark.

While recognising that such development can have benefits such as bringing back into beneficial use redundant buildings, it is also important to have regard to its impact on the setting, landscape, natural and built environment and general character and amenity of the surrounding area. There is concern that this type of development can cause harm to the distinctive character of the area. The community especially does not wish to see further significant housing and other types of windfall development, as this will inevitably result in increased (and unsustainable) journeys by car and the negative impact it may have. The consultation shows that the community is strongly in favour of strictly controlling windfall development.

Windfall sites will still come forward, and development on these will be viewed positively, but within the clear parameters set by policies in the Plan, to ensure that they deliver the mix, type and design of development that helps meet local need and reflect and complement the special and historic character of the Parish and the Green Belt protection afforded to the most of it.

#### **4.1.3 HOUSING MIX**

It is important that any housing growth in Epperstone supports the changing population of the Parish over the Plan period. It is important, therefore, that any plans for new homes are not only designed to a high quality, but should help meet local need and ensure that Epperstone is a demographically mixed and balanced community.

As part of the development of the Neighbourhood Plan, a review of the available data from the 2011 Census and other sources on housing needs in the Parish has been undertaken. This shows it has a relatively lower proportion of smaller dwellings (1-2 bedrooms) and a higher proportion of larger dwellings (4 or more bedrooms). For example, in 2011, 57.3% of dwellings in the Parish were detached, which is more than double the national average (22.4%), and half again the Newark and Sherwood district average (38.0%). It also shows that the Parish has a smaller proportion of young households (under 35), but more households over the age of 55.

The evidence points to a strong need for smaller homes, especially two or three bedroomed houses. These would not only help meet the needs of its ageing population, including those that wish to downsize to remain in the Parish, but would also appeal to young families and young people. The Census shows that the proportion of people aged over 65 is growing fast, and at 18.3% is above the national average (16.3%), for example. This trend is expected to continue.

This evidence is supported by local community consultation, which considers recent house building has been skewed towards larger three, four and five bedroomed homes and favours the provision of smaller homes (three bedrooms or less) in future housing developments. This is partly in response to an ageing population, but also due to the identified needs of young people and young families.

#### **POLICY EP 1: HOUSING MIX**

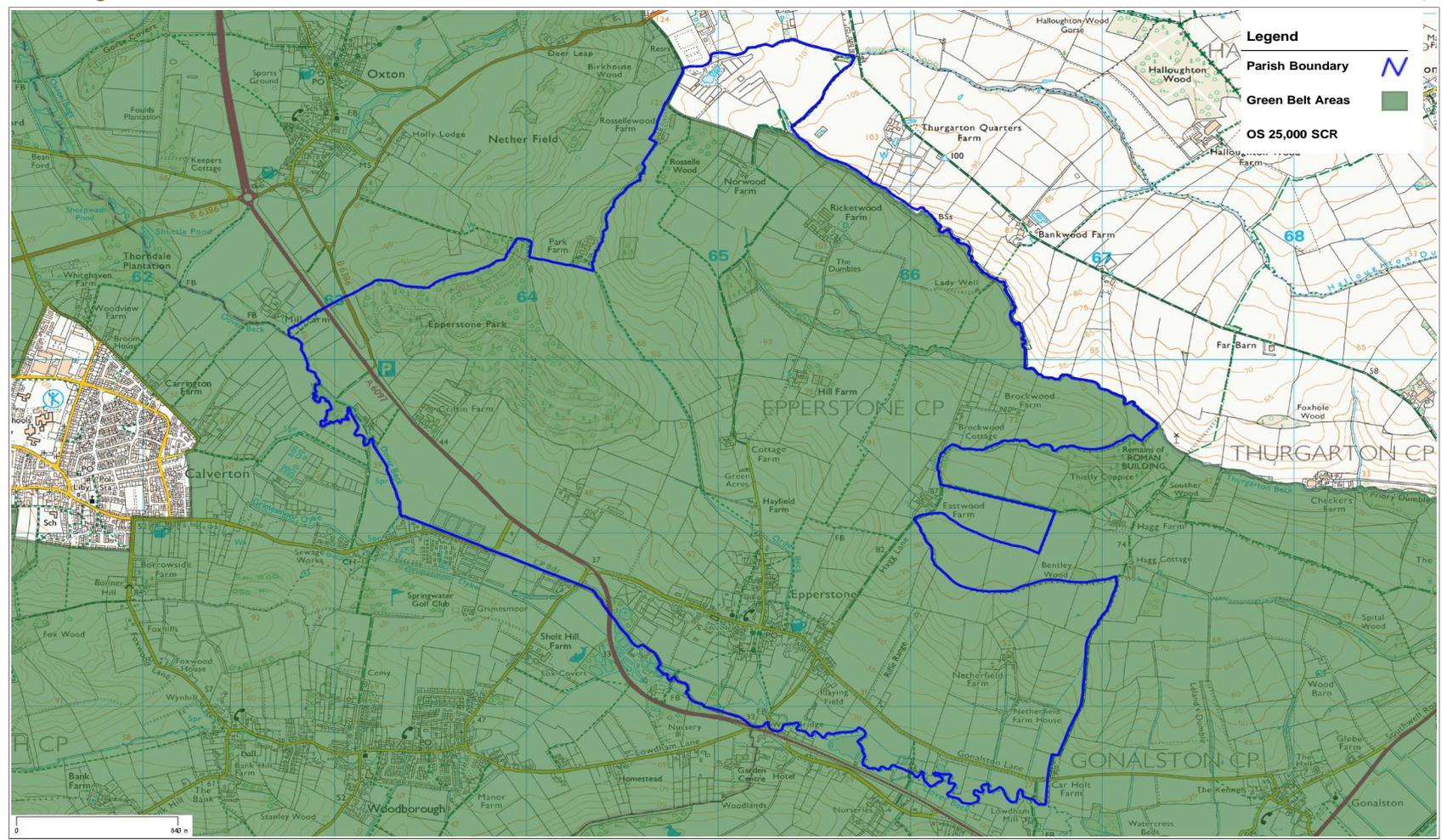
Housing development proposals should provide for the existing and future needs of the Parish, taking into account the most up to date assessment of housing need. The provision of smaller homes (3 bedrooms or less) within housing development proposals, especially suitable for young people, young families and older people, including those who wish to downsize, will be encouraged.

Figure 2 Green Belt



### Map of the Green Belt

Epperstone CP



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#### 4.1.4 AFFORDABLE HOUSING

This section addresses the provision of affordable housing within the Parish, which is an issue. As of 2015, the average house price was £468,000, according to the Land Registry, a figure well above the district (£188,000) and national (£272,000) averages.

Consequently, people who wish to live in the Parish, including those with a local connection, may be unable to do so as they cannot find suitable accommodation either to buy or rent.

This Plan supports the provision of suitable, affordable housing, that clearly reflects and meets local housing need.

Newark and Sherwood District Council set out the detailed policy concerning the provision of affordable housing.

It describes affordable housing as follows<sup>9</sup>, *“as housing provided to specified eligible households whose needs are not met by the market. Social and Affordable rented housing in the district is normally provided by Newark and Sherwood Homes (who manage the District Council’s housing stock for us) or from a Registered Provider (Housing Association). Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price”*. The Plan adopts Newark and Sherwood District Council's definition of affordable housing. Newark and Sherwood planning policy seeks that all new housing developments involving ten or more dwellings should provide at least 30% affordable homes in Epperstone. This Policy, however, is being reviewed.

A significant amount of new affordable housing has been provided with the Epperstone Manor Development, which provided 12 affordable homes as part of the overall scheme. It is likely that this provision will be sufficient to provide for the immediate local need for affordable housing. This is based on evidence that there were some difficulties in finding local people or people with a local connection to take up these new affordable homes in the Epperstone Manor Development with only 2 being occupied by people/families from the Parish.

The Parish Council, in partnership with Newark and Sherwood District Council and other relevant parties, will keep a close eye on the issue of the demand for, and availability of affordable housing in the Parish. If a clearly identified need for affordable homes is identified

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<sup>9</sup>

in the future, which cannot be addressed through district planning policies, other options to secure the provision of more affordable housing in the Parish will be investigated.

### **POLICY EP 2: AFFORDABLE HOUSING**

The Plan acknowledges and accepts district planning policies that require certain housing developments to provide affordable housing. In legal agreements connected to planning consents that deliver affordable housing, nomination rights will normally be expected to give priority to applicants with a local connection to Epperstone, in accordance with the District Council's allocation scheme.

## **4.2 COMMUNITY FACILITIES AND SERVICES**

The community takes great pride in the Parish as evidenced in the wide and diverse range of local activities and social interaction that take place. These activities are focused on the three main community buildings in the Parish; the Cross Keys Public House, Village Hall and the Holy Cross Church.

These buildings, and the activities and services they support, play a vital role in meeting the health, welfare and social needs of the residents of the Parish and fostering (and acting as the focal point for) community spirit and pride. They also provide local employment, reduce the need to travel and generally enhance the quality of life and foster sustainable development. However, the Parish has seen a gradual decline in the community facilities, including the closure of its last shop and there is a concern that if unchecked this decline will continue. The retention, and wherever possible, enhancement of these remaining facilities is important for its long-term sustainability.



**Cross Keys Public House**



**Tea Rooms**

**POLICY EP 3: PROTECTING COMMUNITY FACILITIES**

Development proposals that would result in either the loss of, or have a significant adverse effect on, the identified community facilities listed below will not be supported, except where:

- a) it can be clearly demonstrated that its continued use as a community facility is no longer viable or it is no longer required by the community; or
- b) equivalent or better alternative provision in terms of quantity and quality and in an equally suitable location in the Parish can be provided; and
- c) in accordance with Policy EP 14 (Holy Cross Church), Policy EP 5 (The Cross Keys Public House) and Policy EP 6 (Epperstone Village Hall).

The following facilities have been identified as being especially important to the community:

1. Holy Cross Church.
2. The Cross Keys Public House.
3. Epperstone Village Hall.

**POLICY EP 4: SUPPORTING NEW AND ENHANCED COMMUNITY FACILITIES**

Small scale development proposals for new or enhanced community facilities to meet a local need will be viewed positively where in accordance with other relevant planning policies, including Green Belt policies.

### 4.2.1 ASSETS OF COMMUNITY VALUE

An 'Asset of Community Value' is land or property of social (e.g. cultural, recreational, and sporting) importance to a local community.

A Parish Council and other voluntary and community organisations can nominate an asset to be 'Listed' on their local authority (locally, Newark and Sherwood District Council) register of assets of community value.

Where an asset is 'Listed' the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

While the process of listing of an Asset of Community Value is not carried out under planning legislation, there have been instances of the listing of a property as an asset of community value being regarded as a 'material consideration' for planning purposes. In other words, the grant or refusal of planning permission has taken into account the fact that the property was listed as an asset of community value.

The Parish Council has already designated the Cross Keys Pub as an Asset of Community Value reflecting the importance the community attaches to it. Other further designations may come forward over the lifetime of the Plan.

#### **POLICY EP 5: ASSETS OF COMMUNITY VALUE**

Development proposals that support the longevity of Assets of Community Value will be viewed positively where in accordance with other relevant planning policies, including Green Belt.

### 4.3 NATURAL ENVIRONMENT

The Parish is located within the Valley of Dover Beck and is made up of the village of Epperstone, small hamlets and individual dwellings scattered amongst attractive, gently undulating and generally open countryside.

Predominately open, rural, and agricultural (arable) in nature, much of this land has been identified by Natural England as being of the best and most versatile agricultural land nationally. Consultation shows that the underdeveloped and unspoilt nature of much of the Parish is highly prized and appreciated by residents and visitors and considered to be its most significant asset. The consultation showed strong support for the maintenance of this rural parish set in the heart of the countryside.

The policies in this Plan are based on an overwhelming desire that any development should preserve and, wherever possible, enhance the rural nature of Epperstone and prevent inappropriate development that would adversely affect this.

The strong presumption against development in the open countryside in Epperstone also accords with local and national policy. The vast majority of the Parish is ‘washed over’ by Green Belt designation. Green Belt is a powerful national designation. The Plan supports and endorses national and Newark and Sherwood District Council’s policies for the Green Belt in Epperstone, which emphasise its importance, its continuing role and that inappropriate development in the open countryside within the Green Belt should only take place in very special circumstances.

#### 4.3.1 LOCAL GREEN SPACES

Epperstone is characterised by green spaces and a feeling of openness. These are of great importance to its character and identity. They are valued for a wide range of reasons, including visual amenity, recreational value, tranquillity and supporting the richness of wildlife that can be found in the Parish. Their protection and enhancement are top priorities for the Plan.



Canopy and green spaces as you enter the village

National planning policy enables a Neighbourhood Plan to identify and protect green areas of particular importance by designating land as a Local Green Space. Where land is designated as a Local Green Space, it is protected from development other than in very special circumstances.

To be designated as Local Green Space, however, it must meet specified criteria as set out in the National Planning Policy Framework<sup>10</sup>. These include:

- Is reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and is not an extensive tract of land.

The many green spaces in the Parish were evaluated for their suitability for Local Green Space designation by the Steering Group. After careful consideration, six green spaces have been identified that are considered to have the greatest importance and meet the criteria for designation. These are identified below and in Figure 3. They are also detailed in the Supporting Evidence document which can be found at [www.epperstoneparishcouncil.uk](http://www.epperstoneparishcouncil.uk).



**Playing fields surrounding the Village Hall**

<sup>10</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

## **POLICY EP 6: LOCAL GREEN SPACES**

Development proposals that would result in the complete or partial loss of a Local Green Space (as shown on Figure 3 and identified below) will not be supported except in very special circumstances.

1. Allotment Site off Chapel Lane.
2. Land around Church of the Holy Cross.
3. Area of meadow land, including the Dovecote, opposite “The “Cottage”.
4. Playing fields surrounding the Village Hall, including Bourne Wood.
5. The green spaces both sides of Main Street from West Manor Park to the mini roundabout on the A6097.
6. Epperstone Community Meadowland.

### **4.3.2 TREES AND HEDGEROWS**

The Parish has a rich variety of trees and hedgerows, which add greatly to its character and appearance as well as providing a valuable habitat for wildlife and wildflowers.

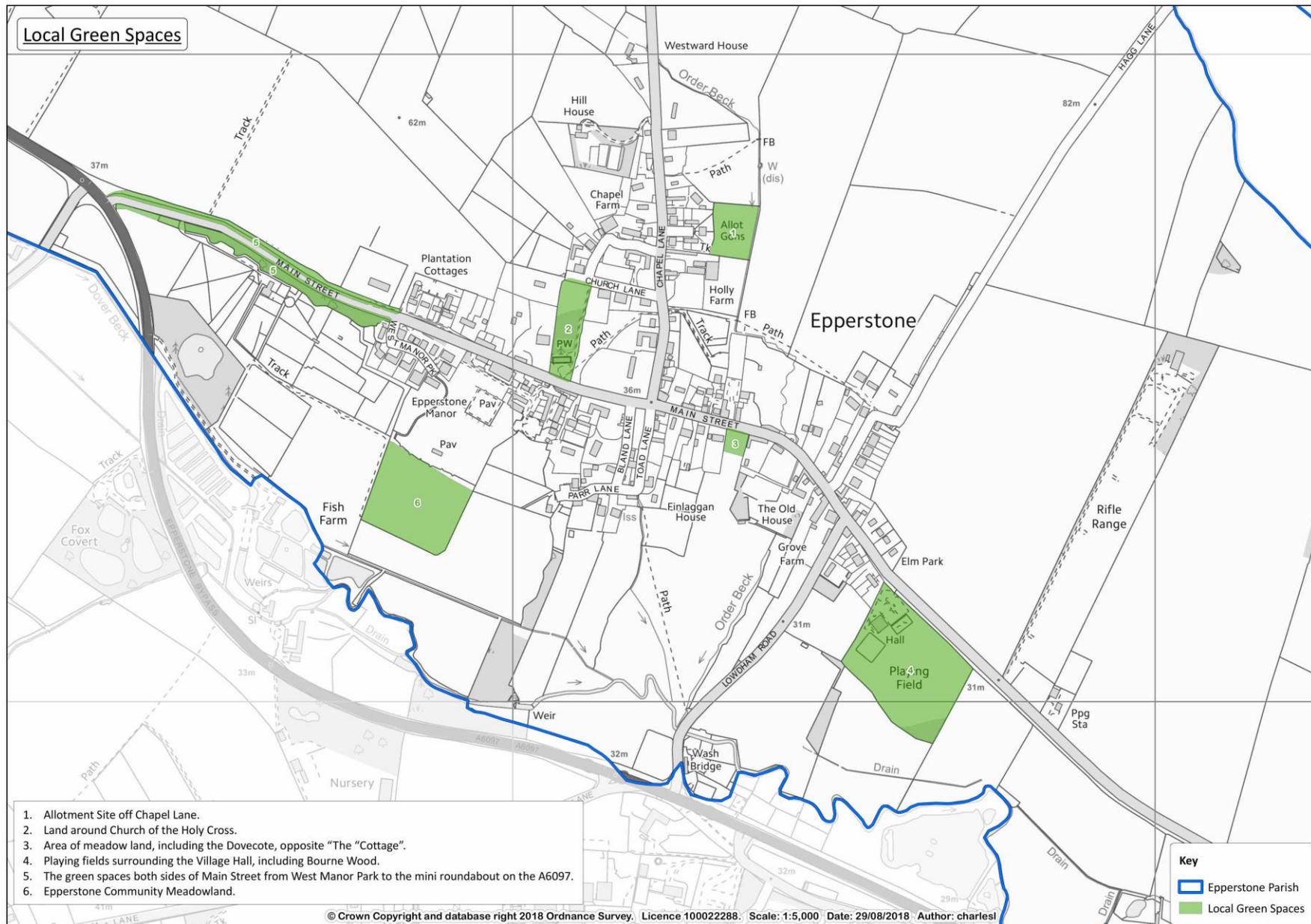
Especially important are the wooded areas (particularly those that support mature native broadleaf species), which are mainly to be found in the north of Parish and Bourne Wood to the south, planted to commemorate the Millennium.



**Fine examples of mature trees and hedgerows to the south of Epperstone village**

A further strong feature throughout the Parish is mature hedgerows (many species rich) forming boundaries to arable fields and the copious variety of mature trees, particularly within Epperstone village. The approach into the village from the east is lined by trees on the southern aspect, while the approach from the west is through a magnificent canopy of trees.

Figure 3 Local Green Spaces (on the page below)



It is important to retain these features as they define the Parish as well as providing important habitat. Many of the individual important specimens are protected, including those in the Conservation Area, and through Tree Preservation Orders, but some important trees and hedges are not specifically protected.

The term 'native' is used for any species that has made its way to Epperstone naturally; not intentionally or accidentally introduced by humans. The Plan seeks to encourage the planting of native trees, especially as they are more of a distinctive characteristic of the Parish and better equipped to live with the local climate and soil types and support food and habitats for wildflowers and wildlife. Trees native to the Parish have been well researched by Alan Filmer, a villager with specific arboreal knowledge. These are detailed in Appendix 1.

#### **POLICY EP 7: TREES AND HEDGEROWS**

The Plan supports the planting and management of trees and hedgerows. Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Where possible, they should be integrated into the design of development proposals.

Where relevant, development proposals should demonstrate how they have taken into account the need to protect trees and hedgerows of good value.

Landscaping schemes, in connection with new development, are encouraged to place an emphasis on the use of local native planting, as shown in Appendix 1.

#### **4.3.3 BIODIVERSITY**

The Parish is noted for, and largely defined by, the large swathes of open countryside and green spaces that surround and intersperse the village of Epperstone.

This countryside and other green areas are rich in biodiversity. They contain significant areas of woodlands, hedgerows, grasslands and mature gardens as well as watercourses and associated riparian habitats. These provide a natural habitat for wildlife and wildflowers. They also create natural corridors/networks for wildlife movements.

Some of the wide and diverse range of species to be found in the Parish include flowers such as coltsfoot, violets, primroses, toadflax, lady's smock and yellow iris, as well as rare and declining birds and animals such as the grey partridge, lapwing, kingfisher, bats and water voles. Of the larger animals, foxes, rabbits, badgers, hedgehogs, deer and hares are common.

The consultation shows that the biodiversity of the Parish is highly valued by the community. Not only in supporting wildlife and wildflowers, but also its wider roles in helping to improve resilience to climate change and alleviate flooding, for example. They wish to see it protected and, where possible, enhanced.

While there are no sites that have been identified as of national interest, many parts of the Parish have been identified by Nottinghamshire County Council as being of local biodiversity importance as reflected in their designation as Local Wildlife Sites<sup>11</sup> (sometimes known as Sites of Importance for Nature Conservation). These Local Wildlife Sites are listed below (together with their description by Nottinghamshire County Council, identified in italics) as well as on Figure 4.

1. Epperstone Park, which the County Council describes as, *“A large ancient coppice site retaining botanical interest in spite of widespread felling and replanting”*.
2. Halloughton Dumble (small part of), *“A long and striking landscape feature with characteristic woodland plant communities”*.
3. Rosselle Wood, *“An old woodland site of botanical value”*.
4. Epperstone Dumble (North), *“A good dumble with characteristic flora”*.
5. Epperstone Dumble (South), *“The best remaining example of this unusual riparian woodland feature in Nottinghamshire”*.
6. Order Beck Pasture, (more commonly known as ‘field to the rear of Meadow Cottage, Chapel Lane’), *“A notable density of herbs with common grasses in a horse-grazed paddock”*.
7. Gonalston Lane Grassland, *“A species-rich damp grassland”*.

In addition to these designated Local Wildlife Sites, there are other habitat types and features within the Parish that are of most significance in terms of their biodiversity value, and which the Plan seeks to protect and, where possible, enhance their value. These are,

- All watercourses and water bodies, but particularly the Dover Beck.
- Epperstone Dumble and Halloughton Dumble and the riparian habitats that these dumbles support.
- All woodlands, particularly those that support mature\* native broadleaf species.

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<sup>11</sup> <http://www.nottinghamcity.gov.uk/sincs>

- Established tree lines and mature\* scattered trees.
- Rough grassland (pasture), particularly where it is tussocky, relatively species diverse, and has not been heavily grazed by livestock (note this could include field margins and roadside verges of over 2m width).
- All hedgerows, particularly those with more species diversity, that are less intensively managed, and/or run parallel to, or are connected to, other hedgerows, tree lines or woodland.
- Church of the Holy Cross, churchyard and the adjacent planted flower meadow.
- The network of mature village gardens.

\*mature trees are typically those that are at least 30 cm diameter at breast height.

If significant harm cannot be avoided to the identified sites, habitats, features and networks, that harm should be adequately mitigated or compensated for (offset) elsewhere within the Parish. If neither mitigation nor compensation is possible, planning permission ought to be refused

Further, where a development proposal affects a designated Local Wildlife Site or significant habitat type identified above, the Plan seeks that, wherever possible, they are subject to a comprehensive Ecological Impact Assessment as a minimum, and dependent upon the scale of the proposals this may extend to a wider Environment Impact Assessment.

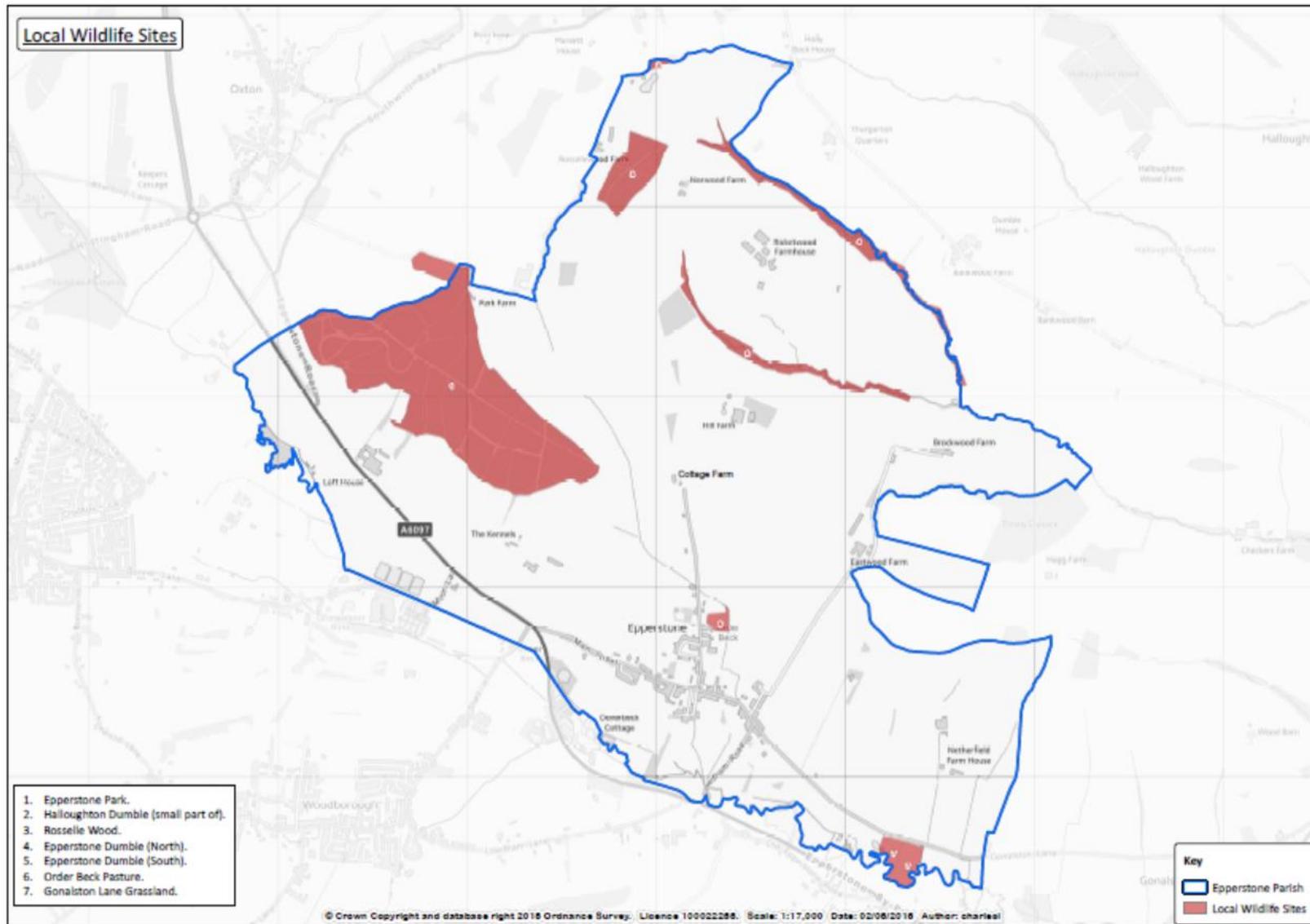
#### **POLICY EP 8: BIODIVERSITY**

Development proposals which conserve, enhance and incorporate biodiversity in and around them (including networks) will be supported, particularly where they conserve significant habitat types, Local Wildlife Sites and features of the Parish.

On Local Wildlife Sites (identified above and on Figure 4), or on a significant habitat type or feature (identified above), planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

All development proposals affecting the above sites should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.

Figure 4 Local Wildlife Sites



#### 4.3.4 DISTINCTIVE VIEWS AND VISTAS

The high quality of its built and natural built environment coupled with its relatively open landscape means that attractive long open views from, into and within the Parish can be obtained from almost anywhere. As the 2006 Newark and Sherwood District Council Conservation Area Appraisal for Epperstone states, “*Epperstone has a strong relationship with its landscaping setting as the distinctively undulating topography prevails offering a variety of intimate, middle and distant views*”<sup>12</sup>.



Attractive views across open countryside and towards the Dover Beck and Ploughman’s Wood

The consultation shows that the community cherishes these views. They make a significant contribution to Epperstone’s character and distinctiveness.

Through the development of the Plan, seven views have been identified that are considered to have the greatest importance. These have been derived from established principles of townscape and landscape quality, and are:

- Views of important historic landmark buildings from specific viewpoints and/or;
- Panoramas from specific viewpoints encompassing a broad vista containing many natural features of interest.

<sup>12</sup>

Whilst there are many other views, particularly within Epperstone Conservation Area, these are considered to have more local significance. It is imperative these distinctive views are respected and, wherever possible, enhanced.

### **POLICY EP 9: DISTINCTIVE VIEWS AND VISTAS**

Development proposals should respect and, wherever possible, enhance distinctive views and landscape vistas by ensuring that their visual impact on these views and landscape vistas is carefully and sympathetically controlled.

The following views (accessible to the public) have been identified as especially important. These are identified on Figure 5. Development proposals within the broad area of the views are required to have regard to the Epperstone Conservation Area Appraisal Supplementary Planning Document (2006):

3. Views south and south-west from the high point from the field public footpath before it comes onto Hagg Lane near to Eastwood Farm looking down towards the village of Epperstone across open fields.

5. Standing on Main Street between the Cottage and The Laurels and immediately in front of the Pinfold (a Listed Building), looking north over the lawned garden offers views of open fields with hedgerows dotted with mature trees directly linking Main Street to the open countryside. From the footpath, beyond the garden, the view becomes panoramic.

6. Looking south, standing on Main Street between Meadowside and Dovecote House the view starts with the Dovecote (a Listed Building) in the immediate foreground beyond which is a long and largely unbroken view of the attractive open countryside. This offers the best view of, and link to, the countryside from the village. This offers an excellent view linking the village to the surrounding countryside.

7. Standing on the field/public footpath close to the historic Wash Bridge off Lowdham Road the view west towards the Dover Beck and associated meadowlands as well as the view north towards the Epperstone village.

The following landscape vistas (accessible to the public) have been identified as especially important. These are identified on Figure 5. Development proposals within the broad area of the landscape vistas are required to be acceptable in landscape character terms, having regard to the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013) and Core Policy 13 in the Amended Core Strategy:

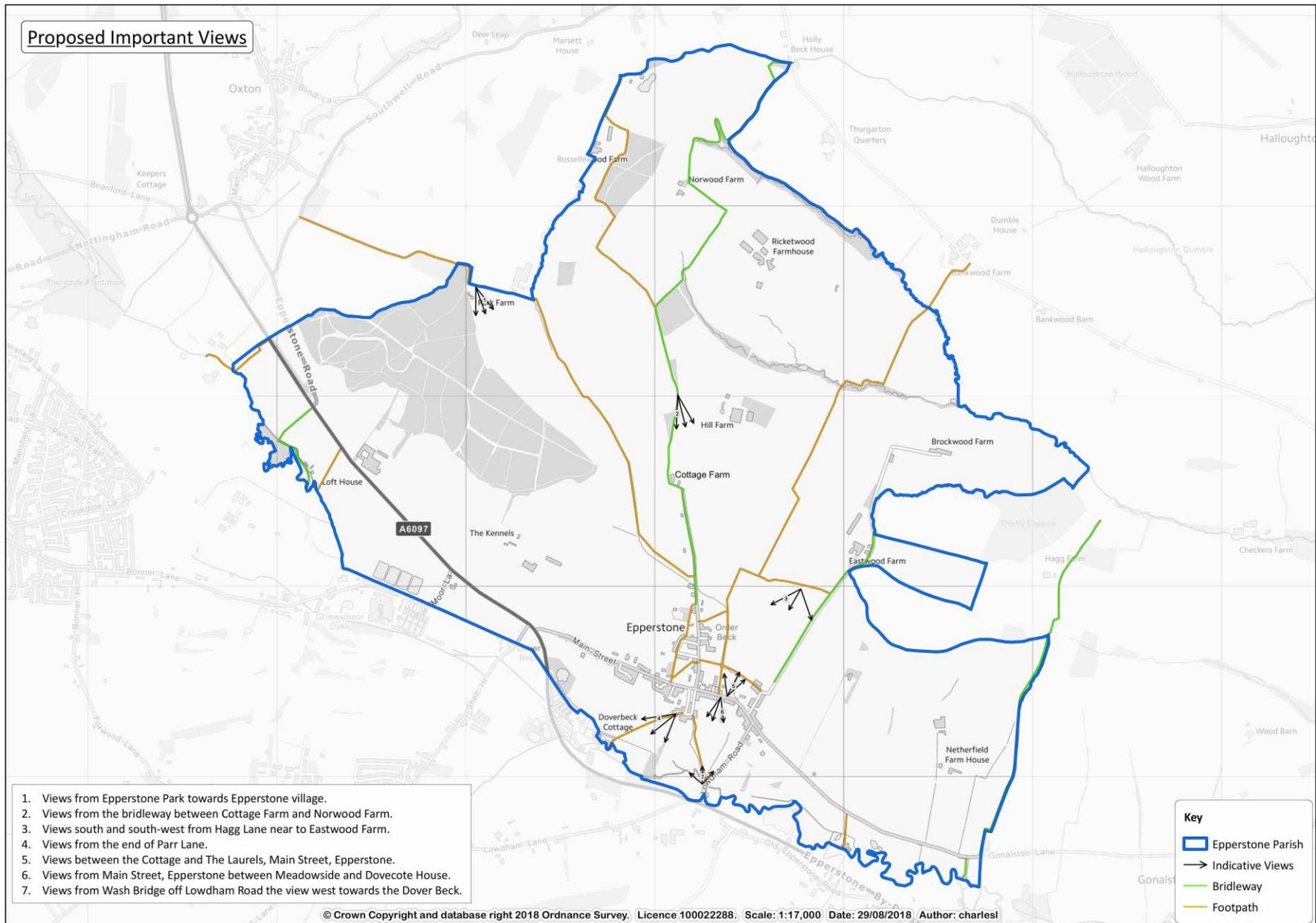
1. Looking south-east from the most northern point of Epperstone Park towards Epperstone village across open fields and mature trees.

**POLICY EP 9: DISTINCTIVE VIEWS AND VISTAS cont.**

2. Looking from the bridleway between Cottage Farm and Norwood Farm next to the woodlands offering a long and largely unbroken view towards Epperstone village across open countryside and mature trees.
4. Standing on the public footpath the view from the end of Parr Lane offers a panoramic 180-degree vista across beautiful open countryside and towards the Dover Beck and Ploughman's Wood beyond.

Additional evidence and background to the distinctive views and vistas can be found in a supporting evidence report which can be found at [www.epperstoneparishcouncil.uk](http://www.epperstoneparishcouncil.uk).

Figure 5 Important Views and Vistas (on the page below)



#### 4.3.5 RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

Renewable energy installations and low carbon related development have been highlighted as an issue in the Parish.

The community is not in principle opposed to such energy generation and recognises the potential benefits it may bring as a renewable energy source.

Its potential for wind energy and other forms of renewable low carbon related development, however, needs to be balanced against other important considerations. A major concern is the potential impact on the Parish's high-quality landscape and residential amenity.

Any such development (including both domestic and commercial) should also be of an appropriate scale and in a suitable location within the Parish, and sensitive to the high-quality landscape of the Parish, as well as respecting residential amenity and other important considerations. It is vital that residents' opinions should make a significant contribution to any planning decision.

To ensure that proposals for new development take appropriate account of this high-quality landscape and do not have an adverse impact on residential amenity, they will be assessed against the detailed criteria set out below. This is in line with national and local planning policy, but provides further Epperstone specific detail.

### **POLICY EP 10: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES**

The Plan does not identify any areas suitable for the development of renewable energy installations due to the special nature of its landscape. However, suitably located and designed proposals that promote and encourage the development of renewable and low carbon energy resources will be viewed sympathetically where it can be demonstrated that the following planning impacts (either in isolation or cumulatively) of the development proposal, are satisfactorily addressed. Development proposals will be supported where they are in accordance with Policy DM4 in the Newark & Sherwood Allocations & Development Management Development Plan Document (2013) and:

- a) do not have an unacceptable adverse impact on the amenity of local residents (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions).
- b) do not have an unacceptable adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape.
- c) do not have a significant adverse effect on any regionally or locally important site of ecological value or Local Green Space or their settings.
- d) do not have an unacceptable adverse impact on Listed Buildings or the Conservation Area or their settings.
- e) in the case of wind turbines, it can be demonstrated that the development would not result in an unacceptable adverse effect (either in isolation or cumulatively) on protected bird species, including important sites and migration routes.
- f) in the case of ground mounted solar panels, it can be demonstrated that they do not result in the loss of good quality agricultural land.
- g) have addressed operational requirements (including accessibility and suitability of road network, ability to connect to the grid underground, proximity of any relevant feedstock).
- h) have measures included for the removal of structures and the restoration of sites, should sites become non-operational.

## 4.4 DESIGN AND THE BUILT ENVIRONMENT

Epperstone has a very distinctive and attractive built environment, which gives it a great sense of place and pride.

Its charm derives partly from the wide range of buildings of different scales, which, with a few exceptions, blend harmoniously together, partly from the trees, gardens and open spaces that enhance the setting of the buildings.

The development of the Epperstone's built environment has been primarily shaped by its long and proud history. It is hard to characterise this in a few words. It is, however, well researched and chronolised by local historian James Gunn in his publication 'A History of Epperstone' as well in other studies such as the Epperstone Conservation Area Appraisal.

While it is considered that Epperstone was first settled in 550 A.D., the earliest written records are from the Domesday Book in 1066. At this time, it was a small agricultural settlement with approximately 40 households located mainly around the church with a population of 200.

From this time the Parish has developed modestly. This has been primarily along the two main axes in Epperstone village, from the church east and west along Main Street and Gonalstone Lane and north and south especially along Chapel Lane, Hagg Lane and Bland Lane. This layout can be seen in a 1734 map (the earliest known one) of the Parish. This shows that there were around 40-50 dwellings, spreading along these two axes.

Though some newer developments, especially at the eastern and western edges of the village, have extended the settlement pattern, the village is largely unchanged from the 18<sup>th</sup> Century. While there has been some 'infilling' of gardens, orchards and other green spaces in the village, this has not been to the extent of similar villages. The existing pattern of development (and roads) is of historic origin.

The built environment consists of a variety of buildings that have developed over many centuries. This includes large detached dwellings as well as smaller cottage style dwellings.

It contains numerous fine buildings that contribute to its character by their form and positioning. These include the Church of the Holy Cross (a Grade 1 Listed Building) which dates back from the Eleventh Century, together with many others that have been identified as being of national or local historic or architectural interest.

It contains many buildings that were traditionally part of a farmstead or toft which would be set in a larger plot or croft, comprising of the farmyard, garden and orchards. A typical arrangement of these buildings, would be as J Gunn describes in his authoritative publication 'A History of Epperstone' as, "*generally aligned gable-end-on to the streets and with small closes for beasts and orchards behind them*". There are still many good examples of this arrangement to be found such as at the lower end of Chapel Lane, Main Street and Toad Lane

#### 4.4.1 DESIGN

The Parish comprises a mix of different architectural styles, which reflect its development over many hundreds of years. The buildings date from many different periods, providing a richness and variety of styles and materials, with individual buildings clustered around the historic core of Epperstone, and around former farm buildings.

Much of the village of Epperstone is within a Conservation Area, which national policy states is an, '*area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance*'.

A variety of materials have been used over the years. Most buildings are two storeys and constructed out of red brick.

Most houses have gabled roofs, though some of the larger buildings such as Beech House and the Cross Keys have hipped roofs. They are generally roofed with clay tiles, either old slightly curved flat tiles or modern rosemary tiles. There is also a number with slate roofs. Flat roofs are very uncommon. Chimney stacks are typical and prominent. Most doors and windows are made of wood.

Buildings in the village are sometimes set back from the road with gardens or more extensive landscaped grounds often containing mature trees. Some buildings are set at the back of the footpath creating a heightened sense of enclosure, and this in combination with the walls and mature hedgerows makes, ensure that the overall feel is of an attractive village sitting well in its landscape. An especially attractive feature of the Parish is red brick and stone walls between and surrounding properties, while hedges are common, open plan frontage is rare, as are border treatments such as Leylandii and panel fencing.

Generally housing developments have been relatively small, usually consisting of a single dwelling or clusters of dwellings, which are laid out more uniformly than the older parts of the Parish. These more modern developments are generally well and sympathetically designed.

In addition, the village of Epperstone has developed at a relatively low density. There are substantial areas of green spaces that surround and intersperse the village. Many properties are set within relatively large grounds and gardens, and there are gaps separating areas of development. These green spaces are an important, distinctive and cherished feature, especially in the Conservation Area. In addition, they provide important habitat for the flora and fauna that can be found across the Parish.

There has been an increase in recent years in the use of security and other lighting surrounding domestic, and other properties, as well as solar panel systems. Where not carefully sited and controlled, they can be intrusive and unattractive and can have a significant impact on the built and wider environment especially within the Conservation

Area. There are wider environmental and nature conservation benefits of reducing security lighting, as Paragraph 180 of the National Planning Policy Framework<sup>13</sup> states planning policies, “*should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*”.

Consultation shows conserving and enhancing this special and distinctive built environment is a top priority for residents, and that new development should respect its character and environment, particularly where located in or near a sensitive location.

The consultation, however, revealed two distinct views on design. On the one hand, residents wish to ensure that new development maintained a traditional design to reflect the existing character and appearance of the surrounding buildings whilst, on the other hand, there was a desire not to stifle new and innovative design emerging. That said, there was a strong opinion that the character of Epperstone should not be adversely affected by inappropriately designed new development.



Old Methodist Church

There was a very positive view that new development should respect the diverse origins of the Parish, giving variety rather than uniformity, but it is imperative that it should be designed sensitively to ensure that the generally high quality built environment is maintained and enhanced, particularly where proposals are located within or adjacent or near to the Conservation Area, a historic building or any other sensitive location.

New design should respond in a positive way to the scale and character of buildings and the landscape in its immediate vicinity through careful and appropriate layout, use of materials, detail and siting.

Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development makes a positive contribution to the street scene and adds value to the distinctive character of the area in which it is proposed to be situated.

It is not considered necessary to have a uniform series of development rather to ensure that development proposals respect the features of buildings which make Epperstone Parish an attractive and distinctive place.

<sup>13</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

The following principles provide guidelines to which all developments proposals should have regard so that they can be successfully accommodated into the Parish. While they are aimed at development proposals that require planning approval, it is recommended that similar regard is also given to development which currently does not require planning permission.

#### **POLICY EP 11: DESIGN PRINCIPLES**

Development proposals must respond positively to the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context. The Plan requires that they have regard to the following design principles, where appropriate:

- a) they should respect or enhance (but not necessarily replicate) the local character, having regard to scale, density, massing, height, landscape, layout, materials, access arrangements and detail (e.g. size and shape of windows and doors).
- b) the amenity of neighbouring occupiers or uses should not be adversely affected through overlooking, privacy, overshadowing, loss of outlook, over dominance or disturbance.
- c) extensions to properties should ideally be of subordinate scale to the original buildings and the resulting building should be in keeping with, and not adversely affect, the form, scale, appearance, the general character and design of the original building and its setting.
- d) development does not reduce garden space to an extent where it has an unacceptable adverse impact on the character of the area, or the amenity of neighbours and the occupiers of the development.
- e) redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be especially sensitive to their distinctive character, materials and form.

## 4.5 OVERHEAD CABLES, POLES AND WIRES AND BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION

### 4.5.1 OVERHEAD CABLES, POLES AND WIRES

An increasing number of overhead cables, poles, and wires adorn many of the streets and the countryside. These often spoil the visual quality of the Parish.

The consultation shows that maintaining the visual quality of the Parish to be a top priority. There are some good examples of where overhead cables, poles and wires have been designed and located sympathetically. Western Power, which plans to replace the overhead electricity cables that run from Gonalston Lane to the top of Hagg Lane with underground cabling is a good example, but the overall picture, however, is mixed.

It is important that all such new development should be sympathetically designed and located. Electricity cables, poles and wires should be buried beneath the surface as in some

#### **POLICY EP 12: OVERHEAD CABLES, WIRES AND POLES**

Where planning permission is required, overhead poles, cables or wires required for development proposals should be sympathetically located and designed. Wherever possible they should be buried below ground level.

recent developments. Where the installation of new electrical and telegraph poles (or similar apparatus) over ground is unavoidable, wood, rather than steel, is preferred. While such development sometimes does not often require formal approval under current planning rules; it is important where it is required (or not) that it respects and, where possible, enhances the distinctive character of Epperstone.

### 4.5.2 BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION

The provision of good telecommunications, which serves both housing and commercial development, is increasingly important in the modern world.

The internet, for example, is driving business innovation and growth, helping people access services, opening up new opportunities for learning and interaction.

This is particularly important to rural communities such as Epperstone Parish where better telecommunications, especially broadband (or whatever future technology may supersede

this), will enable home-working and operating businesses to be easier, reduce the dependence on the car as well as improve access to an increasing number of online applications and services provided by the public and private sectors and reduce social isolation.

Broadband connectivity in the Parish is variable. While in some areas, it is good; other areas, especially in its more rural locations, experience low broadband speeds. The need to ensure that all parts of the Parish enjoy good broadband provision was identified as an improvement priority in the consultation.

In doing so, the policy is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location. Many elements of broadband/telecommunications installations are permitted development.

While the Plan recognises that many elements of broadband/telecommunications installations are 'permitted development', where formal planning permission is not required, it supports development proposals that provide access to a super-fast broadband network to Epperstone Village, and outlying properties in the Parish, where they are sympathetically designed and located.

#### **POLICY EP 13: BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION**

Development proposals and actions that support and/or provide enhanced broadband and other telecommunications infrastructure provision will be encouraged, where they are sympathetically located and designed and are in accordance with national Green Belt policy.

## **4.6 HERITAGE**

### **4.6.1 NATIONALLY IMPORTANT BUILDINGS AND STRUCTURES**

A Listed Building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are over 20 'Listed Buildings' within the Parish that have been identified as being of national significance and importance. This is about 5% of buildings in the Parish, which is very high.



Dovecote in field facing house called the Cottage, Main Street

The full list (Historic England, 2018) is shown below. This includes a range of different architectural styles and types of buildings, including dovecotes, houses, farm buildings and a telephone kiosk.

### Listed Buildings in Epperstone Parish in 2018.

#### Grade 1

- |    |                                       |
|----|---------------------------------------|
| 1. | Church of the Holy Cross, Main Street |
|----|---------------------------------------|

#### Grade 2

- |     |  |
|-----|--|
| 2.  | Barn and attached outbuilding at the Old House, Main Street  |
| 3.  | Belvedere Cottage, Parr Lane   |
| 4.  | Criftin Farmhouse, A6097   |
| 5.  | Den Cottages, Main Street  |
| 6.  | Epperstone Manor and attached and adjacent Walls, Main Street  |
| 7.  | Dovecote and attached gateways, barn and wall at Epperstone Manor, Main Street                               |
| 8.  | Former Methodist Chapel and attached wall and gateway, Chapel Lane (formerly the Primitive Methodist Chapel) |
| 9.  | K6 Telephone Kiosk   |
| 10. | Millholme Models (formerly The Litchfield Library and now incorporated as part of The School House)          |

11.	Old Mill House, A6097
12.	Orchard Cottages, Chapel Lane
13.	Dovecote and attached garage and walls at Poplars, Chapel Lane
14.	Poplars and attached outbuildings and barn with adjacent water pump, Chapel Lane
15.	Dovecote in field facing house called The Cottage, Main Street
16.	Rossellewood Farmhouse
17.	The Old Forge and attached outbuildings, Main Street
18.	Outbuildings at the rear of the Old Forge
19.	The Old House and outbuildings, Main Street
20.	The Old Rectory
21.	The Papermill
22.	The Pinfold, opposite the house called Hazelwych, Main Street

Generally, the condition of these buildings is good. None, for example, are included on Historic England's Heritage at Risk Register (2016)<sup>14</sup>.

The designation of these buildings and structures as a Listed Building gives them special legal protection beyond that which can be provided through a Neighbourhood Plan.

It is important, however, that the Plan highlights the important contribution they make to the distinct character and identity of the Parish and the need to conserve and enhance this.

#### **POLICY EP 14: LISTED BUILDINGS**

Development proposals requiring planning permission that conserve or enhance the character, longevity and appreciation of a Listed Building and its setting will be supported. The proposals will be required to describe the significance of any Listed Buildings affected and the impact of the proposal on that significance in accordance with national planning policy.

#### **4.6.2 EPPERSTONE CHARACTER BUILDINGS, WALLS AND STRUCTURES OF LOCAL HERITAGE INTEREST**

Throughout the Parish there are buildings and structures that, while not of sufficient special historic or architectural interest to warrant designation as listed buildings, the community

<sup>14</sup> <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/>

holds dear and which make a valuable contribution to a local sense of history, place and quality of life.

There are over 90 heritage assets listed in the Parish in the Nottinghamshire Historic Environment Record (HER)<sup>15</sup>. The Nottinghamshire HER is a database that holds information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment. Many of the assets included in the HER are Listed Buildings (see Section 4.6.1) or are identified as key unlisted buildings in the Epperstone Conservation Area Appraisal.<sup>16</sup> These heritage assets, identified as part of the Nottinghamshire HER, have some limited protection through the planning system.

The Plan has taken the opportunity, using published guidance from Historic England<sup>17</sup>, to identify a schedule of heritage assets that are considered to have significant local heritage interest. To ensure that these assets are considered appropriately in planning proposals, the Plan designates them as Epperstone Character Buildings, Walls and Structures of Local Heritage Interest.

A small number of assets are considered to meet the criteria to be designated as such. These include buildings such as Epperstone House and the Old School as well as an ‘unlisted’ dovecote in the Parish. In addition, several boundary walls have been identified. Boundary walls are a prominent and pleasing characteristic of the Parish. As the Epperstone Conservation Appraisal (2006) states, *“they contribute significantly to the character and appearance of the Conservation Area and are also significant, particularly along Main Street where they add to a strong sense of enclosure”*. This view is shared by this Plan, which concurs that boundary walls contribute significantly to the special and distinctive character of Epperstone and seeks to retain and enhance the best examples through their identification as Epperstone Character Buildings, Walls or Structures of Local Heritage Interest. These are also detailed in the Supporting Evidence document accompanying this Plan.

While their identification as such will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights which allow some minor building operations and in some cases demolition can be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as Epperstone Parish Character Building, Structure and Wall of Local Heritage Interest will be a major “material consideration” i.e. the assets local heritage significance will be taken into account when making a decision on the development proposals and such proposals will be assessed against Policy EP 15 and other adopted relevant local and national planning policies.

<sup>15</sup> <http://www.nottinghamshire.gov.uk/culture-leisure/heritage/historic-environment-record>

<sup>16</sup> <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/20161214-001epperstone.pdf>

<sup>17</sup> <https://www.historicengland.org.uk/listing/what-is-designation/local/local-designations/>

### **POLICY EP 15: EPPERSTONE CHARACTER BUILDINGS, WALLS AND STRUCTURES OF LOCAL HERITAGE INTEREST**

The Plan identifies the buildings, walls and structures listed below (and shown in Figure 6) as Epperstone Character Buildings, Walls and Structures of Local Heritage Interest.

Development proposals will be required to take into account the character, context, significance and setting of Epperstone Character Buildings, Walls and Structures of Local Heritage Interest.

1. Epperstone House.
2. The Old School.
3. The Old Methodist Church (formerly the Wesleyan Methodist Chapel).
4. Dovecote at Grove Farm.
5. Boundary walls to the north of Main Street from junction with Hagg Lane to the Cross Keys.
6. Boundary walls to the south of Main Street from junction with Lowdham Road to Toad Lane.
7. Churchyard retaining wall, Main Street.
8. The wall surrounding The Manor both on Main Street and Chapel Lane.
9. The stone walls bordering Epperstone House on Main Street and Bland Lane.
10. Boundary wall to Orchard Cottages, Chapel Lane.
11. Wash Bridge.
12. Rifle Range.
13. Old School House, Toad Lane (1, 2 & 3 Sunny Row).

### 4.6.3 EPPERSTONE CONSERVATION AREA

Conservation Areas are areas of special architectural or historic interest, the character of which it is desirable to preserve and enhance. They are often, but not exclusively, centred on listed buildings. However, it is the character of the area, including its landscape qualities, rather than the presence of individual buildings, which justifies its designation as a Conservation Area.

There is one Conservation Area in the Parish - Epperstone. This was designated in 1972 and amended in the 2006 Newark and Sherwood District Council Conservation Area Appraisal.<sup>18</sup> It covers the historic core of the village, following a linear pattern along Main Street. Most of the Listed Buildings in the Parish are located within it. Further information about Epperstone Conservation Area, including a map showing boundary of the Conservation Area, can be found at <https://www.newark-sherwooddc.gov.uk/conservation/conservationareas/>.

Its Conservation Area status means that there is greater control over development within, or affecting its setting, and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

In 2006 Newark and Sherwood District Council produced a Conservation Area Appraisal for Epperstone. This sets out the special characteristics of the Conservation Area, and how this can be safeguarded and enhanced.

The community supports and takes pride in the designation of the historic core of Epperstone as a Conservation Area.

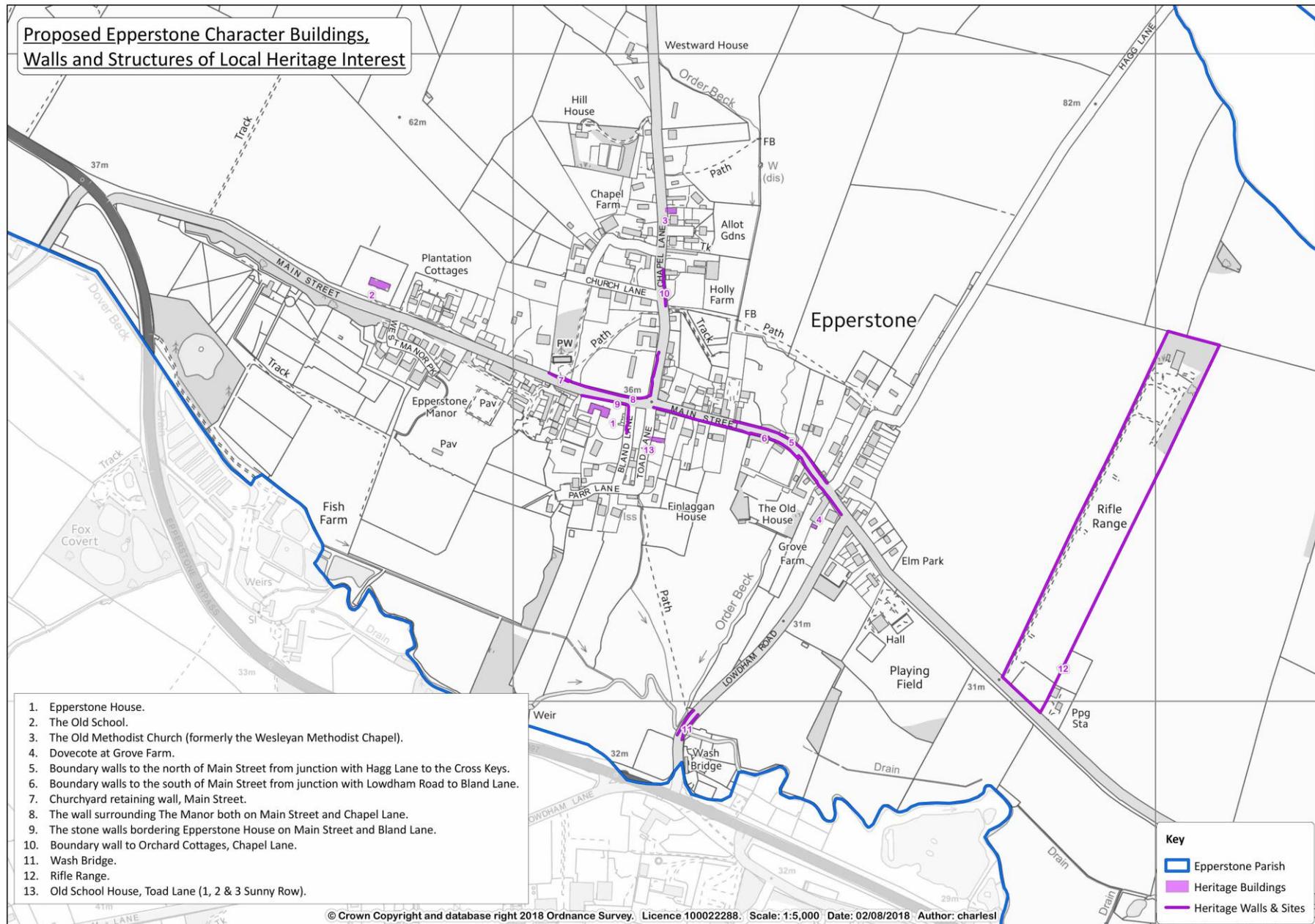
#### **POLICY EP 16: EPPERSTONE CONSERVATION AREA**

Development proposals within or affecting the setting of Epperstone Conservation Area, should conserve and, where possible, enhance its special and distinctive character through high quality design proposals that have regard to the principles set out in the Epperstone Conservation Area Character Appraisal.

<sup>18</sup>

<http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/20161214-001epperstone.pdf>

Figure 6 Character buildings, walls and structures of local heritage interest (on the page below)



#### 4.6.4 EPPERSTONE HISTORIC CHARACTER

Epperstone Parish has a diverse landscape character.

As The 2006 Epperstone Conservation Area Appraisal identifies, *“the village is split by a north-south divide, between land classified as ‘Dumble Farmlands’ (north) and ‘River Meadowlands’ (south), adding that the ‘strong and semi-irregular pattern of enclosure is an important facet’ of the Dumble Farmlands, while ‘the River Meadowlands are distinctively riparian landscapes with an intimate, enclosed character and a strong sense of place enhanced by the high proportion of pasture”.*

This important distinction between the two contrasting landscapes, contribute greatly to the varied character of Epperstone Parish. It is important that development proposals respect it and avoid fracturing the relationship between these distinct elements of Epperstone.

#### **POLICY EP 17: EPPERSTONE HISTORIC CHARACTER**

Development proposals that adversely affect or damage the integrity of Epperstone’s Dumble Farmlands or River Meadowlands will not be supported.

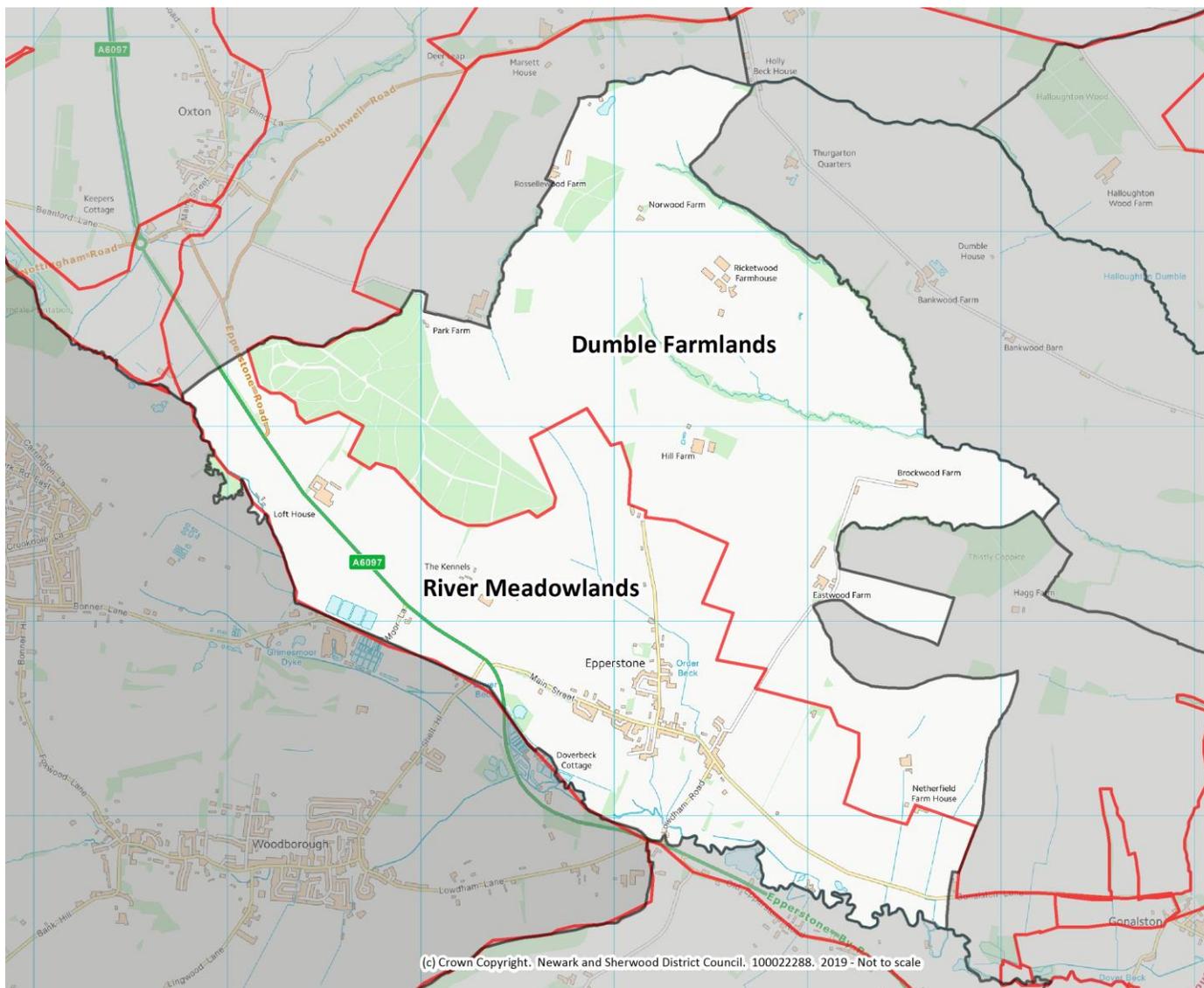
#### 4.7 GETTING AROUND

Consultation shows that transport is a top priority for local people.

A major concern is road and pedestrian safety in the Epperstone village. The village developed either side of Main Street, and much of it was built before traffic and congestion became a problem. Main Street is a long and straight stretch of road, which is well used by vehicles with few natural or other obstacles to slow down motorists. Heavy good vehicles still use it, despite this being in breach of the weight limit.

The main hazards are perceived to be the speed of motor vehicles, and on occasions, cyclists through the village. This endangers cyclists and walkers, or pedestrians simply crossing the road as well as children making their way to and from the playground on Gonalston Lane and from the bus stops for school transport. This is exacerbated by traffic travelling, often at high speeds, through the village as a shortcut from the A612, Southwell Road to avoid the Lowdham roundabout congestion and the average speed cameras on the A6097 and then joining it just before the mini roundabout at the Shelt Hill junction.

Figure 7 Epperstone Landscape Character Areas



Furthermore, in many locations the footpath along Main Street is very narrow and can be hazardous when walking, especially for the elderly and for parents with young children. Traffic management measures that improve vehicular and pedestrian safety and movement, especially in the village, will be encouraged.

#### **POLICY EP 18: TRAFFIC MANAGEMENT IN EPPERSTONE VILLAGE**

Development proposals should be able to demonstrate that any traffic generation created by the proposal does not result in severe, direct or cumulative, impact on congestion, or road and pedestrian safety.

#### **4.7.1 CAR PARKING IN EPPERSTONE VILLAGE**

On street car parking is a significant issue in the Epperstone village. This was highlighted as a concern in the consultation.

The roads and much of the housing were not designed for the needs of modern traffic. The roads and pavements tend to be narrow, and much of the older development has no provision for off road parking. Consequently, there is a serious issue with on-street parking on the narrow streets, which has a detrimental effect on pedestrian and road safety and the ease by which pedestrians and vehicles can travel safely within the Parish.

It is therefore important that any development does not adversely impact off road parking provision.

#### **POLICY EP 19: CAR PARKING IN EPPERSTONE VILLAGE**

Development proposals that result in a reduction in car parking provision in Epperstone village will be not be supported where highway safety is an issue except where:

- (a) it can be demonstrated to the satisfaction of the Newark and Sherwood District Council in consultation with the Parish Council and the Highway Authority that the loss of parking will not have an unacceptable impact on parking provision and/or highway safety; or
- (b) adequate and suitable replacement car parking provision is provided on or adjacent to the site or a nearby suitable location in the village.

#### 4.7.2 FOOTPATHS AND BRIDLEWAYS

The Parish is threaded by an extensive network of footpaths and bridleways.

These are important for health and the environment and are enjoyed by its residents as well as visitors to the Parish. Walking and horse riding are popular pastimes in the Parish.

Consultation shows that these footpaths and bridleways are highly prized and cherished by residents, who wish to see them protected and, wherever possible, enhanced.

The Parish Council will actively seek to work with Nottinghamshire County Council, Newark and Sherwood District Council and other relevant agencies to encourage opportunities to secure improvements in the network of footpaths and bridleways.

#### **POLICY EP 20: FOOTPATHS AND BRIDLEWAYS**

The improvement and expansion of the existing network of footpaths and bridleways will be supported. Priority will be given to those that extend and join the existing network. Development proposals should protect footpaths and bridleways and, wherever possible, enhance them in accordance with the tests as set out in the Community Infrastructure Levy Regulations 2010.

#### 4.8 DEVELOPER CONTRIBUTIONS

Development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services, which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. Planning regulations also require that care needs to be taken to ensure that any developer contributions sought are reasonable and do not make the scheme unviable.

A new system has been introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL), and it will require developers to make a payment to the District Council based on the size and type of development that is proposed. The proceeds of the Levy will then be used to provide the infrastructure necessary to support growth across the district. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force.

Though the scale of development anticipated in the Parish over the lifetime of the Plan means that the amount secured through CIL and other planning obligations is unlikely to be significant, it is still important to consider how this could be best used, should any payments arise.

#### **POLICY EP 21: DEVELOPER CONTRIBUTIONS**

Where appropriate, contributions towards those community facilities identified as priorities by the Parish Council will be sought through planning obligations (under s106 of the Town and Country Planning Act) in accordance with the tests as set out in the Community Infrastructure Levy Regulations 2010. Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm these local priorities, ensuring that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.

## 5. MONITORING AND REVIEW

It is anticipated that the Neighbourhood Plan will last until 2033.

During this time, it may be that the circumstances which the Plan seeks to address could change.

The Neighbourhood Plan will be regularly monitored. This will be led by the Parish Council in conjunction with Newark and Sherwood District Council as the local planning authority on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the Newark and Sherwood Core Strategy if this cycle is different.

## Appendix 1 – Native Trees to Epperstone Parish

- Ash
- Birch
- Bird Cherry
- Blackthorn
- Bramble
- Cherry
- Common Alder
- Crab Apple
- Dog Rose
- Dogwood
- Elder
- Field Maple
- Gean
- Gelder Rose
- Hawthorne
- Hazel
- Holly
- Horse Chestnut
- Larch
- Lime
- Maple
- Mountain Ash
- Oak
- Scots Pine
- Spindle
- Sycamore
- Wayfaring Tree
- Willow
- Yew