UPDATED EVERTON VILLAGE NEIGHBOURHOOD PLAN: POLICY STATEMENTS FOR CONSULTATION - NOVEMBER 2026

PROTECTING AND ENHANCING OUR ENVIRONMENT

POLICY 5.1 Appropriate development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be supported.

Locally and nationally identified sites of biodiversity value will be given particular weight in the consideration of proposals, in accordance with national policy and legislation on biodiversity net gain.

PROTECTING AND ENHANCING OUR ENVIRONMENT

POLICY 5.2 New development should protect and, where possible, enhance existing green infrastructure assets. Development which delivers the creation of new multi-functional green infrastructure which can contribute towards ecological enhancements, flood risk and water quality management, as well as enhance the landscape and historic character of Everton Parish.

Proposals should where possible demonstrate how these networks will be achieved and maintained in perpetuity.

PROTECTING AND ENHANCING OUR ENVIRONMENT

POLICY 5.3 Proposals for new development and alterations to existing buildings in or adjacent to the Everton Conservation Area will be required to: describe the significance of any heritage assets affected; demonstrate careful consideration of any potential impacts on the conservation area, and other nearby heritage assets; and to put in place measures to avoid or minimise impact or mitigate damage. Special attention should be paid to the two identified character areas.

Overall, development should reflect the scale, mass, height and form of existing locally characteristic buildings, and design details and materials should be chosen to be harmonious with neighbouring properties.

Contemporary designs using modern efficient materials will be acceptable where they are of exceptional quality, contribute to energy conservation, and where they clearly demonstrate that they are appropriate to their context.

PROTECTING AND ENHANCING OUR ENVIRONMENT

POLICY 5.4 New development should demonstrate a positive approach to design. In particular, development schemes should incorporate the following design principles:

- **Uses locally appropriate materials and be of a design, scale, mass and built form that responds to the characteristics of the site and its surroundings, especially within the identified character areas.**
- **Ensures that height, scale, and form, including the roofline, do not disrupt the visual amenity of the street scene and impact on any significant landscape views.**
- **Uses materials which complement the quality or character of the surrounding environment. Such proposals should not result in "negative pastiche": imitation without real adherence to style.**
- **Creates extensions which are subordinate to the original building.**
- **Proposes new housing demonstrating how they take account of the locally distinctive character of the area in which they are to be sited, and is consistent with key proposals in the Bassetlaw Design Code, so that all new developments will be high-quality, well-designed, energy efficient.**
- **Minimises light pollution wherever possible, and street and security lighting is designed to be unobtrusive, and energy efficient.**
- **Creates a complementary sense of place even in larger schemes where groups of several houses are proposed.**
- **Redevelopment, alteration or extension of historic farmsteads and agricultural buildings is sensitive to their distinctive character, materials, and form and where other external modifications are sought, the effective and efficient use of modern materials, especially where they provide sustainable and energy-efficient solutions, will not be discouraged.**

PROVIDING HOUSING

POLICY 6.1 Infill and development, and planned changes to current housing in or adjacent to the existing built form of Everton village will be supported where:

- **They follow the stated local preferences as to size and affordability allowing for young families and elderly villagers to continue to make their homes in the village;**
- **They relate well to the immediate local context and neighbouring buildings, and have strong visual and physical linkages to surrounding residential areas, taking account of the character areas identified and described In the Conservation Area Appraisal;**
- **The development would not result in coalescence with any neighbouring settlement including the urban connecting of Harwell;**
- **The proposal would not have an adverse impact on the landscape character of surrounding countryside and farmland;**
- **The proposal is of a scale and density and is in a location that is in keeping with the character areas and will not adversely harm the area's distinctive character and appearance;**
- **The development conserves and enhances local natural and built heritage;**
- **The development can be served by sustainable infrastructure provision such as surface and waste water drainage, and highways capacity, and is otherwise consistent with national policy and the sequential exception tests for flood risk; and**
- **Development does not lead to the loss of community or recreation facilities and it can be served by existing social infrastructure, such as schools and community facilities.**

PROVIDING HOUSING

POLICY 6.2 Because Everton cannot be expected to deliver affordable family housing through market mechanisms:

- **Any affordable provision must be planned strategically, not assumed to arise from existing stock;**
- **Assistance should be sought from a range of affordable housing agencies or through subsidised development schemes;**
- **Infrastructure such as transport, facilities and health planning must account for an exceptionally aged population; and**
- **In meeting the district's identified housing requirement, provision should also be made for downsizing, accessible homes and supported living, to reflect the needs of young families and an ageing population.**

PROVIDING HOUSING

POLICY 6.3 New developments should demonstrate, through the Design and Access Statement or equivalent, how the scheme's layout, orientation and fabric have been designed to minimise the energy demand, in addition to and not duplicating compliance with Building Regulations.

SUPPORTING BUSINESS AND THE LOCAL ECONOMY

POLICY 7.1 Opportunities to develop local businesses and facilities will be encouraged, where they:

- **enhance local provision;**
- **are of a proportional scale; and**
- **are appropriate for a rural/village setting.**

PROTECTING AND IMPROVING RECREATIONAL AND COMMUNITY FACILITIES

POLICY 8.1 Ways are sought to encourage residents: to utilise new and improved facilities; to participate in local activities which promote better health and well-being; and to make use of the natural environment, using well-signposted footpaths and bridleways.

PROTECTING AND IMPROVING RECREATIONAL AND COMMUNITY FACILITIES

POLICY 8.2 Proposals for a new or extended cemetery will be supported where there is an agreed identified need for additional burial provision, the site is well related to the village and where there is no unacceptable impact on residential amenity, landscape character or highway safety.