

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 2: Worksop

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 2: Worksop Preferred Sites

- 2.1 Worksop (including Shireoaks and Rhodesia) is identified as a Sub-Regional Centre in the adopted Settlement Hierarchy (Core Strategy policy CS1). As the principal town in the district, Worksop will see high levels of housing and employment growth to make qualitative and quantitative improvements to the housing, employment, retail and leisure offer available in the town. The following maps and policies set out the housing and employment sites that the Council considers to be the best option to deliver this growth.
- 2.2 This preferred set of sites has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the *Issues and Options* consultation exercise). Key factors that have helped to shape the proposals for Worksop are as follows:
- A very large area of land to the east of Worksop (Site 4/W9), which had been proposed for both housing and employment development, was withdrawn from consideration by its promoters following the *Issues and Options* consultation. This significantly reduced the amount of land available to allocate for new development in Worksop;
 - Nottinghamshire County Council as the Highways Authority expressed a preference for new employment development to be focused along the A57 corridor around Worksop to ease any potential impacts on the town's road network from business/industrial users;
 - The increased population that will result from the housing allocations will require more school places in the town. It was necessary, therefore, to find a site capable of accommodating a new primary school; and
 - Recognising the concerns of local residents, it was felt to be important to retain some separation distance (green corridor) between Worksop and Shireoaks to ensure that growth does not result in the two settlements merging completely.
- 2.3 Cumulatively, the sites identified will provide enough land to deliver the levels of housing and employment growth needed to achieve the Vision for Worksop as set out in the adopted Core Strategy. The table below shows the preferred sites along with their respective housing and employment growth targets.
- 2.4 For more information on the selection of the preferred option for Worksop please refer to the screening methodology section of this consultation paper and to the Site Screening background document¹.

¹ Available from the Planning Policy pages of the Council's website at www.bassetlaw.gov.uk.

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H1	35	Gateford Park	670	
H2	90	Tylden Road	87	
H3	30	Haggonfields	88	
H4	9	St Anne's Extension	250	
MU1	195	Shireoaks Common	175	15.4
MU2	28	Gateford Common	330	6.5
E1	W1	Manton Wood Extension		25
Total			1600	46.9

Table 2.1: Preferred Sites for Worksop

WORKSOP ALLOCATIONS CONSULTATION QUESTION

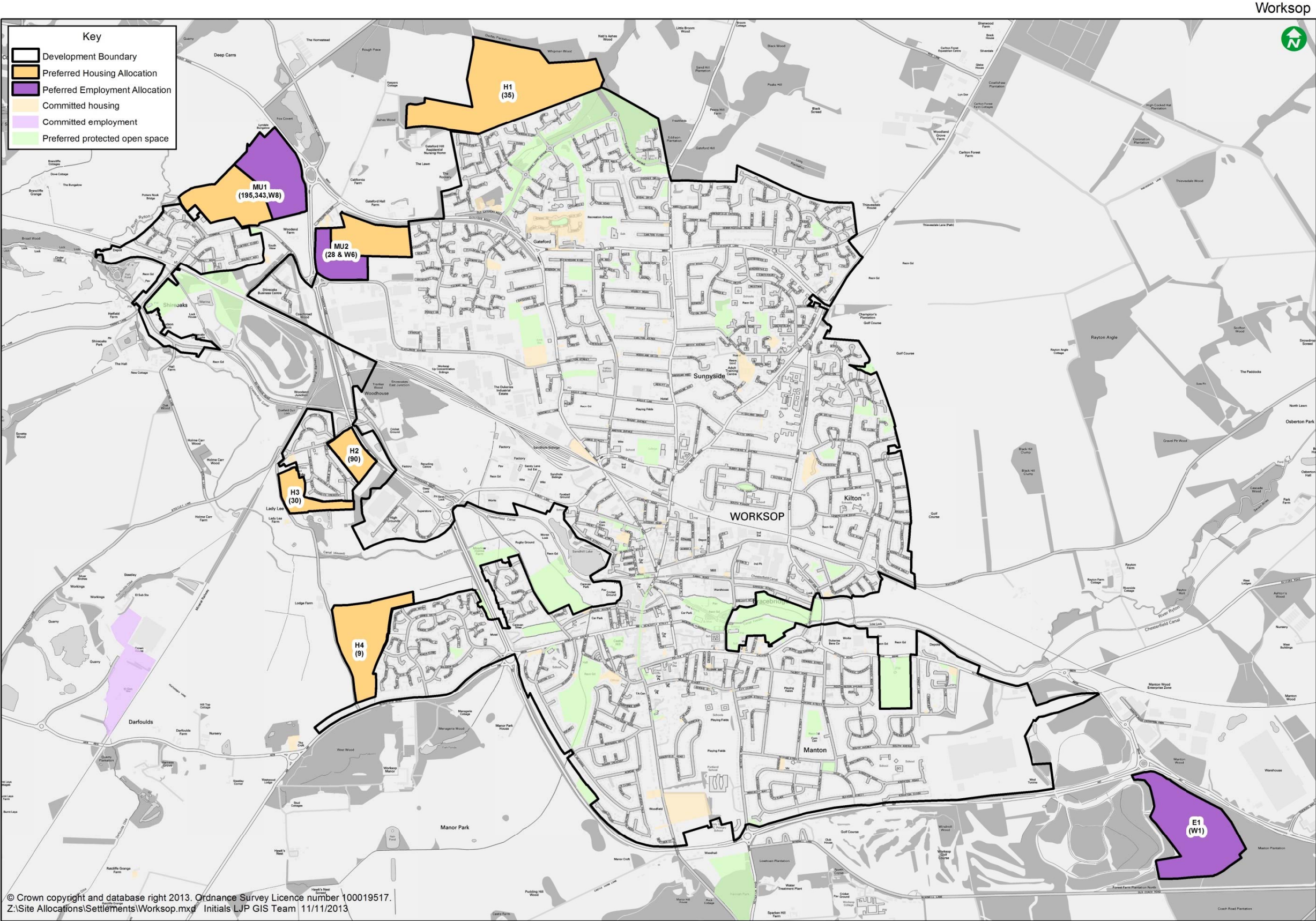
This section details what land the Council plans to allocate to deliver housing and employment growth in Worksop.

Question: Do you agree with the sites and policies proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.

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Site Allocations for Worksop

Housing Site H1: Gateford Park (former ref: 35)

Indicative Site Map H1



Context

- 2.5 This site is located to the north of Worksop. It is a greenfield site adjoining a residential estate. The site is bounded to the north and east by woodland that is protected through a combination of Local Wildlife Site, Ancient Woodland and Tree Preservation Order designations. The southwestern corner of the site sits within the Old Gateford Conservation Area and close to a Grade II listed building. There are also existing public rights of way (PROW) running through the site.
- 2.6 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Woodland to the north forms a logical boundary to the further development of Worksop in this direction;
 - Sensitive design could provide a green infrastructure enhancement opportunity, taking account of existing PROW and the sensitivity of the Conservation Area;

- The scale of the site allows for provision of a new primary school and extensive open space;
- Allows improvements to pedestrian routes and additional provision of public transport in the vicinity; and
- The proposal to enhance existing junctions makes a positive contribution to improving the existing highways infrastructure in the locality.

POLICY H1: GATEFORD PARK

Land to the North of Gateford in Worksop, as shown on the proposals map and illustrated above, is allocated for the development of 670 dwellings and associated local infrastructure. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Onsite provision of a single form entry primary school with land to expand;
- ii. A financial contribution towards increased provision of secondary school places in Worksop;
- iii. Land to the southwest of the site to be set out as open space (as illustrated on the indicative map above);
- iv. A comprehensive boundary treatment and landscaping approach to the design of the site including ecology buffers between the site and neighbouring woodland;
- v. Highway improvements to provide traffic lights or roundabouts at the junctions of:
 - a. Ashes Park Avenue/Gateford Road;
 - b. Raymoth Lane/Gateford Road; and
 - c. Cannon Crossroads.
- vi. Two access points delivered to the site at a sufficient width to allow public transportation access; and
- vii. Relocation of the nearby football pitch, affected by any new access road to the east, within, or in the immediate vicinity of, the site.

Reasoned Justification

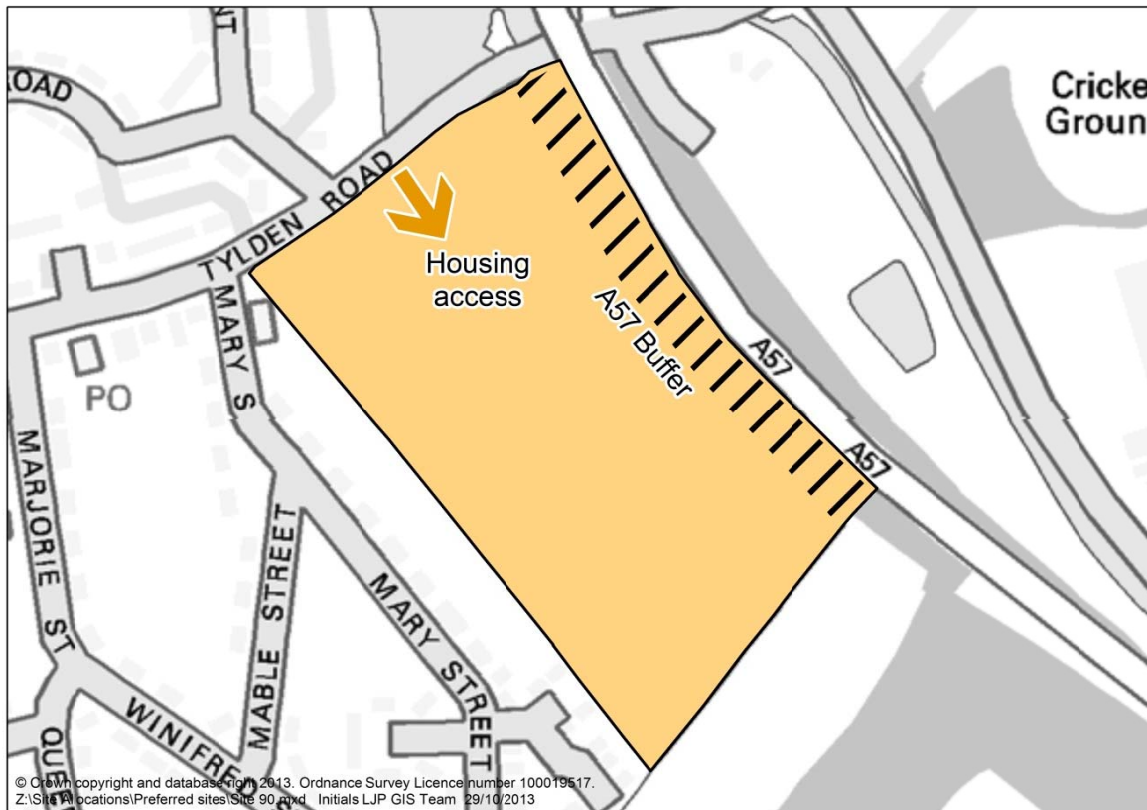
2.7 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H1 seek to address the following considerations:

- i. The residential development of this site will result in a primary school age population increase which will require the expansion of local primary schools. An additional one form entry primary school will need to be delivered before the completion of the site to accommodate this population increase;
- ii. The residential development of this site will result in a secondary school age population increase which will require the expansion of local secondary schools;

- iii. To protect the character of the Old Gateford Conservation Area and the setting of the nearby Grade II listed building, the land to the southwest of the site that is located within the conservation area will need to remain open;
- iv. The site is located within a 'conserve' Landscape Character zone as identified in the Bassetlaw Landscape Character Assessment. Core Strategy Policy DM9 requires developments to be designed accordingly to take into account local landscape character. Any development must include sufficient consideration of the neighbouring woodland to the north and east of the site and ensure the boundary treatments on these parts of the site complement and wherever possible enhance these important biodiversity areas as protected under Core Strategy Policy DM9 (including their designations as Local Wildlife Sites and in parts Ancient woodland);
- v. The residential development of this site will increase road usage in the local area. Road junctions Ashes Park Avenue/Gateford Road, Raymoth Lane/Gateford Road, and Cannon Crossroads will require improvements to ensure that road safety is not compromised and to ensure that traffic in the area continues to flow at an acceptable rate;
- vi. Following Highway Authority recommendations, the level of growth on this site must have more than one point of access to ensure sufficient safe transportation movement to and from the site. In addition, Core Strategy Policy DM13: Sustainable Transport requires development proposals to minimise the need to travel by car. As such, any new access points into the site must be of sufficient width to allow access by a choice and means of transport including public transportation; and
- vii. Delivery of the new access road to the east of the site may impact on the existing football pitch. To ensure that this sports provision is not lost in the area, the development of this site must include the relocation of this football pitch.

Housing Site H2: Tylden Road (former ref: 90)

Indicative Site Map H2



Context

- 2.8 This site is located to the East of Rhodesia, it is a greenfield site adjoining a residential estate. The site is bounded by the A57 flyover along its eastern edge and is close to two Local Wildlife Sites to the North and South.
- 2.9 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall public support for the site;
 - Development of this site would complement the existing built form of Rhodesia;
 - Site currently suffers from significant levels of anti-social behaviour. Redevelopment will restrict opportunities for this and enhance the overall safety of the neighbouring area;
 - Opportunity and desire for the primary school to expand (in size and the number of pupils); and
 - Existing bus stops are located immediately adjacent to the site.

POLICY H2: TYLDEN ROAD

Land off Tylden Road, as shown on the proposals map and illustrated above, is allocated for the development of 87 dwellings. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards the expansion of school provision;
- ii. Pedestrian access link from the site to the open space to the South;
- iii. A new access point into the site from Tylden Road; and
- iv. A visual and acoustic buffer along the A57 border of the site.

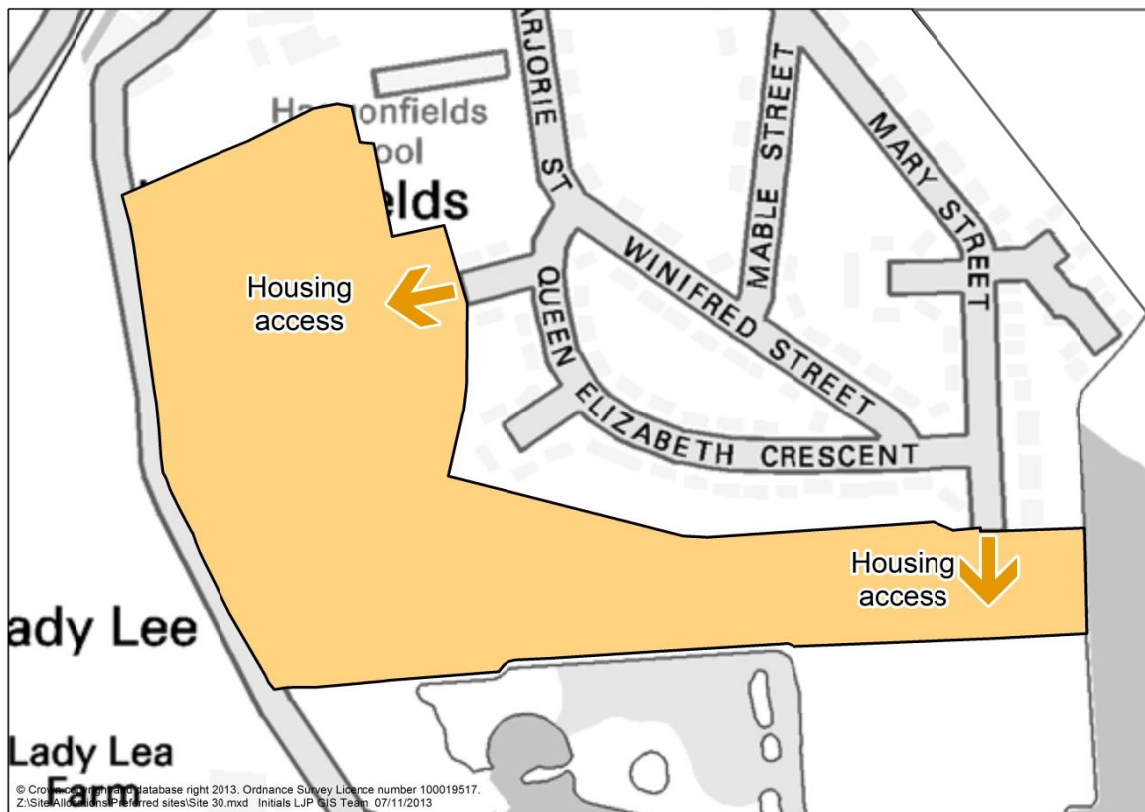
Reasoned Justification

2.10 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates its impact on identified local infrastructure, the criteria in Policy H2 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. This site is located next to an area of accessible open space. The development of the site must ensure that residents have the opportunity to access and enjoy this open space;
- iii. Following Highway Authority recommendations, the new road access to the site must be from Tylden Road and designed in such a manner to ensure safe access and egress from the site for all traffic; and
- iv. A visual and acoustic buffer along the edge of the site adjoining the A57 will allow both the visual and noise impact of traffic along the A57 to be reduced for new residents of the site.

Housing Site H3: Haggonfields (former ref: 30)

Indicative Site Map H3



Context

- 2.11 This site is located to the West of Rhodesia, it is a greenfield site adjoining a residential estate. The site is bounded to the South and East by two Local Wildlife Sites and has a public footpath running along its Western boundary.
- 2.12 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall public support for the site;
 - Opportunity to complement the built character;
 - Opportunity to facilitate enhancement of the neighbouring Local Nature Reserve;
 - Site currently suffers from significant levels of anti-social behaviour. Redevelopment will reduce vulnerability to this and enhance the overall safety of the neighbouring area;
 - Opportunity and desire for the primary school to expand (in size and the number of pupils); and
 - Well positioned to make use of the local transport infrastructure.

POLICY H3: HAGGONFIELDS

Land off Queen Elizabeth Crescent, as shown on the proposals map and illustrated above, is allocated for the development of 88 dwellings. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards the expansion of school provision;
- ii. Boundary treatment to provide and enhance existing (where possible), ecological buffer to the neighbouring Lady Lee Quarry site; and
- iii. Two access points delivered to the site from Mary Street and Queen Elizabeth Crescent.

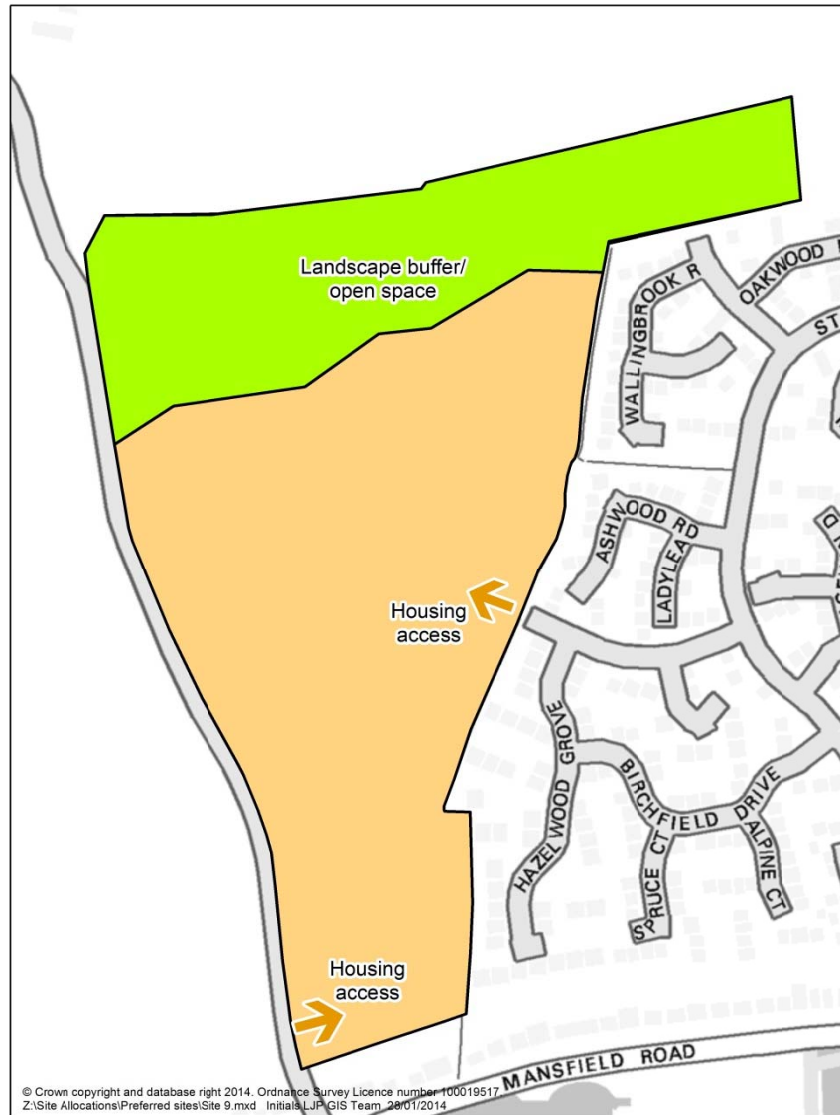
Reasoned Justification

2.13 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H3 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. The southern edge of this site is next to a Local Wildlife Site at Lady Lee Quarry. To ensure the ecological/biodiversity value of this Local Wildlife site is not undermined, development must include an ecological buffer along this section of the sites boundary; and
- iii. Following Highway Authority recommendations, two access points to the site must be provided from Mary Street and Queen Elizabeth Crescent and designed in such a manner as to ensure safe access and egress from the site for all traffic.

Housing Site H4: St Anne's Extension (former ref: 9)

Indicative Site Map H4



Context

- 2.14 This site is located to the southwest of Worksop. It is a greenfield site adjoining a residential estate. An ordinary watercourse runs along the Western boundary of the site and the site is located close to the Grade I listed Worksop Manor Lodge and Grade II listed Lodge Farm, both found to the Northeast of this site. A public footpath runs from east to west across the site.²

² See the Site Allocations Sustainability Appraisal

2.15 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Overall public support for the site;
- Opportunity to complement the built character;
- Opportunity to facilitate enhancement of the neighbouring Local Nature Reserve;
- Opportunity and desire for the primary school to expand (in size and the number of pupils); and
- Well positioned to make use of the local transport infrastructure

POLICY H4: ST ANNE'S EXTENSION

Land to the west of St Anne's, Worksop, as shown on the proposals map and illustrated above, is allocated for the development of 250 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A four metre easement delivered on the side of the ordinary watercourse on the western boundary of the site;
- ii. A landscape buffer to the north of the site (as shown in the illustration above) to limit the impact on nearby listed buildings;
- iii. A financial contribution towards the expansion of local schools; and
- iv. Two access points delivered to the site from Mansfield Road and Birchfield Drive.

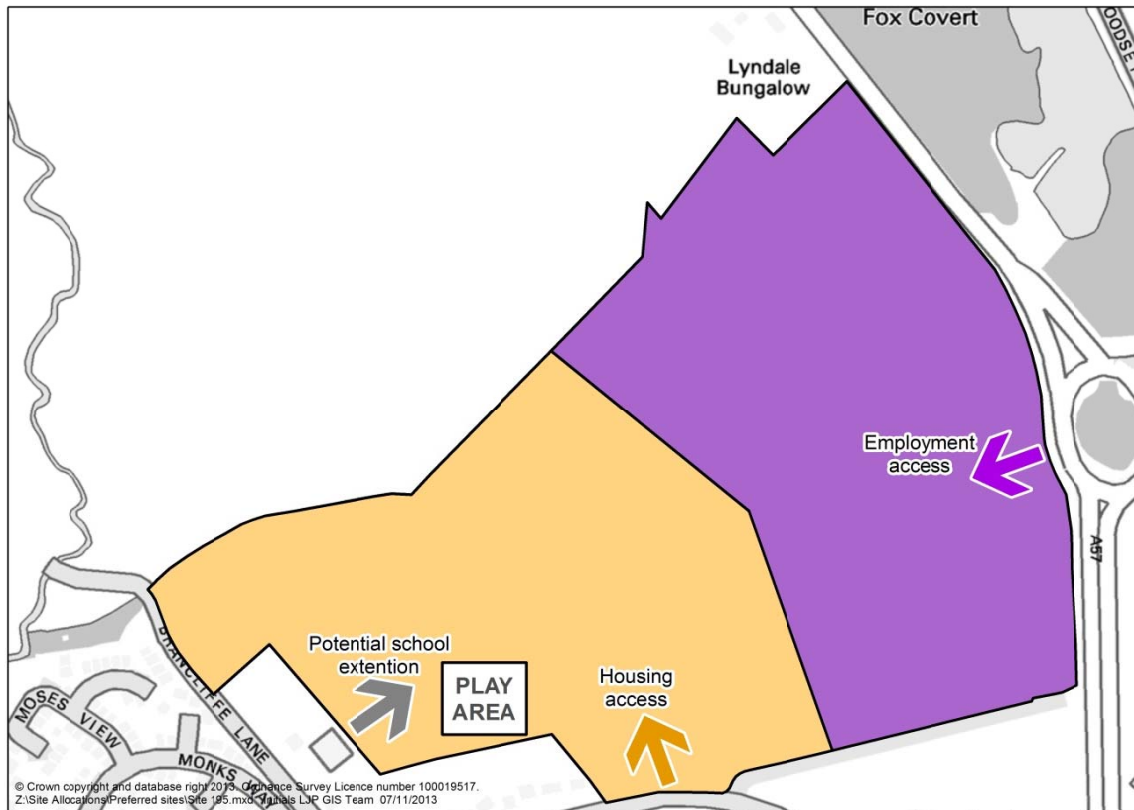
Reasoned Justification

2.16 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy HS4 seek to address the following considerations:

- i. To avoid any flooding issues from the ordinary watercourse along the western edge of the site, a four metre easement must be delivered in line with Environment Agency recommendations;
- ii. To mitigate the impact that development of this site would have on the setting of the nearby Grade I and Grade II listed buildings to the northeast of the site, a landscaping buffer is required on the northern side of the site as advised by English Heritage. The indicative extent of the buffer required is illustrated above;
- iii. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- iv. Following Highway Authority recommendations, two access points to the site must be provided from Mansfield Road and Birchfield Drive and designed in such a manner to ensure safe access and egress from the site for all traffic.

Mixed Use Site MU1: Shireoaks Common (former ref: 195/343/W8)

Indicative Site Map MU1



Context

2.17 This site is located to the northeast of Shireoaks. It is a greenfield site located between a residential estate, Primary School and the A57 Corridor. The site's location on the north-western edge of Worksop also makes it one of the key gateway sites into Worksop. An area of land in the north-west corner of the site is within the identified flood zone and there are existing drainage channels on the site. Additionally, a footpath runs along the southern boundary of the site.

2.18 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Majority community support;
- Regarded as being 'good quality' in the employment land study;
- Within a 'create' LCA Policy Zone;
- Although a significant sized site, it is a logical direction for growth and a continuation of the existing built form, proposing residential development to the west and employment up to the A57;
- The site lies within walking distance of key services in Shireoaks;

- The site lies within close proximity to existing bus stops and to Shireoaks railway station; and
- The employment aspect of the scheme will bring greater diversity of jobs and is in close proximity to the Shireoaks Triangle employment area.

POLICY MU1: SHIREOAKS COMMON

Land to the Northeast of Shireoaks and along the A57 Corridor, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 175 dwellings and 15.4ha of employment land.

A. Residential Use

The principle of residential development on this site will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. The land on the north-western part of the site at risk of flooding, set out as open space;
- ii. A financial contribution towards the local school places and the provision of land to allow the expansion of Shireoaks Primary School;
- iii. A financial contribution towards increased provision of secondary school places in Worksop; and
- iv. Access into the residential area from Shireoaks Common.

B. Employment Use

The principle of employment creating uses will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Design and layout of the employment area appropriate to the 'gateway' status of the site; and
- ii. Access into the site via a new junction from the roundabout on the A57 on the eastern edge of the site. No access (except for emergency vehicles) will be provided from the employment land into the residential area of the site.

A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise. In addition, the ordinary watercourse which runs through the middle of the developable area, providing drainage for the site, must remain accessible for maintenance purposes. In line with Core Strategy Policy DM9 these features should be regarded as green infrastructure enhancement opportunities that can provide potential benefits for both people and wildlife. Development of the wider site may

consequently present an opportunity to re-route the existing watercourse channel to a more convenient and/or effective part of the site, with potential to incorporate it in to the aforementioned green buffer.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

- 2.19 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU1 seek to address the following:

Housing Considerations

- i. The north-western corner of this site is located within a Flood Zone 2 flood risk area. Core Strategy Policy DM12 does not allow residential development within this flood zone. This part of the site must remain as open space;
- ii. The residential development of this site will result in a population increase sufficient to require the expansion of the local primary school. A portion of the site next to the existing primary school, as illustrated above, needs to be safeguarded for the school's expansion;
- iii. The residential development of this site will result in a secondary school age population increase which will require the expansion of local secondary schools; and
- iv. Separate access to the residential area must be delivered to keep commercial and residential traffic separate and to ensure safe access and egress for both parts of the development.

Employment Considerations

- i. This site is a gateway into Worksop and it is important that its development reflects this prominence; and
- ii. Separate access to the employment area must be delivered to keep commercial and residential traffic separate and to ensure safe access and egress for both parts of the development.

General Considerations

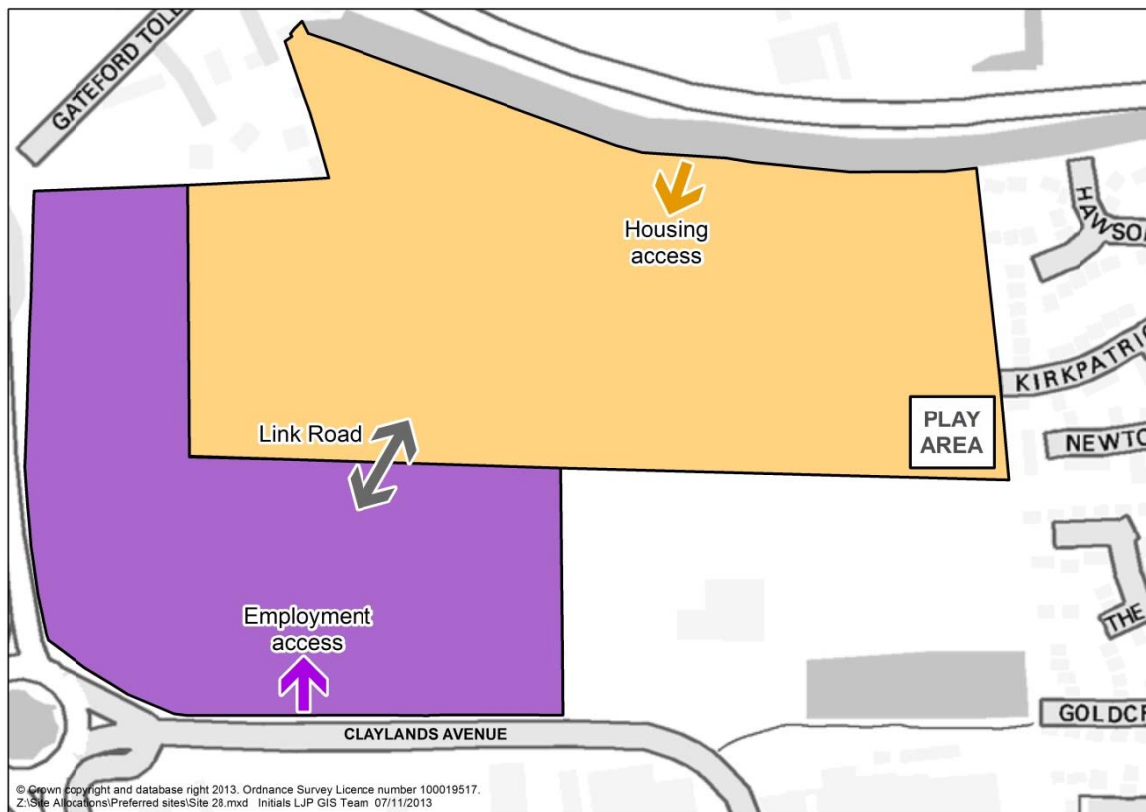
- 2.20 A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise. This green corridor will also contribute to the preservation of a wider green corridor between Worksop and Shireoaks.
- 2.21 The ordinary watercourse which runs through the middle of the developable area, providing drainage for the site, must remain accessible for maintenance purposes. In line with Core

Strategy Policy DM9 these features should be regarded as green infrastructure enhancement opportunities that can provide potential benefits for both people and wildlife. Development of the wider site may consequently present an opportunity to re-route the existing watercourse channel to a more convenient and/or effective part of the site. This may present the opportunity to incorporate it in to the aforementioned green buffer as a more comprehensive section of green infrastructure.

- 2.22 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Mixed Use Site MU2: Gateford Common (former ref:28/W6)

Indicative Site Map MU2



Context

2.23 This site is located to the northwest of Worksop along the A57 and Gateford Road. It is a greenfield site located next to a residential area and to the largest industrial estate in Worksop. The site's location on the north-western corner of the town makes it one of the key gateway sites into Worksop. The Old Gateford Conservation Area is to the North of the site (on the opposite side of Gateford Road). There is a footpath running across the site and significant mature trees along its northern boundary.

2.24 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Overall support for the site;
- Next to a good quality employment area;
- A gateway site that is well positioned to deliver economic development benefits;
- Complements the existing built form of the estate on the south side of Gateford Road, and;
- The employment aspect of the scheme will bring greater diversity and opportunity to an existing employment focused area.

POLICY MU2: GATEFORD COMMON

Land to the Northwest of Worksop between the A57 and Gateford Road, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 330 dwellings and 6.5 ha of employment land.

A. Residential Use

The principle of residential development on this site will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Design and layout of residential development along Gateford Road appropriate to the 'gateway' status of this site which, wherever possible, maintains the mature trees along the northern boundary;
- ii. A financial contribution towards the expansion of local schools; and
- iii. Two access points into the residential area from Gateford Road.

B. Employment Use

The principle of economic development will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Design and layout of development along the A57 Corridor appropriate to the 'gateway' status of the site; and
- ii. Access into the employment area from Claylands Avenue.

A Green corridor/buffer must be delivered as a visual and acoustic screen between the residential and employment elements of this site.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

2.25 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU2 seek to address the following considerations:

- i. This site is a gateway into Worksop and it is important that its development reflects this prominence and, wherever possible, maintains the mature trees along the site's northern boundary as they are a key feature to the character of the local area; and
- ii. The residential development of this site will result in a school age population increase which will require the expansion of local schools.

General Considerations

- 2.26 A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise.
- 2.27 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Employment Site E1: Manton Wood Extension (former ref: W1)

Indicative Site Map E1



Context

2.28 This site is located to the southeast of Worksop. It is a greenfield site located to the South of the A57/B6040 Junction. This site is considered to be a positive site³ that forms a logical extension to the existing Manton Wood industrial Estate, provide strong transport links along the A57 to the A1 and M1 corridors. A Local Wildlife Site is located to the northwest of the site. The site's location on the southeast corner of the town makes it one of the key gateway sites into Worksop.

³ See Site Screening Assessment

2.29 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Majority support;
- Within a 'conserve and create' Landscape Character Area – not as sensitive as other sites in the locality;
- Within Source Protection Zone 3 (catchment area);
- Relates well to other employment uses in the area around the A57, which themselves are relatively well screened/concealed;
- The site lies within 400m of existing public transport routes and stopping points; and
- Employment development will increase the range and diversity of jobs available in Worksop

POLICY E1: MANTON WOOD EXTENSION

Land to the southeast of Worksop, as shown on the proposals map and illustrated above, is allocated for 25ha of employment development. The principle of economic development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Appropriate landscaping and boundary treatments along the northern and western boundaries;
- ii. Design and layout of development along the A57 appropriate to the 'gateway' status of the site; and
- iii. Access into the site from the A57.

Reasoned Justification

2.30 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E1 seek to address the following considerations:

- i. The boundary treatment and landscaping along the northern and western edges of this site must be sufficient to ensure that its development does not have any adverse impact on the importance of the neighbouring Local Wildlife Site;
- ii. This site is a gateway into Worksop and it is important that its development reflects this prominence; and
- iii. A new road access to the site must be from provided from the A57 and designed in such a manner to ensure safe access and egress for all traffic. The access point indicated on the indicative map above is based on the developer's initial considerations and not specified by the Highways Authority.