

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 3: Retford

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 3: Retford Preferred Sites

- 3.1 Retford is a Core Service Centre as set out in the adopted Settlement Hierarchy (Core Strategy policy CS1). As the second largest town in the district, Retford will see levels of housing and employment growth to make qualitative and quantitative improvements to the housing, employment, retail and leisure offer available in the town.
- 3.2 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 and improvement to Retford.
- 3.3 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 Retford are as follows:
- The need to deliver the best commercially viable employment land in Retford, of which there is limited choice¹, in order to address past losses of employment land and ensure the town continues to provide a range and choice of employment opportunities;
 - Identified road capacity issues in Retford, including the main roundabout, Ordsall roundabout and the Tiln Lane/Moorgate junction;
 - Significant constraints identified on land to the southeast and south of the town as they suffer from significant land drainage/flooding issues;
 - Wherever possible avoid allocating land which is known to be the best and most viable agricultural land;
 - Avoiding the unnecessary loss of employment land within the town;
 - Strong public objection to most greenfield extensions to the town, and;
 - Insufficient sites available within the town boundary.
- 3.4 Cumulatively the sites identified will provide enough land to deliver the levels of housing growth needed to achieve the Vision for Retford as set out in the adopted Core Strategy.
- 3.5 Since the Core Strategy was adopted, it has become evident that due to the limited amount of available and viable employment land, the proposed sites in Retford will not be able to deliver the employment land growth target set out in the adopted Core Strategy. However, the 4.4ha shortfall (between the 15.7ha of proposed allocations and the 20.1ha growth target²) will be mitigated by the employment land over-allocation that is considered viable in Harworth Bircotes. Please refer to the Harworth Bircotes section for more detail on the level of over-allocation proposed.

¹ As identified in the Bassetlaw Employment Land Capacity Study 2011.

² The residual employment growth targets are set out in the introduction to this Preferred Options Consultation Paper

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H5	40	Wollaton Rise	68	
H6	52	Lansdown Drive	116	
MU3	51/R7	North Road	175	15.7
Total			359	15.7

Table 0.1: Preferred Sites for Retford

RETFORD ALLOCATIONS CONSULTATION QUESTION

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

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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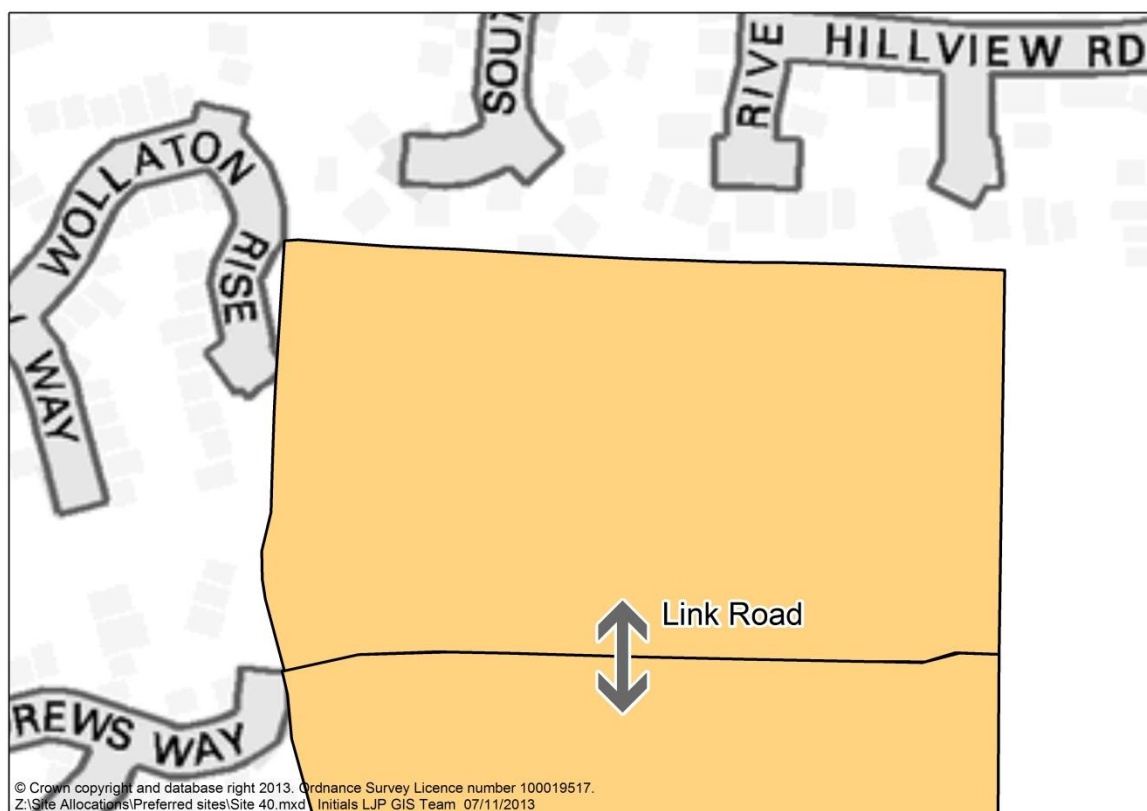


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Site Allocations for Retford

Housing Site H5: Wollaton Rise (Former ref:40)

Indicative Site Map H5



Context

- 3.6 This site is located to the south of Retford. It is a greenfield site located between Wollaton Rise and River View.
- 3.7 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The land is in a less sensitive Landscape Character Area than other potential sites around Retford as identified in the Bassetlaw Landscape Character Assessment;
 - The site forms a logical extension to the existing built form of Ordsall;
 - Opportunity for nearby primary school to expand;
 - Land is located away from flood zones and no know surface water drainage issues;
 - Is located 0.8km from a Local Centre; and
 - Site is located near to main bus routes.

POLICY H5: WOLLATON RISE

Land to the South of Retford, as shown on the proposals map and illustrated above, is allocated for 68 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 site specific criteria:

- i. A financial contribution towards increasing school capacity;
- ii. The inclusion of a link road, suitable for public transport, from Ollerton Road to this site through the neighbouring Housing Site H6: Lansdown Drive as indicated on the site plan above; and
- iii. Off-site road improvements in the nearby area, as required.

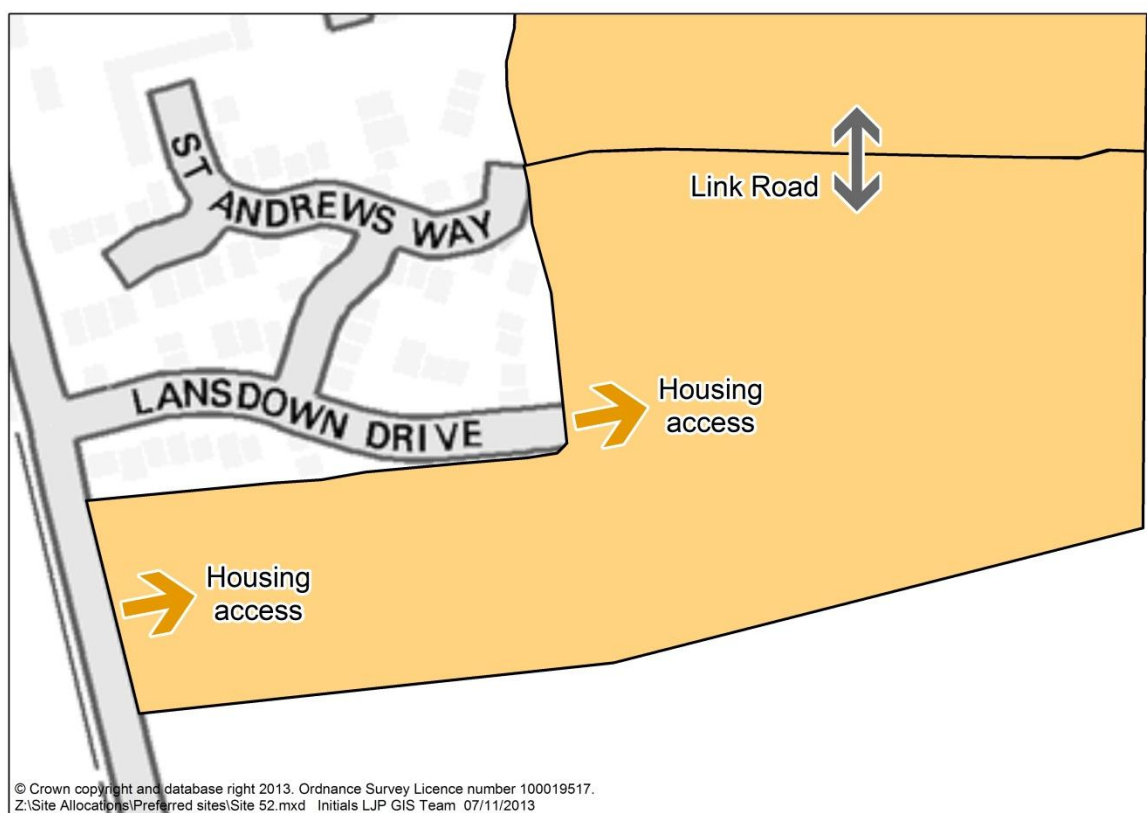
Reasoned Justification

3.8 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H5 seek to address the following:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Following Highway Authority recommendations an access point must be provided from Ollerton Road, with provision of a link road from Ollerton Road through site H6: Lansdown Drive into site H5: Wollaton Rise. This access point must be designed in such a manner to ensure safe access and egress for all traffic, and;
- iii. The residential development of this site will increase road usage in the local area. This will require traffic improvements to ensure this increase in traffic will not cause any road safety issues and will allow traffic in the area to continue to flow at an acceptable rate.

Housing Site H6: Lansdown Drive (Former ref: 52)

Indicative Site Map H6



Context

- 3.9 This site is located to the south of Retford. It is a greenfield site located at the end of Lansdown Drive and St Andrews Way with a part of the site adjacent to Ollerton Road.
- 3.10 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The land is in a less sensitive Landscape Character Area than other potential sites around Retford, as identified in the Bassetlaw Landscape Character Assessment;
 - The site is located directly off a classified road (Ollerton Road);
 - Opportunity for nearby primary school to expand;
 - Land is located away from flood zones and no know surface water drainage issues;
 - Is located 0.8km from a Local Centre; and
 - Site is located near to main bus routes.

POLICY H6: Lansdown Drive

Land to the South of Retford, as shown on the proposals map and illustrated above, is allocated for 116 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 site specific criteria:

- i. A financial contribution towards increasing school capacity;
- ii. A new access point to the site from Lansdown Drive;
- iii. The inclusion of a link road from Ollerton Road, suitable for public transport, through this site (H6) connecting to the road on the neighbouring Housing Site H5: Wollaton Rise as indicated on the site plan above; and
- iv. Off-site road improvements in the nearby area, as required.

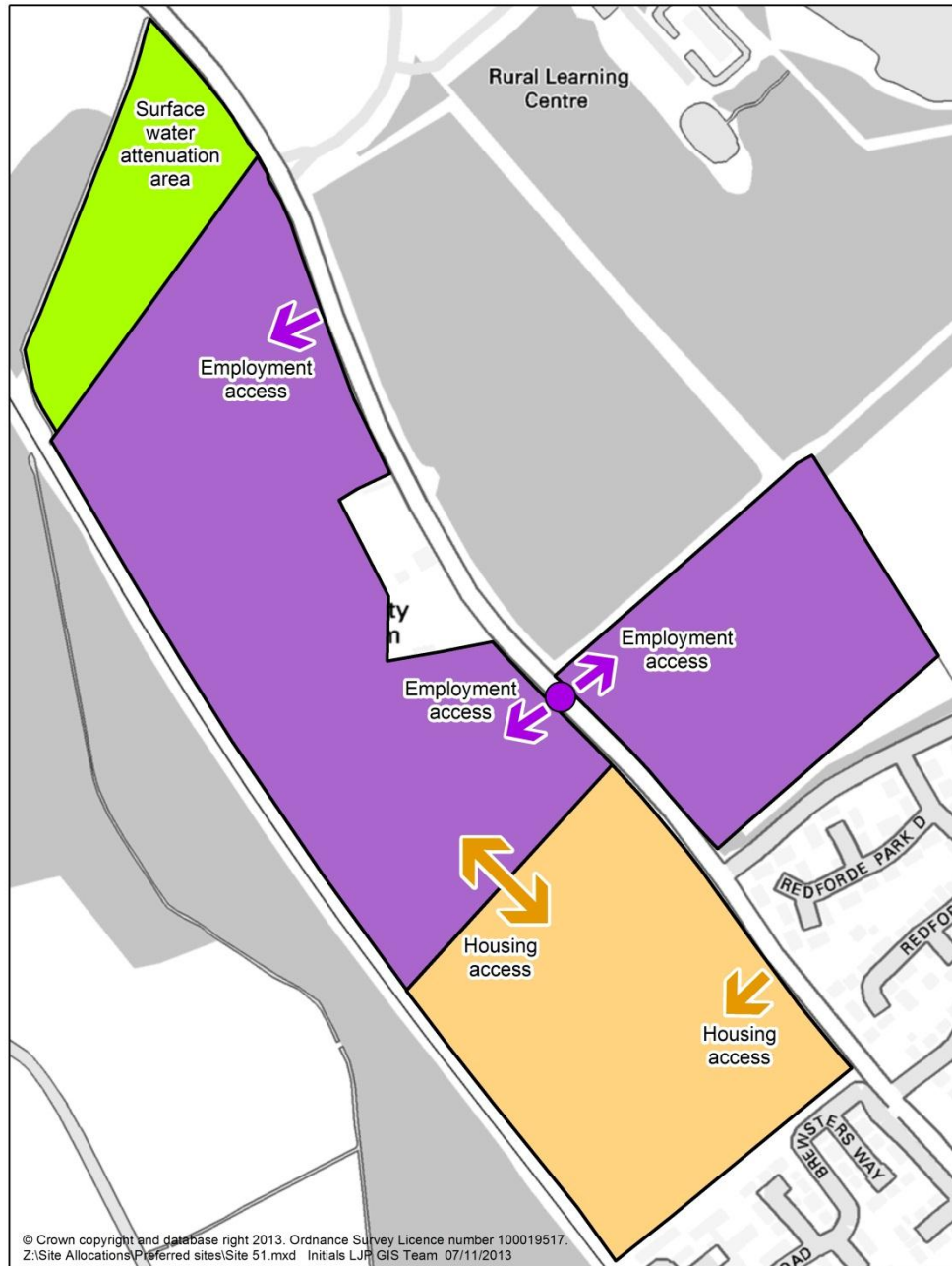
Reasoned Justification

3.11 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H6 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. A new road access to the site must be from Lansdown Drive and designed in such a manner to ensure safe access and egress for all traffic;
- iii. Following Highway Authority recommendations an access point to the site must be provided from Ollerton Road, with provision of a link road from Ollerton Road through this site (H6) into site H5: Wollaton Rise, as an alternative access point for both sites. These access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- iv. The residential development of this site will increase road usage in the local area. This will require traffic improvements to ensure this increase in traffic will not cause any road safety issues and will allow traffic in the area to continue to flow at an acceptable rate.

Mixed Use Site MU3: North Road (former ref: 51/R7)

Site Map MU3



Context

- 3.12 This site is located to the northwest of Retford along North Road and Randall Way. The site's location on the north-western corner of the town makes it one of the key gateway sites into

Retford. An area on the northern part of the site has been identified as being at risk of flooding. Overhead electricity cables run over the central part of the site.

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

- Strong public support;
- Largely compatible with neighbouring uses;
- A good quality employment opportunity site in Retford, of which there is limited choice;
- The site presents a logical continuation of the existing built form off North Road;
- Opportunity for nearby infant and primary schools to expand.

POLICY MU3: NORTH ROAD

Land off North Road, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 175 dwellings and 15.7 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. A financial contribution towards increasing school capacity;
- ii. Direct access into the residential area from North Road; and
- iii. Access to the residential area from a new roundabout through the employment land.

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 the employment area appropriate to the 'gateway' status of the site;
- ii. An area of land to the north of the site (as shown in the illustration above) set out as a surface water attenuation area; and
- iii. Two direct access points into the employment areas from North Road, including a new roundabout.

A comprehensive boundary treatment and landscaping approach must be included in the design of the site, including an appropriate buffer between the employment land and new and existing housing.

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

- 3.14 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU3 seek to address the following:

Housing 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. Separate access to the residential area must be delivered to ensure safe access and egress; and
- iii. To improve permeability ensure safe access and egress for residential traffic (by not relying on a single access point), a route must also be delivered for residential traffic to use the new roundabout accessed through the employment land.

Employment Considerations

- i. This site is a gateway into Retford and it is important that its development reflects this prominence;
- ii. Recognising that the northern part of this site is subject to flooding and (and responding to the Environment Agency's concerns about this), an area to the north of the site must be set out as a surface water attenuation area; and
- iii. Two access points to the employment area must be delivered to ensure safe access and egress for employment traffic. A new roundabout is required to ensure traffic continues to flow efficiently on North Road.

General Considerations

- 3.15 The site is located within a 'conserve and reinforce' 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. Additionally a buffer is required to minimise conflicts between the employment and residential elements proposed for this site, and between the proposed employment land and the existing housing next to it. A buffer should provide screening of any potential visual and acoustic impacts that may arise.
- 3.16 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.