

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 4: Harworth Bircotes

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Table of Contents

Section 4: Harworth Bircotes Preferred Sites	2
HARWORTH BIRCOTES ALLOCATIONS CONSULTATION QUESTION	3
Site Allocations for Harworth Bircotes	7
Housing Site H7: Baulk Lane (former ref: 182)	7
POLICY H7: BAULK LANE	8
Housing Site H8: Bawtry Road (West) (former ref: 194)	9
POLICY H8: BAWTRY ROAD (WEST)	10
Housing Site H9: Bawtry Road (East) (former ref: 192)	11
POLICY H9: BAWTRY ROAD (EAST).....	12
Housing Site H10: White House Road (former ref: 186/211).....	13
POLICY H10: WHITE HOUSE ROAD.....	13
Housing Site H11: Blyth Road (former ref: 190)	15
POLICY H11: BLYTH ROAD	16
Contingency Housing Land Release in Harworth Bircotes.....	17
Contingency Housing Site C1: Galway North (former ref: 187).....	17
POLICY C1: CONTINGENCY SITE ESSEX ROAD	18
Employment Site E2: Land South of Harworth (former ref: H4)	20
POLICY E2: LAND SOUTH OF HARWORTH.....	21
Employment Site E3: Blyth Road Junction (former ref: H6)	22
POLICY E3: BLYTH ROAD JUNCTION.....	23

Section 4: Harworth Bircotes Preferred Sites

- 4.1 Harworth Bircotes is the main regeneration settlement for Bassetlaw as set out in the adopted Settlement Hierarchy and new development will be expected to contribute to a step change in the town (Policy CS1). It 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, facilitating wider regeneration aims.
- 4.2 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 Harworth Bircotes.
- 4.3 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 Harworth Bircotes are as follows:
- The increased population that will result from the housing allocations will require more school places in the town and requires a site capable of accommodating a new primary school. There will also be a need to fund the expansion of the secondary school;
 - A number of Local Wildlife Sites exist across the town and future development should not damage their ecological importance in line with the requirements of adopted Core Strategy Policy DM9. Additionally, there is valuable green infrastructure in the town especially to the north and west of the secondary school;
 - Land formerly used by the Harworth Colliery has outline planning permission for 996 dwellings. This permission was granted in 2011 and has a 15-year time limit within which the reserved matters can be submitted, before development of the site begins. It is expected that 561 houses¹ will be delivered by 2028 (the time horizon for this plan), and therefore will count towards the delivery of the housing growth target as set out in the adopted Core Strategy;
 - The built form of Old Harworth (to the West of the town), including the open area to the north of this part of the town, is sensitive to development that would negatively impact upon its character;
 - When approaching Harworth Bircotes from the East the built form of the town is significantly screened by a tree covered ridgeline (part of a Local Wildlife Site). Development that would extend the town beyond this ridgeline would detrimentally impact on the open rural character of the countryside to the east of the town;
 - The proximity of the A1 corridor also raises noise issues for any residential sites that would result from the expansion of the town to the west;

¹ This includes 118 houses from Phase 1 and a further 443 houses from Phase 2.

- Developing some sites on the edge of the existing suburban area reduces their vulnerability to antisocial behaviour;
- Sites located around the existing core of Harworth Bircotes will be more likely to complement the existing suburban character; and
- Harworth Bircotes is located close to the A1. The proximity of this major road provides a strong logistical benefit to the land to the south of Harworth, making it some of the best potential employment land in the district. Taking advantage of this locational strength and needing to deliver sufficient development growth to bring it forward, the significant over-allocation of land above the original growth target is considered to be viable and desirable for the benefit of Harworth Bircotes and the wider District.

4.4 Cumulatively the sites identified will deliver enough land to deliver the levels of housing and employment growth needed to achieve the Vision for Harworth Bircotes as set out in the adopted Core Strategy.

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H7	182	Harworth Northwest (Baulk Lane)	550	
H8	194	Bawtry Road (West)	245	
H9	192	Bawtry Road (East)	104	
H10	186/211	White House Road	13	
H11	190	Blyth Road	232	
C1	187	Galway North (Contingency Site)	150	
E2	H4	Land South of Harworth		80
E3	H6	Blyth Road Junction		21
Total		Excluding Contingency Site	1144	101

Table 0.1: Preferred Sites for Harworth Bircotes

HARWORTH BIRCOTES ALLOCATIONS CONSULTATION QUESTION

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

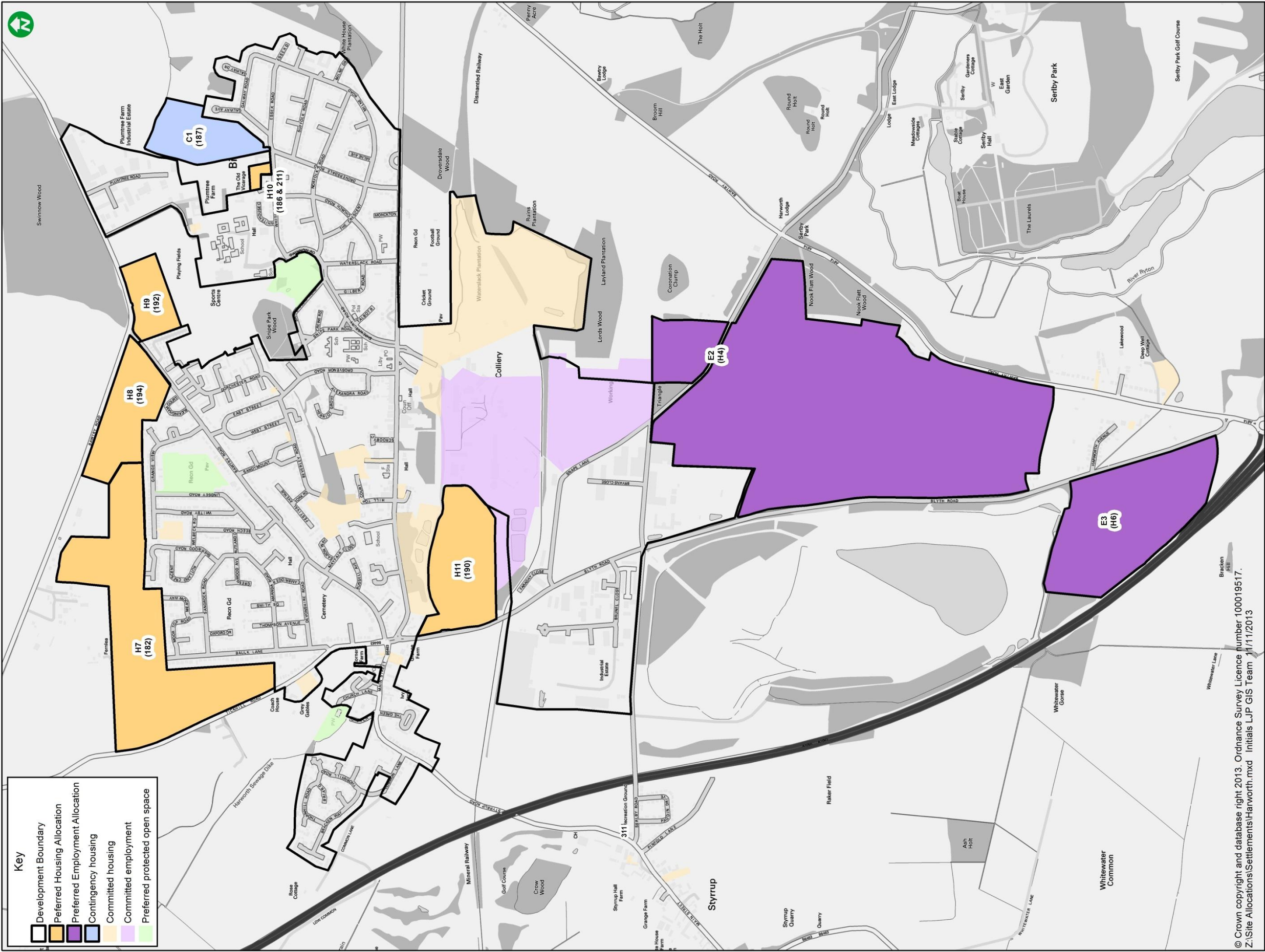
Question: Do you agree with the sites and policies proposed?

- 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.

This page is left intentionally blank.

Harworth and Bircotes





This page is left intentionally blank.

Site Allocations for Harworth Bircotes

Housing Site H7: Baulk Lane (former ref: 182)

Indicative Site Map H7



Context

- 4.5 This site is located to the northwest of Harworth Bircotes. It is a greenfield site adjoining a residential estate. The southwest of the site is located close to an existing sewage treatment works on the opposite side of Tickhill Road. The site is a potential area of archaeological interest.
- 4.6 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- A logical extension to the existing suburban built form to the south;
 - Will complement the existing built character;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision and potentially a new primary school);
 - Potential for link road to the adjoining site, improving accessibility/permeability of the town; and
 - Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character.

POLICY H7: BAULK LANE

Land off Baulk Lane, as shown on the proposals map and illustrated on the plan above, is allocated for 550 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. Financial contribution for, or onsite provision of, an additional single form entry primary school with land to expand in the future;
- ii. Financial contribution towards increased provision of secondary school places;
- iii. The inclusion of a link road from Tickhill Road through this site, connecting to the link road on the neighbouring Housing Site H8: Bawtry Road West as indicated on the plan above;
- iv. A new access point to the site off Tickhill Road and Baulk Lane; and
- v. Consideration of an adequate buffer to the sewage treatment works on Tickhill Road.

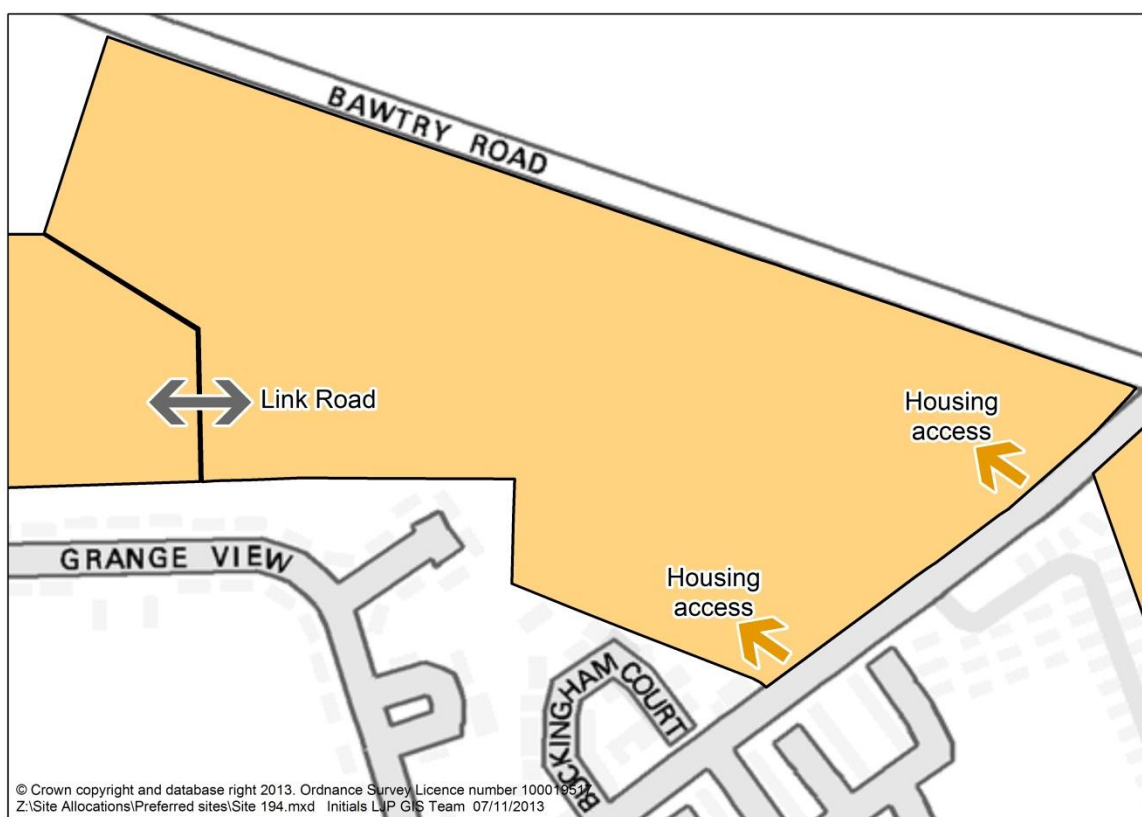
Reasoned Justification

4.7 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H7 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 or an additional single form entry primary school to be delivered on site in line with 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. Following discussions with the Highway Authority, the provision of a link road from Tickhill Road through Housing Sites H7: Baulk Lane and H8: Bawtry Road West through to Bawtry Road will provide an alternative traffic route across the north of Harworth Bircotes and reduce the impact that these new housing developments will have on the existing road network;
- iv. Following Highway Authority recommendations, the new road accesses to the site must be from Tickhill Road and Baulk Lane and designed in such a manner to ensure safe access and egress for all traffic; and
- v. To ensure the existing sewage treatment works off Tickhill Road does not create any unacceptable living conditions for new residents, the inclusion of a buffer zone will be required on the part of the site closest to treatment works.

Housing Site H8: Bawtry Road (West) (former ref: 194)

Indicative Site Map H8



Context

- 4.8 This site is located to the North of Harworth Bircotes. It is a greenfield site adjoining a residential estate. The site is a potential area of archaeological interest, and parts of the northern boundary are a Local Wildlife Site.
- 4.9 A resolution to grant planning permission for 250 dwellings was made at the Planning Committee on 7th November 2013. Two points of access (and provision for the link road) were agreed in this permission and are shown on the plan above.
- 4.10 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- A logical extension to the existing suburban built form to the south;
 - Will complement the existing built character;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision);
 - Potential for link road to the adjoining site, improving accessibility/permeability of the town; and

- Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character.

POLICY H8: BAWTRY ROAD (WEST)

Land off Bawtry Road (West), as shown on the proposals map and illustrated above, is allocated for 245 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. Financial contribution towards the increase in school provision;
- ii. The inclusion of a link road from Bawtry Road through this site, connecting to the link road on the neighbouring Housing Site H7: Baulk Lane as indicated on the plan above; and
- iii. Two further access points, (in addition to the new link road) to the site from Bawtry Road.

Reasoned Justification

4.11 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H8 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. Following discussions with the Highway Authority, the provision of a link road from Tickhill Road through Housing Sites H: Baulk Lane and H8: Bawtry Road West through to Bawtry Road will provide an alternative traffic route across the north of Harworth Bircotes and reduce the impact these new housing developments will have on the existing road network, and;
- iii. Following Highway Authority recommendations, two additional road accesses to the site must be made from Bawtry Road and designed in such a manner to ensure safe access and egress for all traffic.

Housing Site H9: Bawtry Road (East) (former ref: 192)

Indicative Site Map H9



Context

4.12 This site is located to the North of Harworth Bircotes. It is a greenfield site adjoining a residential estate. A Local Wildlife Site is located to the southwest of the site and a residential caravan park to the West. The site is in close proximity to an Environment Agency Permitted Site (on the Plumtree Industrial Estate to the East) where there is the potential for noise to be generated.

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

- Development will reduce the site's vulnerability to antisocial behaviour;
- Within walking distance of schools and leisure centre;
- Positioned well to make use of local transport infrastructure; and
- Development provides opportunity to address localised flooding issues.

POLICY H9: BAWTRY ROAD (EAST)

Land off Bawtry Road (East), as shown on the proposals map and illustrated above, is allocated for 104 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. Financial contribution towards the increase in school provision;
- ii. Appropriate mitigation measures in relation to noise generated from the Environment Agency Permitted Site on the Plumtree Industrial Estate; and
- iii. A new access point to the site from Bawtry Road.

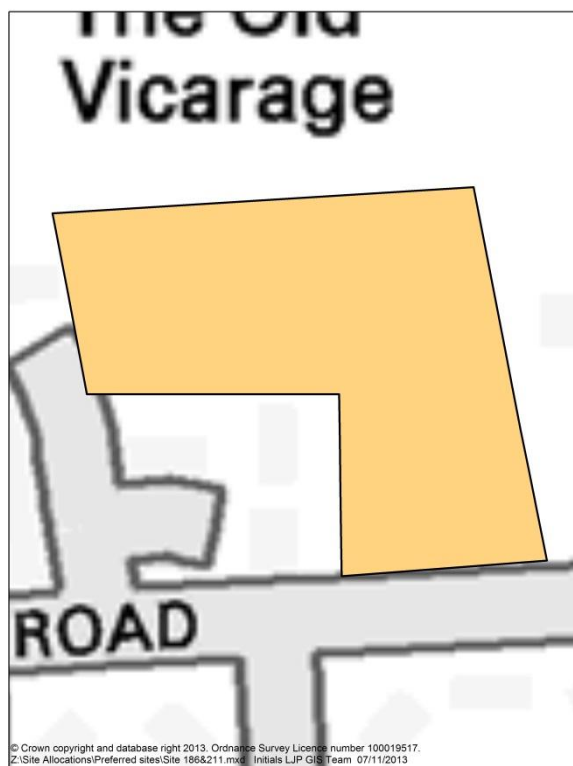
Reasoned Justification

4.14 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H9 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. Noise generated from the Environment Agency Permitted Site on the nearby industrial estate must be taken into consideration when designing the layout of this site to avoid any negative impacts on new residents of the site; and
- iii. Following Highway Authority recommendations, the new road access to the site must be from Bawtry Road and designed in such a manner to ensure safe access and egress for all traffic.

Housing Site H10: White House Road (former ref: 186/211)

Indicative Site Map H10



Context

- 4.15 This site is located to the northeast of Harworth Bircotes. It is a greenfield site adjoining a residential estate.
- 4.16 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Community support for the development of the site;
 - Development of the site would complement and consolidate the existing built form;
 - Located near to key services in the town; and
 - Ease of access to nearby Protected Right Of Way.

POLICY H10: WHITE HOUSE ROAD

Land off White House Road, as shown on the proposals map and illustrated above, is allocated for 13 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:

- Financial contribution towards the increase in school provision.

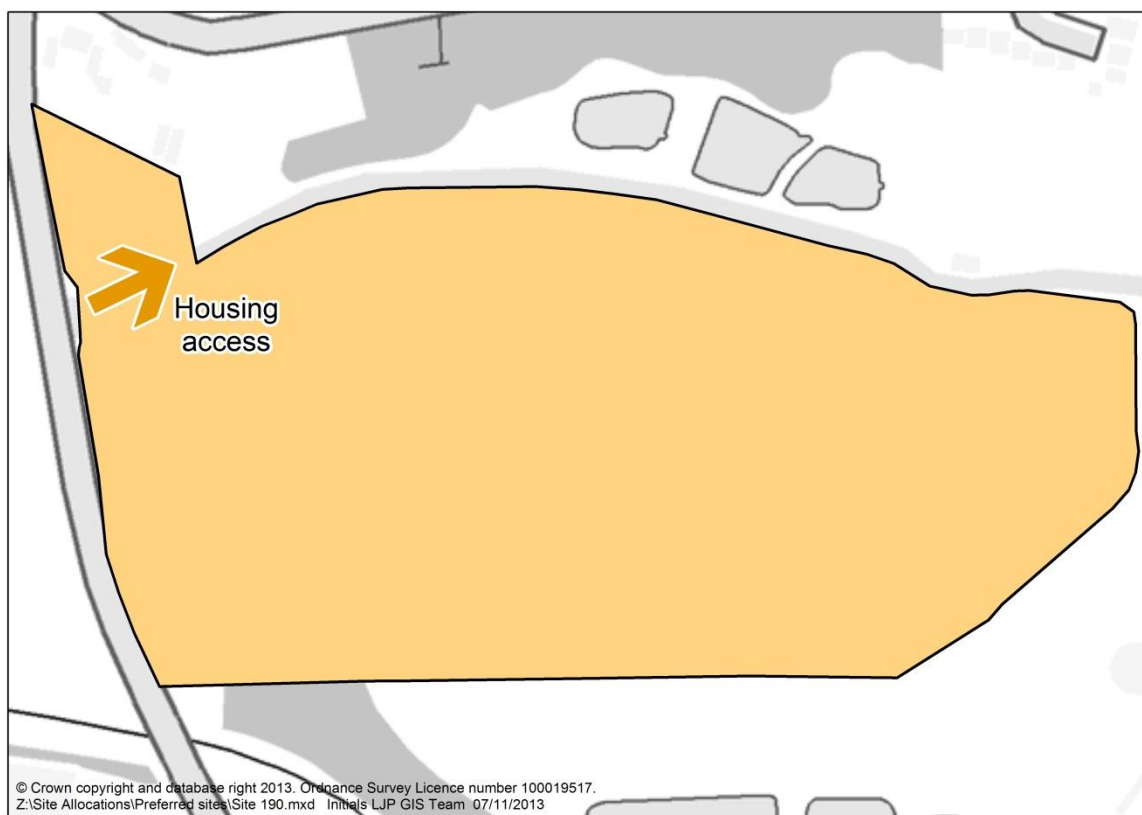
Reasoned Justification

4.17 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H10 seeks 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.

Housing Site H11: Blyth Road (former ref: 190)

Indicative Site Map H11



Context

- 4.18 This site is located to the South of Harworth Bircotes. It is currently a spoil heap that was used by the nearby Harworth Colliery.
- 4.19 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Although regenerated the site is a former colliery spoil tip. Removal of spoil and decontamination will effectively leave a brownfield site;
 - Facilitates ease of access to existing services in the town and will connect with permitted redevelopment of the colliery;
 - Positioned well to make use of local transport infrastructure; and
 - Gives ease of access to existing and forthcoming employment opportunities.

POLICY H11: BLYTH ROAD

Land off Blyth Road, as shown on the proposals map and illustrated above, is allocated for 232 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. Financial contribution towards the increase in school provision; and
- ii. Necessary works to address surface water drainage issues on the site.

Reasoned Justification

4.20 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H11 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; and
- ii. Development of the site must address the existing surface water draining issues on the site to ensure new and existing residents do not suffer incidents of flood caused by the failure of the land on this site to drain sufficiently.

Contingency Housing Land Release in Harworth Bircotes

- 4.21 The achievement of the overall housing growth target in Harworth Bircotes is reliant on the proposed allocations and the sites in the town that have extant planning permission for housing development. Land formally used by Harworth Colliery has outline planning permission for 996 dwellings. This planning permission has a 15-year lifespan, but it is not expected to be completed within the time horizon of this plan².
- 4.22 Due to the long lifespan of the outline planning permission for the colliery, this contingency site is proposed for Harworth Bircotes. This site will only be released if there is clear evidence from Annual Monitoring Reports/SHLAA updates to show that there has been/will be an undersupply of housing growth in the settlement.

Contingency Housing Site C1: Galway North (former ref: 187)

Indicative Site Map C1



² Only 443 houses are expected to be built in phase 2 of the colliery permission with a further 118 houses built from the 1st phase.

Context

- 4.23 This site is located to the northeast of Harworth Bircotes. It is a greenfield site adjoining a residential estate to the south and an industrial estate to the northwest. The industrial estate (Plumtree) contains an Environment Agency Permitted site where there is the potential for noise to be generated and a small amount of pollution. An area of archaeological interest exists on southern part of the site.
- 4.24 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Development of the site would complement the existing built form;
 - Offers ease of access to existing Public Right Of Way running along its western boundary;
 - Development would consolidate the built-up area around existing an community and associated facilities;
 - Development will reduce the site's vulnerability to antisocial behaviour;
 - Although infilling a green wedge the landscape character is of little merit and appropriate landscaping may enhance the overall townscape, and;
 - Positioned well to make use of local transport infrastructure.

POLICY C1: CONTINGENCY SITE ESSEX ROAD

Land off Essex Road, as shown on the proposals map and illustrated above, is allocated as a contingency site for 150 dwellings. This site will be released for residential development if the Council judges that there has been/will be under delivery of houses during the plan period through the Council's AMR. Under these exceptional circumstances, 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. Financial contribution towards the increase in school provision;
- ii. A new access point to the site from Essex Road to be provided for the first 150 dwellings, with this access road extended to form an additional access point from Bawtry Road to be delivered before the remaining dwellings are completed; and
- iii. Appropriate mitigation measures in relation to noise and any pollution generated from the Environment Agency Permitted Site on the Plumtree Industrial Estate.

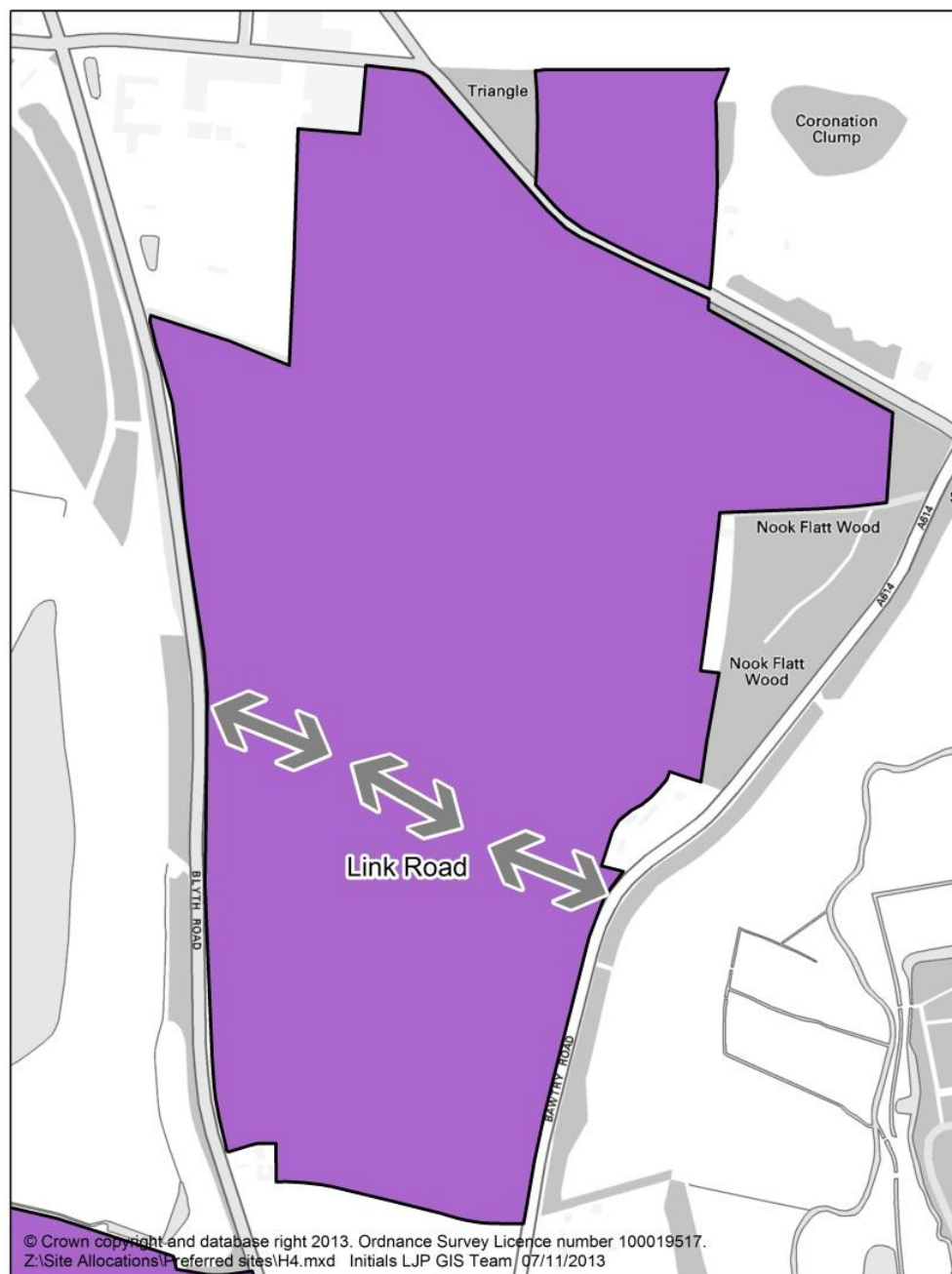
Reasoned Justification

4.25 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy C1 seek to address the following:

- i. Dwellings are required on this site to meet the overall growth target for Harworth Bircotes if the former Colliery site fails to deliver sufficient housing growth during the plan period;
- ii. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- iii. Following Highway Authority recommendations no more than 150 dwellings should be accessed from a single point of access. Subsequently up to 150 dwelling can be delivered on this site with a new road access Essex Road. The remainder of the housing can only be delivered on the site once a second access is established on to Bawtry Road to the north. These new road access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- iv. Potential noise generated from the Environment Agency Permitted Site on the nearby industrial estate must be taken into consideration when designing the layout of this site to avoid any negative impacts on new residents of the site, and any pollution of this site caused by the same neighbouring site must also be addressed before the site can be developed.

Employment Site E2: Land South of Harworth (former ref: H4)

Indicative Site Map E2



Context

- 4.26 This site is located to the South of Harworth Bircotes. It is a greenfield site located between Blyth Road and Bawtry Road (A614). A small area of archaeological interest exists in the northwest corner of the site.

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

- Positioned well to make use of local transport infrastructure (including the A1 with ease of links to Robin Hood Airport, the M18 & M1);
- The scale of employment growth will bring a great number and range of jobs to the area;
- Amenity/recreation space to be provided as part of landscaping around employment sites; and
- There is potential for employer links with local schools and colleges.

POLICY E2: LAND SOUTH OF HARWORTH

Land to the south of Harworth Bircotes, as shown on the proposals map and illustrated above, is allocated for 80ha 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. A link road across the site from Blyth Road to Bawtry Road (A614) as illustrated above, along with any additional access points demonstrated to be necessary to service the site; and
- ii. A comprehensive boundary treatment and landscaping approach to the design of the site including an ecology buffer between the site and the neighbouring Local Wildlife Site to the North East.

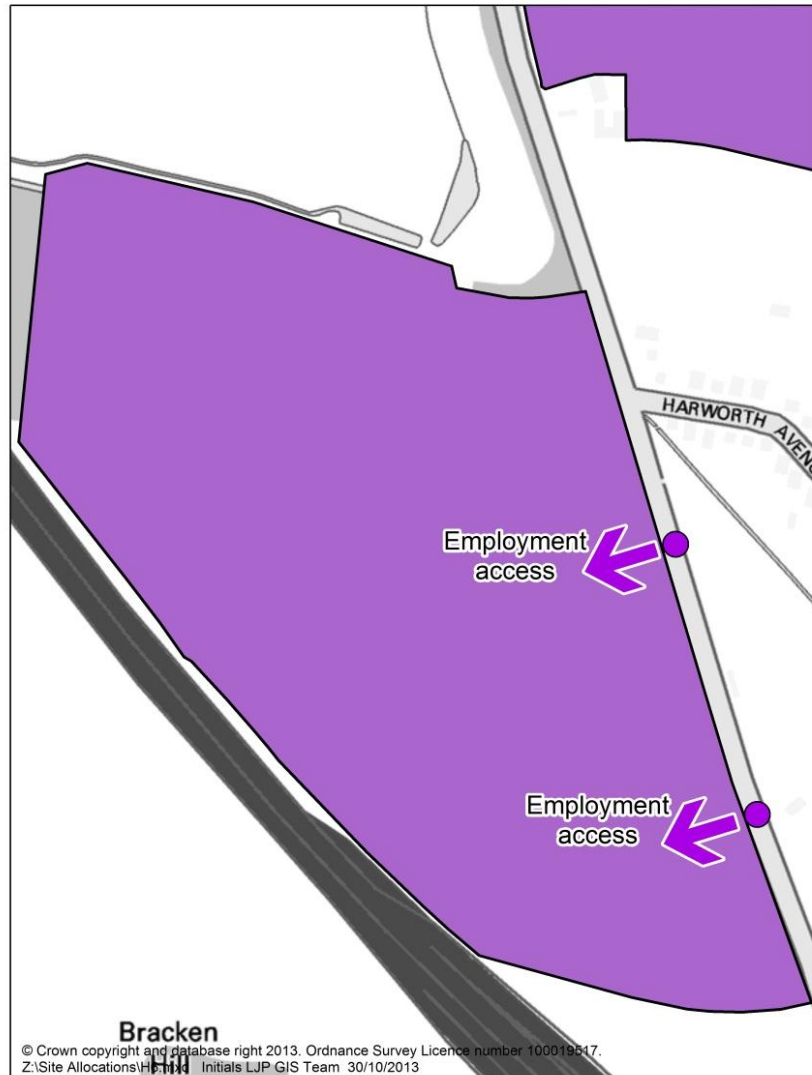
Reasoned Justification

4.28 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E2 seek to address the following:

- i. Following Highway Authority recommendations, a new link road to access the site must be delivered between Blyth Road and Bawtry Road, along with any additional access points where it is demonstrated to be necessary to service the site. All access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- ii. The North Eastern edge of this site borders a Local Wildlife Site. 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.

Employment Site E3: Blyth Road Junction (former ref: H6)

Indicative Site Map E3



Context

- 4.29 This site is located to the South of Harworth Bircotes. It is a greenfield site located between the A1 and Blyth Road to the north of the Blyth junction of the A1. An area of archaeological interest exists on the site.
- 4.30 The site was granted outline planning permission for commercial development and a well-being centre in August 2013. Two points of access were agreed in this permission and are shown on the plan above.

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

- Positioned well to make use of local transport infrastructure (including the A1 with ease of links to Robin Hood Airport, the M18 & M1);
- The scale of employment growth will bring a great number and range of jobs to the area;
- Amenity/recreation space to be provided as part of landscaping around employment sites; and
- There is potential for employer links with local schools and colleges.

POLICY E3: BLYTH ROAD JUNCTION

Land to the north of Blyth Road Junction, as shown on the proposals map and illustrated above, is allocated for 21ha 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. Two new access points to the site from Blyth Road.

Reasoned Justification

4.32 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E3 seek to address the following considerations:

- i. Following Highway Authority recommendations, two new road access points to the site must be from Blyth Road and designed in such a manner to ensure safe access and egress for all traffic.