

Consultation Statement - Harworth & Bircotes Neighbourhood Development Plan

**Harworth & Bircotes Town Council
2015 - 2028**



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1 Introduction

What is the Harworth & Bircotes Neighbourhood Plan?

- 1.1 The Harworth & Bircotes Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the ward and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 This NDP is a new type of planning document prepared by Harworth & Bircotes Town Council on behalf of its residents. It is a legal planning policy document and once it has been 'made' by Bassetlaw District Council (BDC) it must be used by:
 - a) planners at Bassetlaw District Council in assessing planning applications; and
 - b) by applicants as they prepare planning application for submission to Bassetlaw District Council.
- 1.3 Planning applications must be decided in accordance with Bassetlaw District Councils adopted planning policies (including this NDP).
- 1.4 To carry this much influence in planning decisions this NDP will be examined by an independent examiner who will check that it has been prepared in accordance with planning law, be in conformity with the National Planning Policy Framework, Bassetlaw's 2011 Core Strategy and be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum.
- 1.5 The NP has been prepared by the Harworth & Bircotes Neighbourhood Plan Steering Group, which has been led by Harworth & Bircotes Town Council. It covers the whole Town Council area and is intended to cover the period 2014-2028.

What is the Consultation Statement?

- 1.6 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - Explain how they were consulted;
 - Summarises the main issues and concerns raised by the persons consulted;
 - Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

- 1.7 Provided in this statement therefore is an overview and description of the consultation period on the Harworth & Bircotes Draft Neighbourhood Plan that ran from the 29th September to the 10th November 2014.
- 1.8 The document titled 'Summary of Consultation'¹ sets out the chronological order of consultation events that have led to the production of the Harworth & Bircotes Draft Neighbourhood Development Plan that was consulted on over the period outlined above. This consultation led in particular to the production of the Development Management Policies contained within the Plan that aim to control and promote the sustainable development and growth of the town. In the 'Summary of Consultation' document, the Steering Group took a broader approach in setting out the consultation for both the land-use policies and non-land-use projects contained in the Plan.

¹ The 'Summary of Consultation (2014)' document is available to view on the neighbourhood plan website - <http://harworthandbircotesnp.weebly.com/>

2 Methodology

- 2.1 This section of the Consultation Statement outlines the approach taken by the Town Council to consult on the Draft Neighbourhood Plan. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and provided with opportunities to provide their views and comments.

Website

- 2.2 Preceding the commencement of the consultation period on the 29th September 2014, the Harworth & Bircotes Neighbourhood Development Plan website was updated explaining the Draft Plan and the consultation period. A downloadable version of the Plan itself was also uploaded to the website along with the significant amount of Supporting Documents for the Plan including the 'Summary of Consultation' and 'Sustainability Appraisal Scoping Report'. Important contact details and various methods on how to comment on the Draft Plan were detailed on the website to encourage as many responses as possible. Snapshots of the website at this stage can be found in **Appendix A** of this document. The Neighbourhood Plan website is accessible on the link below.

<http://harworthandbircotesnp.weebly.com/>

- 2.3 All documents were also placed on Bassetlaw District Council's website, images of this can also be found in **Appendix A**. The link to the Harworth & Bircotes Neighbourhood Plan on the Council's website is as below.

<http://www.bassetlaw.gov.uk/everything-else/planning-building/neighbourhood-plans/harworth-neighbourhood-plan.aspx>

Contacting Interested Bodies & Individuals

- 2.4 On the 29th September 2014 an email was sent to contacts in a database held by BDC Planning Department informing them of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Town Council believe will be affected by the Neighbourhood Plan for Harworth & Bircotes, such as: neighbouring parish councils and metropolitan councils, key bodies such as English Heritage, Natural England and the Environment Agency, and also local business owners and land owners as well as those people who have expressed an interest in being informed on the progression of the Plan. A list of those contacted can be seen in **Appendix B** of this document, minus interested individuals and landowners/businesses whose details need to remain confidential due to data protection.
- 2.5 This email notified recipients of the Neighbourhood Plan's availability on the NP website and highlighted several methods available to submit comments on the Draft Plan. The contents of the email sent can be seen below in **Appendix C** of this document.

Documents

- 2.6 In addition to the digital copies of documents found on the Neighbourhood Plan website and Bassetlaw District Councils website, hard copies of the Draft Plan and key supporting documents were also placed at important community facilities in the town and available to view throughout the consultation period. Documents were available at the Town Hall, Library and Information Centre.

Town Hall Consultation Event

- 2.7 An event was organised for the 13th October running from 4:00pm to 8:00pm at the Town Hall. This was run as a drop in event allowing local residents to come and see the Draft Plan and supporting documents and speak to members of the Steering Group who were in attendance. Local residents were invited to make comments on the Draft Plan and its contents and these were recorded by Steering Group members.

High Street Consultation

- 2.8 The Town Council wanted to ensure that local residents were allowed as many opportunities as possible to comment on the Draft Plan and its implications for the town. Therefore a drop-in consultation week was arranged from the 27th through to the 31st of October running from 10:00am to 2:00pm, at a Café located on Scrooby Road in the town centre.
- 2.9 A total of 16 volunteers helped run the event and were available with copies of the Draft Plan and supporting documents to engage and listen to local resident's comments and views on the Plans proposals. All comments received during the event were recorded and the Café was visited by approximately 60 residents each day with a number of these actively engaging with the volunteers.

Posters

- 2.10 The High Street Consultation event, along with the consultation period in general was advertised throughout key points in the town through the use of A1 posters. A copy of this poster can be found in **Appendix D** of this document.
- 2.11 The Consultation Period on the Draft Plan was also advertised in the Harworth & Bircotes town magazine that is delivered to all households in the area. The High Street Consultation event was also advertised in this article, which can also be seen in **Appendix D** of this document.

3 Responses

- 3.1 This section of the Consultation Statement contains the responses and comments received on the Draft Harworth & Bircotes Neighbourhood Plan throughout the Consultation period running from the 29th September to the 10th November 2014, from both local residents and those interested bodies/parties who were contacted.

Scrooby Road Consultation Week & Town Hall Consultation Event

- 3.2 Comments from local residents throughout the Consultation Week on Scrooby Road were recorded by the Steering Group member present and are summarised below. The majority of these comments were made by more than one local resident however for greater clarity these comments are only listed once in the list below.

Comment Number	Comment
1	Would like to see more 'Green Spaces' provided and protected in the Town so I support Policies 11 & 12 .
2	Support Policy 15: Community Facilities as more facilities are needed for younger people in the Town particularly play areas for toddlers and additional facilities for teenagers.
3	Strongly support Policy 8: Housing Mix as the town urgently needs a better mix of residential properties, particularly more bungalows.
4	There is currently a poor bus service so any new developments must ensure they provide adequate additional services as Policy 13 suggests.
5	Investigate round robin bus service to assist pensioners get to the shops so would support Project 9: Public Transport Improvements .
6	Strongly support Project 1 as the shop frontages in the Town centre need to be improved and smartened up.
7	Would like to see a Modern pub provided in the Town for families to use.
8	Welcome the proposals and policies for the town centre that the Regeneration of the Town Centre section of the Plan covers.
9	Traffic issues in the town centre need addressing so would support Policy 6 .
10	Would like to see a better quality of shops provided on Scrooby Road, particularly would like to see Bank Services to return to the Town.
11	Don't knock Pit towers down – birds of prey nesting.
12	CCTV needs to be installed in Harworth & Bircotes to improve safety of the area and address anti-social behaviour issues.
13	Good idea to have more houses built in the town, particularly would like to see a good mix of new houses (2, 3 and 4 bedrooms please) so support Policies 7 and 8 .
14	Do not want to see the building on Tommy Simpson redeveloped as it will encourage anti-social behaviour on the field.
15	Very happy to see Colliery site redeveloped and the projects suggested

	within the NP.
16	A new youth facility needed on the Colliery site – old location near school is very poorly supported due to its location.
17	Bus interchange idea on the Colliery site – yes please!

Interested Bodies/Parties Responses

- 3.3 Responses were received from 4 Interested Bodies that were emailed regarding the consultation period on the Draft Plan; summaries of their comments can be found below.

Nottinghamshire County Council

Comment Number	Comment
18	Due to Harworth Estates confirming that that the colliery is to not reopen. On this basis we have no comments to make on the proposals to redevelop it in a planning for Minerals and Waste context. However, the County Council would advise checking with the County Council's Monitoring and Enforcement team regarding any restoration conditions etc. that may apply.
19	It is suggested that a brief description of the natural environment of Harworth and Bircotes is included in Section 2 , e.g. reference to Local Wildlife Sites, areas of other habitat (including woodland), and any species which are considered to be particularly important locally. Relevant statistics could be added into Table 3, along the lines of % of the parish covered by Local Wildlife Sites and by woodland.
20	It is suggested that the Community Vision is enhanced to include reference to public transport facilities.
21	Within Objective 7 it should be noted that the provision of quality public transport facilities including an interchange facility will contribute towards the regeneration of the town centre.
22	It is suggested that paragraph 6.2 in Section 6 is amended slightly to read "Harworth & Bircotes will see a 45% increase in dwellings over the Plan period. It is essential that this growth makes only a positive contribution to the way people live, work and spend their leisure time in Harworth & Bircotes, and to their environment." This is to reiterate that sustainable development relates to three elements – economic, social and environmental.
23	Policy 1: Sustainable Development Principles , section 2 could be amended to include reference to public transport with the following text: "good access to public transport services, with quality waiting facilities and appropriate public transport priority measures."
24	In Policy 1: Sustainable Development Principles , it is suggested that part 2 (b) is amended to include reference to biodiversity/wildlife, as well as leisure and recreation, as these are key components of green infrastructure.
25	With regards to part 4(d) of Policy 2: New Development in the Town

	Centre the County Council consider that this should include reference to BDC's Residential Parking Standard SPD being specifically referring to "town centre"?
26	Policy 7: Colliery Site Redevelopment should include a reference to (h) a bus drop off and waiting area. Site B on the Plan at Figure 4 (allocated as an open space) is ideally situated for the purpose of a public transport drop off/ waiting area or interchange. It is adjacent to the Primary Care Centre and the location for Site C which is designated for Community use on Figure 4. The provision of a bus terminus facility is considered as an important feature in a mature settlement, and helps to give a sense of place as well as affording ease of access to key facilities including the health centre. If Site B cannot be allocated for the purpose of a bus interchange, then perhaps some of the Primary Care Centre Car Park could be reallocated for an interchange facility?
27	In Policy 7: Colliery Site Redevelopment , it is suggested that part 2 requires this development to mitigate against or compensate for the loss of any important wildlife habitat that may be affected by the development, if this matter is not addressed through part 1 of the policy. This is because the development has the potential to impact on habitats associated with the pit tip or which have naturally regenerated within the colliery yard, and which support important species such as grass snake and red-listed birds.
28	<p>Whilst the first part of Section 11 refers to areas of natural greenspace (e.g. paragraph 11.4), the justification text for Policy 10: Improving Green Infrastructure relates solely to health and leisure. It is suggested that providing wildlife benefits by protecting, enhancing and expanding areas of natural greenspace and by creating linkages to allow the movement of species is added.</p> <p>It is suggested that part 4 of Policy 10 has an additional subsection added to it, to read "[Development will be supported where] it protects and enhances, and where possible expands areas of natural greenspace and creates linkages to allow the movement of wildlife species"</p>
29	<p>The Council supports the content of Policy 13 Promoting Public Transport, the provision of safe, reliable, accessible, affordable and well publicised public transport services is important for the sustainability of the town in the context of the significant proposed development.</p> <p>In particular Transport & Travel Services will wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs and complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP).</p>
30	The Council supports Community Project 9 and already has a good partnership with Bassetlaw District Council, and recently met with representatives of Harworth & Bircotes Town Council to discuss future development opportunities.
31	The document doesn't make reference to the important role of Community Transport in delivering transport provision, especially in rural areas. A number of important community transport providers are based

	in Bassetlaw, and it is suggested that reference to their work, and the potential for Community Transport and related services i.e. taxi buses to complement the local bus network is explored.
32	There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an import role in the local economy.

Harworth Estates

Comment Number	Comment
33	Harworth Estates can confirm that they are strongly supportive of the focus on the colliery site within the Neighbourhood Plan, as it is rightly recognised as a major site that is centrally located within the settlement and that this is fundamental to the future growth and development of the settlement.
34	Harworth Estates support the Community Vision set out in the Neighbourhood Plan which ensures a positive approach to development and a balance of housing, retail, community and leisure development.
35	Harworth Estates support the Objectives set out in the Neighbourhood Plan, in particular the recognition the Plan gives to redeveloping the Colliery site into a mixed use development.
36	Harworth Estates supports Policy 1 in line with the NPPF presumption in favour of sustainable development.
37	Harworth Estates supports the principles of Policy 2 which provides a framework for regenerating the town centre.
38	<p>Harworth Estates supports Policy 3 which seeks to protect A1 uses in the designated primary and secondary frontage area defined on the Town Centre Plan map in accordance with the Council's Core Strategy.</p> <p>Whilst it is important that the vitality of the existing town centre is retained and A1 uses protected, there will be instances where market forces prevail and A1 shop units could be left vacant. In these instances, the policy should allow for change of use where it can be demonstrated reasonable efforts have first been made to secure continued use without success and there is sufficient alternative provision.</p> <p>The current policy is worded, such that any change of use must be supported by the community. It is unclear whether this has to be all the community? If one person was to object does this mean that the use would not be supported, or would any decision on its support be channelled through the Neighbourhood Plan Steering Group or Town Council?</p>
39	Harworth Estates supports the development principles set out in Policy 4 which encourages development on Site A.
40	Harworth Estates supports the development principles set out in Policy 5 which encourages development on Site B and C.
41	Harworth Estates supports the objectives of Policy 6 which seeks to address inherent car parking and traffic problems in the town.

42	<p>Harworth Estates welcome reference to the alternative masterplan options that have been proposed, in particular the reference to the other significant employment allocation coming forward during the plan period, to the south, nearer to the A1 identified in the emerging Site Allocations Document which may mean that employment land on the Colliery site may no longer need to be allocated for that purpose.</p> <p>Overall, Harworth Estates fully support the objectives of Policy 7, which provides a series of development principles in which to adhere to when redeveloping the Colliery site.</p>
43	<p>Policy 7 criteria 1 should be amended as follows:</p> <p>Policy 7: Colliery Site Redevelopment</p> <p>1. The redevelopment of Harworth Colliery Site for mixed use will be supported where the proposals show how they have addressed the issues raised in the OPUN Scoping Report and Section 1 of the Harworth & Bircotes Design Guide and the Harworth Colliery Masterplan</p> <p>In reference to Policy 7 criteria 2 c), e) and f) Harworth Estates agree that any future redevelopment of the colliery should take account of, and make allowance for, links and movement to and from the surrounding area, it does not necessarily follow that the route and block structure should be reflective of the spatial arrangement of the existing town to ensure a clear relationship between the old and new. We assume these comments relate to links and integration rather than design and layout reflecting the existing settlement and as such this should be made clearer within this development principle criterion. Whilst Harworth Estates support the need to incorporate future links within their boundary to allow for future landownership changes, it will need to be acknowledged by the Council, that these links are within third party land and beyond the control of Harworth Estates to deliver.</p> <p>Policy 7 criteria 2 d) should be re-worded as its intentions are not clear. This should be more specific. Is this in terms of the urban grain, urban morphology?</p> <p>Policy 7 criteria 2 g) and 2 h) should be amended as follows:</p> <p>g) Seek to provide a primary school to meet the additional educational needs of the development on site</p> <p>h) Seek to include a bus drop off and waiting area</p>
44	<p>Harworth Estates supports the principle of Policy 8 and the need to encourage an appropriate housing mix relative to the need. Harworth Estates consider that the wording of this policy should be amended to state that the housing mix should reflect the current identified needs of the town, identified in the most up to date Housing Need's Survey.</p>
45	<p>Harworth Estates supports Policy 9 which sets a series of design principles for all new development in the town, which should also adhere to the Council's Design Guide – The Successful Places SPD adopted in 2013. In regards to points 2 and 3 we would like to make the following</p>

	<p>comments.</p> <p>Criteria 2 states applications must be accompanied by a report to show how the scheme achieves the principles in the Successful Places SPD. Harworth Estates would expect that this would normally be included within a Design and Access Statement submitted with any planning application. Rather than state “this must be accompanied by a report”, this policy should be amended, stating that this “...must be accompanied by a Design and Access Statement showing...”</p> <p>Similarly Criteria 3 requests that applications should include an assessment of how the scheme performs against the 12 criteria in the Building for Life 12. This assessment should be included in the Design and Access Statement. Harworth Estates consider that this policy requirement to aim for 12 greens goes beyond the requirements set out in the Building for Life 12 Document, which states that new development should aim to secure as many greens as possible, recognising that development might not achieve 12 greens and that local circumstances may justify why the scheme cannot meet the higher standard expected of a green.</p> <p>This policy criterion should be amended as follows:</p> <p>3. To show that good design is central to development proposals any scheme for 10 dwellings or more should include within their Design and Access Statement submitted with the planning application and assessment of how the scheme performs against the 12 criteria set out in the Building for Life 12. Where possible proposals should seek to secure as many green as possible. Where the scheme cannot achieve a green, their assessment should justify why.</p>
46	Harworth Estates supports Policy 10 which seeks to protect and enhance green infrastructure, improving connectivity and linkages in the town and the need for proposals to adhere to the Green Infrastructure Plan.
47	Harworth Estates supports Policy 11 , which flows from local and national planning policy requirements for open space any sports field provision.
48	Harworth Estates welcomes the designation of Local Spaces identified in Policy 12 .
49	Harworth Estates supports Policy 13 which promotes public transport in accordance with the relevant section of Building for Life 12, although we consider this policy should specifically reference relevant Core Strategy policies and appropriate sections of the Building for Life 12, rather than have to cross reference to these documents.
50	<p>Harworth Estates welcomes the support for improving digital technology through new development outlined in Policy 14. Harworth Estates would make minor amendments to this policy as follows:</p> <p>Proposals that provide access to a superfast broadband network will be supported. New development should seek to provide the necessary means to access the superfast broadband network when it becomes</p>

	available and is possible; contribute to improvements in the service for existing residents and businesses.
51	Harworth Estates agrees with the sentiments of Policy 15 and the need to protect and enhance existing community facilities and plan for new facilities to match the growth of the town. Harworth Estates agree with the community facilities identified in the Plan.
52	Harworth Estates agree with the community projects identified in Appendix A of the Plan.
53	<p>Harworth Estates support the policies, designations and projects identified in the Plan. However, in certain instances we consider the wording of the policies needs to be amended to ensure these are robust, sound and consistent with commonly used policy wording contained in adopted Core Strategy policies.</p> <p>This type of common wording used in the Core Strategy is tested at appeal and in practice and should be used in the Neighbourhood Plan to add more weight to these policies. There should also be more cross reference to the relevant Core Strategy policies pertaining to that Neighbourhood Plan Policy which will add more weight to the policy.</p>
54	Where certain policies seek to encourage contributions towards the provision of infrastructure, community facilities and public transport, the policy should be explicit and state whether this should be secured through a S106 to make it clear.

Environment Agency

Comment Number	Comment
55	We have reviewed the draft plan which sets out many good policies which promote sustainable development plan within the plan area and we are supportive of the Community Vision, Objectives and Policy aspirations of the plan.
56	With regard to new developments, surface water drainage schemes must be designed to prevent an increase in flood risk on to the site and elsewhere. The local planning authority should determine whether a proposed surface water drainage strategy will ensure that the surface water will be managed sustainably.

Natural England

Comment Number	Comment
57	Natural England generally welcomes the draft neighbourhood plan which sets out development management policies which will guide the future sustainable development of Haworth & Bircotes.
58	We are pleased to note that the aspirations for the town described at

	paragraph 3.3 include the intention to maximise environmental assets and improve access to the countryside and open spaces. We also particularly welcome Objective 6 which will help to achieve this aspiration.
59	In the explanatory text for the section on Environment & Green Infrastructure we welcome the acknowledgement of the importance of linking Local Wildlife Sites with other open spaces and amenity areas.
60	We support Policy 10: Improving Green Infrastructure , and note that it follows the principles set out in the Town Council's Green Infrastructure Plan. We consider the approach based on a "green wheel" is a very positive innovation which will bring benefits of enhanced GI throughout the settlement area including the creation of cycling and walking routes.
61	We support Policy 11: Open Spaces & Sports Field Provision and Policy 12: Designated Local Green Spaces , which will both enhance the quality and quantity of open spaces in the community and offer opportunities to increase biodiversity.

Bassetlaw District Council – Planning Policy

Comment Number	NP Section	Comment
62	General	When referencing the NPPF give its context not just paragraph number to ensure public can understand why this reference is being used – this will aid in allowing people to understand that the NP conforms with the NPPF.
63	General	Can to community comments boxes be shown in a different colour/shade or orange to avoid any miss reading of these as polices (which highlighted in the same coloured boxes).
64	General	Can all Reference to Core Strategy Polices be made consistent to include the policy number and title?
65	Figure 2	Could this map be at a higher resolution so map features are clearer e.g. street names?
66	Community Vision	Should read in 14 years not 20 as the time horizon for this NP is 2028.
67	Para 3.3 and boxed text below	This overarching aim of the NP steering group would be clearer with a title in the box. In box below this paragraph: states that the aim is for all development to maximise the environmental assets in and around Harworth & Bircotes. Not all development will be of a scale sufficient to achieve this aim.
68	Figure 3	Given the rate and frequency of changes of retail units on high streets, this map is likely to be out of date very quickly. To reflect this can a caveat be added that this is a map of uses as of a specific date and is subject to change over time? Alternately could this map be removed?

69	Policy 2	<p>Part 1: can the reference to the map be clearer? That this is the Town Centre boundary for Harworth Bircotes as defined by this NP, the expansion issue should be covered in the supporting text.</p> <p>Parts 2, 3 and 4: these are seeking the enhancement of the town centre but are expressed in different ways. Can they be consolidated into a single part with sub parts a) to d) added at the end?</p> <p>Part 4: as this states 'where applicable' assume not all of these criteria need to be met by a development, however the inclusion of 'or' at the end of each criterion would provide greater clarity.</p> <p>Sub Point e): this point needs clarification or removing as it is unclear where the building are it is referring to or why their orientation needs to be reflected or how they relate to Scrooby Road.</p>
70	Paragraph 7.13	<p>Check that the aim of identifying a larger primary retail frontage to deliver regeneration of the town centre is in line with the aims of NPPF paragraph 23 which states that town centres should be based on a clear definition of primary and secondary frontages. The NPPF provides a definition of these frontages in its Glossary (Annex 2).</p>
71	Policy 3	<p>Part 1: This reads as a statement not a policy to guide development, consider rewording to be clearer of policies aims, e.g. support will be given to town centre developments in accordance with the defined primary and secondary retail frontages.</p> <p>Town centre uses: the town centre uses in this policy is a narrower definition than the main town centre uses as defined in the NPPF, e.g. it excludes D1 uses (including museums and public libraries) and C1 hotels. Is this the intention of this policy? It would be clearer if this policy referred to the NPPF instead to allow it to reflect and national changes to main town centre uses.</p>
72	Policy 4	<p>Town centre uses: As with policy 3, the town centre uses in this policy is a narrower definition than the main town centre uses as defined in the NPPF, e.g. it excludes D1 uses (including museums and public libraries) and C1 hotels. Is this the intention of this policy? It would be clearer if this policy referred to the NPPF instead to allow it to reflect and national changes to main town centre uses.</p> <p>Part 2: is a development on Site A expected to meet all of these requirements or only some of them depending on the actual development? i.e. should parts a) to d) be</p>

		<p>linked with an and or and or?</p> <p>Part 4: a development on this site should meet the car parking requirements of the proposed use (not the site itself) as different town centre uses are likely to generate different car parking requirements. The site itself does not generate any specific parking needs.</p>
73	Policy 5/ Map 4	<p>Part 1: This policy allocates site B shown on map 4 for public open space. However, the Harworth & Bircotes Design Guide (Scrooby Road and Colliery Site Design Principles and Indicative Masterplanning) has a concept master plan that show this site as an area of new frontage at an important junction to add retail or office use to the town centre. Can this be clarified?</p> <p>Part 2 a): this is a site within the town centre, why restrict its use to only D1 and D2 uses and not the whole range of main town centre uses (including retail)? Note that a justification is given however this reads as a general aim, is such a community use being proposed for the site or is this aspirational? Limiting this sites use could inadvertently restrict the regeneration of the Town Centre.</p> <p>Part 2: is a development on site C expected to meet all of these requirements or only some of them depending on the actual development? i.e. should the criteria be linked with an and or and or?</p> <p>Part 2 e): how is this part intended to be implemented? Some D1 or D2 uses don't usually require a formal needs assessment as they will only come forward if a developer is confident that a sufficient interest in that use exists for it to be commercially viable e.g. a cinema.</p>
74	Paragraph 7.24	<p>There is an incomplete sentence in this paragraph, it currently reads 'At present there are limited crossing points and those that exist.' What is the rest of this sentence?</p>
75	Policy 7	<p>Part 1: this refers to the need for any development of the site to address the issues raised in the OPUN Scoping Report. Where is this report? Can a link to it be provided in a footnote?</p> <p>Part 2 a): the policy cannot have two minimum figures, which one is it 500 or 750 dwellings?</p> <p>Part 2 c): how can the development of this site deliver access through Sites B and C which are outside the colliery site redevelopment area? These sites are likely to be developed separately without any policy requirement for them to maintain an access between Scrooby Road</p>

		<p>and the former Colliery site.</p> <p>Part 2 d): What is this seeking? How is it envisioned that the development will reflect its proximity to the town centre? What specific design conditions is this looking for?</p> <p>Part 2 f): asks for the spatial arrangement of the development to reflect the spatial arrangement of the existing town. Which parts of the town does this policy want to see reflected? The layout of the town varies and does not have a single spatial form that could be replicated.</p> <p>Part 2 h): could this provide more detail on what is being sought so it is clear that this is more than just a bus stop?</p> <p>Part 2: is a development on this site expected to meet all of these requirements or only some of them? i.e. should the criteria be linked with an and or and or?</p>
76	Policy 8	<p>Part 1: could this policy be re-worded to say that the housing mix should reflect the most up to date identified needs? This will allow the policy to remain up to date if new needs work is done in the future.</p> <p>Part 2: can this part be better explained in the supporting text? Is this seeking to safe guard areas for older persons housing? Does the NP have a specific older persons housing target in mind?</p>
77	Policy 9	<p>Is this a general design policy for all development or a residential design policy? The Successfully Places SPD referred to in this policy is aimed at residential development.</p> <p>Consideration should be given to how this policy overlaps with the site specific requirements of other policies especially policy 7 for the former Colliery Site, to ensure no conflicting aims are set out.</p> <p>Part 1 b): suggest changing 'shapes' to 'built form' as this will provide greater clarity on the elements of local character this policy expects new developments to consider.</p> <p>Part 2: recommend this policy refers to the most up to date residential design SPD, as this will help the policy to remain up to date if new design SPDs are introduced.</p> <p>Part 3: recommend adding a reference after Building for Life 12 to 'any subsequent design criteria' to help this policy to remain up to date with any national changes on</p>

		residential design guidance.
78	Policy 10	This policy and the supporting text refers to a Green Infrastructure Plan, how does this plan relate to the district wide green infrastructure study prepared by Bassetlaw DC? If it does have links to the wider study reference to this in the policy or supporting text would help to provide some clarity.
79	Policy 11	Are developments expected to meet both of these requirements or only one of them? i.e. should the criteria be linked with an and or and or?
80	Policy 12	<p>Part 2: not all development within Harworth in going to have an impact on these sites. Could this policy be worded to be clear in only applies to developments that are likely to have an impact on a Local Green Space?</p> <p>Part 2: The tranquillity of a green space is part of its enjoyment, but how can this element be assessed through a planning application? On what grounds would you consider a planning application could be refused?</p> <p>Part 4: This reads as a statement of intent rather than the grounds to support or object to a planning application. Can this be reworded to make it clearer, in particular who is this a priority for and are there any specific schemes to achieve this?</p>
81	Policy 14	Requiring that developers must provide necessary access to superfast broadband could be an additional burden on the cost of the scheme and could affect the overall viability when coupled with other costs such as the Community infrastructure Levy and open space contributions. Changing 'must' to 'should', would allow for flexibility in determining when this can be provided and when it cannot do to other reasonable costs for the developer.
82	Policy 15	<p>Are developments expected to meet all of these requirements or only some of them? i.e. should the criteria be linked with an and or and or?</p> <p>Part 1 a) typo, should read 'adjoining and nearby uses'.</p> <p>Part 1: is the concern in part c) impact on residents covered by the overarching issue in part a) impact on nearby uses?</p> <p>Part 2 c): should this policy provide any guidance on what an applicant is expected to do to demonstrate that there is no longer a need for a community facility? E.g. the loss of community facility criteria set out in part c of Core Strategy Policy CS8: Rural Service Centres.</p>
83	Design Guide	This is referred to as the Harworth & Bircotes Design Guide, however this is not the formal title of the document

		(is it titled: Design Principles and Indicative Masterplanning) Could this be clarified to avoid any future confusion when referencing the document?
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Bassetlaw District Council – Development Control

Comment Number	NP Section	Comment
84	Paragraph 1.6	Harworth and Bircotes are defined as a Main Regeneration Settlement within Policy CS1 the BDC Core Strategy (p20) and not as a 'large local service centre'; The reference to the emerging Site Allocations DPD needs removing or amending in light of its imminent withdrawal.
85	Paragraph 1.9	Again, this reference to the Site Allocations DPD needs amending.
86	Paragraph 1.17	When referencing the school and church, it might be an idea to give the names of these for the sake of clarity; The sentence about the 'Understanding Harworth document needs rewording as it doesn't seem to make sense.
87	Table 2: Background Studies	An additional column could be added here, containing a very brief description of each document.
88	Paragraph 2.2	Neighbourhood Plan Area .
89	Paragraph 2.5	'In the area' is repeated twice in the first sentence; The sentence about Jones Homes is a bit misleading, it sounds as though 118 approved dwellings are under construction already.
90	Paragraph 2.7	The text states that there is 10.4ha of employment units, should this be employment land?
91	Table 3: Statistical Overview	The headings of this table indicate that the figures relate to percentages, although the 'Total Population and 'All Residents Aged 16-74' rows are figures.
92	Paragraph 3.1	Should the vision be entitled 'Neighbourhood Vision' as opposed to Community Vision?
93	Paragraph 4.3	Town Centre ; 'ensuring an improved Town Centre for new and existing residents ' The text state that the plan sets out a 'blueprint' for how development should be designed. This suggests that all development will look the same and could be seen to stifle appropriate innovation which is at odds with Part 7 of the NPPF. Some re-wording may be needed here.

94	Paragraph 4.4	Establishing key design principles that will be supported across the Plan area.
95	Paragraph 4.6	Again, reference to emerging site allocations may need removing from this document.
96	Paragraph 4.8	'Bassetlaw District Councils Core Strategy 2011 sets out the strategic framework, this NDP provides adds the localised detail'.
97	Paragraph 5.1	Think some additional wording may need tagging onto the end to state that the NDP DM Policies will be used to determine planning applications alongside and within the context of locally and nationally set planning policy.
98	Paragraph 6.4	Line 3 - Where it can be shown
99	Policy 1, paragraph 1	It's stated the plan will take a positive approach to development, whilst this is obviously true, this is more of a descriptive statement rather than an implementable component of a policy and will not aid the determination of planning applications. A better alternative would be 'planning decisions will take a positive approach...' this is in line with what's contained in the NPPF.
100	Policy 1, Paragraph 2	Try to avoid the use of 'Planning permission will be granted for...' this suggests that so long as the criteria within that policy are met that an application will be successful and doesn't allude to the consideration of other issues. This comment applies throughout the whole document.
101	Policy 1, paragraph 2(b)	Improved and extended green infrastructure associated with leisure and recreational pursuits in accordance with the proposals in the Councils Green Infrastructure Study.
102	Policy 1, paragraph 2(d)	Allowing expanded business premises on the <u>edge</u> of the town would potentially be permissive of isolated and unsustainable locations for growth, perhaps <u>adjoining</u> would be more suitable.
103	Policy 1, paragraph 2(f)	Does the use of the term non-vehicular connectivity preclude bicycles? This would not be favourable and if so and may need rephrasing.
104	Policy 1, paragraph 3	Advice not advise.
105	Policy 1, paragraph 3(b)	All development will inevitably change the appearance of the area and in the case of larger developments such as the Colliery site, this will be significant. As such, the wording needs to be carefully looked at to ensure that the policy is not unnecessarily restrictive and does not potentially pose a barrier to much wanted development because of its interpretation.

106	Paragraph 7.1	Harworth and Bircotes are identified within Policy CS4 CS1 of the Core Strategy as a 'Large Local Centre' Main Regeneration Settlement .
107	Paragraph 7.4	In order to future-proof the plan, it may not be best to list the names of existing retailers, but rather to say that there is a butchers, greengrocers, newsagent etc. This isn't an essential amendment but just something to think about.
108	Policy 2, paragraph 1	This paragraph is a factual statement that should not be included within in the policy box, it is not implementable in anyway and could not be used in isolation to assist in the determination of a planning application. Alternatively, this could be re worded to 'Planning applications for new development within the centre of Harworth and Bircotes will be determined in accordance with the extended Town Centre Boundary, as shown on Figure 4.'
109	Policy 2, paragraphs 2, 3 and 4	Paragraphs 2 and 3 are very similar and should perhaps be merged, in addition, reference is made with paragraph 3 to the bullet points below' however these are in a separate paragraph (4), where as they should preferably be incorporated as one policy point.
110	Policy 2, paragraph 4(e)	It is not clear precisely what is meant by this point and I think DC would struggle to implement this without a little more clarity or context such as referencing the specific page of the Design Guide where this was taken from.
111	Paragraph 7.14	shop retail uses.
112	Policy 3, paragraph 1	Again, this first point serves no purpose and is a descriptive statement only. This should either be omitted or re-worded such as 'development proposals will be determined in accordance with the Primary and Secondary Shopping Frontages shown in Figure 4: The Town Centre Plan.'
113	Policy 3, paragraph 2	Is this sentence incomplete as it doesn't seem to make sense?
114	Paragraph 7.18	increased d
115	Paragraph 7.19	<p>Reference is made to a list of requirements that any development on Site A should address. Including these within the justification text gives them little weight in the decision making process and ideally these should be included within the text box itself;</p> <p>Also, it may be a bit onerous to state that any development on Site A should meet these criteria as this means that every application whether it be for an extension to a retail unit or for new business signage/shop fronts etc would all need to provide additional information</p>

		to adhere to these criteria. Perhaps the wording needs re-looking at to define precisely what types of development will need to provide this information.
116	Policy 4, paragraph 2	This list of criteria should be and/or.
117	Policy 4, paragraph 2 (c)	'deliver improvements in the retail offer in a form that reflects and builds upon its location' – the wording of this section is a bit loose and I feel would be hard to implement meaningfully.
118	Policy 4, definition of town centre uses	A43
119	Paragraph 7.21	'Creation of public spaces where people can linger relax and interact with one another '.
120	Policy 5, paragraph 1	Points a-c should probably be to be linked with 'and'. In relation to point 'c' more thought may need to be given to the wording here, 'contributes to the enhancements of Scrooby Road' is a bit ambiguous. What sort of enhancement? I'm assuming this means a visual enhancement and if so wording to that effect should be included.
121	Policy 5, paragraph 2	Not sure whether point (b) is needed as by virtue of the policy only supporting new community buildings, it will automatically fulfil this point and extend the existing provision; 'siting' may be a more appropriate word that orientation in point (c).
122	Paragraph 7.24	On the fifth line down, the sentence beginning 'At present there are limited...' is not complete. Its mentioned that retail provision on just one side of Scrooby Road leads to a negative experience, why is this?
123	Policy 6, paragraph 4	Development proposals must should show how it they contribute towards...'
124	Paragraph 8.6	Need to remove the sentence which refers to the emerging Site Allocation DPD now that it's been withdrawn. This applies throughout the whole document.
125	Policy 7, paragraph 1	The redevelopment of Harworth Colliery Site for a mixed use scheme is will be supported where the proposals show demonstrate how they have addressed the issues raised design parameters set out within the OPUN Scoping Report.

126	Paragraph 9.8	Reference is made to the Nathaniel and Lichfield Study, which study is this, is it the Affordable Housing needs Survey previously referred to? Might just need to link the references together in the footnote.
127	Policy 9, paragraph 1	<p>New development proposals will be supported where they can demonstrate</p> <ul style="list-style-type: none"> (a) the proposed development layout maximises opportunities to integrate new development with the existing town, by creating new connections and improving existing ones, allowing for safe and convenient pedestrian movement to and from the town centre and other areas. (b) Consideration of local character in terms of street types, building architectural detailing, colours, shapes form and materials <p>In terms of point 1c) as this policy will apply to most developments, including small scale residential extensions, advertisements etc, it is unnecessary and unreasonable to impose this consideration on many developments</p>
128	Policy 9, paragraph 2	The successful Places SPD is automatically be taken into account in the decision making process and rather than imposing an unreasonable requirement to submit a report alongside an application, perhaps this paragraph should be re-worded to state that 'that it accords with the principles set out within the Successful Places SPD' or something along those lines.
129	Policy 10, paragraph 2	This paragraph doesn't aid or inform the decision making process and therefore serves no purpose, these issues are already a part of the planning process.
130	Policy 10, paragraph 5	This seems to serve the same purpose as paragraph 4(c).
131	Policy 11 paragraph 1(a)	Unless better more suitable and sustainable provision.
132	Policy 12, paragraph 2	Development will only be permitted where it does not erode their beauty attractiveness, visual amenity richness of wildlife wildlife diversity .
133	Policy 12, paragraph 4	Opportunities to conserve, enhance Development proposals which offer the conservation, enhancement and restoration of and/or restore their biodiversity will be a priority promoted .
134	Policy 15, paragraph 1	Don't state with the text that permission will be granted subject to the following considerations as there are any other factors that need out be taken into consideration which may alter the outcome of the application.

135	General	Within the footnotes, when referring documents it's probably a good idea to include the year as there may well be future update of these documents and we need to know which one are being referred to, especially if the NP is going to be around for several years.
136	General	Throughout the document, within the policies the word 'must' should be substituted with 'should'.

4 Amendments to the Neighbourhood Plan

- 4.1 The following table outlines how the comments received listed in the preceding section of this document have been used to amend and improve the NP, or if the comment has not resulted in an amendment reasons are given as to why this decision has been reached.

Comment Number	Comment Source	Amendment Required?	Amendments to the NP
1	Local Resident	No – Supporting Plan contents.	
2	Local Resident	No – Supporting Plan contents.	
3	Local Resident	No – Supporting Plan contents.	
4	Local Resident	No – Supporting Plan contents.	
5	Local Resident	No – Supporting Plan contents.	
6	Local Resident	No – Supporting Plan contents.	
7	Local Resident	No – Supporting Plan contents.	
8	Local Resident	No – Supporting Plan contents.	
9	Local Resident	No – Supporting Plan contents.	
10	Local Resident	No – Supporting Plan contents.	
11	Local Resident	No – Removal of the Pit towers to allow for the redevelopment of the	

		Colliery Site would only be allowed by appropriately relocating any nesting animals.	
12	Local Resident	No – Work is currently being undertaken to deliver CCTV in Harworth & Bircotes by the District Council.	
13	Local Resident	No – Supporting Plan contents.	
14	Local Resident	No – The proposed building on the Tommy Simpson field will provide a community facility for the use of the whole local community. Young people using the facility will be supervised at all times with the intention of reducing levels of anti-social behaviour.	
15	Local Resident	No – Supporting Plan contents.	
16	Local Resident	No – Policy 7 of the Plan covering the redevelopment of the Colliery allows for the development of needed community facilities in the Town on this site.	

17	Local Resident	No – Supporting Plan contents.	
18	Nottinghamshire County Council	No – This will be carried out at the Planning Application stage by the landowner.	
19	Nottinghamshire County Council	Yes	Information on the natural environment to be included in Section 2 of the Plan Spatial Portrait
20	Nottinghamshire County Council	Yes	Vision to be amended to include reference to encouraging the provision of sustainable transport networks.
21	Nottinghamshire County Council	No – Objective 7 relates to the whole Plan area not just the town centre. This is expanded on in relevant sections of the Plan	
22	Nottinghamshire County Council	Yes	Paragraph 6.2 to be amended to refer to the three aspects of sustainable development.
23	Nottinghamshire County Council	Yes	Criteria to be added to Policy 1 to deliver good access to public transport services.
24	Nottinghamshire County Council	Yes	Policy 1, part 2(b) to be amended to also refer to biodiversity and wildlife sites.
25	Nottinghamshire County Council	Yes	Policy 2, part 4(d) to be amended to also refer to BDC Residential Parking Standard SPD.
26	Nottinghamshire County Council	No – Location for proposed bus drop off and waiting area is to the south of Site B and the Town Hall as identified on the Colliery Site Masterplan found in Appendix C of the Draft	

		Plan	
27	Nottinghamshire County Council	Yes	Criteria to be added to Policy 7 to ensure any proposals for the Colliery Site mitigate against or compensate for any adverse impacts on wildlife habitats.
28	Nottinghamshire County Council	Yes	Justification for Policy 10 to be amended to include reference to providing wildlife benefits by protecting, enhancing and expanding areas of natural greenspace and by creating linkages to allow the movement of species. Criteria to be added to Policy 10, part 4 to ensure the protection and enhancement of natural greenspaces.
29	Nottinghamshire County Council	No	
30	Nottinghamshire County Council	No	
31	Nottinghamshire County Council	Yes	Justification text for Policy 13 to be added too referencing and acknowledging community transport services available in the area.
32	Nottinghamshire County Council	Yes	Justification text for Policy 13 to be added too referencing and acknowledging the role of taxis in the local economy.
33	Harworth Estates	No – Supporting Plan contents	
34	Harworth Estates	No – Supporting Plan contents	
35	Harworth Estates	No – Supporting Plan contents	
36	Harworth Estates	No – Supporting Plan contents	
37	Harworth Estates	No – Supporting Plan contents	
38	Harworth Estates	Yes	Policy 3 to be amended to allow change of use if reasonable effort to ensure continued A1 use can be demonstrated.

			Reference to support by the community to be removed as local people will have the opportunity the comment at the planning application stage and the Town Council believe other Policies in the Plan will ensure the regeneration and uses in the town centre that are desired.
39	Harworth Estates	No – Supporting Plan contents	
40	Harworth Estates	No – Supporting Plan contents	
41	Harworth Estates	No – Supporting Plan contents	
42	Harworth Estates	No – Supporting Plan contents	
43	Harworth Estates	Yes	<p>Wording of Policy 7 part 1 to be amended for greater clarity.</p> <p>Part 2(d) to be removed as it is acknowledged that the physical landscape and road network will not allow for direct links for the Colliery site to Site A.</p> <p>Part 2(g) & (h) to be amended as suggested.</p>
44	Harworth Estates	Yes	Policy 8 to be amended to refer to need for housing mix to provide for need identified in most recent Housing Needs Study or equivalent.
45	Harworth Estates	<p>Yes</p> <p>No – Policy 9 part 3 will not be amended as suggested wording will achieve the same as that</p>	Policy 9 part 2 to be amended to allow compliance with Successful Places SPD to be shown in the Design & Access Statement.

		already proposed.	
46	Harworth Estates	No – Supporting Plan contents	
47	Harworth Estates	No – Supporting Plan contents	
48	Harworth Estates	No – Supporting Plan contents	
49	Harworth Estates	Yes	Relevant section of Building for Life will be added to Policy 13.
50	Harworth Estates	Yes	<p>Access to superfast broadband is viewed as key by the Town Council to deliver high quality new homes and encouraging local business growth.</p> <p>However the Town Council acknowledge that this requirement may be deemed as an unnecessary burden on smaller developments and therefore Policy 14 will be amended to apply only to larger applications.</p>
51	Harworth Estates	No – Supporting Plan contents	
52	Harworth Estates	No – Supporting Plan contents	
53	Harworth Estates	No – The Town Council believes that the wording currently used in Policies is appropriate for use by Planning Officers and has respect to wording used in Policies in the Core Strategy.	
54	Harworth Estates	No – The Town Council would like to leave the options of securing	

		funding open to allow for the most appropriate approach to be taken at the planning application stage.	
55	Environment Agency	No – Supporting Plan contents.	
56	Environment Agency	No – Discussions with local authority regarding this will take place.	
57	Natural England	No – Supporting Plan contents.	
58	Natural England	No – Supporting Plan contents.	
59	Natural England	No – Supporting Plan contents.	
60	Natural England	No – Supporting Plan contents.	
61	Natural England	No – Supporting Plan contents.	
62	BDC – Planning Policy	Yes	Plan will be amended where appropriate to give further context regarding NPPF references.
63	BDC – Planning Policy	Yes	Community comments boxes to be amended to different colour to that used for Policies.
64	BDC – Planning Policy	Yes	Core Strategy Policies references to be amended as suggested.
65	BDC – Planning Policy	Yes	Map to be replaced with one at higher resolution.
66	BDC – Planning Policy	Yes	Vision amended as suggested.
67	BDC – Planning Policy	Yes	Title to be added and text to be amended to state that development should aim to maximise environmental assets

			where possible.
68	BDC – Planning Policy	Yes	Footnote to be added to Figure 3 stating the date that this map was correct and acknowledgement that this will change frequently.
69	BDC – Planning Policy	Yes	Reference to Figure 4 to be added to Part 1 of the Policy. Parts 2, 3 & 4 to be consolidated into one Part and ‘or’ to be added to the end of each criterion as suggested. Sub Point e) to be removed as it is acknowledged this is unclear and would not deliver or contribute to achieving the intended regeneration of the Town Centre.
70	BDC – Planning Policy	No – The proposed larger Primary retail frontage has been developed to take into account the significant growth to be delivered to the Town and the significant increase in population forecasted. Therefore making the current frontages insufficient.	
71	BDC – Planning Policy	Yes	Part 1 of the Policy to be amended as suggested so it reads more like a Policy rather than a statement. The Town centre uses will be amended to include D1 and C1 uses to bring it in line with the NPPF.
72	BDC – Planning Policy	Yes	Town centre uses to be amended as above. Development of Site A will require all of the criterion listed to be met therefore ‘and’ is to be added to Part 2 of the Policy.

			Part 4 of the Policy to be amended as suggested referring to the sites use rather than the site itself.
73	BDC – Planning Policy	Yes	<p>Regarding Part A, the Harworth & Bircotes Design Guide is to be amended to reflect the aspirations for Site B as defined in the Neighbourhood Plan.</p> <p>Part 2 a) to be amended to allow A3 & A4 uses on Site C in addition to D1 & D2 uses to bring it more in line with local residents and the Town Councils aspirations ad to ensure the regeneration of the Town Centre is not restricted.</p> <p>Development of Site C will be required to meet all criterion therefore ‘and’ to be added.</p> <p>Part 2 e) to be removed as the local need will be delivered through the restriction in use classes in a) as amended above.</p>
74	BDC – Planning Policy	Yes	Sentence to be completed to read ‘and those that exist are not sufficient’.
75	BDC – Planning Policy	Yes	<p>Footnote to the OPUN Scoping Report to be added to Part 1 of the Policy.</p> <p>Part 2 a) to be amended to read that minimum figure for the site is 500 dwellings in addition to existing granted permissions.</p> <p>Part 2 c) to be amended to read that access is required to Sites B & C not through them, Policy 5 regarding Site C’s development states that it must reflect the master plan for Scrooby Road which includes maintaining an access between these sites.</p>

			<p>Part 2 d) to be removed as the proximity of Site A to the Colliery Site means this aim is undeliverable and unrealistic.</p> <p>Part 2 f) to be amended to refer to where the new development meets the existing settlement.</p> <p>Part 2 h) has already been amended as a result of previous comments.</p> <p>The use of 'and' will be applied to ensure all criterion are applied to proposals for the Colliery's redevelopment.</p>
76	BDC – Planning Policy	Yes	<p>Part 1 has already been amended as a result of previous comments.</p> <p>Supporting text to be added too to further explain the support for Part 2 of Policy 8.</p>
77	BDC – Planning Policy	Yes	<p>Part 1 b) of Policy 9 to be amended to read 'built form' rather than 'shapes.'</p> <p>Part 2 to be amended to read that all major residential developments must be accompanied by a Design & Access Statement showing how the scheme achieves the principals set out in the Successful Places SPD or equivalent.</p> <p>Part 3 to be amended to refer to any subsequent design criteria.</p>
78	BDC – Planning Policy	No – The Study does not refer to the District wide study so therefore does not need to be referenced.	
79	BDC – Planning Policy	Yes	Link of 'or' to be added to Policy 11.

80	BDC – Planning Policy	Yes	<p>Part 2 to be amended to only apply to developments that likely to have an impact on a Local Green Space. Tranquillity to be removed as it is agreed this criterion is hard to measure and assess.</p> <p>Part 4 to be amended to read ‘Proposals to conserve, enhance and/or restore their biodiversity will be supported’ so it reads less like a statement.</p>
81	BDC – Planning Policy	No – Already addressed by previous comments.	
82	BDC – Planning Policy	Yes	<p>Part 1 to be amended to include ‘and’ to link criteria, Part 1 c) to be removed as this is covered by Part 1 a).</p> <p>Part 2 to be amended to include ‘or’ to link criteria, reference to criteria used in Policy CS8 of the Core Strategy to be added to Part 2 c) to be used as guidance.</p>
83	BDC – Planning Policy	Yes	References to this document to be amended as necessary to ensure consistency.
84	BDC – Development Control	Yes	<p>Reference to large local service centre to be amended to read Main Regeneration Settlement as in line with BDC Core Strategy.</p> <p>Reference to the Site Allocations document to be updated to reflect recent withdrawal.</p>
85	BDC – Development Control	Yes	Amended as above.
86	BDC – Development Control	Yes	<p>Names of organisations that members of the Steering Group represented to be added.</p> <p>Sentence regarding Understanding Harworth document reworded to provide greater clarity.</p>

87	BDC – Development Control	No – These documents and their contents are discussed in more detail in relevant sections of the Plan.	
88	BDC – Development Control	Yes	Amended as suggested.
89	BDC – Development Control	Yes	Amended as suggested. Amended text to state that Jones Homes are currently in second phase of constructing 118 approved dwellings for greater clarity.
90	BDC – Development Control	Yes	Amended as suggested.
91	BDC – Development Control	Yes	Headings of Table 3 amended as suggested for greater clarity.
92	BDC – Development Control	No – Both would be acceptable but Steering Group has decided on use of Community Vision.	
93	BDC – Development Control	Yes	Amended as suggested. ‘Blueprint’ to be amended to strategy to fit more in line with the intentions of the Plan.
94	BDC – Development Control	Yes	Amended as suggested.
95	BDC – Development	Yes	Reference to the Site Allocations document amended as stated earlier.

	Control		
96	BDC – Development Control	Yes	Amended as suggested.
97	BDC – Development Control	Yes	Text to be amended as suggested to state that the Plans DM policies will be used alongside and within the context of local and national planning policy.
98	BDC – Development Control	Yes	Amended as suggested.
99	BDC – Development Control	Yes	Wording used in Policy 1, paragraph 1 to be amended as suggested bringing it more in line with the contents of the NPPF.
100	BDC – Development Control	Yes	Uses of the wording ‘planning permission will be granted for’ will be replaced throughout the document with the wording ‘Proposals’ and ‘supported’ where applicable.
101	BDC – Development Control	Yes	Amended as suggested.
102	BDC – Development Control	Yes	Amended as suggested.
103	BDC – Development Control	Yes	Wording used in Policy 1, paragraph 2(f) to be amended to refer to non-vehicular and cycle connectivity.
104	BDC – Development Control	Yes	Amending as suggested.
105	BDC – Development Control	No – It is deemed that development supported by this Plan will not adversely affect the	

		character and appearance of the area and will in all cases enhance this.	
106	BDC – Development Control	Yes	Amended as suggested.
107	BDC – Development Control	No – However it noted that this section of the Plan will most likely need amending when the Plan is reviewed and updated.	
108	BDC – Development Control	Yes	Policy 2, paragraph 1 to be amended as suggested so it does not read as a factual statement.
109	BDC – Development Control	No – Policy 2 has already been amended to address this issue as mentioned earlier.	
110	BDC – Development Control	No – Policy 2 has already been amended to address this issue as mentioned earlier.	
111	BDC – Development Control	Yes	Amended as suggested.
112	BDC – Development Control	Yes	Policy 3, paragraph 1 to be amended as suggested to improve its ability to be used in determining planning applications.
113	BDC – Development Control	Yes	Supported removed from criterion a) and b) and added to the end of the first line of paragraph 2 to provide greater clarity.
114	BDC –	Yes	Amended as suggested.

	Development Control		
115	BDC – Development Control	Yes	Criteria mentioned in the justification for Policy 4 that is determined most important to be added to the Policy. Agree that these criteria may be too onerous on future proposals for the Site therefore 'where relevant' to be added to paragraph 2 to allow greater flexibility.
116	BDC – Development Control	No - Policy 4 has already been amended to address this issue as mentioned earlier.	
117	BDC – Development Control	Yes	Text used in Policy 2, paragraph 2 (c) to be amended to provide greater clarity on what is being sought from development proposals for the site.
118	BDC – Development Control	Yes	Amended as suggested.
119	BDC – Development Control	Yes	Amended as suggested.
120	BDC – Development Control	Yes	Use of the word 'and' to be added to the end of each criterion as suggested. Point c) to be amended to refer to enhancement of the 'town centre' to ensure it is delivering development that the Plan is trying to achieve and promote.
121	BDC – Development Control	Yes	Point b) to be removed as it is agreed this will be achieved automatically by the provisions already contained in the Policy. Amended as suggested.

122	BDC – Development Control	Yes	Paragraph 7.24 to be amended to state that this experience is negative as it does not reflect a traditional town centre that this Plan is hoping to create.
123	BDC – Development Control	Yes	Amended as suggested.
124	BDC – Development Control	Yes	Reference to the Site Allocations amended as suggested.
125	BDC – Development Control	Yes	Policy 7, paragraph 1 amended as suggested.
126	BDC – Development Control	Yes	Title of this study to be added to the text and footnote added linking to where it can be found on BDC website.
127	BDC – Development Control	Yes	<p>Wording of Policy 9, paragraph 1 points a) and b) to be amended as suggested. ‘And’ to be added at the end of each criterion also.</p> <p>With regards to part c) the words ‘where applicable’ to be added to ensure this Policy is not too onerous on smaller developments.</p>
128	BDC – Development Control	No - Policy 9, paragraph 2 has already been amended to address this issue as mentioned earlier.	
129	BDC – Development Control	No – Due to the importance of this issue to the local community this criterion will be retained.	

130	BDC – Development Control	Yes	Policy 10, paragraph 4 part c) to be removed as it is agreed this is already achieved by paragraph 5.
131	BDC – Development Control	Yes	Amended as suggested.
132	BDC – Development Control	Yes	Amended as suggested.
133	BDC – Development Control	Yes	Policy 12, paragraph 4 amended as suggested however the use of the word ‘supported’ to be retained to keep wording more in line with that used throughout the rest of the Plan.
134	BDC – Development Control	Yes	Policy 15, paragraph 1 amended to ensure that proposals for community facilities must comply with other relevant Policies in the Neighbourhood Plan and BDC Core Strategy.
135	BDC – Development Control	Yes	Year added to documents referenced in footnotes throughout the Plan.
136	BDC – Development Control	Yes	The use of the word ‘must’ within Policies in the Plan have been replaced with the word ‘should’ as suggested.

5 Summary

- 5.1** The recommended amendments in the preceding section of this document will now be made to the Neighbourhood Plan, which will then be subject to a Sustainability Appraisal before finally being submitted to Bassetlaw District Council.
- 5.2** An additional process undertaken in the production of the Harworth & Bircotes Neighbourhood Plan that sits separately to this Consultation Statement was the undertaking of a 'Health Check' of the Plan by the Neighbourhood Planning Independent Examiner Referral Service (NPIERS). This check resulted in the identifying of several needed minor amendments to the Plan to ensure it stood a better chance of passing the Independent Examination stage of the process.
- 5.3** The one significant amendment identified was the need to remove 'Policy 4: Development of Site A south of Scrooby Road' from the Plan as the lack of an Independent Retail Study to support the intentions of this Policy meant it was deemed to not be sufficiently evidenced. The Town Council have identified this however as something they may commission in the future to support the ongoing development and growth of Harworth & Bircotes and to achieve the aspirations for the Town Centre identified by local residents throughout the consultation process.
- 5.4** In addition to this, the majority of the site, including all the western half of the previously proposed allocated land has already been brought forward through its inclusion in the recent Aldi store opening in the Town in early 2014.

6 Appendix A: Website Screenshots

Neighbourhood Plan Website - (24th October 2014)



"Our plan to shape the future of Harworth and Bircotes"

PROGRESS SO FAR

The Draft NDP is now completed and consultation is underway. You can view the Plan using the link below, to comment on the Plan please use the 'Consultation Questions' document.

To view the supporting documents used to create the Plan, please visit the Neighbourhood Plan Documents page of this website.

 [Harworth & Bircotes Draft Neighbourhood Plan Download File](#)

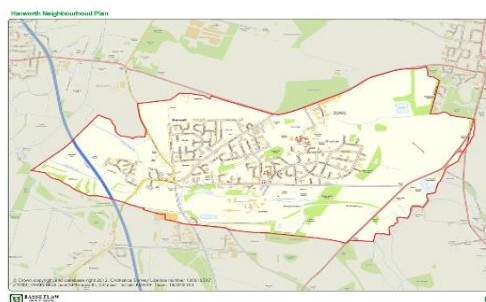
 [Consultation Questions Download File](#)

NEXT STAGES


Once the consultation period ends on the Draft Plan on the 10th November 2014, the Neighbourhood Plan Steering Group will document all responses received and begin to amend the Plan where necessary.


NEXT EVENT

Members of the Steering Group will be available to discuss the Draft Plan at Café 81 on Scrooby Road through the 27th - 31st October.



Harworth & Bircotes Neighbourhood Development Plan


 [Harworth & Bircotes Draft Neighbourhood Plan Download File](#)


 [Consultation Questions Download File](#)

Supporting documents for Bassetlaw District Councils Local Plan that are also of relevance to the Neighbourhood Plan can be accessed on the Councils website: <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy.aspx>


Supporting Documents


 [Understanding Harworth & Bircotes Download File](#)


 [SWOT Analysis Download File](#)


 [Summary of Consultation Download File](#)

 [Harworth & Bircotes Design Guide Download File](#)


 [OPUN's Scoping Report Download File](#)


 [OPUN's Scoping Report Download File](#)

 [Rural Place Profile - Harworth & Bircotes Download File](#)


 [Harworth & Bircotes Green Infrastructure Project Proposals Download File](#)

Sustainability Appraisal

 [Sustainability Appraisal - Scoping Report Download File](#)

 [SEA Screening Assessment Download File](#)

Bassetlaw District Council's Website – (24th October 2014)



Harworth & Bircotes Draft Neighbourhood Development Plan

The Town Council have now completed the Draft Neighbourhood Development Plan for Harworth & Bircotes.

Related Documents

- o [Harworth and Bircotes Draft Neighbourhood Plan](#)
- o [Consultation Questions Link](#)
- o [Harworth and Bircotes Design Guide](#)
- o [Understanding Harworth and Bircotes](#)
- o [Green Infrastructure Project Proposal](#)
- o [Green Infrastructure Map](#)
- o [Green Infrastructure Key](#)
- o [Scoping Report](#)
- o [Rural Place Profile](#)
- o [Summary of Consultation](#)
- o [Harworth and Bircotes Neighbourhood Plan Map](#)
- o [Application for Designation \(Part 1\)](#)
- o [Application for Designation \(Part 2\)](#)

HARWORTH & BIRCOTES NEIGHBOURHOOD PLAN

WE NEED YOU TO MAKE HARWORTH & BIRCOTES A BETTER PLACE

The Draft Neighbourhood Plan is now complete and can be viewed on the website:
<http://harworthandbircotesnp.weebly.com/>

Hard copies of the Plan are available at the Town Council Offices and the Library, this consultation period will end on the 10th November

We will also be in Café 81 on Scrooby Road from the:
27th - 31st October



The Town Council have now completed the Draft Neighbourhood Development Plan for Harworth & Bircotes, the Draft Plan can be viewed at [Harworth and Bircotes Draft Neighbourhood Plan](#).

A 6 week consultation period is currently underway and will end on the 10th November 2014. If you would like to make a representation on the Plan please utilise the document titled 'Consultation Questions' using the link below, or alternatively email the Town Council directly on eoaharworthtowncouncil@hotmail.co.uk.

- [Consultation Questions link](#)

You may also make postal representations to:

Harworth & Bircotes Town Council, The Information Centre, Scrooby Road, Doncaster, DN11 8JP

Supporting Documents

Several supporting documents have been produced that provide evidence for the contents of the Plan:

- [Harworth and Bircotes Design Guide](#)
- [Understanding Harworth and Bircotes](#)
- [Green infrastructure Project Proposal](#)
- [Green Infrastructure Map](#)
- [Green Infrastructure Key](#)
- [Scoping Report](#)
- [Rural Place Profile](#)
- [Summary of Consultation](#)

7 Appendix B: List of Bodies/Groups contacted

National Consultees

- Ancient Monuments Society
- Anglian Water
- Coal Authority
- CPRE
- British Waterways
- English Heritage
- Environment Agency
- Forestry Commission
- Health and Safety Executive
- Highways Agency
- Homes and Communities Agency
- House Builders Federation
- Land & Development Team National Grid
- Marine Management Organisation
- Natural England
- Planning & Equivalence
- Play England
- The National Trust

Neighbouring Authorities

- Bolsover District Council
- Derbyshire County Council
- Doncaster Metropolitan Borough Council
- Mansfield District Council
- Newark and Sherwood District Council
- North East Derbyshire District Council
- North Lincolnshire Council
- Nottinghamshire County Council
- Rotherham Metropolitan Borough Council
- West Lindsay District Council

Neighbouring Parish Councils

- Bawtry
- Blyth
- Scrooby
- Styrrup with Oldcotes
- Tickhill

Locally based organisation

- Bassetlaw District Council
- BCVS
- Bassetlaw Primary Care Trust
- Chesterfield Canal Partnership
- Bassetlaw Play Forum
- Bassetlaw PCT
- Sure Start Children Centres
- Nottinghamshire Wildlife Trust

8 Appendix C: Email sent on the 29th September

Dear Consultee,

Harworth and Bircotes Town Council are currently consulting on their Draft Neighbourhood Development Plan. To view the Draft Plan as well as all supporting documents please use the link below:

<http://harworthandbircotesnp.weebly.com>

The six week consultation period started on the 29th September and will run until the 10th November 2014. If you would like to make a representation on the Plan please utilise the document titled 'Consultation Questions' found using the link above, or alternatively email the Town Council directly on eharworthtowncouncil@hotmail.co.uk.

You may also make postal representations to:

- ❖ Harworth & Bircotes
- ❖ The Information Centre,
- ❖ Scrooby Road,
- ❖ Doncaster,
- ❖ DN11 8JP

Thank you in advance for your comments.

Kind Regards,

Subject: Harworth & Bircotes Draft Neighbourhood Development Plan

Dear Consultee,

Harworth and Bircotes Town Council are currently consulting on their Draft Neighbourhood Development Plan. To view the Draft Plan as well as all supporting documents please use the link below:

<http://harworthandbircotesnp.weebly.com>

The six week consultation period started on the 29th September and will run until the 10th November 2014. If you would like to make a representation on the Plan please utilise the document titled 'Consultation Questions' found using the link above, or alternatively email the Town Council directly on eharworthtowncouncil@hotmail.co.uk.

You may also make postal representations to:

Harworth & Bircotes
The Information Centre,
Scrooby Road,
Doncaster,
DN11 8JP

Thank you in advance for your comments.

Kind Regards,

9 Appendix D: Advertisement

Poster



Magazine Article

community

Newsletter

Harworth & Bircotes Town Council - OCTOBER 2014

HARWORTH AND BIRCOTES NEIGHBOURHOOD PLAN

Harworth and Bircotes Town Council have continued to make progress with the Neighbourhood Plan for our Town, and the document is now available to view on the Harworth and Bircotes Town Council's Neighbourhood Plan website: <http://harworthandbircotesnp.weebly.com/>.

The Town Council displayed the contents of the Neighbourhood Plan document at the Family Fun Day on 20th September 2014 – these are summarised on the following pages. Lots of people attended the event and commented on the options for development. The Neighbourhood Plan will have a positive impact on this area over the next fifteen years; it is really important that you are involved in commenting on and supporting this document – remember, this will be the blueprint for your Town, and it is your children and grandchildren's future we are planning for.

Further Opportunities for Involvement:

We will be holding further events to allow you to come and view the options for development and make comments. The next is:-

- The week commencing 27th October, Monday to Friday at 'Café 81' on Scrooby Road. We hope to see you there!

Fun Day Event, 20th September

Thank you to everyone who attended this event on the Tommy Simpson Field. Whilst children were playing on the bouncy castles, parents/adults were consulted by officers from Bassetlaw District Council on a number of proposals:-

- The future development of the Colliery site ... plans were displayed that clearly showed new houses, a main road, a school, other community facilities, and even a bus terminus. Two senior managers from Harworth Estates were present to help explain the site plan, which includes accommodation for older people preferably built just behind the Town Hall, along with a path giving easy access from their homes to the Health Centre, chemists, shops etc.
- Also on display was a plan for the future development of the building on the Tommy Simpson field that previously served as a changing room for football teams but is now no longer used. H&B Town Council is trying to get ownership and then get it restored and further developed for use by all sorts of community groups, not just sport groups. ... perhaps some use could be made by teenagers, but volunteers and supervision would be required. And no, there are no plans to build a clinic or houses on the field.

Summary of other proposals for our community, which include:

- Town Centre Improvement scheme for shop frontages
- Creating a Public Square as part of an expanded town centre
- Improved Public Realm on Scrooby Road for pedestrians/ address car parking issues
- Improve the Tommy Simpson field – for those who don't know, this is behind the Game Cock
- Improve pedestrian/cycle routes
- Improvements to existing leisure and community facilities
- Improve Snipe Park Wood
- Droversdale Woodland: facilitate a woodland attractive to local residents
- Public Transport Improvements
- Safeguard the existing disused railway line
- Create a play facility in the Common Lane area
- Negotiate improvements to Drainage

These proposals will take years to come into force; we are planning for the future and future generations certainly will feel the benefits. Thank you for all the positive comments and helpful suggestions about what you want to see in Harworth and Bircotes, and thanks to all who bought raffle tickets – you raised £365 for The Bluebell Hospice.

I have to mention the five young men called the Teenybytes who played at the event. It was obvious these are talented youngsters, and I understand they are all studying for a music diploma – serious

Useful NUMBERS:

■ Notts County Council -	08449 808080
■ Bassetlaw District Council -	01909 533533
■ A1 Housing -	0800 590542

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