

Mattersey and Mattersey Thorpe Neighbourhood Plan

Summary of Representations Submitted to the Independent Examiner

Compiled October 2018 (with updates November 2018)

Canals and Rivers Trust:

Thank you for your consultation below.

Having looked at the parish boundary and location of our assets, I can confirm that the Canal & River Trust do not wish to make comments with respect to the Mattersey Neighbourhood Plan.

Environment Agency

Thank you for consulting the Environment Agency on your Draft Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Flood Risk

Flood Zone 1:

We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.

Groundwater

Source Protection Zone 3 and Major Aquifer

The sites listed in the plan are all located on an area designated as Source Protection Zone 3 and a Major Aquifer. Whilst the geology of the parish prevents these constraints being avoided, we suggest that caution be taken with regards to contamination during the development of these sites.

If any amendments are made to this plan such that you feel there may be significant environmental impact, please do not hesitate to contact us again.

Highways England

We welcome the opportunity to comment on the Submission Version of the Mattersey Neighbourhood Plan which covers the period 2018 to 2033. It is noted that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Mattersey Neighbourhood Plan, our principal interest is in safeguarding the A1 which routes four miles to the west of the Plan area.

We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for the parish of Mattersey is required to be in conformity with the emerging Bassetlaw Local Plan (2019-2034). This is acknowledged within the document.

We note some inconsistency between the emerging Local Plan and the Bassetlaw Core Strategy it will supercede regarding development in Mattersey village. In the Core Strategy development is required to 'be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'. However within the emerging Bassetlaw Local Plan, Mattersey is viewed as a 'Defined Rural Settlement within a Cluster', specifically the Everton and Mattersey Cluster, with no development allocations yet identified. Rural Settlements, including Mattersey Thorpe, are considered as playing an important wider social and economic role in the district.

Although this provides a level of uncertainty about the level of growth proposed for the Plan area, given the characteristics of the Plan area and the distance of the Neighbourhood Plan from the SRN, we consider that there will be limited impacts on the operation of the A1.

We have no further comments to provide at this stage and trust the above is useful in the progression of the Mattersey Neighbourhood Plan.

Historic England

Thank you for consulting us on the Submission version of Mattersey and Mattersey Thorpe Neighbourhood Plan.

We have no further advice and refer you to our letter of 16 March 2018.

Natural England

Thank you for your consultation on the above dated 10/08/2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Allocations

We note that all of the site allocations are within Impact Risk Zones (IRZ's) for discharge of ground or surface water. This means that we would expect to be consulted on any planning applications that plan to discharge to ground or to surface water. For Further information on Natural England's IRZ's see this document or Annexe 1

Best and Most Versatile Agricultural Land

We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.

Additionally we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Felicity Bingham on 02082 256387. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Nottinghamshire County Council

Thank you for your letter dated 14th August 2018 requesting strategic planning observations on the above neighbourhood plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

Minerals and Waste

Minerals

The entire neighbourhood plan area (as defined on Map 1a, page 6 of the Draft Neighbourhood Plan document) is covered by a Minerals Safeguarding and Consultation Area for sand and gravel. The proposed policies within this draft neighbourhood plan do not appear to effect or prejudice the potential for future mineral extraction within the neighbourhood plan area or in areas adjoining. Policies allocating sites for potential future dwellings are for sites grouped with existing areas of residential land use and are therefore unlikely to sterilise any areas of the MSA/MCA that could be subject to future extraction. Therefore, the County Council does not wish to raise any objections to the proposal from a minerals perspective.

Waste

There are no existing waste sites within the neighbourhood plan area.

Public Health

Appendix 1 sets out the local health report for the site and identifies that many of the health indicators are: *similar to and not better than the England average* with limiting long term illness or disability is significantly worse than the England average, future development plans need to ensure that it is age friendly providing good access to health and social care facilities.

The National Planning Policy Framework (NPPF) seeks to promote healthy communities. Paragraphs 69-78 of the NPPF sets out ways in which the planning system can play an important role in facilitating social interaction and create healthy inclusive environments. Planning policies should in turn aim to achieve places which promote:

- Safe and accessible environments
- High quality public spaces
- Recreational space/sports facilities
- Community facilities
- Public rights of way

The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population.

<http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx>.

This states the importance that the natural and build environment has on health.

The Nottinghamshire Health and Wellbeing Strategy sets out the ambitions and priorities for the Health and Wellbeing Board with the overall vision to improve the health and wellbeing of people in Nottinghamshire:

<http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-andwellbeingboard/strategy/>

The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition a health checklist is included to be used when developing local plans and assessing planning applications:

<http://www.nottinghamshireinsight.org.uk/insight/news/item.aspx?itemId=44>.

It is recommended that this checklist is completed to enable the potential positive and negative impacts of the neighbourhood plan on health and wellbeing to be considered in a consistent, systematic and objective way, identifying opportunities for maximising potential health gains and minimizing harm and addressing inequalities taking account of the wider determinants of health.

Obesity is a major public health challenge for Nottinghamshire. Obesity in 10-11 year olds in this area is similar to and not better than the England average. It is recommended that the six themes recommended by the TCPA document 'Planning Health Weight Environments' –

http://www.tcpa.org.uk/data/files/Healthandplanning/Health_2014/PHWE_Report_Final.pdf

are considered to promote a healthy lifestyle as part of this application. The six themes are:

- Movement and access: Walking environment; cycling environment; local transport services.
- Open spaces, recreation and play: Open spaces; natural environment; leisure and recreational spaces; play spaces.
- Food: Food retail (including production, supply and diversity); food growing; access.
- Neighbourhood spaces: Community and social infrastructure; public spaces.
- Building design: Homes; other buildings.
- Local economy: Town centres and high streets; job opportunities and access

Travel and Transport

Nottinghamshire County Council Transport and Travel Services (TTS) have reviewed the Mattersey Parish Neighbourhood Plan Pre-Submission Consultation Version and supporting documents, including the Summary of Consultation document.

It is noted that the Summary of Consultation (SoC) document does refer to public transport and community transport, including the consultation questionnaire. The (SoC) Key Facts Summary includes reference to a Public Transport objective on page 176: "*Maintain and improve public transport, encouraging sustainable transport solutions to allow access to services in surrounding villages.*" However, this objective isn't included as part of the Community Objectives presented at Section 9 of the draft Plan. Transport and Travel Services therefore suggest that the above objective, is included within the final draft version of the plan.

The SoC doesn't refer to the response from Nottinghamshire County Council Transport and Travel Services to the Mattersey Parish Neighbourhood Plan Pre-Submission Consultation Version dated 5th April 2018, which is repeated below.

Background

The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a "Socially necessary" bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, shopping and leisure. The level of revenue funding available to the Council to provide supported services is diminishing. Therefore other funding sources are required to enable the council to maintain a socially necessary and sustainable network.

Current Mattersey Bus Network

This area is currently served by Stagecoach 27 with a 2 hourly service to Retford and Bawtry. Mattersey Thorpe falls into the North East Bassetlaw network of services which were reviewed in 2015. Whilst these services are predominantly commercially operated by Stagecoach, the local authority do inject a considerable amount of funding to support a network which would otherwise be unsustainable. Any additional resources for new developments would require extra funding from somewhere other than the County Council or Stagecoach.

Neighbourhood Plan

TTS have reviewed the plan including the community vision and objectives, and wish to comment as follows:

"TTS welcome the draft Plan and the emphasis on sustainable development. Section 73 refers to the local bus service and it is noted that 78% of respondents to the household survey wanted to see an improvement to public transport. It is suggested that reference is made in Community Objective 2, or to include as a separate objective, reference working with Nottinghamshire County Council to secure developer funding, where appropriate to support public transport provision in Mattersey, including community transport".

Development Sites

TTS note the comments in the plan referring to infill development. It is acknowledged that any development is likely to be on a smaller scale.

Where appropriate, TTS request that developer contributions towards improved public transport services and infrastructure is specified as a criterion to be met for a site to be supported by the Neighbourhood Development Plan. It is suggested that sites/schemes that afford access to existing public transport facilities should be given priority for development.

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) where appropriate, through Section 106 agreements. A statement within the plan which supports this approach will complement

other strategic documents, and enable the council to effectively negotiate for suitable developer contributions.

Community Transport

Community transport services are provided in the Mattersey area by Bassetlaw Action Centre. It is suggested that reference to their work is included within the Plan, together with the potential for Community Transport and related services i.e. taxi buses to complement the local bus network.

Taxis

There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy. It is suggested that reference to the role of taxis is included in the neighbour plan.

Conclusion

It should be noted that all comments contained above could be subject to change, as a result of ongoing negotiations between the County Council, the Local Planning Authority and the applicants. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

National Farmers' Union

Thank you for consulting the NFU about the neighbourhood development plan. Our general comments on the neighbourhood plan are as follows:-

The NFU has 4,800 farmer members out of the 6,000 farmers in the East Midlands region who are commercial farmers. About 80 per cent of land within this part of Nottinghamshire is farmed. The viability and success of farmers near Mattersey is crucial to the local economy and the environment. Farmers need local plan policies which enable:-

- New farm buildings needed by the business. This could be for regulatory reasons (e.g. new slurry stores) or because new or more crops and livestock are being farmed (grain stores, barns, livestock housing etc).
- Farm and rural diversification. Some farmers will be in a good position to diversify into equine businesses, on farm leisure and tourism and in other sectors which will help boost the local economy and support the farm business.
- On farm renewable energy. Farms can be ideal places for wind turbines, pv, solar, anaerobic digestion, biomass and biofuels plant provided they do not cause nuisance to others. The UK must meet a target of 15% renewables by 2020. Currently we are not meeting this target but on farm renewables can help us to meet it.
- Conversion of vernacular buildings on farms into new business use or residential use. This enables parts of older buildings to be preserved whilst helping the economy and the farm business.
- Fast broadband and mobile connectivity. Rural businesses depend on these but so often these are not provided and planning can be an obstacle to their provision rather than the enabler that it should be.

The NFU will be looking to see that the neighbourhood plan has policies which positively encourage the above and do not deter them because of, for example, restrictive landscape designations and sustainable transport policies which imply that all development needs to be by a bus stop. There can also be issues about new buildings being sited too close to noisy or smelly farm buildings which cause nuisance to new householders and lead to abatement notices being served on longstanding businesses. We would urge the local planning authority to be especially careful before granting permission to residential development near to bad neighbour uses.

Resident Representation 1

Following our recent conversation regarding the proposed neighbourhood plans for Mattersey Thorpe. I would like to raise my concerns about proposed plans for the land on Newall Drive. Myself and my husband have recently moved into a bungalow on [REDACTED] we chose the property for numerous reasons one being the peace and quiet and another for the fantastic views which would both be ruined if this was to go ahead.

Mattersey and Mattersey Thorpe are in a lovely peaceful environment but does have a few drawbacks one being no Pub for people of all generations to meet up and socialise. Another big issue is the protection of wildlife if this was to go ahead.

Kind regards.

Resident Representation 2

Please note that we wish to make the following representations on the final draft Neighbourhood Plan of Mattersey Parish Council.

Our comments relate to proposed site 14, land south of Breck Lane, Mattersey Thorpe (pages 66 to 67 of the plan's text and pages 97 to 100 of the comments made by the North Notts Regeneration and Investment Team).

We note that the technical comments on site 18 (land north of Newall Drive) include the following: "Development of this area would lead to a significant impact on the existing character of the local area as this site is located outside the existing built form of the village".

We submit that the same assessment should apply to site 14. The land is greenfield with crops grown on it. There are two wooden former chicken sheds on the site placed there around twenty years ago. There has never been any permanent or bricks and mortar structure on this site and the existing built form of the village ends at Manor Farm farmhouse as it has done for about 200 years. The site is fronted by a line of mature oak trees. A new development of the size contemplated would have a significant impact on the existing character of the local area (which is currently subject to a sympathetic redevelopment project within the existing Manor Farm buildings).

We ask that the rationale for inclusion of site 14 in the Neighbourhood Plan be re-examined.

Thank you,

The Coal Authority

Thank you for the notification of the 10 August 2018 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However, the plan area contains no surface coal resource and is not located within The Coal Authority defined Development High Risk Area. Consequently, The Coal Authority has no specific comments to make on the policies or proposals within the Neighbourhood Plan.

Please do not hesitate to contact me should you wish to discuss these comments further.

Severn Trent

Mattersey Neighbourhood Plan

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.