

Blyth Neighbourhood Plan

Representations Submitted to the Independent Examiner

Compiled October 2019

Bassetlaw District Council – Conservation

From: [Michael Tagg](#)
To: [Will Wilson](#)
Cc: [Mark Wilkinson](#); [Aimee Dobb](#); [Karen Johnson](#); [Debbie Broad](#); [Luke Brown](#)
Subject: RE: Blyth Neighbourhood Plan: Regulation 16 Consultation
Date: 23 August 2019 10:31:16

Hi Will

Policy 7 (2a) on page 46 will need re-wording as it doesn't make sense. I would suggest:

*The impact on the setting of the nearby Listed Buildings, in particular High House and High House Barn. The development proposal will be asked to demonstrate how the design, layout and materials **would preserve** ~~will do not have a detrimental impact and will complement the setting of the Listed Buildings; and...~~*

Other than that, there are no Conservation concerns.

Regards, Michael

From: Will Wilson <Will.Wilson@bassetlaw.gov.uk>

Sent: 15 August 2019 12:03

[REDACTED]

Subject: Blyth Neighbourhood Plan: Regulation 16 Consultation

Dear All,

Blyth Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to Bassetlaw District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Bassetlaw District Council are now consulting interested parties on the submission Blyth Neighbourhood Plan, in accordance with Regulation 16 of the same regulations for a seven week period. You are being notified because you are either a statutory organisation or you have previously made comments on the Blyth Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/blyth/>

(Please see the *Submission Stage* section at the bottom of the page).

The consultation period begins today, **Thursday 15th August 2019** and closes at **5pm** on the **Wednesday 2nd October 2019**. All representations on the submission Neighbourhood Plan must be made in writing (either by email or letter) and sent to:

Email:

[REDACTED]

Post:

Bassetlaw District Council – Planning Policy

Blyth Regulation 16 Neighbourhood Plan - Bassetlaw District Council Planning Service Response

Bassetlaw District Council (the Council) has the following comments to make on the Blyth Neighbourhood Plan. These comments are split into the following sections:

1. Comment on the Basic Conditions
2. Comments and proposed changes to the wording of policies

PART 1: Basic Conditions

Bassetlaw District Council (BDC) considers the Blyth Plan to partly compliant with the requirements of the relevant basic conditions for Neighbourhood Plans, as set out in Schedule 4B of the Town and Country Planning Act 1990. Some of the queries listed below are suggestions of how the plan could be strengthened to be in general conformity with the Basic Conditions.

PART 2: Comments and Proposed Changes

General Comments

- The Council welcomes the positive approach that this draft of the Plan takes towards development – particularly new residential development and the proposed allocations;
- It also welcomes the protection of local facilities, green spaces and the identification of important natural features.

Section-specific comments

A Policy Map should be prepared (similar to that of Mattersey Neighbourhood Plan) where all designations and policy references are included at the front of the Plan. Separate policy maps can then follow in each section as per submission version.

Figure 4 on page 20 - needs a clearer map that provides more detail in terms of the location and boundary of the existing planning permissions. It may also be relevant to provide an updated list of applications (as of October 2019) rather than January as these are now likely to be out of date.

Figure 3 on page 20 – need to check that the application in reference M is actually in Blyth Parish as it looks as if it is located in Torworth.

Section 6.7 - This may be better located before section 6.6.

The plan needs to be clearer about the housing requirement it is trying to achieve. It is recommend that this is put into the relevant objective and into a new section labelled "residential development in Blyth" that is located before section 6.6. Figure 6 on page 38 may be better located in this new section.

Policy 1: Sustainable Development

Is it necessary to have a separate policy for sustainable development when it is covered by the NPPF and most of the points within the policy are covered, in more detail, within other policies in the Neighbourhood Plan.

Paragraph 6.3.7 – second line needs a space between “layout and”

Policy 2: Housing Design and Layout

Part a - the capital letter on “The” needs removing.

Part f – this reference isn’t particularly specific in terms of guiding development in relation to local character issues in Blyth. Is there a particular part or reference from the document that should be inserted to provide more clarity?

Part 2 – is this for every property type and size?

Policy 3: Housing Affordability

This policy is considered unreasonable as the local authority’s housing criteria

It is suggested that the supporting text is incorporated either within section 6.6 or 6.7 to provide context on affordability issues within the housing sections. The Policy should be deleted.

Policy 4: Pre-application Community Consultation

It is understood what the NPG is trying to do and consultation with the community and developers is welcomed. However, this policy is considered unreasonable in terms of the level of onus on developers and the District Council to administer.

It is recommended that the Policy is deleted.

Policy 5: Windfall Sites

It is recommended that Policy 5 is reworded to state:

Proposals for residential development in Blyth will, collectively, accommodate a 20% increase in dwellings. Most of this growth will be delivered through existing commitments or through the allocated sites, as identified on Policies Map xx. All other residential development will be located within existing the development boundary and is required to provide the type and mix of housing to address local accommodation need. The scale and density of development proposed should be appropriate to the character, shape and built form of that part of the settlement, should not normally exceed 0.5 hectare in size and will not cause an unreasonable harm to the privacy or amenity of adjoining priorities.

Figure 7 on page 43 – A clearer map is needed.

Policy 6: Land East of Bawtry Road (at Lynwood)

Would the site be better suited for 1 dwelling in terms of its impact on local character. All other developments nearby are generally 1 dwellings set within larger gardens.

It is recommended that Policy 6 is reworded to state:

Proposals for development on land at NP05, as identified on the Policies Map, is allocated for 2 residential dwellings. The development of this site will only be supported if it demonstrates how it has considered the following:

- a) how the design of the proposal relates positively to the findings in the Neighbourhood Profile Report;*
- b) that the proposal does not cause any undue harm to the integrity, character and setting of nearby heritage assets; and*
- c) provides safe and adequate access to and from the site and provides a suitable level of parking provision for the size of the dwelling.*

Policy 7: BDC02 Land to the north of Retford Road

The size of the site is likely to accommodate more than 3 dwellings. What is the reasoning behind the lower number?

It is recommended that Policy 7 is reworded to state:

Proposals for development on land at BDC02, as identified on the Policies Map, is allocated for 3 residential dwellings. The development of this site will only be supported if it demonstrates how it has considered the following:

- d) how the design of the proposal relates positively to the findings in the Neighbourhood Profile Report;*
- e) that the proposal does not cause any undue harm to the integrity, character and setting of nearby heritage assets; and*
- f) provides safe and adequate access to and from the site and provides a suitable level of parking provision for the size of the dwelling.*

All proposals for this site will need to be accompanied by a Flood Risk Assessment. A buffer zone between the north of the site and the area of flood risk should be considered in any design of the site.

Policy 8: BDC03 Land to the east of Spital Road

Why 53 dwellings? The site area, as presented, is 7 hectares in size and could therefore, reasonably, accommodate more than 53 dwellings. If there are constraints to the site, then it would be beneficial for these to also be identified on Figure 10.

It is likely that a “buffer” would be needed between the development and the A1 – especially as the A1 is higher than the site. Point C in the Policy identifies this issue, but it would be better if there was a size requirement for the buffer in the policy.

Another option is reducing the identified area of the site away from the A1 to either have the same level of development or a reduced housing capacity.

For 53 dwellings a development would also need to provide affordable housing and public open space. It may be of benefit to identify what an appropriate housing types and the preferred open space typology.

Would the development have a link into the adjoining recreational area to the north of the site on Figure 10?

Policy 9: Employment

Not sure on what Policy 9 achieves? Is it just for home working? Would the plan support any other forms of employment within the village such as rural enterprise, visitor attractions etc....

Policy 12: Local Green Space

The park and Gardens of former Blyth Hall LGS is large and it may not be in conformity with the NPPF criteria. It might be worth only protecting the area closest to the village or where there is evidence of recreation or an area along the River Ryton?

The site forms part of the un-registered park and garden designation for the former Blyth Hall. Is there a reason why only this part is designated?

Bassetlaw District Council – Strategic Housing

From: [Terry Roe](#)
To: [Will Wilson](#)
Subject: RE: Blyth Neighbourhood Plan: Regulation 16 Consultation
Date: 15 August 2019 15:02:39
Attachments: [cbl-allocations-policy-sept17.docx](#)

I enclose an email that I previously sent on 4.4.2019 when commenting on the Blyth Neighbourhood plan. After reviewing the latest version of this plan (Submission stage) the original local connection criteria that I comment upon, has remained. I explained at the time that this would not fall in line with Bassetlaw's own allocations policy that is district wide and not area specific. I feel that the policy within the plan should fall in-line with the Bassetlaw allocations criteria and I have included a copy of this policy within this email

Terry Roe

6.3 Policy 3, Housing affordability would not be in line with Bassetlaw District Councils own Allocations Policy "**see enclosed file** " if the housing was "Social Housing. Even if the property was owned by a registered provider the nomination comes from the local authority, so again the Allocations Policy would be the vehicle for delivery.

-
This "Policy 3" would not be acceptable as the councils policy is **District wide** and could not be adapted just for one area. If the property was to be discounted market sale or shared ownership this would remove the allocations policy from the equation. For starter homes then Bassetlaw would be the "**local**" **definition** not an individual area or ward.

All new affordable housing provided in the Parish of Blyth will be allocated based on a local connection criteria hierarchy, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. The terms for priority for selection are ordered below, firstly where the applicant(s):

- a. was born in the Parish of Blyth and have lived there for 5 years or more;*
- or*
- b. has lived in the Parish of Blyth for 5 years or more; or*
- c. used to live in the Parish of Blyth for 5 years or more but had to move away due to a lack of suitable or affordable housing; or*
- d. has been permanently employed in the Parish of Blyth for 5 years*

Terry Roe
Strategic Housing Officer



Bassetlaw District Council HomeFinder Choice Based Lettings Policy

- 1. Introduction and Overview**
- 2. Acceptance onto the Housing Register**
- 3. Lettings Criteria**
- 4. Lettings Bands and Allocation of Tenancies**
- 5. Advertising and Bidding**
- 6. Exclusion and Suspension from the Housing Register and Other Restrictions**
- 7. Removal of an Application from the Housing Register**
- 8. Discretion in Application of the Policy**
- 9. Administration of the Policy**
- 10. Other Provisions**
- 11. Assessment of Medical Need for Re-housing**
- 12. Local Lettings Policies**

SECTION 1 - Introduction and Overview

1.1 Introduction

This is the Lettings Policy of Bassetlaw District Council and is managed on its behalf by A1 Housing Bassetlaw Ltd (“A1 Housing”)

A1 Housing is Bassetlaw District Council’s Arm’s Length Management Organisation (“ALMO”)

This policy:

- Ensures that properties are allocated fairly
- Meets the Bassetlaw District Council’s legal obligations
- Allocates housing to people in need
- Gives applicants choice and control over where they wish to live

1.2 Overview

The Choice Based Lettings Policy is based on five main principles:

1.2.1 Access

Access to Bassetlaw District Council’s housing register is available for anyone aged 18 and over. This is explained in section 2.

1.2.2 Lettings Bands

Applicants with similar needs for housing are grouped into 1 of 6 Lettings Bands that are used for deciding who will get a new tenancy. These are explained in section 4

1.2.3 Advertising

Vacant properties are advertised openly so that anyone accepted onto the Housing Register can request the tenancy. This is explained in section 5

1.2.4 Offers

Normally a new tenancy is offered to the applicant who is top of the list of applicants who have put their name forward for the property. This is explained in section 5.

1.2.5 Feedback

We will advertise the results of allocations of vacant properties through the Choice Based Lettings Brochure, on the Internet and in our Property Shops, to allow applicants to make informed decisions and choices in the future.

1.3 Choice of Accommodation

Under Section 166A Housing Act 1996 (as amended by the Localism Act 2011) it is Bassetlaw District Council's policy to allow applicants as wide a range of choice of accommodation as possible.

Under Section 160ZA Housing Act 1996 (as amended by Localism Act 2011) Bassetlaw District Council has the power to determine what classes of person are not qualified to be allocated housing (these requirements are in addition to the provisions on eligibility in respect of persons from abroad)

It is the intention to advertise vacant properties to enable applicants to bid for any property in which they are eligible for. This is explained in Section 3.

In exceptional circumstances an applicant may have their choice of accommodation limited where this is not in the best interests of the applicant or the local community. This is covered in section 6 (Exclusion and Suspension from the Housing Register and Other Restrictions)

SECTION 2 - Acceptance onto the Housing Register

2.1 Registration

Bassetlaw District Council operates an Open Housing Register.

Anyone aged 18 years and over can apply to go on the Housing Register. For applicants aged 16/17 please refer to section 2.7.

2.2 Qualification for Acceptance on to Housing Register

Applicants are entitled to make one application on the Housing Register.

On receipt of an application the Housing Register will be checked to identify any possible duplication of applications and the applicants are required to clarify their housing needs. If their circumstances change an applicant may amend their application or register a new application. If a new application is registered the initial application will be removed from the Housing Register.

2.3 Identification and Verification

To ensure applicants are assessed correctly information is required to confirm their identity.

For children and other household members evidence is required confirming that they are a member of the household.

EEA Nationals

If you are an EEA National or subject to immigration control we may ask you for further information to determine if you are eligible to go on the housing register.

2.4 Proof of Identity

For every applicant on the application form we must see proof of **National Insurance number** and at least **one** of the following forms of proof of identity:

- full birth certificate
- medical card
- marriage certificate
- driving licence
- passport
- benefit entitlement letter

2.5 Proof of address can be made by providing a recent bank statement, Council tax bill, benefit letter or a recent utility bill or any documents as requested by A1 Housing.

2.6 Checks and References

On application we will make a number of checks to verify that the details and information provided to us are correct and up to date. When an offer of housing is made these details will be rechecked to ensure circumstances have not changed, these include:

- A reference from a current landlord for Council and Housing Association tenants; for private rented sector tenants a reference may be requested
- Proof of the applicants National Insurance number is required, in some cases further checks may be made for verification purposes
- Verification checks on previous addresses
- Previous criminal convictions checks, within the provisions of the Rehabilitation of Offenders Act 1974
- Pre offer checks, which may include a visit to the place the applicant currently lives
- Appropriate checks to find out if the applicant or any person who will live with them has breached tenancy conditions in the past, including non-payment of rent and/or other charges
- Checks to make sure that the applicant has not purposefully worsened their circumstances to obtain more priority on their application
- Checks that the applicant does not have a financial interest in a property
- Work related checks will be carried out under the 'Right to Move' criteria

If getting a landlord's reference is likely to cause problems the applicant should contact A1 Housing for advice, they may ask for other information, for example, a rent book or Council Tax details.

2.7 Age

Applicants must be at least 18 years of age.

Applicants aged 16 or 17 years will also be accepted in the following circumstances:

- they have been accepted as Homeless and in Priority Need by Bassetlaw District Council and have a Support package through a recognised Supporting People provider or
- they have a Floating Support Package through a recognised Supporting People provider or
- they have another Support Package from a recognised agency.

The support package must be in place as a condition of allocation of a property and must include an appropriate guarantee of the tenancy including rent payments. A letter must be provided at the time of registration from the support provider outlining commitment to provide support at time of allocation.

Applications from a couple, one of whom is under 18 years of age, will be registered as a single person application in the name of the older applicant. The application will be amended to a joint application on the 18th birthday of the second applicant on request retaining the original date of application.

2.8 Qualifying Persons

Bassetlaw District Council will fulfil its obligations under the current statutory provisions to ensure only "qualifying persons" are accepted onto the housing register.

Bassetlaw District Council cannot accept applications from persons who are not "qualifying persons" as defined under Section 160A of the Housing Act 1996. This is covered in detail in Section 6.

2.9 Local Connection

Applicants are accepted into one of the Housing Register Bands A – E if they have a local connection to the Bassetlaw District Council area. A local connection will be:

- If the applicant has lived in the Bassetlaw District Council area for a continuous period of 5 years as their main home
- The applicant does not currently live in the Bassetlaw District Council area or has not lived in Bassetlaw for a continuous period of 5 years but they have a close relative who lives in Bassetlaw, and has done for a continuous period of 5 years. A close relative is spouse, parent, child, sibling.
- The applicant is currently serving in Her Majesty's Forces and wishes to reside in the Bassetlaw District Council area
- The applicant has not lived in the Bassetlaw District Council area for 5 years but has been a tenant of Bassetlaw District Council or registered social housing provider in the Bassetlaw District Council area for more than 2 years.
- The applicant is a victim of domestic violence with a need to reside in the Bassetlaw District Council area – and has been referred by Women's Aid under the terms of the move on protocol
- The applicant is a secure, introductory or assured tenant of a registered housing provider in England with a need to move to the Bassetlaw area for work under the right to move (see Band C9 criteria)

A1 Housing will carry out checks to ensure that applicants meet the local connection criteria, and further supporting evidence may be required.

Applicants who do not satisfy the local connection criteria will be accepted onto the register and placed in Band F. Applicants in Band F will not be able to move to another band unless they satisfy the local connection criteria.

2.10 Declaration of Interest

In order that that all applicants are treated fairly any applications from employees of A1 Housing, or Bassetlaw District Council, A1 Housing Board Members, Bassetlaw District Council Elected Members and their close relatives must be disclosed via the application form.

Applications with a declaration of interest will be processed in the normal way but offers of accommodation will not be released without the approval of a Principal Officer of A1 Housing.

The definition of a close relative will include an applicant's

- spouse or partner
- parent or parent in law
- step parent
- son or daughter
- son in law or daughter in law
- stepson or stepdaughter
- brother or sister

- aunt or uncle
- grandparent
- grandchild

2.11 Property Ownership

Applicants who own a residential property or have a financial interest in it (whether or not they occupy it as their home) will only be accepted into Housing Register Band E or F.

Where a property is going to be allocated to an applicant who owns or has a financial interest in a property confirmation of sale, intended sale or repossession of the property must be supplied in writing before the allocation is completed.

For owner occupiers who are awarded Band A or B Medical priorities please refer to Section 11.5.6.

2.12 Change of circumstances

A change in an applicant's or their household's circumstances may affect the applicant's qualification for acceptance onto the Housing Register.

A change in circumstances will result in a re-assessment of their application.

If an applicant is changing their address they are required to provide up to date proof of the new address.

Where a change in circumstances entitles an applicant to move from Housing Register Band E - F to Band A – D the date of the application will be amended to the date of qualification to the new Band.

Where an applicant qualifies for Bands A, B or C their effective date will be the date when they qualify for the Band.

Where an applicant is in Band A, B or C but subsequently moves to Bands D, E or F the application date will revert to the original date of application.

It is the applicant's responsibility to inform A1 Housing directly of any change in their or their household's circumstances (see section 3.5)

SECTION 3 - Lettings Criteria

The Lettings Criteria are the rules that are used to determine the properties for which applicants may apply.

3.1 General Needs Accommodation

General Needs Accommodation includes properties designated for the use of single persons, couples and families and includes flats, maisonettes and houses.

3.2 Older Person Designated Accommodation

Applications for Older Person designated accommodation are accepted from applicants of at least 60 years of age. For joint applicants at least one of the applicants must have reached the age of 60 years.

Applicants aged 60 years and over (including couples where one applicant is aged 60 years and over) must register for either General Needs accommodation or Older Person accommodation but not both.

Where an applicant reaches the age of 60 and wishes to change their request from General Needs Accommodation to Older Person Accommodation they cannot bring forward the waiting time accrued before their 60th birthday. A pre-existing application will therefore be re-dated for allocation purposes to the date of the oldest applicant's 60th birthday.

Applicants aged under 60 assessed by Medical Panel as needing ground floor accommodation can bid for certain property types of Older Person designated accommodation, if agreed and stipulated by the Medical Panel.

Applicants accepting properties with a warden call system which is part of the property, and stated within the advert for the property, will be liable to pay the service charge for the warden call system,

3.3 Choice of Accommodation Criteria

The size and type of property will normally be offered you will depend on the size and type of your household as shown in the following table.

OLDER PERSON DESIGNATED ACCOMMODATION		
	Single Person	Couple
Older Person designated Flat		
Bedsit	✓	
1 Bed	✓	✓
2 Bed	✓	✓
Bungalow		

1 Bed	✓	✓
2 Bed	✓	✓

OLDER PERSON DESIGNATED ACCOMMODATION		
	Single Person	Couple
Older Person Designated Sheltered Flat *		
Bedsit	✓	
1 Bed	✓	✓
2 Bed	✓	✓
* Applicants bidding for sheltered accommodation will be subject to an assessment to determine their suitability for this type of accommodation.		

GENERAL NEEDS ACCOMMODATION				
	Single Person	Couple	Family 1 or more Child / Children	Family 3 or more Children
Flat or Maisonette				
Bedsit	✓			
1 Bed	✓	✓		
2 Bed	✓	✓	✓	
3 Bed			✓	✓
House				
1 Bed	✓	✓		
2 Bed		✓	✓	
3 Bed			✓	✓
4 Bed				✓

Where it has not been possible to allocate the property to any qualifying applicant from Housing Register Bands A – D the property will be offered to Band E-F applicants who would normally qualify for that type of property in accordance with the table above.

3.4 Re-advertising of Properties

In the absence of a qualifying applicant from Bands A – E properties will be advertised for a second time. Band F applicants are able to bid on the second advert.

On the second advertisement the property will be allocated in the following order:

- For Older Person designated properties:
Applicants will be considered in order of their Band and then the applicant's position within that Band in the following order:
 - Applicants in Band A over 60
 - Applicants in Band A over 40
 - Applicants in Band B over 60
 - Applicants in Band B over 40
 - Applicants in Band C over 60
 - Applicants in Band C over 40
 - Applicants in Band D over 60
 - Applicants in Band D over 40
 - Applicants in Band E over 60
 - Applicants in Band E over 40
 - Applicants in Band F over 60
 - Applicants in Band F over 40

- For Sheltered Schemes:

Sheltered schemes will be allocated to applicants over 60.

Bids from applicants under 60 for sheltered schemes will only be considered after the second advert and will be looked at on an individual basis and a decision made by the Head of Housing in consultation with the Supported Housing Manager

- For General Needs properties:

In the absence of an applicant from Bands A – F who would normally qualify for the property (e.g. couples or families for a house) bids will be considered from applicants who would not normally qualify for that type of property. This will be looked at on an individual basis and a decision made by the Head of Housing.

3.5 Definition of Eligibility

3.5.1 Minimum age for any offer of a property

We will not normally offer a property to an applicant aged under 18 years.

However applicants aged 16 or 17 years will be accepted as in line with section 2.7.

3.5.2 Older Persons

Older Persons include an applicant aged 60 years and over. In the case of couples at least one applicant must be aged 60 years and over. However, should the applicant aged 60 years or over, pass away prior to allocation, the remaining applicant will cease to receive any accrued waiting time, prior to

their 60th birthday. If the remaining applicant is still under 60 they will not be classed as Older Person.

3.5.3 Single Persons

Where a person has applied for re-housing solely for him or herself they are classed as a single person.

3.5.4 Couples

Where two applicants have applied for accommodation together they are classed as a couple. Couples include applicants who are married or have a civil partnership or intend to live together on a permanent basis. Couples do not currently have to share the same accommodation. There is no distinction between opposite and same sex relationships.

3.5.5 Families

The definition of a family includes:

- Where a household includes a child aged under 18 years who lives with the applicant on a permanent basis
- Where a household includes a family member aged 18 years and over who currently lives with the applicant and intends to do so on a permanent basis
- Lone parent families are treated the same as two parent families
- There is no distinction between opposite and same sex relationships
- Where a single applicant has parental responsibilities with a clear legal agreement for residency arrangements.

3.6 Conditions for Allocations of Properties

Applicants holding a tenancy with a Registered Social Landlord (that is a Council, ALMO, Housing Association or other “Not For Profit” organisation) will not be considered for a property within the first year of the tenancy.

Applicants with a local connection to the Bassetlaw District Council area may register an application immediately after the commencement of their tenancy but will not be allocated another property within the first 12 months of their current tenancy. Applicants will be suspended until this time.

3.7 Amendment of a Housing Application

Where a relationship between joint applicants breaks down the application will be cancelled. Both parties may submit a new housing application which will be dated from receipt of the new form.

Where there is a dispute between former joint applicants about the custody of children, proof of legal access to the children will be required.

A single person’s housing application can be amended to a couple or family application at the request of the applicant if:

- The applicant and their partner have married or have a civil partnership. Proof will be required.
- The applicant and their partner have been living together as a couple, for at least 12 months at the same address, and the partner has a local connection to the Bassetlaw area.
- The applicant now has a child that is living with them on a permanent basis proof of which will be required
- Where a single applicant has parental responsibilities with a clear legal agreement for residency arrangements.

The application will be amended to a joint housing application (if applicable), retaining the original application date and any subsequent tenancy granted as a joint tenancy.

Where a housing application has been amended it will be re-assessed on the basis of the change of circumstances and may result in a change of the applicant's Housing Register Band.

SECTION 4 - Lettings Bands and Allocation of Tenancies

4.1 Lettings Bands

Bassetlaw District Council has 6 Housing Register Needs Bands.

There is a single Housing Register and existing A1 Housing tenants will have their request for re-housing assessed on the same basis as other applicants on the Register.

4.2 Allocation of properties

Properties will be allocated to applicants who have expressed an interest in the property in band order with priority first:

- **BAND A - Applicants with SEVERE / URGENT housing needs**
- **BAND B - Applicants with HIGH housing needs**
- **BAND C - Applicants with SOME housing needs**
- **BAND D - Applicants with LOW housing need**
- **BAND E – Applicants who meet the local connection criteria**
- **BAND F – All other applicants**

4.3 BAND A - Applicants with SEVERE / URGENT needs for re-housing

A1 Statutorily Homeless

An applicant is prioritised where, following assessment by Bassetlaw District Council under the Housing Act 1996 and Homelessness Act 2002, they are found to be statutorily homeless, eligible for assistance, in priority need and not intentionally homeless.

A2 Statutorily Unfit for Human Habitation

An applicant is prioritised, where following; assessment by Bassetlaw District Council, the applicant's property is subject to a prohibition order, emergency action, demolition order or clearance under the Housing Health and Safety Rating System of the Housing Act 2004.

A3 Statutorily Overcrowded

An applicant is prioritised where; following assessment by Bassetlaw District Council, the applicant's property is statutorily overcrowded under Part X of the Housing Act 1985. This will only apply where the overcrowding is a result of natural growth and not deliberate overcrowding of the property

A4 Immediate Threat of Severe Violence or Threat to Life

An applicant is prioritised where there has been severe violence or threat to life, which is normally supported by the Police, Women's Aid, Social Services, and will be determined by the seeking of a delegated decision by A1 Housing, and includes the following:

- Domestic abuse by a partner or someone else that lives with them or an ex-partner where the abuse occurs in the property. (This provision applies to all victims irrespective of sex and type of relationship)
- Racial and other harassment of Council tenants. This applies where a tenant or a member of their household is subject to hate crime (i.e. they are targeted because of their personal circumstances including race, sex, sexuality, religion, disability, mental health)
- Anti-social behaviour affecting a Council tenant. This applies where it is necessary to re-house a tenant on a permanent basis because it is no longer reasonable for them to remain in their home or re-house them on a temporary basis whilst action is being taken

A5 Temporary accommodation for major works

An applicant is prioritised where their current Bassetlaw District Council property requires major repair works and it is not possible to complete these whilst the tenant continues to occupy the property. In these circumstances temporary re-housing will be offered and the tenant expected to return to their original property at the completion of the works.

A6 Emergency circumstances

An applicant is prioritised where there are emergency circumstances which mean they can no longer live in their current Bassetlaw District Council property. In these circumstances temporary re-housing will be offered and the tenant expected to return to their original property at the completion of the works, for example a house fire or severe flooding of a property.

A7 Severe Medical needs in accordance with terms of reference of the Medical Panel

An applicant will be prioritised where, following assessment by A1 Housing's Medical Panel in accordance with its terms of reference, the applicant is found to have severe medical needs for re-housing. This will include where an applicant or member of their family has a medical problem where re-housing is essential to improve the quality of life or health

A8 A need for a substantially adapted property

An applicant will be prioritised where, following assessment by A1 Housing's Medical Panel in accordance with its terms of reference, the applicant or a member of their family has severe mobility needs and:

- They are unable to reach essential facilities in their home and a move to a different property would solve these problems
- They are unable to get in or out of their current home without severe difficulty

4.3.1 Position within the Band

An applicant's position within Band A is determined by the date at which Band A status was granted, i.e. the date when the applicant qualified for Band A. Offers of accommodation will be made by date order of the status date.

If two or more applicants have the same Band A status date the applicant with the earliest original housing application registration date will be offered the property first.

4.3.2 Time Limit on Priority

Priority is granted to enable applicants to be re-housed as quickly as possible to resolve their severe and urgent needs and is not intended to allow applicants to access a restricted choice of accommodation.

Priority is given to applicants for an initial period of two months.

Once the applicant has been granted a Band A status A1 Housing will provide advice and assistance on how to bid for properties and the review process if they have not been re-housed within 2 months.

Applicants are expected to consider and bid for as wide a range of housing and areas as possible unless otherwise specified by an A1 Housing delegated officer. Once priority is granted the applicant will be advised of the

accommodation and areas that are considered suitable for their needs and for which they are expected to bid. Bassetlaw District Council will make this decision in the case of Homeless priority applicants (A1) and by A1 Housing for other priority applicants (A2 – A8).

If the applicant has not accepted an offer of accommodation at the end of this period the application will be reviewed by A1 Housing taking into account the properties which became available for which the applicant was expected to bid, the bids made by the applicant and whether any offers were made to the applicant. Where an applicant has been awarded a priority under category “A1 Statutorily Homeless”, by Bassetlaw District Council’s Housing Needs Team, the review of the priority will be taken in conjunction with the Housing Needs Team.

The following options will be considered:

4.3.3 Applicant failure to bid

This applies where:

- There has been a range of properties for which it was reasonable for the applicant to bid and they have failed to do so or
- They have restricted their bids to a limited number of properties

And as a result of this has not received an offer of a property.

In these cases A1 Housing will start to bid for a suitable property on the applicant’s behalf. If a bid is successful and the applicant subsequently refuses the offer, the priority will be cancelled and the application re-assessed and moved to the relevant Band.

4.3.4 Applicant has bid unsuccessfully

This applies where:

- An applicant has bid for a wide range of properties that have been available but has been unsuccessful in these bids

In these cases the priority status will be extended for a further two months at the end of which the priority will be reviewed.

4.3.5 Lack of suitable properties

This applies where:

- The applicant requires a specific type of property or their priority has been restricted to a specific area and
- There have been no properties available that meet these requirements or the applicant has bid unsuccessfully

In these cases the priority status will be extended for a further two months at the end of which the priority will be reviewed.

4.3.6 End of priority status

Where an applicant with a priority has failed to accept an offer of a suitable property their priority status will be removed and their application will be re-assessed in line with this Policy. The factors leading to the priority status will not be taken into account in the re-assessment.

This will apply during the initial period of two months and also if the priority is extended.

4.4 **BAND B - Applicants with HIGH housing needs**

B1 Bassetlaw District Council Tenants wishing to downsize accommodation

An applicant will be given Band B priority status where they are an existing Bassetlaw District Council tenant and by moving to a property with less bedrooms this would release at least one bedroom.

B2a Bassetlaw District Council successor tenant who will move to smaller accommodation

An applicant may be given Band B priority status if they have succeeded to the tenancy of a property and are willing to move to a smaller property. (Bassetlaw District Council/A1 Housing will reserve the right to take legal action to re-possess the property in accordance with the Housing Act 1996, for example due to under occupation).

B2b An applicant without a right of succession to a Bassetlaw District Council tenancy

An applicant will be given Band B priority status if they would have qualified to succeed the tenancy of the property at that time, if there had not previously been a succession, and they would not normally qualify in accordance with the Choice of Accommodation Criteria in Section 3 of the Lettings Policy for the type of property which they currently occupy.

If the applicant is not re-housed within two months Bassetlaw District Council/A1 Housing may take legal action to repossess the property.

Applicants with no rights of succession where this section does not apply will not be granted a Band B priority status but will qualify for Band C status in C3 Insecure Accommodation. Bassetlaw District Council/A1 Housing has the right to take legal action to re-possess the property.

B3 A Bassetlaw District Council Tenant who will release a property with substantial adaptations and are no longer needed by the household

An applicant may be given Band B priority status when:

- A tenant is occupying Bassetlaw District Council property which was specifically built or substantially adapted for a person with a disability and the accommodation is no longer needed or
- A tenant has succeeded to the tenancy of Bassetlaw District Council property which was specially built or substantially adapted for a person with a disability and they do not need this accommodation

If the applicant is not re-housed within two months A1 Housing may take legal action to repossess the property.

B4 A Bassetlaw District Council Tenant who will release Older Person accommodation and this is no longer required by the applicant (see also B1)

An applicant may be given Band B priority status when:

- A tenant has succeeded to the tenancy of Bassetlaw District Council property, which is designated, for use by an Older Person and they do not qualify for this accommodation in accordance with the Choice of Accommodation Criteria in Section 3 of the Lettings Policy.

If the applicant is not re-housed within 2 months then Bassetlaw District Council/A1 Housing may take legal action to repossess the property.

B5 Release identified supported accommodation in accordance with a formal protocol between Service Providers, Bassetlaw District Council & A1 Housing

An applicant will be given Band B priority status when their re-housing would release a unit of supported accommodation provided within the Bassetlaw District Council area. This provision will apply where:

- There is a formally agreed protocol between the Service Provider, Bassetlaw District Council and A1 Housing that define the circumstances under which priority housing is appropriate
- The supported accommodation is in the Bassetlaw District Council area
- The agreed quota for the number of cases to be re-housed in the year has not been exceeded

Applicants are expected to consider and bid for as wide a range of housing and areas as possible. Once priority is granted the applicant will be advised of the accommodation and areas that are considered suitable for their needs. A1 Housing will make this decision in consultation with the Service Provider.

B6 Multi Agency Public Protection Agreement (MAPPA) - formally identified and agreed cases

An applicant may be given Band B priority status when their re-housing has been requested by a Level 1 MAPPA referral in accordance with the formal protocol agreed by MAPPA, Bassetlaw District Council and A1 Housing.

B7 Duties under the Children's Act 1989

An applicant may be given Band B priority status when their re-housing has been requested by a Nottinghamshire County Council referral under the Children's Act 1989 in accordance with the formal protocol agreed by Nottinghamshire County Council, Bassetlaw District Council and A1 Housing.

B8 High medical need in accordance with terms of reference of the Medical Panel

An applicant will be given Band B priority status when, following assessment by A1 Housing's Medical Panel in accordance with its terms of reference, the

applicant or a member of their family is found to have a high medical need for re-housing.

This will include:

A medical problem where re-housing could substantially improve the quality of life or health of the applicant and/or;

- Mobility needs where they are unable to reach essential facilities without severe difficulty in their home and a move to a different property would solve these problems
- They are unable to get in or out of their current home without substantial difficulty or assistance of others

B9 Hospital discharge where no suitable temporary or permanent accommodation

An applicant may be given Band B priority status when the Doncaster and Bassetlaw Hospitals NHS Foundation Trust and Nottinghamshire County Council have requested their re-housing. This may be subject to any formal protocol agreed by the Doncaster and Bassetlaw Hospitals NHS Foundation Trust, Nottinghamshire County Council, Bassetlaw District Council and A1 Housing.

4.4.1 Position within the Band

An applicant's position within Band B is determined by the date at which Band B status was granted, i.e. the date when the applicant qualified for Band B.

Offers of accommodation will be made by date order of the status date.

If 2 or more applicants have the same Band B status date the applicant with the earliest original housing application registration date will be offered the property first.

4.4.2 Time Limit on Band B Status

Band B status is granted to enable applicants to be re-housed as quickly as possible to resolve their high housing needs and is not intended to allow applicants to access a restricted choice of accommodation.

Band B status is given to applicants for an initial period of two months.

Once the applicant has been granted a Band B status A1 Housing will provide advice and assistance on how to bid for properties and the review process if they have not been re-housed within two months.

Applicants are expected to consider and bid for as wide a range of housing and areas as possible. Once priority is granted the applicant will be advised of the accommodation and areas that are considered suitable for their needs and for which they are expected to bid.

After two months the application will be reviewed by A1 Housing taking into account the properties which became available for which the applicant was expected to bid and the bids made by the applicant.

The following options will be considered:

4.4.2.1 Applicant Failure to bid

This applies where

- There has been a range of properties for which it was reasonable for the applicant to bid and they have failed to do so or
- They have restricted their bids to a limited number of properties

The Band B status will be cancelled and the application re-assessed and moved to the relevant Band.

4.2.2.2 Applicant has bid unsuccessfully

This applies where:

- An applicant has bid for a wide range of properties that have been available but has been unsuccessful in these bids

In these cases the Band B status will be extended for a further two months at the end of which the Band B status will be reviewed.

4.2.2.3 Lack of suitable properties

This will apply where:

- The applicant requires a specific type of property or their priority has been restricted to a specific area and/or
- There have been no properties available that meet these requirements or the applicant has bid unsuccessfully

In these cases the Band B status will be extended for a further two months at the end of which the Band B status will be reviewed.

4.2.2.4 End of priority status

Where an applicant with a priority has failed to accept an offer of a suitable property their priority status will be removed and their application will be re-assessed and placed in the appropriate Lettings Band. The factors leading to the priority status will not be taken into account in the re-assessment. This will apply during the initial period of two months and also if the priority is extended.

4.5 BAND C - Applicants with SOME housing needs

An applicant will qualify for Band C if any of the following conditions apply:

C1 Families with children aged 10 years or under in a 2nd floor flat or above

The applicant has a dependent child aged 10 years or under who live in a flat or maisonette where the main access to the property is at 2nd floor level or above.

Applicants who are pregnant or who have a child aged 10 years or under will not normally be allocated a flat at 2nd floor level or above.

Where an applicant's youngest child becomes 11 years old the applicant will cease to receive this qualification.

Where applicants bid for a property above 1st Floor they will cease to receive this qualification.

C2 Older Persons aged 60 and over in a 2nd floor flat and above

The applicant or their partner is aged 60 years and over and live in a flat or maisonette where the main access to the property is at 2nd floor level or above.

Where applicants bid for a property above 1st floor they will cease to receive this qualification.

C3 Insecure or shared accommodation

This applies where an applicant currently occupies a property suitable for their needs but is unable to do so on a long term basis or they do not currently have separate accommodation for the entire household for their sole use. Examples will include but not be restricted to:

- Occupiers of tied accommodation where the applicant has received legal written notice to leave (proof must be provided)
- Shorthold tenancies, which are coming to an end and a Section 21 Notice (to end the tenancy) has been issued – an exception may apply where the applicant has broken their Conditions of Tenancy. Applicants who are subject to an order of possession or notice from their Landlord will be assessed on an individual basis by the Voids and Allocations Manager, and may or may not be eligible for this band depending on circumstances.
- Applicants occupying a property without rights of succession to the tenancy
- Homeless applicants not owed a full duty under the Housing Act 1996 and Homelessness Act 2002
- Applicants sharing accommodation and facilities with others who are not part of their household e.g. living in lodgings, House in Multiple Occupation (unless applicant is named on the tenancy agreement by agreement of all parties), with friends. This could also include applicants with no forwarding address, or applicants who have had to return to the

family home. Applicants who have always lived at home (family) will not qualify for C3 unless they have had an addition to their household.

- Relationship breakdown where the former partners are sharing the same accommodation but living as separate households, unless both partners are on the tenancy and therefore only eligible for Band D
- Split households. Applicants who are living apart requiring accommodation together with the exception of where one or both of the applicants has their own tenancy, unless the accommodation is not suitable e.g., bedsit
- Applicants currently in Her Majesty's Prison who have not been formally excluded from the Housing Register or meet the Local Connection criteria in Section 2.8. These applicants will be suspended from the Waiting List until released from prison, and an updated Change of Circumstances Form received (see section 2.11 and 3.7)

C4 Poor condition of property

Where, following assessment by Bassetlaw District Council, the applicant's property is considered to be prejudicial to health as defined by multiple Category 2 hazards under the Housing Health and Safety Rating System of the Housing Act 2004.

Once these hazards have been removed the applicant will cease to receive this qualification.

C5 Cramped but not statutory overcrowding

Applicants who qualify for C5 banding can choose whether to be in Band C and bid only for larger properties or to be in Band D and bid for any size property

Where an applicant (not necessarily the tenancy holder) has inadequate bedroom space but is not assessed as statutorily overcrowded according to the following criteria. A claim of cramped living conditions will generally only be considered where it is the result of natural growth i.e. children from the relationship including long term foster children and adopted children. The statutorily overcrowded criteria are:

- A child aged under 1 year of age does not need their own bedroom and can share a bedroom with their parents.
- A child under the age of 16 can share a bedroom if they are the same sex
- A Child under the age of 10 can share a bedroom regardless of sex.

The following table shows examples of where this qualification does or does not apply.

Examples of Qualification for Band C (C5)	Qualification Applies	Qualification Does Not Apply
Family in a 1 bedroomed flat with a child aged 6 months		✓
Family in a 1 bedroomed flat with 2 children aged 6 months and 3 years	✓	
Family in a 2 bedroomed property with a boy aged 4 years and a girl aged 9 years		✓
Family in a 2 bedroomed property with a boy aged 4 years and a girl aged 10 years	✓	
Family in a 2 bedroomed property with 2 girls aged 7 years and 15 years		✓
Family in a 2 bedroomed property with 2 boys aged 12 years and 16 years	✓	
Family in a 3 bedroomed property with a boy aged 7 years and a girl aged 12 years		✓
Family in a 3 bedroomed property with a boy aged 7 years and a girl aged 12 years and a girl aged 15 years		✓

C6 Applicants with a need to give or receive support

This applies to applicants who have a substantial need to move accommodation to give or receive support from a relative, friend or carer.

An applicant's qualification under this category will be determined by the Voids and Allocations Manager of A1 Housing following a written request from the applicant outlining the need to give or receive support and the reasons why it cannot be provided at their current accommodation.

C7 Some medical needs for re-housing

In accordance with the Terms of Reference of the Medical Panel.

C8 HM Forces

The applicant is:

- A member of the Armed Forces or former service personnel and the application is made within 5 years of discharge; or
- A bereaved spouse or civil partners of a member of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner; or
- A serving or former members of the Reserve Forces who need to move because of a serious injury or medical condition or disability sustained as a result of their service

The applicant must have has a close family connection in Bassetlaw District Council area or was enlisted from the Bassetlaw District Council area.

A close family connection is a spouse or partner, parent or parent in law, son or daughter or grandparent.

C9 Need to move because of Employment in the Bassetlaw Area or to take up work in the Bassetlaw area

The applicant is either a secure, introductory or assured tenant of a private registered provider of housing in England with a need to move to the Bassetlaw area:-

- Because they are working in the Bassetlaw area
- Have been offered work in the Bassetlaw area

An assessment will take place to ensure that the applicant needs to move for work, and if they were unable to do so it would cause hardship, in line with the Housing Act 1996 regulation 5 (1).

4.5.1 Position within Band C

An applicant's position within Band C is determined by the date at which they qualified for Band C Status. Offers of accommodation will be made by date order of the Band C status date.

4.6 BAND D - Applicants with LOW housing need

D1 Applicants with a LOW housing need

Applicants who do not qualify for any Housing Need Bands A, B or C because they have no immediate need for re-housing.

D2 HM Forces

The applicant is:

- A member of the Armed Forces or former service personnel and the application is made within 5 years of discharge; or
- A bereaved spouse or civil partners of a member of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner; or
- A serving or former members of the Reserve Forces who need to move because of a serious injury or medical condition or disability sustained as a result of their service

The applicant does not have a local connection with the Bassetlaw area but wish to reside in the Bassetlaw District Council area.

4.6.1 Position within Band D

An applicant's position within Band D is determined by the original date of an application for re-housing. Offers of accommodation will be made by date order of the housing application.

4.7 BAND E – Applicants who meet the local connection criteria

E1 Owner occupiers

This Band applies to applicants who currently own or have a financial interest in a residential property unless assessed for Band A Priority status or Band B medical needs.

This includes all owners of residential accommodation whether or not they currently occupy the property.

E2 Applicants who do not live in the Bassetlaw area but have a Local Connection (2.9).

Position within Band E

An applicant's position within Band E is determined by the original date of application for re-housing.

If Band E applicants are moving to another band, the position within the Band is determined by the date at which they qualified for that band.

Offers of accommodation

Properties will be allocated to Band E in the absence of suitable applicants from Bands A – D.

4.8 BAND F – All other applicants

This band applies to all applicants who have not lived in the Bassetlaw District Council area for 5 years or do not meet the local connection criteria.

If an applicant does not meet the local connection criteria they will be allocated Band F irrespective of their housing need.

Position within Band F

An applicant's position within Band F is determined by the original date of application for housing.

If Band F applicants are moving to another band, the position within the Band is determined by the date at which they qualified for that band.

Offers of accommodation

Properties will be allocated to Band F in the absence of suitable applicants from Bands A-E, and only if the property has been advertised in the first instance solely to Bands A-E.

4.9 First Come First Served

Where a property has been advertised twice and there have either been no bids for the property and/or the property has not been allocated the property will be made available on a 'First Come First Served' basis.

First Come First Served properties will not be allocated according to waiting time or priority. They will be offered to the applicant who is the first to 'bid' for the property following the advertising cycle commencing.

Any applicant who 'bids' for a property on the First Come First Served basis must still meet the same eligibility criteria for properties, which is stated within the Bassetlaw District Council's Choice Based Lettings Policy.

SECTION 5 - Advertising and Bidding

Vacant properties will be advertised publicly to ensure all applicants have a reasonable chance to bid for the property. Properties may be excluded from the bidding process where it is necessary to make direct allocations to applicants in extreme and urgent circumstances where an applicant's need for re-housing cannot be dealt with through the bidding process. This could include the need to deal with a major natural disaster such as extreme flooding.

5.1 Advertising

The advertising of the properties available for allocation:

- Will be done on the A1 Homefinder website and in the A1 Property Shops
- Available properties will normally be advertised weekly with five calendar days given to place a bid ("Advertising Period")

5.2 Bidding

- Bids will only be registered if the applicant is on the Housing Register with an active application
- Applicants will not be contacted individually if their bid is unsuccessful.
- Applicants can express an interest in up to a maximum of 3 properties in any Advertising Period (see section 5.1)
- When the applicant wishes to bid for more than one property they should bid in their order of preference of the properties - that is bidding firstly for the property they would most like to live in
- Bids will be accepted from nominated representatives of the applicant. To make a bid on behalf of an applicant the representative will be required to give the Housing Application Reference Number and date of birth for the first applicant
- Bids received after the advertised closing date and time will not be accepted under any circumstances
- At the end of each lettings cycle the bids will be sorted in order of:
 - Meeting the lettings criteria as stated in the property advert.
 - Application effective date for the Band
 - Application registration date
- Where an applicant has bid for more than one property and is top of the short list for more than one property they will be offered the property for which they have bid first

5.3 Applicant refusal of a suitable property in Bands C, D, E & F

Applicants in non-priority bands C, D, E & F who have refused 3 offers of suitable accommodation, having 'bid' for the property and refused the property without good reason will have their application suspended. The suspension period will be for 6 months and during this time applicants will not be allowed to place any 'bids' for advertised properties (see 6.3.7)

5.4 Offers to All Bands

Applicants will be considered for an offer for any property for which they have bid successfully

Applicants will only be made one offer of a property at a time. Once an applicant has been made an offer they will not be able to bid or be considered for other offers of accommodation until the current offer is refused

The successful bidder will normally be contacted within 48 hours of the close of bids. Applicants should ensure that at the time of bid A1 Housing has up to date contact details for the applicant, or their nominated representative, who has bid on their behalf. If A1 Housing is unable to contact the successful bidder within 48 hours this could result in the bid being withdrawn and the property being offered to the next suitable bidder.

Applicants may be invited to a viewing of the property, if they do not attend the viewing they are deemed to have refused an offer of accommodation

Applicants are expected to decide whether to accept or refuse the offer at the time of viewing the property.

SECTION 6 - Exclusion and Suspension from the Housing Register and Other Restrictions

6.1 In making an assessment to exclude or suspend an applicant from the Housing Register, A1 Housing will fully consider all factors of the case.

6.2 Exclusion from the Housing Register

Applicants can be excluded from the Housing Register under the Housing Act 1996 and the Localism Act 2011. An exclusion from the Housing Register is where A1 Housing decides that it should not re-house the applicant. In this case the applicant is removed from the Housing Register and will not be considered for re-housing.

6.2.1 Qualifying Persons

Bassetlaw District Council and A1 Housing will meet the obligations under the current statutory provisions to ensure only “qualifying persons” are accepted onto the housing register. Applications cannot be accepted from persons who are not "qualifying persons" as defined under Section 160ZA of the Housing Act 1996.

People who are subject to immigration control within the meaning of the Immigration and Asylum Act 1996 are not a qualifying person and cannot be registered.

6.2.2 Housing Act 1996 Section 160ZA

Bassetlaw District Council and A1 Housing reserve the right to refuse to register a housing application, cancel an application or re-house an applicant under the Housing Act 1996 Section 160ZA.

This can include but will not be restricted to:

- Bassetlaw District Council or other tenants evicted for a breach of their conditions of tenancy (whether by them or a member of their household)
- Applicants or a member of their household convicted of a serious criminal offence that would be in substantial breach of the Bassetlaw District Councils/ A1 Housing’s tenancy conditions if they were a Council tenant

Examples of unacceptable behaviour will include but will not be restricted to:

- Malicious damage to or neglect of a property
- Using or allowing the use of a property for illegal or immoral purposes
- Violence or aggression towards staff or agents of A1 Housing and Bassetlaw District Council

6.2.3 Anti-Social behaviour

Any applicant, or a member of his/her household, will be excluded from the Housing Register, if they have:-

- Received an anti-social behaviour warning or an acceptable behaviour contract; and/or
- Have been made subject to an anti-social behaviour order, criminal behaviour order and an anti-social behaviour injunction or civil injunction relating to anti-social behaviour: and/or
- Where possession proceedings have been commenced and a possession order whether outright, suspended or demoted has been made.
- have a Police record for public order Incidents or anti-social behaviour

An applicant's right to a review is set out in section 9.

6.3 Suspension from the Housing Register

6.3.1 Suspension from the Housing Register

A suspension from the Housing Register is where an applicant retains their presence on the register but is not offered re-housing.

6.3.2 Satisfactory Conduct of a Current Tenancy

Applicants who are tenants of Bassetlaw District Council, another Local Authority, an ALMO or a Registered Social Landlord or other Not For Profit Organisation are expected to conduct their tenancy satisfactorily in accordance with their Tenancy Conditions.

A1 Housing will check this once an application form for the Housing Register has been received. Checks will be repeated before allocation of a property.

Applicants who have recently left a tenancy with Bassetlaw District Council, another Local Authority, an ALMO or a Registered Social Landlord or other Not For Profit Organisation will also have the conduct of their tenancy checked.

6.3.3 Debts and arrears

Debts and arrears owed to Bassetlaw District Council, another Local Authority, an ALMO or a Registered Social Landlord or other Not For Profit Organisation, or to a private landlord who is a registered member of East Midlands Landlord Accreditation scheme in respect of a housing tenancy must normally be cleared before an offer can be made.

A1 Housing expects current or former tenants to have a clear payment record in respect of their rent account and any other housing related debts. This will include but not be restricted to:

- Current tenant rent accounts for dwellings or other properties
- Former tenant rent accounts for dwellings or other properties
- Outstanding debts for Court Costs
- Outstanding debts for rechargeable repairs

It will be the applicant's responsibility to provide any proof of a clear account requested by A1 Housing in respect of their application for re-housing.

A1 Housing will take into account the payment history of the applicant(s) on the Housing Application. Where the application is in a sole name, account will also be taken of the applicant's spouse or partner's payment history. An application cannot be registered in a sole name to avoid the spouse or partner taking responsibility for their current or former debts or arrears.

Applicants who owe debts will have their application suspended from the Housing Register.

Applicants who feel they have special and unusual circumstances that A1 Housing should take into account can make a special debt application.

Applicants will have to explain

- What their special circumstances are
- What is unusual about their case
- What efforts they have made to pay the debt
- How they intend to clear the debt and ensure their rent is paid in future.

A special debt application is unlikely to be approved unless the applicant has already made a repayment arrangement and have started to comply with it.

Following receipt of a special debt application the Voids and Allocation Manager of A1 Housing will consider this. The applicant will be informed in writing of the decision and this will include:

- If the special debt application is rejected what the applicant needs to do in the future to lift the suspension
- If the special debt application is agreed what the applicant needs to do for them to be considered for re-housing. Where an agreement to lift the suspension is in place A1 Housing will check that this has been adhered to before any allocation takes place. If an applicant has failed to meet the Terms of the Agreement then the application will again be suspended.

6.3.4 Anti-Social Behaviour

Any applicant, or member of their household, against whom legal or other enforcement action is currently being taken for anti-social behaviour will have their application suspended and will not be eligible for an offer of accommodation.

Legal or other enforcement action will include but not be restricted to:

- Damage to a property which has been provided by Bassetlaw District Council, another Local Authority, an ALMO or a Registered Social Landlord or other Not For Profit Organisation
- Action taken under the Terms of a Tenancy agreement at Notice of Seeking Possession, Notice of Possession Proceedings or Notice To Quit or equivalent and above
- An Anti-Social Behaviour Order, Criminal Behaviour Order, Injunction or other legal proceedings

- Conviction for an indictable offence affecting the well being of their current neighbourhood

Where an application has been suspended A1 Housing may subsequently consider whether to exclude the applicant from the Housing Register.

6.3.5 Keeping an A1 Housing Property in Satisfactory Condition

An existing Bassetlaw District Council tenant must keep their current property in a satisfactory condition before A1 Housing will offer the tenant another property.

The application may be suspended where the property is in an unsatisfactory condition.

6.3.6 Right To Buy Applications

Where an applicant who is a current tenant of Bassetlaw District Council applies to purchase their property under the Right to Buy Scheme (“RTB”) their Housing Register application will be immediately suspended. The application will continue to build up time on the waiting list but will not be considered for allocation whilst ever the RTB is still current.

Where an applicant cancels their RTB the Housing Register application will be returned to the active Housing Register.

If the applicant purchases their property all existing Housing Register applications will be cancelled.

Applicants may subsequently re-apply to go on the Housing Register following the purchase of their property. Applicants will be re-assessed in accordance with this Choice Based Lettings Policy and their current housing circumstances.

Where an applicant has been suspended they will be informed in writing and advised of the conditions that must apply for the suspension to be lifted.

An applicant’s right to a review is set out in section 9.

6.3.7 Refusal of a Suitable Property

Applicants in bands C, D, E & F who have refused 3 offers of suitable accommodation, having ‘bid’ for the property and refused the property without good reason will have their application suspended for 6 months. During this time applicants will not be allowed to place any ‘bids’ for advertised properties (see section 5.3)

6.4 Restrictions

A restriction is where a decision is made that it is inappropriate to offer a particular type of property or area, for example if there is concern that this may expose other people or the applicant to unacceptable risk.

6.4.1 Inappropriate re-housing

A1 Housing reserves the right not to offer a particular area, type of property or a specific property requested by the applicant where this is considered not to be in the interest of the applicant, the local community or A1 Housing.

Examples of circumstances where this will apply will include, but not be restricted to, if the applicant:

- Requests an area where they may be unable to sustain a tenancy from lack of support
- Requests a property that is too small for their family circumstances and this would lead to an unacceptable overcrowding or cramped living conditions of the property including non statutory overcrowding
- Has specific needs for disability adaptations and the property does not meet these requirements
- Has previously been involved in a breach of tenancy conditions in an area
- Has been involved in anti-social or criminal behaviour in an area
- Has been involved in actions that, if they were a Council tenant, would have been a breach of A1 Housing's conditions of tenancy

This list is not exhaustive and all cases will be assessed on an individual basis

A1 Housing may also decide that it is in the best interests of the applicant that they only be offered a particular area, type of property or a specific property. Where this applies the applicant will be advised in writing of the reasons for this decision.

An applicant's right to a review of this decision is set out in section 9

SECTION 7 - Removal of an Application from the Housing Register

An application for re-housing will be removed from the Housing Register in the following circumstances. This will end the right of an applicant to be offered re-housing on this application.

Cancellation of an application will happen when the applicant:

- Is not a "qualifying person" as defined under Section 160A of the Housing Act 1996
- Is excluded from the Housing Register
- Has requested that their application is cancelled
- Has accepted the tenancy of a Bassetlaw District Council property
- Has become a joint tenant with an existing Bassetlaw District Council tenant
- Has accepted the tenancy of another Local Authority, an ALMO or a Registered Social Landlord or other Not For Profit organisation*
- Succeeds to the tenancy of an A1 Housing property
- Has purchased a social housing property under the RTB
- Has purchased a property under a Shared Ownership scheme
- Has completed a Mutual Exchange of tenancies
- Has failed to respond to a review of the Housing Register
- Has failed to respond to other correspondence relating to their housing application
- Is an existing applicant and has requested and received major adaptations to their current property. (The applicant will be advised of the implications for their request for re-housing as part of the adaptations process. Minor adaptations up to the limit specified in the Adaptations Policy will not affect the Housing Application)
- Is an existing Bassetlaw District Council tenant and has terminated their tenancy
- Has moved out of the Bassetlaw area.

Applicants are entitled to submit a fresh housing application after an application has been removed from the Housing Register and this will be assessed in accordance with their current housing circumstances.

*Applicants accepting a tenancy with another Local Authority, ALMO, Registered Social Landlord or other Not For Profit Organisation will not have their housing application cancelled until the tenancy becomes an assured tenancy.

SECTION 8 - Discretion in Application of the Policy

Bassetlaw District Council has delegated the operation of the lettings policy to A1 Housing Bassetlaw Ltd. A1 Housing has discretion to deviate from the Policy on the grounds of fairness and good housing management.

Discretionary decisions can be taken by an authorised A1 Housing Senior Officer on the following grounds:

- To make an offer to an applicant other than the one whose bid is first
- To withdraw a property from the Homefinder Choice Based Lettings Scheme for direct allocation to an applicant
- To make decisions in order to make best use of the housing stock
- To make a direct allocation of a property in an Extra Care Scheme following referral from Adult Social Care and Health Team of Nottinghamshire County Council
- To withdraw a property from the Homefinder Choice Based Lettings Scheme
- To waive the Lettings Policy in exceptional circumstances
- To make decisions where the Lettings Policy does not cover adequately an applicant's special circumstances
- To suspend an applicant from the Housing Register
- To exclude an applicant from the Housing Register
- To agree terms for the lifting of the suspension of a housing application
- To not make an offer to an applicant in special circumstances
- To suspend the offer of accommodation pending further investigation
- To withdraw an offer to an applicant in special circumstances
- To apply restrictions to an applicant's right to be considered for a particular area or property type where this is not in the best interests of the applicant, a member of their household or the community
- To accept an applicant who is assessed as in Band E into another band where failure to do so would cause hardship to the applicant or their family
- To extend the period of time in which an applicant can apply to have a decision reviewed (see section 9)
- To directly allocate properties which have been fully adapted for a disabled person to use.

An applicant's right to a review of a decision affecting their application under this section is set out in section 9.

SECTION 9 - Administration of the Policy

9.1 Right to Information and Appeal/Review of an Application

Applicants have a right to request information about their application including how their application is being treated and how long it is likely to be before they are offered accommodation.

Applicants will have the right to a review of the operation of the Choice Based Lettings Policy on their application for re-housing.

A1 Housing will follow the requirements of the Housing Act 1996 as amended by the Homelessness Act 2002 and the Localism Act 2011

Applicants have a right to be:

Informed in writing if A1 Housing:

- reduces their preference for re-housing; or
- suspends an applicant from the Housing Register
- determines that an applicant is ineligible for an allocation of accommodation
- determines that an applicant is not a “qualifying person” for entry on to the Housing Register
- refuses to re-house the applicant because of unsuitable behaviour

The applicant will have the right to:

- be informed in writing of the decision and of the reasons for this decision
- request a review of a decision
- submit information in support of their appeal against the decision
- be informed in writing of the decision of the review and the grounds for it

The request for a review must be made within 21 days of notification of the original decision of A1 Housing. The request for a review should be made in writing. The request can be made by a representative on the applicant’s behalf

A Senior Officer (who did not make the original decision) will review the decision. The applicant will be notified in writing of the decision of the Senior Officer within 28 working days of receipt of the request for a review. The Senior Officer will consider the review on the basis of the Choices Based Lettings Policy, any legal requirements and other relevant information (this includes information provided by the applicant relating to relevant developments since the original decision was made). The applicant will be notified of the outcome of the review and the reasons for the decision, in writing.

If the applicant remains dissatisfied with the decision of the Senior Officer they can apply for an appeal of that decision. The application for appeal must be made within 21 days of the date of the notification of the review. A more Senior Officer will conduct the appeal. The applicant will be notified in writing of the decision within 14 working days of receipt of the request for an appeal.

The decision of the appeal will be final and applicants will not be able to re-appeal.

Applicants may not request another review unless there is a substantial and significant change in their circumstances from when the original review was requested.

9.2 False Statements and Withholding Information

This scheme falls within the provisions of Part VI of the Housing Act 1996. Section 171 of the Act states:

(1) a person commits an offence if, in connection with the exercise by a local housing authority of their functions under this Part –

- (a) he knowingly or recklessly makes a statement, which is false in material particular,*
- (b) he knowingly withholds information which the authority have reasonably required him to give in connection with the exercise of those functions*

The penalty for the offence contrary to Part VI Housing Act 1996 is a fine up to level 5 (£5000)

In more serious cases action can also be brought under the Fraud Act 2006 for either:-

Section 2 – Fraud by False Representation

(1) A person is in breach of this section if he—

- (a) Dishonestly makes a false representation, and*
- (b) Intends, by making the representation—*
 - (i) To make a gain for himself or another, or*
 - (ii) To cause loss to another or to expose another to a risk of loss.*

Or

Section 3 – Fraud by Failing to Disclose Information

A person is in breach of this section if he—

- (a) dishonestly fails to disclose to another person information which he is under a legal duty to disclose, and*
- (b) intends, by failing to disclose the information—*
 - (i) to make a gain for himself or another, or*
 - (ii) to cause loss to another or to expose another to a risk of loss.*

The maximum penalty for offences contrary to the Fraud Act 2006 is 10 years imprisonment.

A1 Housing is Bassetlaw District Council's mechanism for discharging its functions under Part VI of the Act.

Where false information is found to have been given, the applicant may also be excluded from the Housing Register or removed from the Housing Register.

Where false information has resulted in the applicant obtaining accommodation, A1 Housing may bring possession proceedings for recovery of the property.

9.3 Data Protection

All applications will be dealt with sensitively and in line with the Data Protection Act 1998.

SECTION 10 – Other provisions

10.1 Assignments and Successions of a Tenancy

A1 Housing will consider all requests for assignments and successions of tenancies in accordance with the current statutory position.

Requests for assignments of tenancies and successions of tenancies will be granted in accordance with the Housing Act 1985 as amended.

10.2 Mutual Exchanges

A1 Housing will allow mutual exchanges in accordance with the Housing Act 1985 as amended.

10.3 Reviews of the Housing Register

Bassetlaw District Council and/or A1 Housing will carry out reviews of the Housing Register. Failure to respond to the review will result in the application being cancelled.

Applicants who have not responded to the review within 21 days will have their application cancelled and their name removed from the Housing Register. If applicants make contact within 1 month of the cancellation, and a renewal form returned, their application will be reinstated.

10.4 Review of the operation of the Lettings Policy

Bassetlaw District Council will undertake periodic reviews of the Choice Based Lettings Policy.

SECTION 11 - Assessment of Medical Need for Re-housing

An assessment of an applicant's needs for re-housing on medical grounds will be delegated to A1 Housing's Medical Panel.

The composition and operation of the Medical Panel will be in accordance with the Terms of Reference that are agreed by A1 Housing and Bassetlaw District Council.

A1 Housing's Supported Housing Service in accordance with their Needs Criteria will carry out assessments of Support Needs for the allocation of sheltered accommodation under section 3.

11.1 Terms of Reference of the Medical Panel

Assessment of medical needs for re-housing is delegated by the Bassetlaw District Council to A1 Housing's Medical Panel.

The Medical Panel will consist of a Senior Officer of A1 Housing and a suitably qualified medical advisor for example a General Practitioner, Registered Nurse or Occupational Therapist.

11.2 Referral to the Medical Panel

The applicant or someone acting on their behalf can make requests for consideration by the Medical Panel. A1 Housing will supply a Self Assessment Form that must be completed in full to allow the Medical Panel to assess the applicant's needs for re-housing.

The information provided will be assessed to check that there are sufficient medical grounds for the request to be progressed to Medical Panel.

Medical Panel applications from applicants living outside of the Bassetlaw area will not be considered (See section 2.9 for information on local connection)

11.3 Assessment of Medical Need for Re-housing

The Medical Panel may make an assessment of the applicant at the meeting or may defer the assessment for further reports or information that it sees fit.

The Medical Panel may also defer a decision for re-assessment after a period of time where this is appropriate to the applicant's medical condition.

Where an applicant has deliberately or recklessly worsened their housing condition and consequently now qualifies a priority that would not previously have been given they will not be entitled to additional priority.

Where an applicant with a pre-existing medical condition has taken an A1 Housing tenancy or another Local Authority, ALMO, Registered Social Landlord or other Not For Profit Organisation property, or moved into unsuitable accommodation, they will not be entitled to any enhancement for re-housing or priority re-housing on the basis of this medical need. Where there is a subsequent significant change in medical circumstances the applicant may apply for a re-assessment by the Medical Panel.

Where the applicant has been assessed by the Medical Panel a re-assessment of the applicant will not take place unless there has been a significant change in the applicant's circumstances.

A re-assessment will not be carried out where an applicant has previously been awarded a Band A or B status but has failed to bid or accept a suitable property and has been removed from the Band (see section 4 of the Lettings Policy).

The applicant will be informed in writing of the decision of the Medical Panel and its reasons.

Where an applicant has been awarded a Band A priority for re-housing the Medical Panel will identify the minimum standard of basic facilities required for the applicant's re-housing needs. An Occupational Therapy assessment of a particular property may be requested to determine the suitability of a property prior to an offer being made. Where an applicant bids successfully for a property these standards will be taken into account in determining whether the property is suitable for the applicant.

11.4 Criteria for Assessment for Re-housing on Medical Grounds

The assessment will take into account:

- the applicant's medical needs
- the suitability of their current accommodation for these needs
- Any alternative arrangements or adaptations that can be made to the current property to make that property suitable for the applicant's needs.

Persons with similar medical needs, but currently occupying different types of accommodation, may therefore be assessed as having a different need for medical re-housing.

11.5 Definitions and Examples

11.5.1 No medical housing need

If the applicant or a dependant has a medical condition but their current housing has no significant effect on it and re-housing would not lead to any significant improvement in their health.

For example:

- the current property meets the applicant's needs and can be occupied safely and with no significant effect on the medical condition of the applicant
- the main reason for the move is social and does not relate to the suitability of the property
- the current accommodation could easily be adapted to meet the applicant's medical needs

11.5.2 Band C Qualification

If the applicant or a dependant:

- has a medical condition that is made worse by the current housing conditions and re-housing would lead to an improvement in the medical condition or
- is capable of living in their current accommodation but they have a medical condition that could be improved by alternative accommodation or
- Could have their living conditions made more tolerable and the quality of life enhanced.

For example:

- the property is only partly suitable for the applicant's needs and they have difficulty with access to the basic facilities of the property
- there is some difficulty with access to the property but it is suitable inside

11.5.3 Band B Qualification

If the applicant or a dependant:

- Has a medical condition that makes it difficult to gain access to and use safely the basic facilities of the property including the WC and bathing facilities and there is no separate sleeping accommodation that the applicant can use.

For example:

- the property is generally unsuitable for the applicants and they have difficulty with access to most or all of the basic facilities
- the applicants have sleeping and living arrangements which are on different levels and they experience significant problems in using the property

11.5.4 Band A Qualification

If the applicant or a dependent:

- has a medical condition that makes it impossible to gain access to and use safely the basic facilities of the property including the WC and bathing facilities and there is no separate sleeping accommodation that the applicant can use

For example:

- the current accommodation is totally unsuitable for the applicant's needs and they would find it impossible to live in the property
- sleeping and living arrangements are on different levels and the applicant cannot safely move between these levels
- there is a significant Health & Safety Risk to the person in their current

property.

11.5.5 Assessment of basic facilities of the property

Examples of the factors used to assess the medical need for re-housing include:

- ability of the applicants to manage stairs including use of any disability adaptations
- location of bedrooms and ability to access them safely including use of any disability adaptations
- location of bathroom(s) and ability of applicants to access these including use of any disability adaptations
- ability to use existing bathing facilities safely including use of any disability adaptations
- location of WC(s) in the property
- ability to use the WC(s) including use of any disability adaptations
- ability to manage access to and from the building including use of any disability adaptations
- suitability of the heating of the dwelling

The above is a non-exhaustive list.

11.5.6 Allocation of Accommodation

Properties which have been adapted for the use of tenants with disabilities will in the first instance be offered to applicants with medical priority needs (Bands A or B severe or high medical need).

In the absence of applicants with severe or high medical needs the property will be allocated in priority band order

A1 Housing will assess the adapted property for its suitability for the needs of Band A applicants. The assessment will be undertaken by A1 Housing with the assistance of A1 Housing's GP, the Occupational Therapy Section of Nottinghamshire County Council and/or other agencies as appropriate.

Applicants may bid for any property that they consider suitable for their needs. Where an applicant applies for accommodation which does not meet their access needs the property may be adapted where it is reasonable and practicable to do so in accordance with the Disability Discrimination Act 1995 and the Housing Grants, Construction and Regeneration Act 1996.

Where there is a shortage of suitable properties which could lead to an unreasonable delay in rehousing properties will be identified that may be suitable for adaptation for applicants with medical priority needs (Bands A & B).

Where a property is to be allocated to an applicant who owns or has a financial interest in a property, who have been awarded a Medical Band A or B, proof of sale of property must be supplied in writing, before the allocation is completed.

11.5.7 Appeals

Applicants may make a written appeal against the decision of the Medical Panel. Once such an appeal has been made a home visit will be carried out on the applicant and the Medical Panel will review its original decision.

If the Medical Appeal Panel's review confirms the original decision the appellant will be informed in writing of the decision and the reasons for this.

There is no further right of appeal.

The applicant will retain their rights of review under section 9

SECTION 12 – Local Lettings Policies

12.1 Local Letting Policies

Section 166A(6) of the Housing Act 1996 (as amended by the Localism Act 2011) enables local authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories, to achieve a particular policy objective, provided that overall the authority is able to demonstrate compliance with the requirements of S166A.

Bassetlaw District Council will use local lettings policy with the objective to create a sustainable community in order to minimise anti-social behaviour, reduce turnover and void time and create long term homes for people in housing need.

Local Lettings Policies may be used to:

- Deal with concentrations of deprivation to create more mixed communities
- Deal sensitively with lettings in rural areas
- Deal with areas where anti-social behaviour is prevalent
- Improve the sustainability of an area/scheme
- Reduce a high turnover of empty properties

A recommendation for the implementation of a Local Lettings Policy can be made by the Neighbourhood Housing Officer, The Police, local residents, local councillors or other interested parties.

Where a Local Lettings Policy is recommended, this will be published separately and clearly identify:-

- The number of properties that the Local Lettings Policy will cover
- Type of properties the Local Lettings Policy will cover

Where a recommendation is made for Local Lettings Policy statistical evidence must be provided to support the request for a Local Lettings Policy to the Service Manager (Housing) This could include but not limited to:-

- Number of anti-social behaviour cases
- Type of anti-social behaviour
- Number of vacancies within a period
- Void costs
- Repair costs
- Household types within an area/scheme
- Details and type of criminal activity within an area/scheme
- Failed tenancies and the reason for the failure

The request for a Local Lettings Policy will provide details of the proposals to address the issues identified. These could include but not be limited to:-

- A proportion or all of applicants in employment
- Applicants who can provide satisfactory references
- Applicants with no criminal history or record of anti-social behaviour
- Applicants with a local connection to an area

- Applicants without dependent children
- Applicants which are not from preference bands
- Applicants over a certain age band

The request for a Local Lettings Policy will state what period of time the proposed Local Lettings Policy will be in operation

Where the Service Manager (Housing) agrees the request for a Local Lettings Policy, A1 Housing will send a consultation letter detailing the proposals and giving a date of response to:-

- Residents in the proposed local lettings area
- The local Police
- Local Councillors
- Any local agencies operating in the area

A1 Housing will take account any comments/objections made to the Local Lettings Policy

If A1 Housing feels that in the light of comments/objections received, a meeting should be arranged to discuss proposed changes to obtain a finalised Local Lettings Policy.

If changes are made to the proposed Local Lettings Policy, following consultation, this will be re-submitted to the Service Manager (Housing), detailing the consultation which has taken place.

The final Local Lettings Policy will be publicised.

12.1.1 Advertisements of Properties

Advertisements for properties within the scope of the Local Lettings Policy will clearly state the allocations criteria

12.1.2 Review of the Local Lettings Policy

The timescale of a Local Lettings policy will normally be for a 12 month period, after which a review must be undertaken. The Review will detail, (since implementation of the policy)

- Number of anti-social behaviour cases
- Type of anti-social behaviour
- Number of vacancies within a period
- Void costs
- Repair costs
- Household types within an area/scheme
- Details and type of criminal activity within an area/scheme
- Failed tenancies and the reason for the failure

The review will detail progress made against original objectives and submitted to the Service Manager (Housing) with a recommendation that it continues or that it has achieved its objectives and is no longer required.

If a decision is taken to terminate the Local Lettings Policy, A1 Housing will write to inform:-

- Residents in the proposed local lettings area
- The local Police
- Local Councillors
- Any local agencies operating in the area

The Coal Authority



The Coal
Authority

Resolving the impacts of mining

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Neighbourhood Planning Team
Bassetlaw District Council

BY EMAIL ONLY: will.wilson@bassetlaw.gov.uk

23 September 2019

Dear Mr Wilson

Blyth Neighbourhood Plan

Thank you for the notification of the 18 February 2019 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 Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. On this basis the Coal Authority has **no specific comments** to make on the Neighbourhood Plan.

Yours sincerely
Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
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27th September 2019

Re: Blyth Neighbourhood Plan Submission (Reg 16) Consultation

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Blyth Neighbourhood Development Plan (BNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation and examination of numerous plans across the country, it is from this experience that these representations are prepared.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in §8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the BNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.
- (g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. On 19th February 2019, MHCLG published a further revision to the NPPF (2019) and implements further changes to national policy.

§214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Clearly, submission of the BNP will occur after this date, and the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2018 and corrected in February 2019.

National Planning Policy Framework and Planning Practice Guidance

On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework (NPPF2018). This publication forms the first revision of the Framework since 2012 and implements changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft NPPF2018 consultation. On 19th February 2019, MHCLG published a further revision to the NPPF (2019) and implements further changes to national policy.

The Revised Framework sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements of the preparation of neighbourhood plans within which locally-prepared plans for housing and other development can be produced. Crucially, the changes to national policy reaffirm the Government's commitment to ensuring up to date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 13 states that:

"The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

Paragraph 14 further states that:

"In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;**
- b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement;**
- c. The local planning authority has at least a three-year supply of deliverable housing sites (against its five-year supply requirement, including the appropriate buffer as set out in paragraph 73); and**

d. The local planning authority’s housing delivery was at least 45% of that required over the previous three years.”

The Revised Framework also sets out how neighbourhood planning provides local communities with the power to develop a shared vision for their area in order to shape, direct and help deliver sustainable development needed to meet identified housing needs. Neighbourhood plans should not promote less development than set out in Local Plans and should not seek to undermine those strategic policies. Where the strategic policy making authority identifies a housing requirement for a neighbourhood area, the neighbourhood plan should seek to meet this figure in full as a minimum. Where it is not possible for a housing requirement figure to be provided i.e. where a neighbourhood plan has progressed following the adoption of a Local Plan, then the neighbourhood planning body should request an indicative figure to plan taking into account the latest evidence of housing need, population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

In order to proceed to referendum, the neighbourhood plan will need to be tested through independent examination in order to demonstrate that they are compliant with the basic conditions and other legal requirements before they can come into force. If the Examiner identifies that the neighbourhood plan does not meet the basic conditions as submitted, the plan may not be able to proceed to referendum.

Planning Practice Guidance

Following the publication of the NPPF2018, the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.

Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and give consideration to the reasoning and evidence informing the emerging Local Plan which will be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted Development Plan¹. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise

¹ PPG Reference ID: 41-009-20160211

any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan.

It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward. Indeed, the PPG emphasises that;

“A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlements will need to be supported by robust evidence of their appropriateness”²

Relationship to Local Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. That relevant to the preparation of the BNP is the Bassetlaw Core Strategy & Development Management Policies DPD which was adopted in 2011 and sets out the strategic planning policy framework for the district until 2028. The Core Strategy determined that Bassetlaw would be required to deliver 6,384 dwellings between 2010 and 2028.

The Council consulted, in late 2016, on its Initial Draft Bassetlaw Local Plan (2019-34). Gladman consider it necessary for the Parish Council to ensure sufficient flexibility is established in the BNP policies, ensuring that the plan and the area can respond to the emerging Local Plan as it progresses. This degree of flexibility is required to ensure that the BNP is capable of being effective over the duration of its plan period, so it is not ultimately superseded by the emerging Local Plan as s38(5) of the Planning and Compulsory Purchase Act 2004 states that:

“if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).”

² Paragraph: 009 Reference ID: 67-009-20190722

Blyth Neighbourhood Development Plan

This section highlights the key issue that Gladman would like to raise with regards to the content of the BNP as currently proposed. It is considered the requirements of national policy and guidance are not always reflected in the plan. Gladman have sought to recommend a modification to ensure compliance with basic conditions.

Policy 1: Sustainable Development

Whilst Gladman note the housing types proposed through this policy to accommodate local requirements, it should be recognised that housing needs do change over time. We suggest wording is added to the policy to allow flexibility for changing needs to ensure the Plan is able to respond positively to changes in circumstance which may arise over the plan period. Gladman suggest adding the wording 'This should be evidenced through an up to date assessment' to this policy.

Policy 2: Housing Design and Layout

Policy 2 sets out a list of design principles that all development proposals will be expected to adhere to.

Whilst Gladman recognise the importance of high-quality design, planning policies and the documents sitting behind them should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 126 of the Framework which states that:

"To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified."

Policy 11: Important Views

This policy identifies 12 views which the plan makers consider have identified as important for the setting and character of Blyth and goes onto state that development proposals that may cause harm to the Key Local Views and Vistas will need to demonstrate how the benefits of the development outweigh the harm.

Identified views must be supported by evidence and ensure that they demonstrate a physical attribute elevating a view's importance beyond simply being a nice view of open countryside. The evidence base to support the policy does little to indicate why these views are important and why they should be protected, other than providing a view of the settlement and surrounding fields and woodland. It therefore lacks the proportionate and robust evidence required by the PPG.

Gladman consider that to be an important view that should be protected, it must have some form of additional quality that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. Gladman therefore suggests this element of the policy is deleted as it does not provide clarity and support for a decision maker to apply the policy predictably and with confidence. It is therefore contrary to paragraph 16(d) of the Framework and, as such would be in direct conflict with basic condition (a).

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the BNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area. Gladman is concerned that the plan in its current form does not comply with basic condition (a) in its conformity with national policy and guidance

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

Paul Emms

Gladman Developments Ltd.

Heyford Developments

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Blyth Neighbourhood Plan
c/o Neighbourhood Planning
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
S80 2AH

BY EMAIL: will.wilson@bassetlaw.gov.uk

29883/A3/JB/sw

2nd October 2019

Dear Mr Wilson,

**REPRESENTATIONS TO BLYTH NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION:
RESPONSE ON BEHALF OF HEYFORD DEVELOPMENTS LIMITED**

We write on behalf of our Client, Heyford Developments Limited, to submit representations to the Regulation 16 Submission Draft Blyth Neighbourhood Plan 2018-2035 ('the draft Plan').

We submitted representations at the Regulation 14 Consultation Draft stage in April 2019, providing comments on the key draft policies relating to development, housing, site selection and community consultation. Our Client's land at Park Farm was put forward as a site which would provide a highly sustainable location to meet the village's housing needs. This is demonstrated further in the appended Vision Document, which demonstrates how up to 53 dwellings (including up to 13 affordable dwellings) can be delivered in a sensitive manner which respects the character and appearance of the settlement. This Vision Document was sent to the Parish Council, Neighbourhood Plan Group and District Council (BDC) in June 2019.

In our April 2019 representations we set out our significant issues with the Regulation 14 Plan identifying the site at Spital Road as a draft allocation to deliver the majority of housing for the village over the Plan period. The draft Plan retains Spital Road as a draft allocation and so these concerns remain within these representations. Our principal concern with the draft Plan is its overreliance on the Spital Road site, which we do not consider is currently supported by the necessary evidence to conclude it can deliver sustainable development. Our recommendation is that this is deleted in favour of our Client's site, which is supported by this work.

We deal with the matters in turn below.

Submission Draft Blyth Neighbourhood Plan (July 2019)



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Key Issues

Under the 'Social' sustainability theme, the first bullet point should be reworded to confirm that the role of the Plan is to deliver a sufficient quantity of housing to meet the growth requirements of the village in a sustainable manner.

Community Objectives

Objective 5 should likewise be reworded to confirm the delivery of housing as required by the current and future population of Blyth and to meet the growth requirements of the Village set out within strategic planning policy.

Section 6: Neighbourhood Development Plan Policies

Paragraph 6.1.1 should be revised to appropriately reflect the National Planning Policy Framework (NPPF 2019), which aims to boost the supply of housing and states that it is important that a sufficient amount and variety of land can come forward where it is needed (NPPF paragraph 59). The Neighbourhood Plan needs to be sufficiently flexible to deal with changes in circumstances at a District level. A review policy can help to achieve this, but we would recommend compliance with the NPPF would best be achieved by ensuring the proposed housing allocations are deliverable and sustainable.

Policy 2: Housing Design and Layout

This Policy aims to reflect BDC Core Strategy Policy DM5 and the requirement for development proposals to 'reflect the specific characteristics [densities] of the site and its surrounding area (concerning both built form and landscape)'. We support this aim, but do not see how this has been reflected in the draft Plan, particularly with reference to the Spital Road allocation. In its assessment of Spital Road (BDC03) the Site Allocation Assessment Report notes that no indicative capacity has been provided, but that the 'presumption for Blyth is 11.1 Dwellings/Hectares'. This is too low and is not justified within the draft Plan. It does not align with the NPPF's requirement for making efficient use of land (paragraph 122).

Section 6.7: Allocation of Sites

As highlighted in our previous representations at the Regulation 14 stage, we are concerned with the weight given to 'local support' in the site selection process. Paragraph 6.7.16 states that:

"...seven suitable sites were ranked in order of local community support, with the sites supported the most by the local community and able to deliver the housing allocation requirement identified."

Whilst local support is important, particularly in a Neighbourhood Plan, this is only one criterion to consider in the objective assessment of alternative sites. Paragraph 6.7.14 states that a total of 56 people returned response forms about the sites, which is a small proportion of the local population; hence our recommendation that the weight given to objections should not be disproportionate. The methodology for the site selection process should be consistent with the Bassetlaw Plan Land Availability Assessment Housing Paper 2017, which sets out a number of criteria for determining the suitability of sites for residential development. None of these include the level of public support. At paragraph 2.29 of this Housing Paper it states that:

"One of the most common factors that will determine a site's potential suitability is its relationship with the settlement to which it associates. To be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement."

As we highlight below, this is a potential consequence of sites being allocated with disproportionate weight given to the level of public support, which leads to unsustainable sites detached from potential sources of objection.

Policies 6-8: Site Allocations

Policies 6-8 of the draft Plan set out three site allocations for housing development within the designated plan area. Policy 6 (NP05) allocates land for up to 2 new dwellings at Land East of Bawtry Road (at Lynwood); Policy 7 (BDC02) allocates land for up to 3 new dwellings at Land north of Retford Road; and Policy 8 (BDC03) allocates land for up to 53 new dwellings at Land to the east of Spital Road.

Policy 8 – Spital Road (BDC03)

In order to meet the housing needs of the village over the Plan period, the draft Plan will be reliant on the Spital Road site. Notwithstanding the issues we raise here about its suitability for housing, we query whether the draft Plan is supported by evidence on the deliverability of this site. Given the importance of the large allocation, this is essential at this stage, and in its absence the draft Plan is contrary to the NPPF (e.g. paragraph 67), as supported by the Planning Practice Guidance '*How should a community ensure its neighbourhood plan is deliverable?*' (Paragraph: 005 Reference ID: 41-005-20190509). If work on deliverability is not carried out now, this could lead to a requirement for a very early review of the Neighbourhood Plan. On this basis alone, we consider that the draft Plan does not meet the basic condition of compliance with national planning policy.

Regardless of whether it is deliverable, we have significant concerns regarding the appropriateness of the Spital Road site and its ability to meet local housing needs in a sustainable manner.

The size of the site could deliver well in excess of the allocated 53 dwellings, with the Site Allocation Assessment Report identifying that even at 11.1 dwellings per hectare (which we consider to be far too low), approximately 86 dwellings could be delivered. Insufficient information is provided to demonstrate how 53 dwellings can be achieved sensitively, but it is assumed that the new housing would need to be located to the north to ensure it is well related to the existing built form, otherwise it will conflict with principles of good design and BDC's Local Plan (see DM4 and DM5). There is only one potential access point south of the 10 consented dwellings on Spital Road. This would result in a significant length of primary road within the site to access the housing, which not only potentially affects viability, but also accessibility. In the absence of any evidence to the contrary, we contend that there are no amenities within a 'desirable' walking distance and just four that are within an 'acceptable' walking distance when considering the Institution of Highways and Transportation (IHT) publication 'Guidelines for Providing for Journeys on Foot' (2000). This is contrary to Core Strategy Policy DM4, particularly criterion iv (Accessibility).

Given the nature of the site and its access, we raise concerns about the impacts on settlement form. The proposals could lead to an illogical extension to the village, changing the current radial settlement pattern to that of a linear development. This in turn has the potential to set a precedent for further development along Spital Road, resulting in the southern expansion of the settlement into its rural setting and removing the buffer between the A1(M) and the village. The Core Strategy states at Policy DM4:

“All major development proposals will need to demonstrate that they:

- i. make clear functional and physical links with the existing settlement and surrounding area and have not been designed as 'standalone' additions. Where physical links cannot be made (e.g. for reasons of third party land**

- ownership) provision must be made such that they can be provided in future should the opportunity arise;
- ii. complement and enhance the character of the built, historic and natural environment;
 - iii. are of a scale appropriate to the existing settlement and surrounding area and in line with the levels of proposed growth for that settlement as set out in policies CS1-CS9."

It is not clear whether the potential impacts on heritage have been considered in sufficient detail. The implications for urban form have potentially direct implications for settlement character and appearance and therefore the significance of the Conservation Area and other designated and non-designated heritage assets. The assessment of the adjoining site (NP09) in the Site Allocation Assessment Report results in an objection on the basis of potentially 'adverse impacts on the setting of the non-designated heritage asset'. A consistent approach to the site assessment process is needed.

Given constraints regarding pylons and A1 have been previously raised, we would expect more consideration on how the pylons will affect access and layout, and how noise and air quality issues from the A1 will be addressed.

Unlike the approach set out in our Vision Document, there is no evidence included to support a masterplan-led approach to the site which could address such concerns. A proper contextual appraisal of the site and how development could be sensitively delivered needs to be carried out in line with BDC's 2013 SPD 'Successful Places' (as noted in Policy 2 of the draft Plan). The conclusions of the Site Allocation Assessment Report are as follows:

'The site may be acceptable for residential development if serious consideration is given to flood risk, protection of the natural environment and the design, character and layout of the site.'

If this work has been carried out, it does not appear to have been made available for comment. In its absence we object to the draft allocation as it will not lead to sustainable development and therefore fails to meet the basic conditions. Specifically, it is contrary to the NPPF's aims of achieving well-designed places, for instance the need to be sympathetic to local character and how developments will respond to the built environment and landscape setting; and create accessible places which promote health and well-being and a high standard of amenity for future users (paragraph 127).

NPPF paragraph 29 reiterates the need for Neighbourhood Plans to 'shape, direct and help to deliver sustainable development'. This could be achieved through the deletion of the Spital Road draft allocation and the inclusion of our Client's site instead. It is located in the centre of the village and is being promoted by a developer with a demonstrable track record of early delivery of housing. The Site Allocation Assessment Report supporting the draft Plan negatively scores our Client's site (reference NP08) for a number of reasons which we disagree with. There are also a number of areas of inconsistency, for instance when compared to the assessment of the Spital Road site. We consider these points in turn below, with reference to the appended Vision Document.

Land at Park Farm (NP08)

BDC Planning Policy

It is claimed the site is not suitable for two reasons: (1) that 'the site falls within the Serlby Park unregistered park and garden' and that 'development here is likely to have an adverse impact on the wider setting of this heritage asset' and (2) that the site is 'separate from the main built up area of the village.' On the first point, the site is not within the unregistered park and garden, which is to the east / north east of Blyth. No clarification is given as to how the proposed development would have

an adverse impact on the significance of this undesignated heritage asset, but we consider the Vision Document is sufficient in this respect. It is worth noting that the Spital Road site is actually closer to the unregistered park and garden, but this is not referred to in its assessment. On the second point, there is again no clarification as to what the harm is, and this is not raised in the assessment of Spital Road, despite the concerns we have raised here and previously for urban form.

Conservation

The assessment splits the site into three areas: A, B and C. It raises no concerns with development of area A, raising more concerns with area B for heritage and landscaping setting reasons; and for area C, with concerns around the relationship with Blyth Hall unregistered park and garden and the tree-lined avenue. The Vision Document deals with these matters comprehensively and presents a concept layout that demonstrates how both designated and non-designated assets and their setting have been sympathetically considered within the development proposals. This includes setting development back from the western side of the site to respect the unregistered park and garden, the tree-lined avenue and the important views through to the church.

Highways

The comments do not appear to suggest there are issues with access, but then the summary appears to contradict this. For the avoidance of doubt, the approach to access within the Vision Document is informed by a qualified transport consultant and as such we do not consider there are any transport concerns.

In summary, the detailed assessment in the Vision Document addresses the concerns raised and we therefore object to the site being discounted from the draft Plan. We particularly raise objection to the weight applied to the Blyth Housing Sites Consultation Results, which apparently concluded that 'the majority of respondents expressed an objection to the development of the site for the proposed use'. We could not find a copy of the results, or information on what was presented, but we note that it pre-dated the submission of the Vision Document. Given the nature of the site, consultation without this information is likely to paint a distorted picture of what could be delivered through a more sensitive masterplanned development which is informed by heritage and landscape work. As such this exacerbates our concerns with the overreliance on public support in the site selection process, which should be objective and transparent.

Sustainability Appraisal (July 2019)

Paragraph 5.6 of the Sustainability Appraisal (SA) sets out the SA Objectives. Objective 2, *Housing*, is to ensure the Plan area's housing needs are met. The decision-making criteria associated with this Objective are set out on page 15 and this includes an acknowledgement of the requirement to meet local objectively assessed housing need. We support this statement. There should also be an acknowledgement of the need to ensure the delivery of a sufficient supply of housing, in keeping with the Government's objectives as set out in the NPPF.

Section 8 of the SA sets out two alternatives to the implementation of the Neighbourhood Plan: with or without the allocation of housing sites. Paragraph 8.5 states as follows:

"In general, the absence of allocation policies would negatively impact on the capacity of Blyth to direct development in the most appropriate locations and can lead to development being approved in location that are not supported by the local residents."

This again emphasises the excessive weight that the draft Plan is placing upon the views of existing residents. Whilst the opinions of the local community are important to consider through the planning

process, there are a wide range of material considerations that should also be appropriately assessed. The forward planning process should carefully balance a full range of site assessment criteria in the development of policies and the selection of sites.

Given the issues we have raised above, we consider the Sustainability Appraisal should compare the environmental effects of the competing sites, which could provide a more objective assessment of the sustainable development which could be achieved on each.

Summary

Whilst we support the production of the draft Plan, we must regrettably object to it as the site selection process is flawed. It places too much emphasis on the level of public objection to sites and undertakes an inconsistent assessment of them. It also does not take into account the technical information we have provided through the appended Vision Document, which demonstrates how the concerns raised for our Client's site can be addressed in full. Conversely, there is insufficient information to demonstrate how the favoured housing allocation at Spital Road will be capable of delivering sustainable development that respects the character and appearance of the settlement. In summary, we consider the draft Plan conflicts with the following basic conditions:

- Its lack of regard to national policies, including the need for good design and evidence of deliverability;
- Its inability to contribute to achieving sustainable development; and
- Its lack of general conformity with the strategic policies contained in the development plan, including BDC Core Strategy policies DM4 and DM5.

Given the importance of the issues highlighted, we respectfully request that the Independent Examination of the Neighbourhood Plan is undertaken via a public hearing. This will ensure that all parties can be confident that the Plan has been tested through a rigorous and transparent process.

Please do not hesitate to contact me or Mark Sitch should you require any additional information.

Yours sincerely



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“ To provide **a sustainable development** that offers **a variety of high-quality housing for the local community**, within the centre of Blyth. The development seeks to be **responsive to its setting and context; to historic, built and natural assets** that contribute to the distinct identity of the village. ”





I. Introduction

The Vision Document has been prepared on behalf of Heyford Developments Ltd, to support proposals for residential development at Park Farm, Blyth.

The purpose of this document is to support the promotion of the site at Park Farm, Blyth to accommodate residential development. The key aims and objectives of the document are to:

- » present a vision and design framework to guide and shape the proposals
- » review the site in the context of current planning policy
- » present an initial understanding of the site and the local context, and
- » present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.

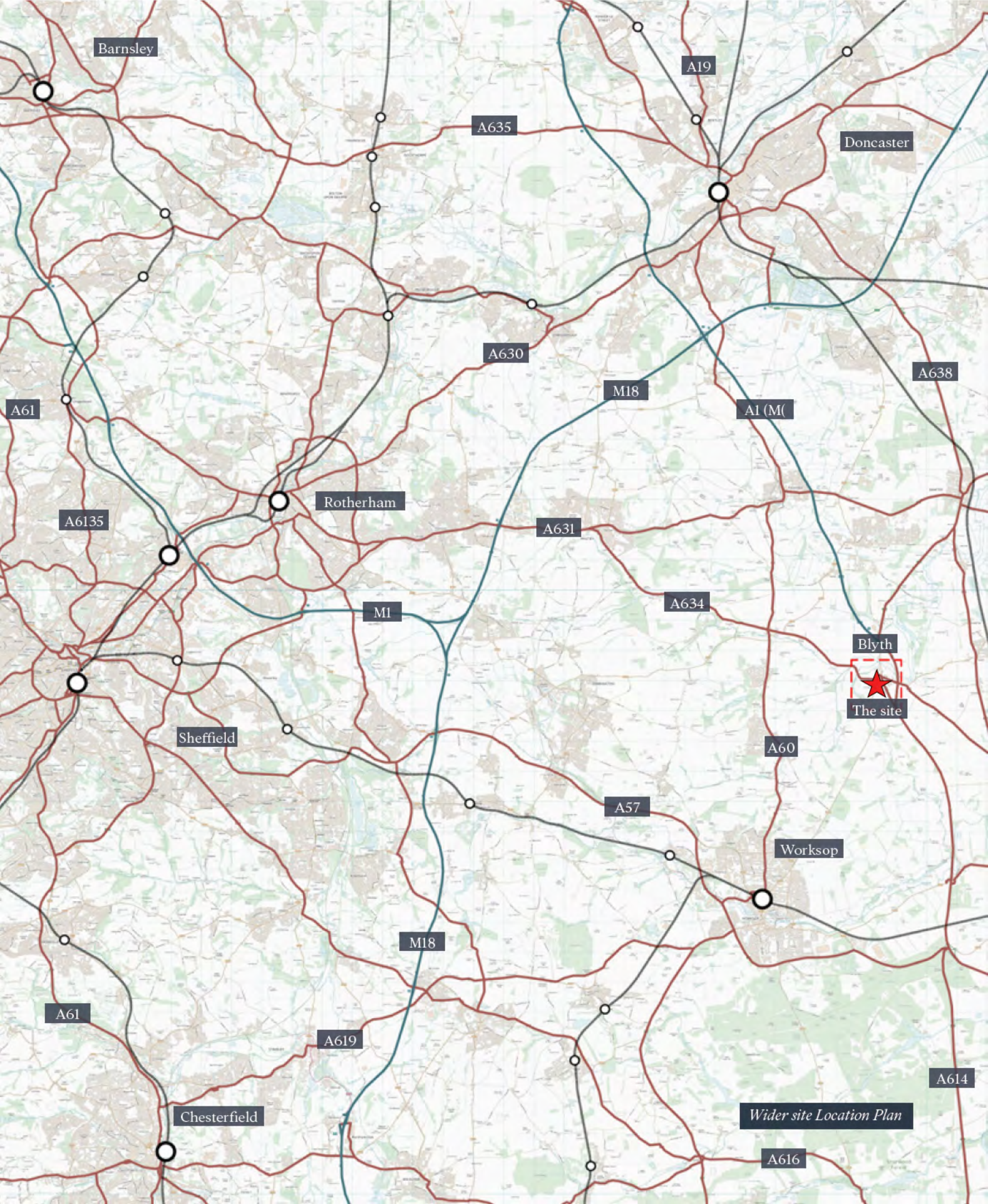
Site Context

The site is located to the south-west of Blyth, a village and civil parish in the Bassetlaw district of the county of Nottinghamshire (East Midlands). It is located six kilometres north of Worksop and broadly midway between Worksop, Retford and Bawtry.

Blyth is easily accessible from the adjacent A1(M) at the Blyth roundabout, which provides excellent connectivity to the wider strategic road network A631, A634, A60 and M18. Worksop Railway Station can be reached via a 15-minute bus journey and provides hourly services to key destinations such as Leeds, Lincoln and Nottingham and bus services to Doncaster, Worksop and Gainsborough.



Looking east towards Worksop Road



Barnsley

A19

A635

Doncaster

A638

A61

A630

M18

A1 (M)

A6135

Rotherham

A631

A634

M1

Blyth

The site

Sheffield

A60

A57

Worksop

M18

A61

A619

Chesterfield

A614

Wider site Location Plan

A616

The site

The site is approximately 3.9 hectares (ha), on land most recently used as a farm. It includes a number of agricultural buildings and structures, as well as agricultural grassland.

The site lies to the south-west of Blyth and is bounded by the A634 and existing development to the north, residential and commercial development to the east, Worksop Road (B6045) to the south and an unnamed access track (accommodating a Public Right of Way (PRoW) with agricultural fields beyond to the west.



View of site from north west site boundary



A634

A634

A634 High Street

B6045 Workshop Road

Aerial site Plan

2. Planning Policy Context

Development Plan

The Development Plan in relation to this site comprises the Bassetlaw District Council (BDC) Core Strategy and Proposals Maps (adopted 22 December 2011):

Bassetlaw Core Strategy

The Core Strategy sets out an overall housing requirement of 6,384 houses (355 per annum) over the Plan Period 2010 – 2028). It identifies Blyth as a ‘Rural Service Centre’ in the settlement hierarchy, offering a range of services and facilities, and the access to public transport, that makes them suitable locations for limited growth (Policy CS8). According to Policy CS8, up to 10% (599 houses) of the District’s housing requirement will be delivered in the Rural Service Centres. The affordable housing target for Blyth is 25%.

Within the Proposals Maps, Blyth is shown on Inset Map O2. The site is shown as sitting outside the development boundary and adjacent to (within a small area falling within) the Conservation Area boundary, which is limited to the eastern site boundary to the rear of Park Farm.

The Plan also includes development management policies which are key for informing both the Concept Masterplan within this Vision Document, but also any future planning application.

Other Material Considerations

National Planning Policy Framework (NPPF February 2019)

The NPPF (2019) continues to require Councils to significantly increase the supply of housing and several important changes have been made to reflect the need to demonstrate and ensure deliverability, including the Housing Delivery Test and the Standard Method for calculating housing needs. The Draft Bassetlaw Local Plan will need to respond to these requirements.

Emerging Policy

Draft Bassetlaw Local Plan (2018-2035)

A new Local Plan is currently being prepared. A Regulation 18 consultation for the Part 1 Strategic Plan took place between 14th January and 10th March 2019, which suggested an overall housing requirement of 6,630 dwellings (390 per annum). The draft Plan encourages Neighbourhood Plans to allocate housing development to meet local requirements. The indicated housing requirement for Blyth between 2018 and 2035 is 56 dwellings (representing 10% growth), with a capped growth (20%) of 106 dwellings.

Part 2 of the Local Plan consultation is timetabled to take place in June 2019, with a Regulation 19 draft expected in January 2020 and formal adoption of the full Local Plan in February 2021.

Blyth Neighbourhood Plan (2018-2035)

The site falls within the boundary of the Blyth Neighbourhood Plan area, which was designated on 28th September 2017. A Regulation 14 Consultation took place between 18th February and 7th April 2019. The draft Neighbourhood Plan looks to deliver the full capped growth of 106 dwellings as proposed in the draft Local Plan. The draft Neighbourhood Plan seeks to meet this primarily through a draft allocation for 53 new dwellings, located to the south-east of Blyth. As we set out in this Vision Document, the site being that of the site at Park Farm to the west of Blyth is a more appropriate and sustainable site to deliver the village’s housing needs.

Design Policy Summary:

Policy Reference	Policy Name	Key Points
Core Strategy (December 2011)		
Policy DM4	Design and Character	Key policy and guidance for residential layouts
Policy DM5	Density	Reflect specific characteristics of the site/area



Looking north from Worksop Road

3. Local Context

Access and Movement

The site is located on and is accessible via Worksop Road (B6045), which runs along the eastern boundary of the site. The site is also accessible via sustainable modes of transport. The site also benefits from excellent foot and cycle linkages to local schools, the High Street, bus stops and formal sports and recreational facilities.

Worksop Road (A6045)

Worksop Road is a single carriageway B-road, subject to a 40mph speed limit. Worksop Road varies between 5.6m in width at points along the frontage of the site, to 7.3m width adjacent to the southern boundary of the site. There is a footway on the eastern side of the carriageway measuring 1.7m in width and separated from the carriageway by a 1.6m grass verge. On the northern side of the carriageway, east of the proposed site, a 1.6m footway runs for a distance of 80m from the priority junction with High Street.

High Street (A634)

The A634 runs to the north of the site in a west-east alignment. This road runs through the heart of the village and provides access to a range of local amenities, retail and community uses. This road is subject to National Speed Limit until the road approaches Blyth, where it is reduced to a 30mph speed limit. The A634 varies between 5.6m and 6.2m in width along its route with footways on either side of the carriageway at 2.1m in width.



Worksop Road (B6045)

Public Transport

Local bus stops are located within walking distance from the site, providing regular services to local destinations such as Doncaster, Worksop and Gainsborough. The nearest bus stop to the site is located on Worksop Road, approximately 150m walking distance from the proposed site access. There is a further stop located on Retford Road, 350m from the proposed pedestrian access, from which further bus services can be accessed.

The closest railway station to the site is Worksop Station, located approximately 5 km south of Blyth. Worksop Station is accessible via the Stagecoach 25 Bus Service from Worksop Road, an approximate journey time of 15 minutes. Worksop Station provides rail services to Leeds, Lincoln and Nottingham (all depart once per hour).

Pedestrians and Cycles








The site also benefits from excellent foot and cycle linkages to local schools, Blyth High Street, bus stops, formal sports and recreational facilities.

A PRoW is located to and forms the western boundary of the site.



High Street (A634)



- | | | | | | |
|---|---------------|---|----------|---|-----------|
|  | Site Boundary |  | Motorway |  | Bus Route |
|  | Bus Stop |  | A Road |  | PRoW |
| | |  | B Road | | |

Local Facilities

Blyth offers a good range of local facilities, services and excellent transport links to the A1(M). The site is located within walking distance of the majority of facilities and amenities, within 5-10 minutes walking journey.

Key facilities are as follows:

Key Facility/Amenity	Average walking distance/time
Local supermarkets and pubs	500 – 1200 metres
Angel Inn	(5 – 13 minutes walking journey)
Red Hart Inn	
Fourways Hotel	
White Swan	
Blyth Memorial Hall	
Blyth Medical Surgery	
Cricket Ground and Pavilion	
Blyth Primary School	
Bowling Green and Pavilion	
St Mary and St Martin Church	
Play Park (Biber Road)	1200 – 1700 metres
Play Park (Spital Road)	(13 – 18 minutes walking journey)
Dental Surgery	

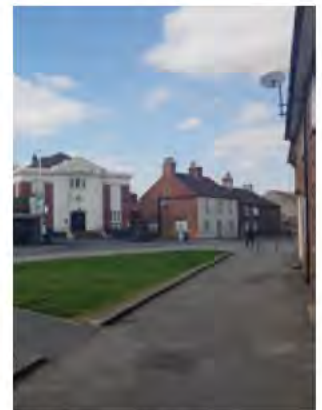
The proximity of local amenities and the ability to reach such facilities by foot and cycle is a key consideration when determining the sustainability of development.

Guidance provided by the Institution of Highways and Transportation (IHT) in 'Guidelines for providing journeys on foot' (2000) suggests that in terms of *'commuting, walking to school and recreational journeys, walking distances of up to 2 km can be considered as a preferred maximum with 'desirable' and 'acceptable' distances being 500m and 1000m respectively'*.

The site is therefore considered to be accessible via sustainable modes of transport and there are a variety of amenities within IHT guidelines for walking distances.



High Street Shops



High Street



Angel Inn, High Street



- | | | | |
|--|--|--|--|
|  Site Boundary |  Doctors |  Pub |  Cricket Club |
|  Green Space |  Dentist |  Village Hall |  Bowls Club |
|  Recreation Space |  Local Shop |  Primary School |  Care Home |
|  Bus Route |  Bus Stop |  Pub/Restaurant |  Church |
|  PRoW | | | |

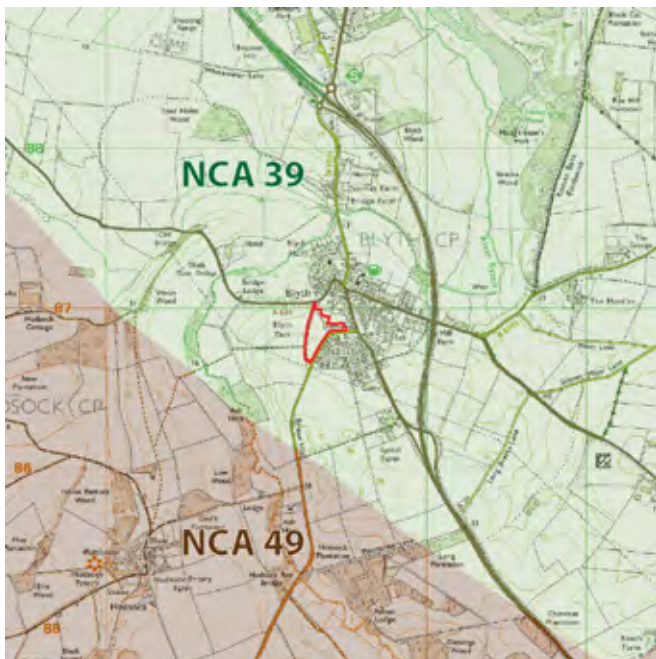
Key Facilities Plan

Landscape Character

National Landscape Character: NCA: 39 Humberhead Levels

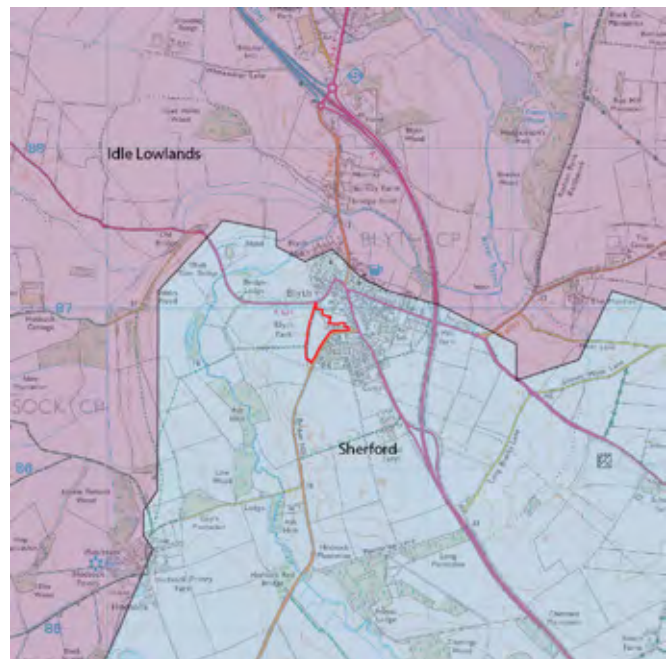
The site and its immediate surroundings lie within the National Character Area profile: NCA 39 Humberhead Levels. The site and its surroundings are situated at the south-western edge of NCA 39. Humberhead Levels extends to a considerable area (171,805 ha). The site at 3.5 ha in area and the setting, exhibits a few of the key characteristics of the national NCA:

- » A low-lying, predominantly flat landscape...
- » Views to distant horizons are often long and unbroken, with big expansive skies, and vertical elements like water towers, power stations and wind turbines are very prominent
- » Despite settlements, motorways and main roads, there is still a sense of remoteness to be experienced on the Levels



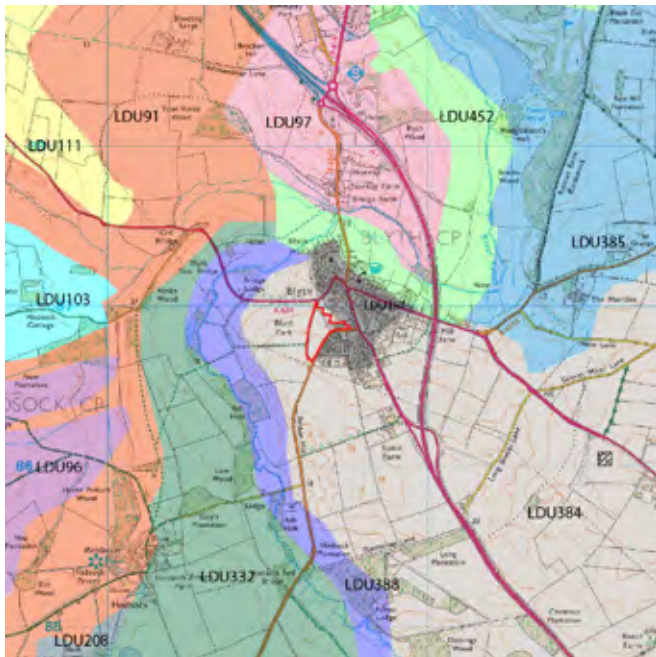
Regional Landscape Character: Bassetlaw Landscape Character Assessment (2009)

The Bassetlaw Landscape Character Assessment (BLCA) defines the landscape character of the administrative area of Bassetlaw District Council (BDC). The BLCA divides the area into five regional Landscape Character Areas. The site and its immediate surroundings lie within the northern edge of 'Sherwood' character area.



Local Landscape Character: Landscape Description Units

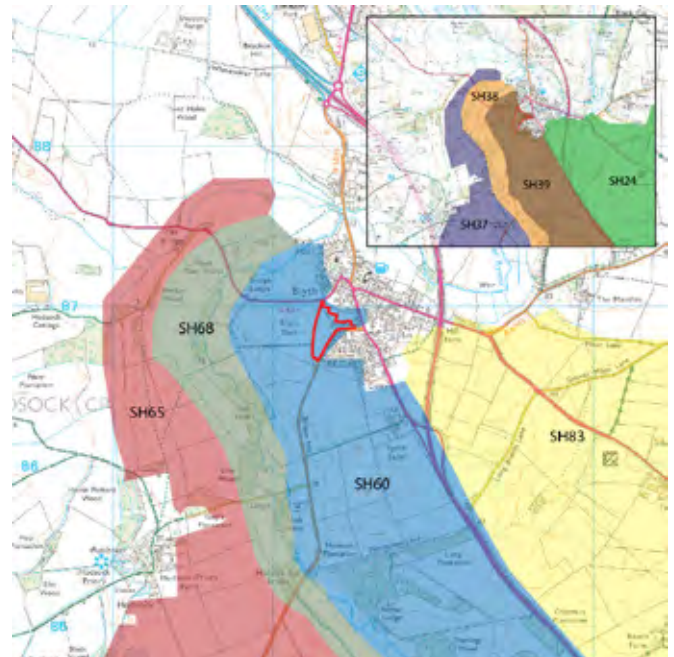
The 'Sherwood' regional character area has been subdivided into smaller homogeneous units at a local scale known as Landscape Description Units (LDUs). The site and the majority of its setting lies within LDU 384. The eastern surroundings of the site, being part of the urban area of Blyth, falls under LDU 157. The LDUs have been further divided into survey units known as Landscape Character Parcels (LCPs).



Local Landscape Character: Landscape Character Parcels

The LCPs are assessed in terms of their individual landscape character. The site and its surroundings fall within LCP SH60. The landform of SH60 is gently undulating and comprises “*fields interspersed with small areas of mixed and coniferous woodland and bounded with well maintained trimmed hawthorn hedges.*”

LCPs that have similar attributes have been combined to form Policy Zones (PZs). The site lies within the northern end of SH PZ 39: Blyth which is in very good landscape condition with a coherent pattern of elements with few detracting features. The area “*retains a rural character despite the close proximity of the AI*”. The PZ has “*a moderate sense of place combined with moderate visibility equates to moderate landscape sensitivity*”. The overarching policy for SH PZ 39 is ‘Conserve’.



Landform of the site and the setting

Landform is a key component of landscape character as it influences many other attributes of landscape character: land use, settlement pattern, tree cover etc. The site has a gently sloping landform falling northwards towards River Ryton further north. The landform is characteristic of the wider landscape being gently undulating. The many watercourses including River Ryton and Oldcotes Dyke form shallow valleys, giving the land its undulation.

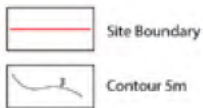
Landform across the wider setting, tends to rise towards the north at Styrrup with Oldcotes and the west, past Doncaster Road (A60). Some hills are noted within the landscape including Bracken Hill to the north, Blyth Law Hill to the south and Malpas Hill to the north-west amongst others. These hills are generally not very high and thereby providing the undulation to the land.

Land Use and Settlement Pattern

The site adjoins the village of Blyth to the north, east and south-east. The closest town to the site is Worksop, the largest town in Bassetlaw District with a population of 41,820 in the 2011 Census. The centre of Worksop lies approximately 8km to the south-west of the site. The site is located to the west of relatively new (late 20th century) housing along Worksop Road (B6045). However, to the north along Sheffield Road (A634) and east along the High Street, the site is situated adjacent to and in parts within a more historic area which comprises the Blyth Conservation Area.

The landscape is criss-crossed by major transport corridors generally traversing in a north-south alignment including the A1, A638 and A60. Another major route, the A634, crosses the landscape from the north-west to the south-east through the centre of Blyth. The B6045 running alongside the site's eastern boundary is the primary link between Blyth and Worksop. Settlements are common in the wider landscape and tend to be nucleated. Some scattered farmsteads are present across the landscape.

The site, being situated to the south of the A634 and west of the B4065 and adjoining the established urban area is well related to the settlement to the north and east.



Landform Plan

Tree Cover of the Setting

Extensive tree cover is present within the wider setting (approximately 15km from the site) comprising generally blocks of woodland and hedgerow trees. Many of these woodland blocks are situated in close proximity to watercourses that cross this valley landscape. These woodlands include Broom Hill Wood to the south, Toad Holes Wood to the north amongst others. Plantation blocks are common as well, with several in the wider landscape, generally to the south of the site. Some of these include Hodsock Plantation, Steeple Plantation and Long Plantation. Blyth Wood, approximately 1.2km to the north of the site is an Ancient and Semi-Natural Woodland.

Much of the tree cover in the immediate setting of the site (approximately 1km from the site), lies within the parkland in association with the erstwhile Blyth Hall to the north of Sheffield Road, hedgerow trees, street trees in particular the avenue of limes flanking Sheffield Road and woodland cover such as Ash Holt and Low Wood along the River Ryton corridor. The well managed hedgerows in the surroundings are occasionally interspersed with mature oak trees.





Blyth FP2 PRoW

View from Blyth FP2 PRoW looking south along the site's western boundary

4. Opportunities and Constraints

The findings from the initial site and context assessment have been evaluated to identify the emerging constraints and opportunities relevant to the development of the site.

The plan in this section presents an analysis of these elements, the qualities of the site and technical surveys that provides the context for future development proposals. It should read alongside the following technical summaries:

Access and Movement

Vehicle access to the site will be provided from a new access on Worksop Road, to meet the required visibility based on measured vehicle speeds. There is the potential to retain the existing farmhouse access on Worksop Road in the form of a private drive, providing access to a small number of dwellings.

Pedestrian access and facilities can be provided utilising existing infrastructure, such as the existing footway along Worksop Road. There is the potential for a further pedestrian access points from Worksop Road and to the north of the site.

Pedestrian linkages also provide the opportunity to connect across the site to the existing PRoW and Bridgeway that bounds the site to the west. This will provide a variety of routes and decrease walking distances to local amenities within Blyth and improve the permeability of the site.





A634

FP2

FP1

Worktop Road

Constraints and Opportunities Plan

Ecology

An extended Phase 1 Habitat Survey and desk-based data search was undertaken in April 2019, to identify any key ecological features associated with the site and the surrounding area and to inform future development.

In summary, the site is currently generally grassland and ephemeral vegetation with boundary scrub, trees and hedgerow, and hard standing surrounding the existing farm buildings.

The site has potential to support nesting birds, and roosts for Tawny Owl within the boundary vegetation. The site may also support foraging and commuting bats, with several farm buildings on site and trees on the boundary identified as having potential for roosting.

Surveys of these identified species are recommended within the PEA in line with The Conservation of Habitats and Species Regulations 2010 which include provisions for European Protected Species, and will be considered as appropriate to support any future planning applications. Appropriate mitigation measures will be reviewed in line with the development proposals.

Arboriculture

The site is lined on the western boundary by a group of mature Category B trees, which form a canopy for the PRoW. A number of mature trees (Category B and C) and hedgerows are located along Worksop Road (B6045). A single mature Category A tree exists in the eastern section of the site, this Sycamore is on the site boundary and adjacent to the access for farm buildings.

Generally, the tree resource is confined to the boundaries, and this vegetation will be retained and enhanced, where possible. Ecological and arboricultural features associated with the site (where specified) should be retained and inform any future development proposal.

Arboricultural input will continue to inform the design process and an Arboricultural Impact Assessment will be provided at the appropriate standards and guidance once the layout is finalised.

Appropriate tree protection measures will be provided during any future construction phase in accordance with BS standard 5837:2012 and best practice policy and procedures.



Tree canopy located along the PRow to the western boundary of the site

Heritage and Archaeology

A desk-based review of the site and its locality with regard to potential impacts on archaeological and heritage assets has been undertaken as part of the initial site analysis.

There are no designated or non-designated heritage assets within the boundary. Within 1km of the site there are 40 listed buildings.

Listed Buildings

The closest Listed Buildings are the Grade II Park Farm House and Grade II Parish Room which lie approximately 50m to the east of the site. Park Farm House will be subject to impact by development in the east of the site as the existing vegetation between the site and Park Farm House is unlikely to provide comprehensive screening. This impact would be reduced by sensitive development orientation, and rear gardens backing onto the eastern boundary. The Parish Room is less likely to experience an impact due to being single storey and the presence of existing farm outbuildings and vegetation acting as a barrier to the site.

22 and 24/26 High Street, c 120m to the northeast of the site may experience some impact from development of the site although this cannot be confirmed at present. However, due to distance and separation of these buildings from the site, and the existing buildings in the intervening spaces, this impact is likely to be low/negligible.

The main clustering of listed buildings is along the north to south A634 High Street and to the north at the junction of the A634 and B6045, the majority of these will be screened by the existing 19th/20th century development and vegetation.

The exception to this is the Grade I Listed Blyth Priory Church of St Mary and Saint Martin which lies c 300m to the north of the site. Whilst the site would not be inter-visible from ground level, it is likely that a significant proportion of the site, barring those locations screened by existing mature vegetation, would be visible from the church tower resulting in some impact, if the entire site were to be brought forward for development. Similarly,

development is likely to impact upon views towards the church tower when approaching Blyth from the south along the B6045 Worksop Road.

Despite this, mid-20th century residential development to the east of the site (Spitalfields/ Briber Road) has already impacted and defined the southern extent of Blyth when approaching from the south west along Worksop Road and looking southwards from the church tower.

The sole Listed Building not associated with the village core is the Grade I Blyth New Bridge located c 600m to the northwest; this is screened from the site by topography and vegetation.

Conservation Area

The site lies immediately to the south and west of the Blyth Conservation Area which therefore, without sensitive masterplanning could be impacted upon due to the aforementioned designated heritage assets which are considered to contribute towards the character of the Conservation Area.

There are three Scheduled Monuments within 1km of the site, the former Blyth Priory, the former St John's Hospital chapel (referred to in the scheduling report as Blyth School) and Blyth New Bridge.

There are also 79 non-designated assets recorded by the Nottinghamshire Historic Environment Record within 1 km, some of which are repetitions of previously mentioned assets such as the Listed Buildings and Scheduled Monuments.

Of the non-designated, archaeological assets, the nearest is a ring ditch of unknown date recorded via aerial photography which lies immediately adjacent to the western boundary. The site also lies immediately to the east of the unregistered park and garden, Blyth Park.

Overall from a desk-based review, the designated asset requiring most consideration, will be the setting of the Grade I Listed Building which will be considered through careful design within the masterplan.



Church of St Mary and St Martin

Drainage and Flood Risk

A desk based assessment has been undertaken as part of the initial site analysis. The site is in Flood Zone 1 and therefore is at a low risk of flooding.

The surface water strategy will explore all Sustainable Drainage System (SUDs) options. A desk-based review of the topography indicates that the site falls from the highest point in the south of the site away to the lowest point in the north. The information from the British Geological Society (BGS) online resource suggests that the site could be suitable for soakaway solutions for surface water drainage.

To inform suitable drainage solutions, a number of options will be assessed including the viability of soakaways on the site. These will be assessed further through infiltration testing, with a view to including soakaway based drainage opportunities potentially for each individual property.

Foul water flows generated from the development will be directed into the public foul sewer system in consultation with Severn Trent Water Ltd.

Noise

A desk-based review was undertaken as part of the initial site analysis. A potential source of noise which has been identified is the A1 bypass which passes Blyth to the east of the village and a large group of agricultural buildings to the south east of the site. The local highway network within Blyth will also contribute to overall noise sources. The residential properties situated between the proposed development site and the A1 will provide some screening in terms of noise attenuation.

The masterplan will be designed to ensure adequate buffers and screening are considered in the context of these potential sources of noise and will include appropriate considerations of current guidance.

If required, a Noise Assessment will be undertaken to support any future planning application for the site. Should noise survey measurements be required to inform assessment, these will be discussed with the local planning authority's Environmental Health Officer and undertaken as appropriate.



View from the north of the site towards the highest point in the south

Ground

A preliminary desk-based review has been undertaken using available information for the site to assess the current and past uses of the site.

The site falls within a designated Nitrate Vulnerable Zone. This is an area designated as being at risk from agricultural nitrate pollution; this designation covers approximately 55% of land within England. This may restrict the farming uses of nitrogen fertilisers; however, this does not pose any potential impacts or constraints to the proposed residential future use.

Geological mapping from the BGS for the area states that the site is underlain by the Chester formation, a form of sandstone. Further investigations will be undertaken post planning submission to inform the SUDs design proposals for the individual plots.

Reference to the Coal Authority Interactive Mapping website confirms that the site is within a Coal Mining Reporting Area; however, it is in a Low Risk Area- where past coal mining activity has taken place at sufficient depth that it poses low risk to new development.

Soils

The most current and detailed Agricultural Land Classification (ALC) data for the site (the Provisional 1:250,000 mapping provided by DEFRA) shows that the site is ALC Grade 3 (potential Best and Most Versatile (BMV) land).

Data from the National Soil Resources Institute (NSRI) identifies the site is within soilscape grade 10, which suggests that the site is freely draining, slightly acid sandy soil.

The majority of the wider area has a similar quality of soil and therefore in this context there appears to be no significant loss of BMV in the area as a result of the development proposals.



View from the southern corner of the site

Landscape of the site

The site has well defined boundaries. Sheffield Road and field boundaries define the northern boundary, properties on the High Street and Worksop Road form the eastern and south-eastern boundaries. Field boundary in combination with the Public Right of Way (PRoW) – Blyth FP2 define the site’s western limit.

The landform of the site is gently sloping towards the north and north-east ranging from 19m AOD to the north-east to 28m AOD to the south. The site is of an irregular shape following the existing field pattern and Worksop Road. It comprises two fields that are pastureland and several built units part of the Park Farm located within the northern and eastern part of the site. The fields are located on either side of the farm buildings – the larger to the west and the smaller to the east. A smaller shed is located at the northern boundary edge.

Mature trees border the site along the western, southern and eastern boundaries. The double line of trees, on either side of the PRoW, to the west form a tunnelled canopy walkway forming a key feature of the site. The fields in general are open with tree cover in the remaining areas being limited to the boundary hedgerow vegetation along the field boundaries. Although mature trees line Worksop Road, the understorey in parts is thin providing permeability to the site and a greater connection with existing built area of Blyth.


There is one Public Rights of Way (PRoW) on site, located at the western edge Blyth FP2 which runs in a north-south alignment. PRoW Blyth FP1, although not on site, adjoins with Blyth FP2 in an east-west direction providing connectivity to the wider countryside.



-  Site Boundary
-  Listed Building
-  Settlement
-  Public Right of Way
-  Blyth Conservation Area

- Baseline: Landform
-  Contours
 -  Slope
- Baseline: Vegetation on Site
-  Tree Cover and field trees
 -  Hedgerow

- Landscape Edge Characteristics
-  North: Residential & S Recreation Ground
 -  East: Residential
 -  South east: B6045 Workshop Road
 -  West: Countryside

- Local Visual Analysis
-  Clear/open Viewline
 -  Filtered/Partial Viewline
 -  Truncated Viewline
 -  Important View F: Village Entrance From Workshop Road (Blyth Draft Neighbourhood Plan, 2016 - 2035)

Views and Visual Amenity

The site is visually contained from its immediate setting to the west and the north due to the dipping topography. From the south-east and east visibility is limited to the immediate setting of Worksop Road. The urban area of Blyth to the north and east, limits views further north and east. On the approach to Blyth from the south, the site is visible through the trees and is part of one of the first views of Blyth.

Views from the north are limited due to the built-up area of Blyth which borders the site, providing almost no public views. The land also dips to the north which causes the site to be contained. The northern tip of the site can be seen as it borders Sheffield Road and views along the access road provide a degree of visibility of the site.

Views of the site are afforded from the immediate boundaries due to the close proximity to the site. Filtered views of the site are noted all along Worksop Road, with the occasional more open view due to an access gate or break in vegetation. Park Farm and the built form in association with it are also seen from this direction. Clear views in are rare from the south-eastern boundary, although clear views of the built form on site are noted along Worksop Road. Further east, the site is not seen due to the intervening built form.

Views from the south are afforded in close proximity to the site, however most of these views are limited to the vegetation boundary, with the occasional view of the shed and other buildings of Park Farm. The Church of St. Mary and St Martin is a notable feature in the skyline and is present in most views from this direction, in some instances filtered by the intervening site boundary vegetation. The site lies within the foreground of this view, although it is viewed alongside the properties off Worksop Road

Views from the west are wide, due to the countryside. The site is seen through the boundary vegetation from PRoW Blyth FP1 against the backdrop of the properties along Worksop Road. In the wider view, the Church of St. Mary and St Martin is also seen to the far left rising above and forming a key feature in the skyline. Views of the site diminish further west. The roll of the land assists in concealing the site further west.

From within the site, along the PRoW Blyth FP2 to the west the Church of St Mary and St Martin is experience at varying degree. In places the trees frame the church tower, in others it provides filtered views and at times the trees obscure views of the church. Where the church is seen, it is viewed over the tops of the buildings within the village and is a key landmark in the skyline.



Site Sketch - from existing PROW

PRoW Blyth FP2

Church of St
Martins & St Marys



Buildings on
Park Farm

Properties along B6045
Worksop Road



Site

On site on Blyth FP2 PRoW looking north west across the site towards the Church of St Mary and St Martin.

Church of
St Mary and
St Martin

Blyth Conservation
Area

PRoW Blyth FP2



Park Farm



Off site view from PRow Blyth FPI, looking east towards the site

Buildings part of
Park Farm



Site



Properties along
Worksop Road



On site view from the northern end of the site looking south-east



Shed part of
Park Farm

Worksop Road



Buildings part of
Park Farm



Off site view from Worksop Road looking east towards Park Farm

5. Concept Plan

The concept masterplan plan for the site has been informed by the vision, site analysis and identified constraints and opportunities. The concept masterplan shows the key design principles which underpin the development of the site, as set out below:

- » The proposals provide approximately 2.1ha of residential development land, achieving 53 dwellings using an average density of 25 dwellings per hectare (dph).
- » Vehicular access to the site will be provided from Worksop Road. A potential second local access could also be taken from Worksop Road that serves a small number of dwellings.
- » The existing PRoW has been retained and integrated with a new network of informal footpath routes, aiding the creation of easy and accessible linkages for pedestrians.
- » Heritage, both designated and non-designated assets and their setting have been sympathetically considered within the development proposals.
- » The structure of development blocks has been arranged to ensure the creation of a permeable and legible places that promotes safe streets and spaces.
- » Development blocks will overlook streets and spaces. This will also help to ensure the provision of an attractive and active green corridor that adjoins the western boundary of the site.
- » Existing green capital has been retained wherever possible and will be enhanced to promote a distinctive character for the development. The public open space and attenuation / swale area creates important and valuable green infrastructure, maintains a wildlife corridor and could enhance biodiversity habitat.
- » A significant area of public open space adjoins the western area of the site, recognising the importance of the existing PRoW and mature tree planting. It will be multi-functional in nature, accommodating areas for recreation, formal play, attenuation and ecological enhancement.
- » The new area of public open space is also located to retain the view line to the Church, ensuring that development is not located on higher land within the southern area of the site. The approach to storey heights will also consider this view, being restricted to a maximum of 2 storeys.



LEGEND

-  Site boundary
-  Proposed vehicular access point
-  Potential vehicular access point
-  Existing footpath/Public Right of Way (PROW)
-  Residential
-  Public open space
-  Attenuation/Swale
-  Existing tree/hedgerow planting
-  Proposed tree planting
-  Play Area/Equipment
-  Proposed informal pedestrian route

6. Landscape Strategy

The objective of the Landscape Strategy is to set the development into the host landscape in a manner that achieves a sympathetic and successful assimilation in the countryside at the settlement edge

The key objectives for Landscape Strategy are:

- » to make an important contribution to integrating the development with the host landscape of the immediate setting;
- » to create a development that respects the setting of the Church of St Mary and St Martin;
- » to create a public asset of attractive green space to serve the needs of the development; and
- » to ensure the effects of the development are limited and contained in a manner that makes an attractive and in essence a new edge to the settlement.

Existing components: Field pattern, hedgerows and trees, in association with new green spaces will give form and structure to the new Green Infrastructure (GI). The existing components will be connected by new areas of public open space to form a network of biodiverse planted linked spaces and habitats. It will also provide linkage to other GI assets beyond the site. The existing components will be retained and further enhanced where appropriate, and the development arranged around it, to provide strategic and meaningful space with a strong sense of place.

The Landscape Strategy has at this early stage of conceptual development design work, been identified by Landscape and Visual Appraisal work that is set out in this VD. Landscape Character at a national and local level has informed the understanding of the site and its relationship to the countryside and settlement. A high-level GI and

Landscape Strategy proposes the division and softening of the development, retention of the tree and hedgerow boundaries and addresses the setting of the Church by retaining public open space along the main identified viewlines. This led to a scheme informed by the visual constraints to respond to the needs of the wider setting. The development units are therefore located to the north-east and east.

New publicly accessible open green space within the development will be created that follows a linear north-south route, with the area of green space widening towards the south. This would assist in providing an appropriate green setting for the views towards the Church of St Mary and St Martin. Both areas of green space feature at the pedestrian entrances of the site providing an attractive gateway to the site.

The public open space along the site's western end would allow the countryside to bleed into the site, providing a suitable soft edge to the settlement. The retained double row of trees at the boundary would be retained and provided with sufficient green setting to ensure the site retains its distinctive boundary edge.

The Sustainable Urban Drainage system will incorporate a basin to attenuate surface water along the eastern edge in addition to the existing boundary vegetation, ensuring the GI connectivity. The edge planting to the west would also assist the development on site to assimilate with the wider settlement pattern.

The Sustainable Urban Drainage system will require a storage basin to be created to attenuate rainwater along the site's north-western and western extent. This has been located to serve drainage operational requirements and is likely to be ephemeral in nature. This would also have a biodiversity role as well as providing an enhancement to the development. The basin will be designed, planted and managed in a manner that serves as a public amenity.



Existing Components



-  Site boundary
-  Countryside
-  Settlement
-  Public Right of Way

-  Roads









Vegetation

-  Tree cover
-  Hedgerow

Visual

-  Important View F: Village Entrance From Worksop Road (Blyth Drift Neighbourhood Plan 2018 - 2035)
-  View from PRoW

Proposed Components

-  Public green space
-  Development entrance
-  Trees & Hedgerow
-  Attenuation pond
-  Green links into site
-  Road
-  Informal pedestrian route
-  Development area

7. Summary of Aspirations



This document sets out how our proposals for Park Farm, Blyth could deliver the vision, alongside the following key benefits:

- » **Quality Living Environment and New Homes**
High quality development that can deliver up to 53 new dwellings, in a range of types and tenures including up to 13 affordable dwellings
- » **Local Distinctiveness**
Positive features retained and incorporated into the scheme to strengthen local distinctiveness
- » **Accessibility and Sustainability**
A site that benefits from a sustainable location, with easy connections to the wider range of facilities and services Blyth has to offer
- » **Public Open Space and Landscape**
New areas of open space that will be publicly accessible and provide an attractive and usable open space for the wider community
- » **Responsive Design to Local Context**
Development that considers and responds to existing site features and assets, opportunities and constraints within the development proposal
- » **Best Practice**
Attractive development that is based upon best practice design principles to create a safe, active place that has its own identity



Highways England

Our ref:
Your ref:

Will Wilson
Neighbourhood Planning
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
S80 2AH
Via Email: will.wilson@bassetlaw.gov.uk

Steve Freek
Highways England
The Cube
199 Wharfside Street
Birmingham
B1 1RN

Direct Line: 0300 470 4457

30 September 2019

Dear Will,

Consultation on Blyth Neighbourhood Plan

Highways England welcomes the opportunity to comment on the Blyth Neighbourhood Plan which covers the period of 2018 to 2035. 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 our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Blyth Neighbourhood Plan, Highways England's principal interest is in safeguarding the A1 which routes through 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 Blyth is required to conform to the emerging Bassetlaw Local Plan, which is acknowledged in the document.

We provided comments through consultation on the draft version of the Neighbourhood Plan in March of this year, noting small scale employment opportunities would be supported if they did not have a detrimental impact on the character of the village, residential amenity and highway safety. Potential housing allocations were identified, and we noted land to the east of Spital Road (potential to deliver 53 dwellings) to be of primary interest to Highways England, being located adjacent to the A1.

We advised that should this land be promoted for development it should be supported by a Transport Assessment through the development management process, investigating the implications along the shared boundary with the A1 and potential traffic impacts in order to safeguard the operation of the SRN in the area.

From review of the updated version of the Neighbourhood Plan, we note that no material changes have been made with regards to the potential implications on the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the Blyth Neighbourhood Plan.

Yours sincerely,



Steve Freek
Midlands Operations Directorate
Email: Steve.Freek@highwaysengland.co.uk

National Grid

Neighbourhood Planning,
Bassetlaw District Council,
Queen's Buildings,
Potter Street,
Worksop,
S80 2AH

Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
Will.wilson@bassetlaw.gov.uk

11 September 2019

Dear Sir / Madam

**Blyth Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGDDL). Since May 2018, NGDDL is now a separate entity called 'Cadent Gas'.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.

Assets in your area

National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:



- **XE Route - 275kV two circuit route from High Marnham substation in Bassetlaw to Thurcroft substation in Rotherham**

From the consultation information provided, the proposed site (BDC03: Land to the east of Spital Road) for 53 new dwellings is crossed by a high voltage overhead powerline.

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. You can find National Grid's guidelines for developing near Over Head Lines here:

https://www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf

National Grid Asset Guidance

National Grid seeks to encourage high quality and well-planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which provide detail on how to develop near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

Potential developers of these sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. The relocation of existing high voltage overhead lines will only be considered for projects of national importance which has been identified as such by central government.

National Grid requests that any High-Pressure Gas Pipelines are taken into account when site options are developed in more detail. These pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave our existing transmission pipelines in situ. Please refer to the Health and Safety Executive (HSE) in the first instance.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid easement strip, and a deed of consent is required for any crossing of the easement. In the first instance please consider checking with the Land Registry for the development area.

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by your works, please contact National Grid's Plant Protection team via plantprotection@nationalgrid.com or visit the website: <https://www.linesearchbeforeudig.co.uk/>

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com

Electricity distribution

Information regarding the distribution network can be found at: www.energynetworks.org.uk

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition, the following publications are available from the National Grid website or by contacting us at the address overleaf:

- A sense of place – design guidelines for development near high voltage overhead lines: A sense of place design guidelines for development near high voltage overhead lines:
<https://www.nationalgridet.com/document/130626/download>
- Guidelines when working near NGG assets: <https://www.nationalgridgas.com/land-and-assets/working-near-our-assets>
- Guidelines when working near NGETT assets: <https://www.nationalgridet.com/network-and-assets/working-near-our-assets>

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown overleaf to your consultation database:

Lucy Bartley

Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies

Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



Natural England

Date: 02 October 2019
Our ref: 292253



Will Wilson
Neighbourhood Planning,
Bassetlaw District Council,

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Will

Regulation 16 for the Blyth Neighbourhood plan.

Thank you for your consultation on the above dated 15 August 2019
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.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex 1.

If you have any queries relating to the advice in this letter please contact me on 02082 256387 For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Felicity Bingham
Area Delivery
East Midlands Area Team
felicity.bingham@naturalengland.org.uk
Tel: 02082 256387

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://web.archive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Nottinghamshire County Council

This matter is being dealt with by:
Emma Brook
Reference: Blyth NP Submission
T 0115 977 3097
E emma.brook@nottscc.gov.uk
W nottinghamshire.gov.uk



Sent via email to
FAO Will Wilson
planning@bassetlaw.gov.uk and will.wilson@bassetlaw.gov.uk

1st October 2019

Dear Will

Ref: Blyth Neighbourhood Plan, Submission Version.

Thank you for your email dated 15th August 2019 requesting strategic planning observations on the Submission Version of the Blyth Neighborhood Plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are number of elements of national planning policy and guidance are of particular relevance in the assessment of neighbourhood plans, these include Minerals and Waste, Education, Transport and Public Health.

County Planning Context

Transport and Flood Risk Management

The County Council as Highway Authority and Local Lead Flood Authority is a statutory consultee to Local Planning Authorities and therefore makes separate responses on the relevant highway and flood risk technical aspects for planning applications.

Should further information on the highway and flood risk elements be required contact should be made directly with the Highway Development Control Team and the Flood Risk Management Team to discuss this matter further with the relevant officers dealing with the application.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the saved policies of the Nottinghamshire Minerals Local Plan (adopted 2005), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and in accordance with Policy SP7 of the emerging Publication Version of the Minerals Local Plan (July 2019). These should be taken into account where proposals for non-minerals development fall within them.

As the Minerals and Waste Planning Authority, it is the responsibility of Nottinghamshire County Council to form policies and determine applications relating to minerals and waste. The policies within the Blyth Neighbourhood Plan do not appear to conflict with the Nottinghamshire and Nottingham Waste Core Strategy and Waste Local Plan. The document could though mention the following comments below in relation to the Minerals Local Plan.

In relation to the Minerals Local Plan, whilst the area identified as the Blyth Neighbourhood Plan does not lie within a Minerals Safeguarding and Consultation Area, the North-East corner of the area

is approximately 520m West of the active extraction site of Scrooby Top. Within the Publication Version of the Minerals Local Plan (July 2019), an extension to the north of this quarry was allocated for future extraction to ensure an adequate provision of Sherwood Sandstone throughout the plan period. Considering the policies within the Neighbourhood plan, these do not pose a sterilisation risk to the active site and therefore the County Council does not wish to raise any objections from a minerals perspective. Within the background text of the plan though, which outlines the wider location of Blyth, it could mention the quarry as extraction has been occurring in the area since the 1930's, extracting both Sherwood Sandstone and sand and gravel.

In terms of the Waste Core Strategy, within the Blyth Neighbourhood area is a small metal recycling waste management site (Mini Classics). The operation is small in nature, but it is something that could be highlighted and considered to avoid potentially sterilising these sites, as per policy WCS10 in the Nottinghamshire and Nottingham Waste Core Strategy. Allocation NP05 is the closest allocation to the site but there are existing residential areas closer to the facility. Considering this and the nature of the operation at the site, the policies within the Neighbourhood Plan should not pose a sterilisation risk and therefore the County Council would not wish to raise any objections to the plan from a waste perspective.

Strategic Highways

The County Council does not have any strategic transport planning observations to make on the proposed policies in the neighbourhood plan.

In Appendix A, however, there is a list of community projects and aspirations, a number of which involve suggested upgrades to footways, cycleways and highway features (including routine maintenance issues) and traffic calming measures. These are matters for which the County Council is the relevant highway authority and are not within the gift of the Blyth Parish Council to deliver. These matters are not part of the statutory neighbourhood planning process. It is confirmed that Nottinghamshire County Council will, as the local highway authority for Blyth, work closely with the parish council to understand their concerns and explore whether there are grounds for implementing schemes of highway mitigation/ improvement to address these. In so doing it must be understood that the County Council would need to consider the feasibility, priority and funding opportunities around future highway proposals and makes no firm promises in this regard.

Transport and Travel Services

Nottinghamshire County Council Transport and Travel Services (TTS) wish the following observations to be considered as part of the consultation in respect of the Blyth Neighbourhood Plan and supporting documents.

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 Blyth Bus Network

Reference to public transport services is not included in the plan. Blyth is served by Stagecoach East Midlands Services 25 and 29 providing connections to Worksop, Retford and to Harworth, Bawtry/Doncaster. These services are predominantly run on a commercial basis; however, they do receive local authority funding to maintain the current frequencies.

Neighbourhood Plan

TTS have reviewed the Vision Statement, Objectives and Key Issues set out in the plan, and wish to comment as follows:

TTS welcome the draft Plan and the emphasis on sustainable development set out in the Vision and Community Objectives. It is noted that Policy 1 (Sustainable Development) supports development located in areas with good access to public transport.

Development Sites

It is noted that a modest increase in numbers of dwellings is forecast in the life of the plan with a capped growth of 20% of existing dwellings up to 2035.

Section 6.6 refers to site allocations in line with the NPPF guidance and encouraging walking, cycling and use of public transport and improving community wellbeing.

TTS request that developer contributions towards improved public transport facilities is specified as a criterion to be met for a site to be supported by the Neighbourhood Plan.

Community Transport

Community transport services are provided in the Blyth 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 import role in the local economy. It is suggested reference to the role of taxis is included in the plan.

Public 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:

- To give everyone a good start in Life
- To have healthy and Sustainable places
- To enable healthier decision making
- To work together to improve healthcare services

[The Nottinghamshire Joint Strategic Needs Assessment \(JSNA\)](#) provides a picture of the current and future health needs of the population of the county. This is a useful source of information when considering the health and wellbeing of residents in Blyth Neighbourhood Plan 2018 – 2035.

The local health profile report, which is provided in appendix one, pulls together existing information in one place about the Blyth locality, highlights issues that can affect health and wellbeing of residents covered within the neighbourhood plan.

The local health profile shows that 12 of the health indicators are similar to the England Average and 3 are worse than the England average, particularly Limiting long-term illness or disability and Mortality and causes of death - all ages.

Given that limiting long term illness or disability is significantly worse than the England average, future developments needs to ensure that it is age friendly providing good access to health and social care facilities. Promoting health and wellbeing enhances resilience, employment and social outcomes.

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Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP

[The Nottinghamshire Spatial Planning and Health Framework](#) 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:

It is recommended that this checklist is completed to enable the potential positive and negative impacts of this 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](#).

A Rapid Health Impact Assessment (HIA) has been conducted using the Nottinghamshire Rapid Health Impact Assessment Matrix for the Blyth Neighbourhood plan. This tool was developed in collaboration with local planners and was based on the tool developed by the London Healthy Urban Development Unit and this is included in appendix two. Supportive information and references have been highlighted to some elements of the 12 assessment criteria of the rapid HIA and will need to be considered as part of the Public Health response to Blyth Neighbourhood Plan 2018 – 2035.

Obesity is a major public health challenge for Nottinghamshire. Obesity is a complex problem with many drivers, including our behaviour, environment, genetics and culture. [Nearly a quarter of children in England are obese or overweight by the time they start primary school aged five, and this rises to one third by the time they leave aged 11](#). Childhood Obesity in 10-11-year olds in this area is similar to not better than the England average. Obesity levels for this area It is recommended that the six themes by the TCPA document [Planning Healthy Weight Environments](#) are considered to promote a healthy lifestyle as part of this application.

In addition to [Active Design](#) Sport England 10 principles that promote activity, health and stronger communities through the way our towns and cities are built and designed to encourage activity in our everyday lives.

The six TCPA themes are:

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

The Ten Principles of Active Design.

1. Activity for all
2. Walkable communities
3. Connected walking & cycling routes
4. Co-location of community facilities
5. Network of multifunctional open space
6. High quality streets & spaces
7. Appropriate infrastructure
8. Active buildings
9. Management, maintenance, monitoring & evaluation
10. Activity promotion & local champions

Please note for major developments (over 25 dwellings) the Clinical Commissioning Groups (CCG) should be consulted via Bassetlaw Strategic Estates Group.

If, however any further information is required, the Public Health team will be keen to provide any further advice via email planning.publichealth@nottscc.gov.uk

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Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP

General Recommendation

It is recommended that planners always consider the protection and improvement of health, and the reduction of health inequalities, as fundamental principles when making planning decisions. It is evident and encouraging that many of these principles have been considered as part of the development of this neighbourhood plan e.g. Housing quality and design, Access to open space and nature.

Healthy and sustainable places is one of the key ambitions of the Nottinghamshire Health and Wellbeing Strategy 2018-2022. The ambition is supported by Public Health. Therefore, in terms of the Blyth Neighbourhood Plan 2018-2035, the public health team will be keen to provide any further advice as required.

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

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.

Yours faithfully

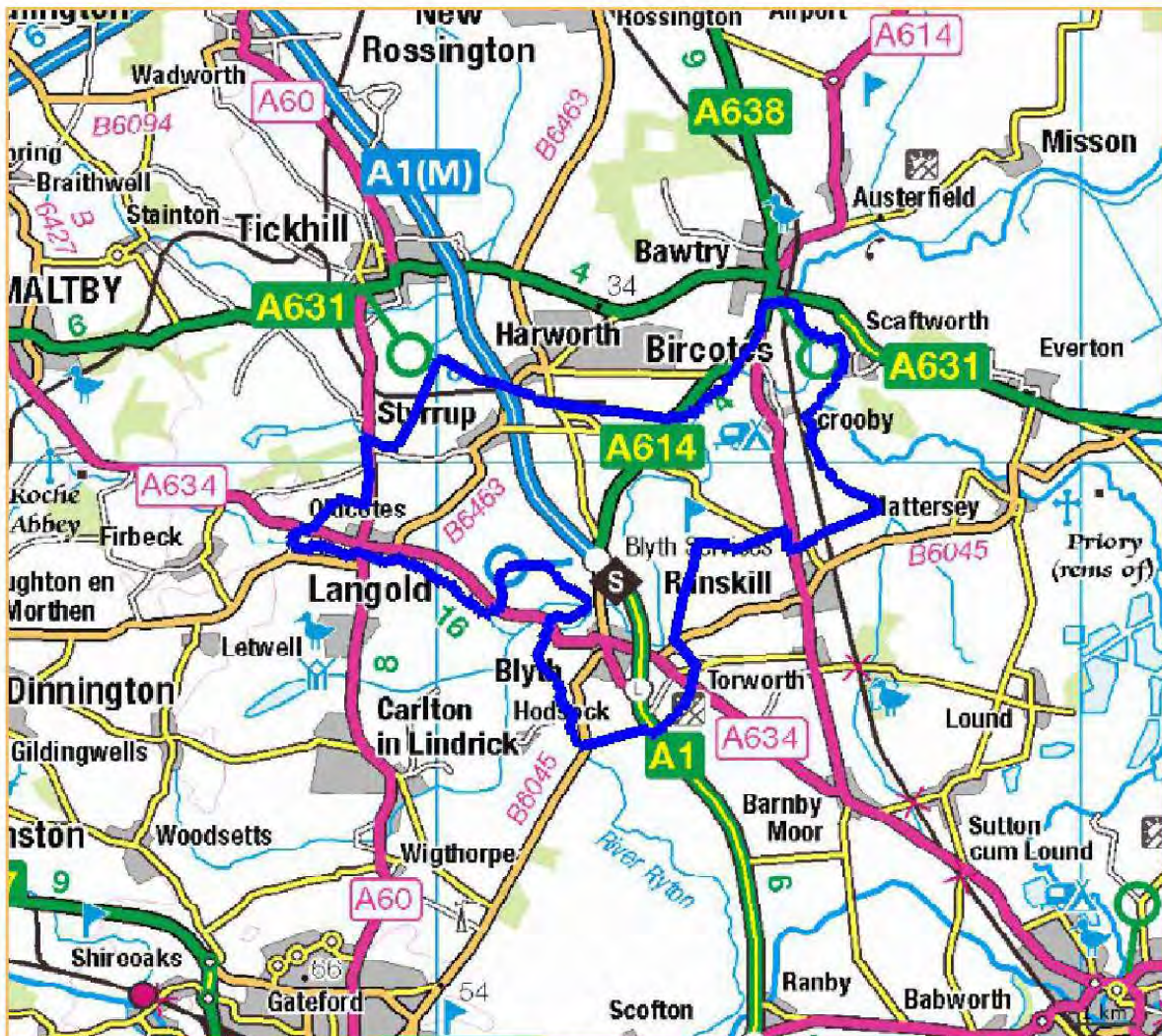
Emma Brook
Planning Officer
Nottinghamshire County Council

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Report - Ward: Blyth, Bassetlaw (Ward 2018)

Presentation map



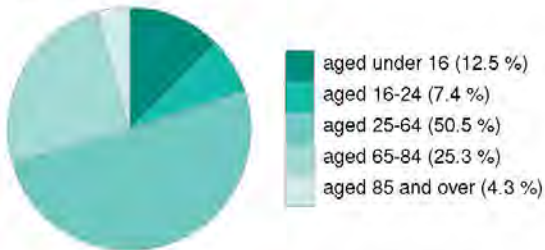
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Report - Ward: Blyth, Bassetlaw (Ward 2018)

Population

Population by age group, 2017
Your selection



Source: ONS @ Crown copyright 2018 - total: 2,200

Population by age group, 2017
England



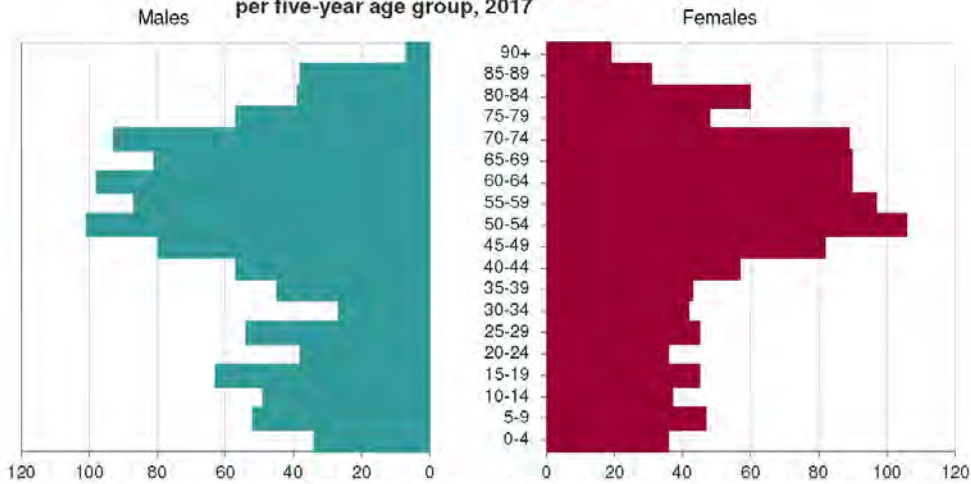
Source: ONS @ Crown copyright 2018

Population by age group, 2017 numbers

Ages	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
aged under 16	275	20,607	147,949	10,637,971
aged 16-24	162	11,156	78,359	6,057,265
aged 25-64	1,111	59,606	424,176	28,893,684
aged 65-84	557	21,928	146,487	8,678,455
aged 85 and over	95	3,007	20,880	1,352,056
Total	2,200	116,304	817,851	55,619,432

Source: ONS @ Crown copyright 2018

Age pyramid for selection: male and female numbers per five-year age group, 2017



Source: ONS @ Crown Copyright 2018



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Ethnicity & Language

Ethnicity & Language indicators, 2011, numbers

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Black and Minority Ethnic (BME) Population	30	2,971	34,999	7,731,314
Population whose ethnicity is not 'White UK'	77	6,200	57,864	10,733,220
Population who cannot speak English well or at all	4	887	4,803	843,845

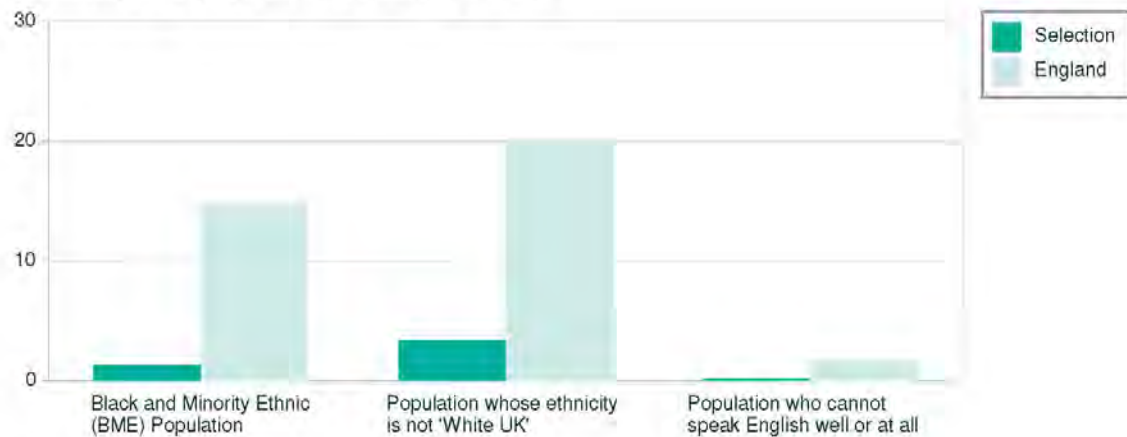
Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Black and Minority Ethnic (BME) Population	1.3	2.6	4.5	14.6
Population whose ethnicity is not 'White UK'	3.4	5.5	7.4	20.2
Population who cannot speak English well or at all	0.2	0.8	0.6	1.7

Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %, Selection



Source: ONS Census, 2011



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Deprivation

Indices of Deprivation, 2015, Score

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
IMD 2015 Score	10.5	22.7	18.9	21.8

Source: DCLG @ Copyright 2015. Please see metadata for further guidance on how to interpret IMD score

Indices of Deprivation, 2015, numbers

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
People living in means tested benefit households	149	15,408	101,165	7,790,220
Children living in income deprived households	19	3,715	24,954	2,016,120
People aged 60+ living in pension credit households	81	4,243	26,829	1,954,617

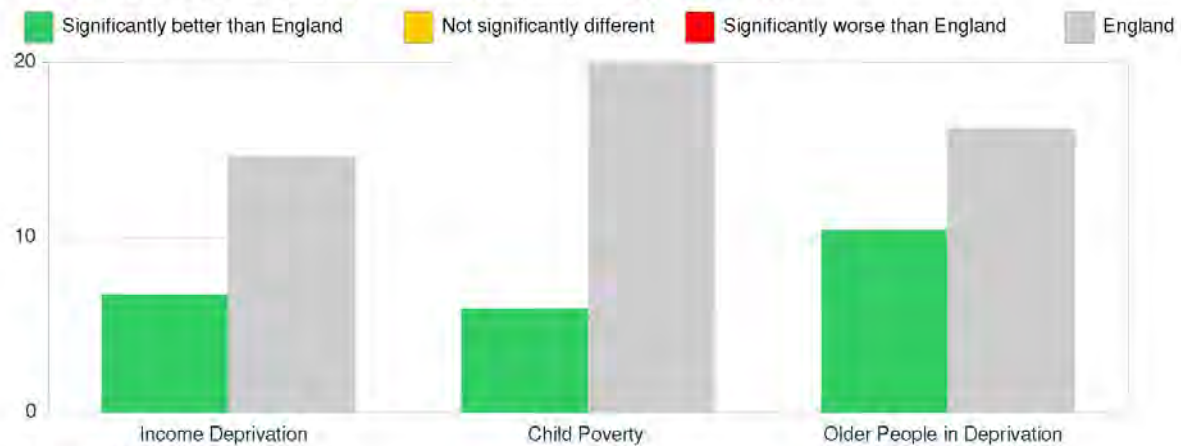
Source: DCLG @ Copyright 2015

Indices of Deprivation, 2015, %

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Income Deprivation	6.7	13.7	12.8	14.6
Child Poverty	5.9	18.5	17.5	19.9
Older People in Deprivation	10.4	14.3	13.4	16.2

Source: DCLG @ Copyright 2015

Indices of Deprivation, 2015, %, Selection (comparing to England average)



Source: DCLG @ Copyright 2015



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Child Development and Education

Child development and education indicators, numbers

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
A good level of development at age 5, 2013/14	6	689	5,533	387,000
Achieving 5A*-C (inc Eng & Maths) GCSE, 2013/14	14	815	4,956	315,795

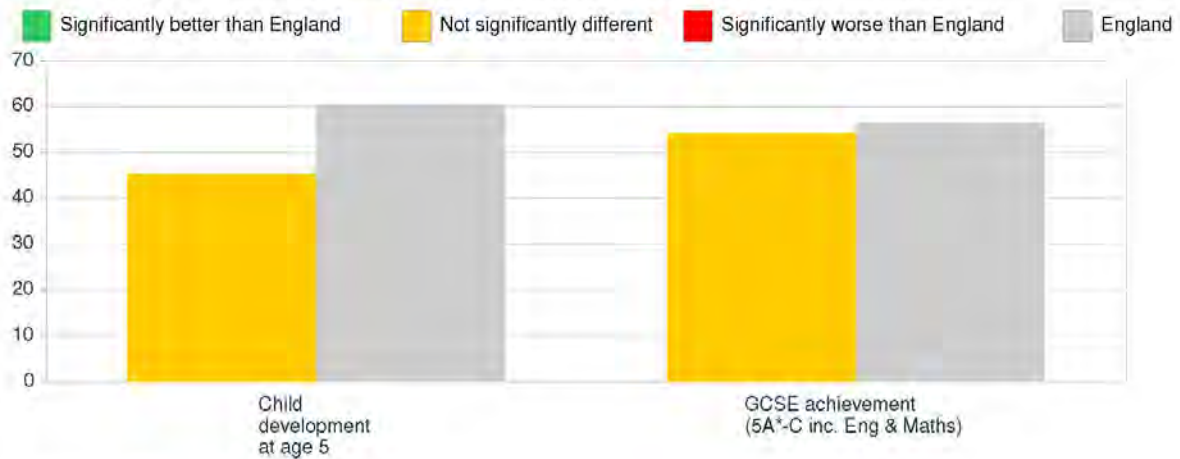
Source: Public Health England, ONS, DfE

Child development and education indicators, values (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Child development at age 5	45.4	57.9	61.6	60.4
GCSE achievement (5A*-C inc. Eng & Maths)	54.1	64.9	59.4	56.6

Source: Public Health England, ONS, DfE

Child development and education indicators, Selection (comparing to England average)



Source: Public Health England, ONS, DfE



Employment

Employment Indicators, numbers, 2017/18

indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Claiming job seekers allowances*	10	1,174	8,038	665,871
Claiming job seekers allowances >1 year	5	261	1,702	124,616

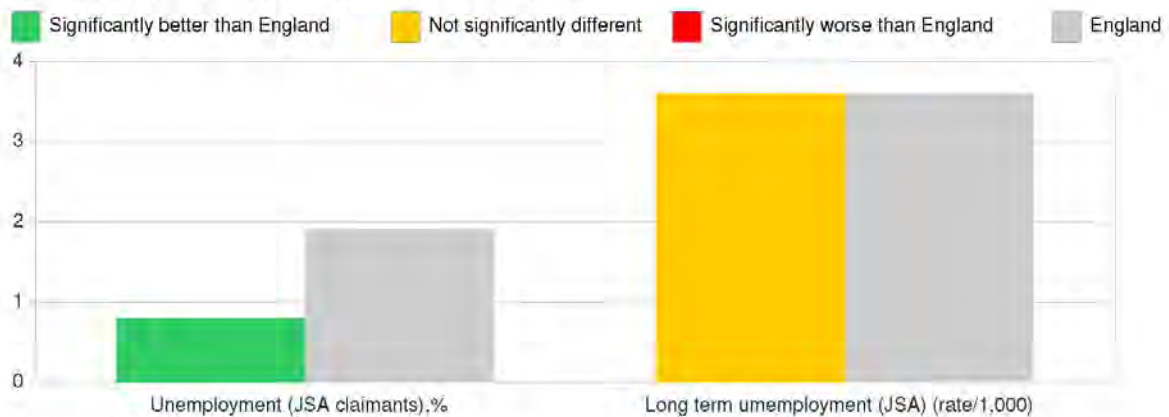
Source: NOMIS *Monthly average

Employment Indicators, 2017/18,%

indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Unemployment (JSA claimants),%	0.8	1.7	1.6	1.9
Long term unemployment (JSA) (rate/1,000)	3.6	3.7	3.4	3.6

Source: NOMIS *Monthly average

Employment indicators, selection compared to England



Source: NOMIS



Long-term health conditions and morbidity

Long-term health conditions and morbidity, 2011 and 2012, numbers

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Limiting long term illness or disability, 2011	470	24,611	159,672	9,352,586
Back pain prevalence, 2012	19	18.8	18.1	16.9
Severe back pain prevalence, 2012	12.9	12.4	11.4	10.2

Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas

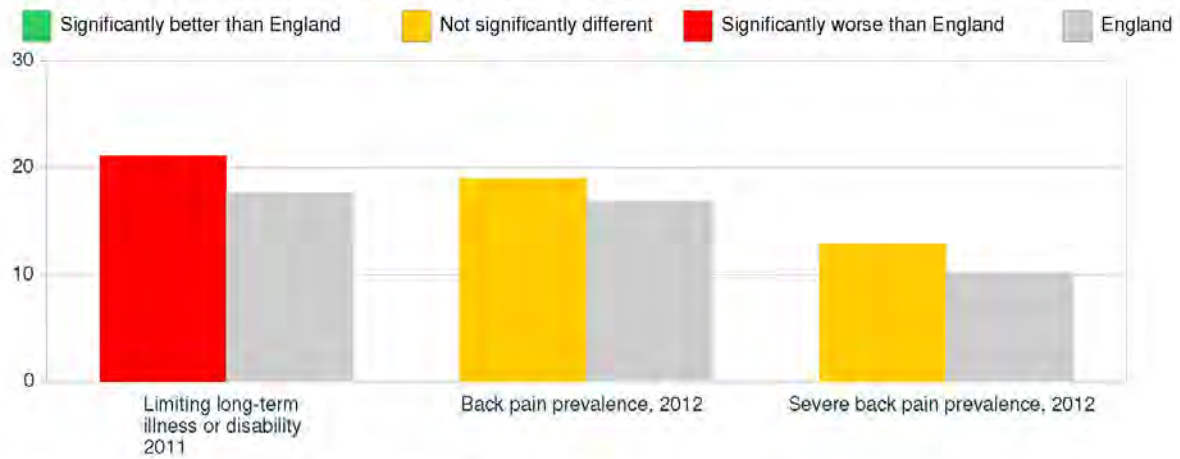
Long-term health conditions and morbidity, 2011 and 2012, %

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Limiting long-term illness or disability 2011	21.1	21.8	20.3	17.6
Back pain prevalence, 2012	19	18.8	18.1	16.9
Severe back pain prevalence, 2012	12.9	12.4	11.4	10.2

Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas

Long-term health conditions and morbidity, 2011 and 2012, %, Selection (comparing to England average)



Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Housing and Living Environment

Housing and living environment indicators, 2011 and 2016 numbers

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Fuel Poverty, 2016	100	5,591	39,044	2,550,565
Pensioners living alone, 2011	146	6,189	42,698	2,725,596

Source: ONS Census, 2011; Department of Energy and Climate Change, 2016

Housing and living environment indicators, 2011 and 2016, %

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Fuel Poverty, 2016	10.3	11.4	11.3	11.1
Pensioners living alone, 2011	25.3	29.6	30	31.5

Source: ONS Census, 2011; Department of Energy and Climate Change, 2016

Housing and living environment indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census



Report - Ward: Blyth, Bassetlaw (Ward 2018)

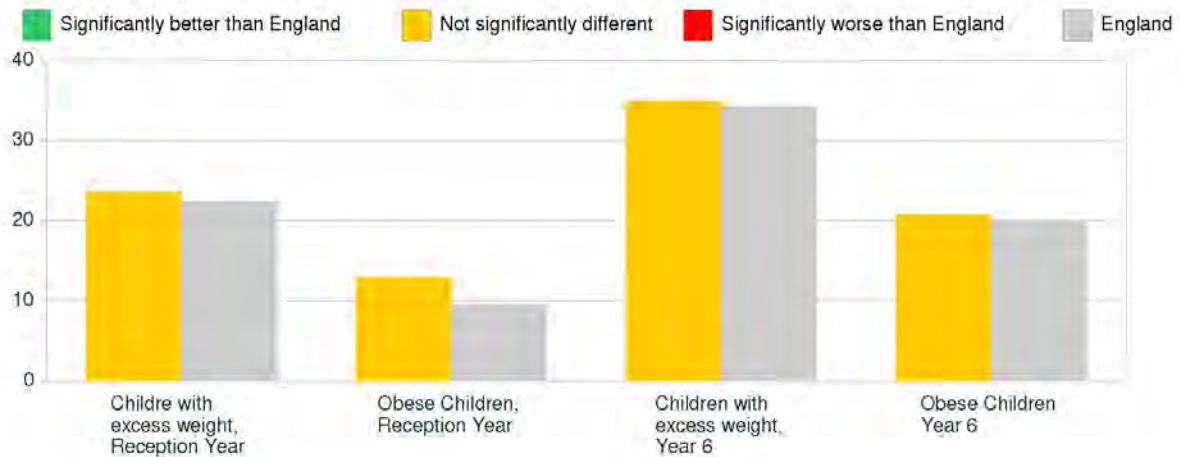
Children's Weight (NCMP)

Children's weight indicators, 2015/16-2017/18, %

indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Childre with excess weight, Reception Year	23.6	24.2	21.9	22.4
Obese Children, Reception Year	12.9	10.6	9	9.5
Children with excess weight, Year 6	34.9	34.1	31.6	34.2
Obese Children Year 6	20.8	20.3	17.8	20

Source: National Child Measurement Programme, NHS Digital © 2018

Children's weight indicators, %, Selection (comparing to England average)



Source: National Child Measurement Programme, NHS Digital © 2018



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Behavioural Risk Factors (modelled estimates)

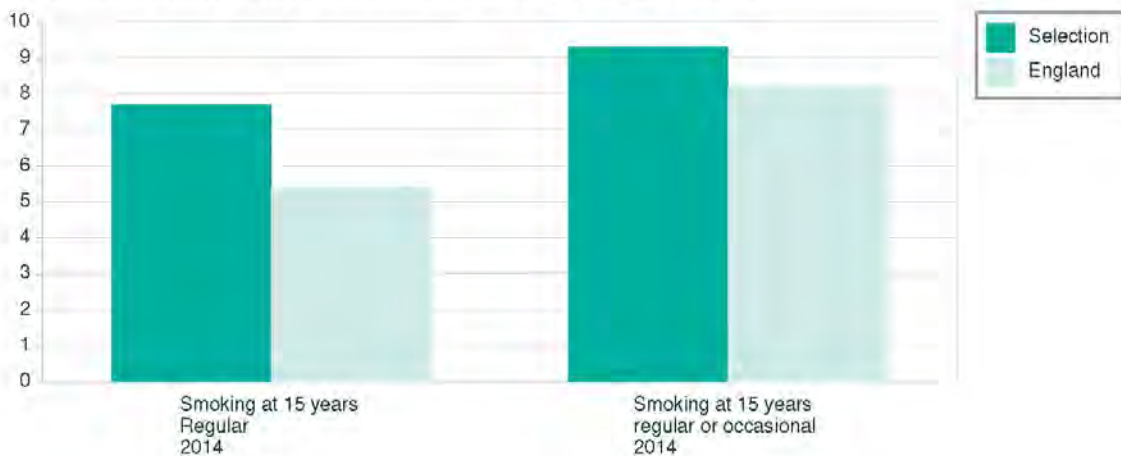
Behavioural Risk Factors, numbers (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Smoking at 15 years - Regular, 2014	1	70	473	33,180
Smoking at 15 years - regular or occasional, 2014	2	98	660	50,082

Behavioural Risk Factors, % (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Smoking at 15 years Regular 2014	7.7	5.3	5.3	5.4
Smoking at 15 years regular or occasional 2014	9.3	7.4	7.4	8.2

Behavioural Risk Factors, %, Selection (comparing to England average)





Report - Ward: Blyth, Bassetlaw (Ward 2018)

Emergency hospital admissions

Emergency Hospital Admissions, numbers, 2013/14 to 2017/18 (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Emergency hospital admissions for all causes	1,431	64,651	398,963	28,237,971
Emergency hospital admissions for CHD*	35	1,680	10,244	681,640
Emergency hospital admissions for stroke	20	847	6,274	408,725
Emergency hospital admissions for MI*	18	857	5,256	355,962
Emergency hospital admissions for COPD*	50	1,564	8,683	613,747

Source: Public Health England, NHS Digital © Copyright 2018

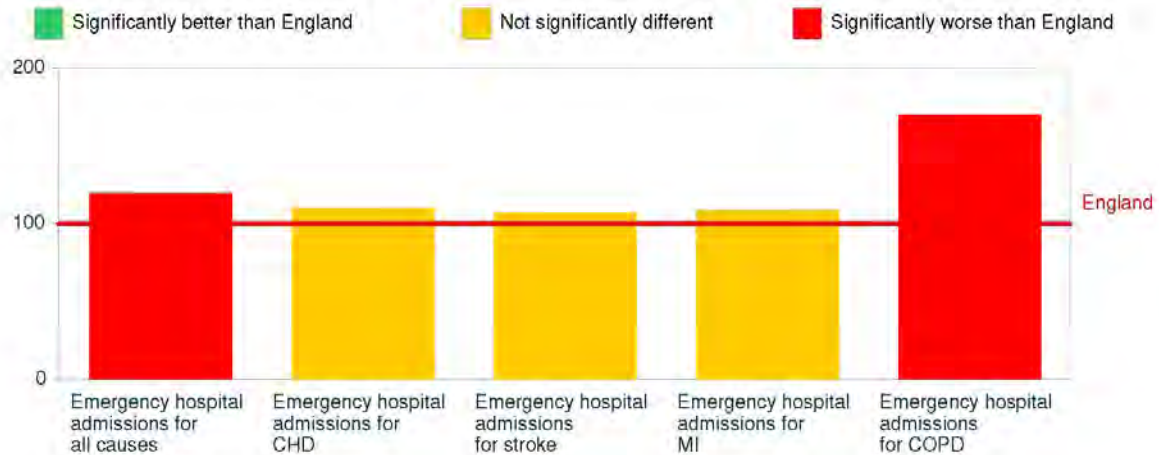
* CHD: Coronary Heart Disease; MI: Myocardial Infarction (heart attack); COPD: Chronic Obstructive Pulmonary Disease

Emergency Hospital Admissions, Standardised Admission Ratios (SAR), 2013/14 to 2017/18 (estimated from MSOA data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Emergency hospital admissions for all causes	119.4	104.8	92.9	100
Emergency hospital admissions for CHD	110.1	102.9	92.4	100
Emergency hospital admissions for stroke	107.1	87.8	95.1	100
Emergency hospital admissions for MI	108.4	100.8	91	100
Emergency hospital admissions for COPD	170.2	105	86.2	100

Source: Public Health England, NHS Digital © Copyright 2018

Emergency Hospital admissions, SAR, 2013/14 to 2017/18, Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2018

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Please note: If the area you have selected falls within the East Midlands region please refer to the metadata for advice about these hospital admission indicators



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Cancer incidence

Cancer incidence, numbers, 2012-2016 (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All cancer	73	3,690	24,667	1,497,246
Breast cancer	10	550	3,684	225,546
Colorectal cancer	7	416	2,913	173,912
Lung cancer	14	521	3,128	189,310
Prostate cancer	6	486	3,353	201,770

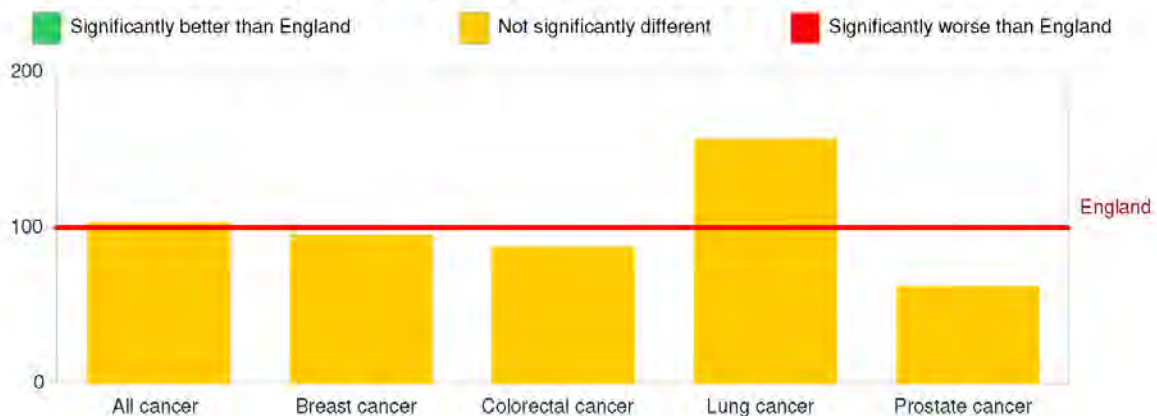
Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2016 CASREF01)

Cancer incidence, Standardised Incidence Ratios (SIR), 2012-2016 (estimated from MSOA level data)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All cancer	103.5	102.8	101.4	100
Breast cancer	95.7	103.9	101.6	100
Colorectal cancer	87.9	99.4	102.7	100
Lung cancer	156.9	113.1	100.4	100
Prostate cancer	62.7	96.2	99.7	100

Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2016 CASREF01)

Cancer incidence, SIR, 2012-2016, Selection (comparing to England average)



Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Hospital admissions - harm and injury

*Hospital admissions - harm and injury, numbers, 2013/14 to 2017/18

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Hospital stays for self harm	12	1,146	7,569	531,468
Hospital stays for alcohol related harm (N*)	80	3,928	26,539	1,659,677
Hospital stays for alcohol related harm (B*)	274	12,573	82,960	5,529,516
Emergency admissions for hip fracture aged 65+	25	697	4,437	289,119

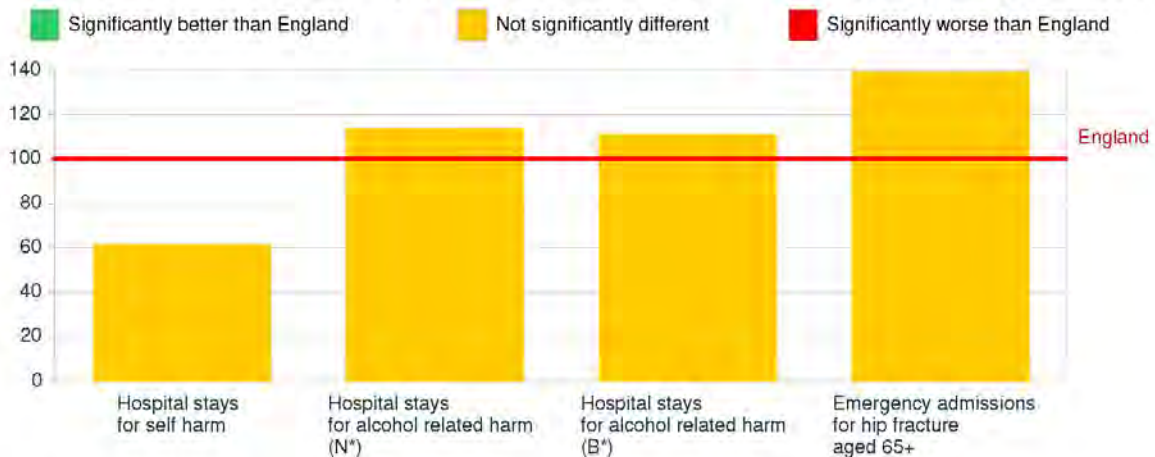
Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition

Hospital admissions - harm and injury, Standardised Admission Ratios (SAR), 2013/14 to 2017/18 (estimated from MSOA)

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Hospital stays for self harm	61.4	108	100.7	100
Hospital stays for alcohol related harm (N*)	113.7	106	103.7	100
Hospital stays for alcohol related harm (B*)	111.1	97.7	94.4	100
Emergency admissions for hip fracture aged 65+	139.2	104.7	96.3	100

Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition

Hospital admissions - harm and injury, SAR, 2013/14 to 2017/18, Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition

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*Please note: If the area you have selected falls within the East Midlands region please refer to the metadata for advice about these hospital admission indicators



Report - Ward: Blyth, Bassetlaw (Ward 2018)

Mortality and causes of death - all ages

Causes of deaths - all ages, numbers, 2013 - 2017

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All causes	180	6,071	40,095	2,427,410
All cancer	51	1,792	11,613	676,383
All circulatory disease	42	1,480	10,041	634,957
Coronary heart disease	14	659	4,383	279,041
Stroke	9	348	2,512	157,430
Respiratory diseases	23	840	5,327	335,078
Causes considered preventable	25	1,213	7,503	462,594

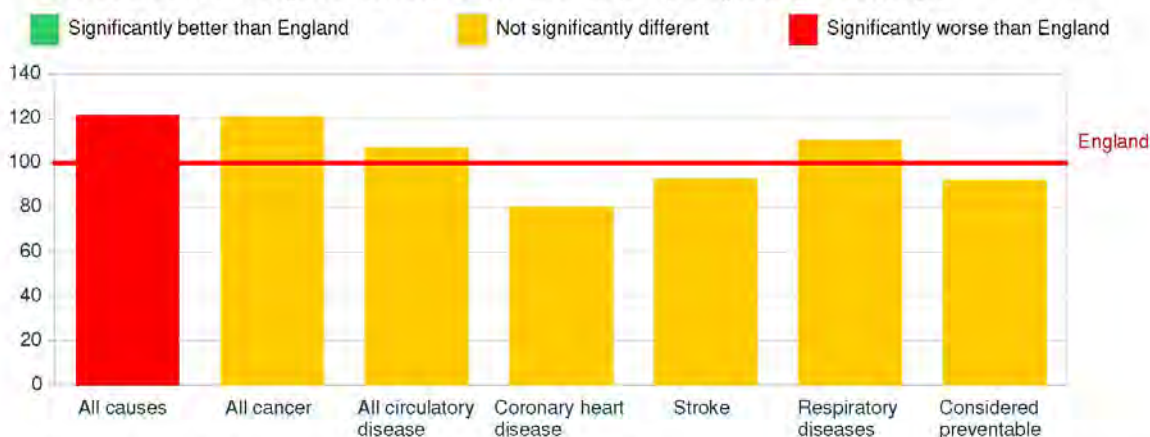
Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - all ages, Standardised Mortality Ratios (SMR), 2013 - 2017

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All causes	121.6	108.2	103.7	100
All cancer	120.6	111	105.6	100
All circulatory disease	106.8	100.9	99.2	100
Coronary heart disease	80.1	100.9	97.8	100
Stroke	92.7	96.6	100.7	100
Respiratory diseases	110.2	108.8	99.9	100
Considered preventable	92.3	108.2	99.4	100

Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - all ages, SMR, 2013 - 2017 Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2018



Mortality and causes of death - premature mortality

Causes of deaths - premature mortality, numbers, 2013 - 2017

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All causes, aged under 75	44	2,018	12,441	768,760
All cancer, aged under 75	19	849	5,347	312,344
All circulatory disease, aged under 75	9	433	2,600	167,452

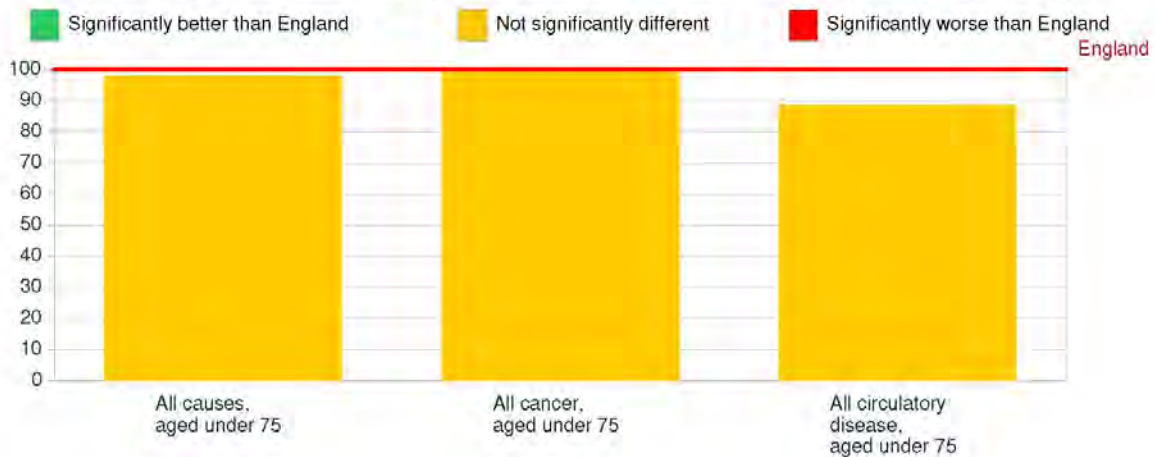
Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - premature mortality, Standardised Mortality Ratios (SMR), 2013 - 2017

Indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
All causes, aged under 75	98	107.5	98.8	100
All cancer, aged under 75	99.6	109.1	103.1	100
All circulatory disease, aged under 75	88.5	103.9	93.6	100

Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - premature mortality, SMR, 2013 - 2017, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2018
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Report - Ward: Blyth, Bassetlaw (Ward 2018)

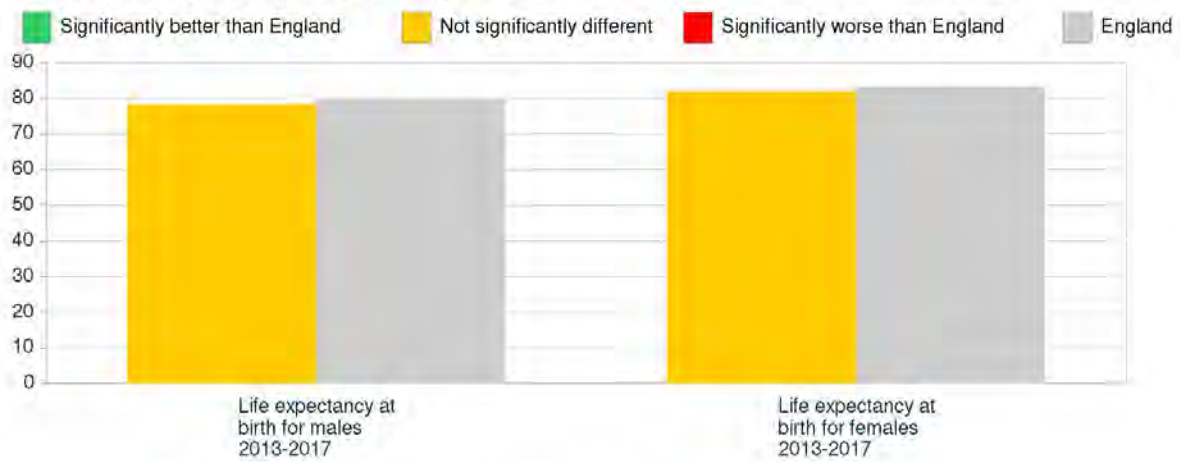
Life expectancy

Life expectancy, years, 2013-2017

indicator	Blyth, Bassetlaw (Ward 2018)	Bassetlaw (LTLA 2013)	Nottinghamshire (UTLA 2013)	England
Life expectancy at birth for males 2013-2017	78.1	78.6	79.4	79.5
Life expectancy at birth for females 2013-2017	81.9	82	82.7	83.1

Source: Public Health England, produced from ONS data Copyright © 2018

Life expectancy, compared to England, years, 2013-2017



Source: Public Health England, produced from ONS data Copyright © 2018

Appendix Two. Rapid Health Impact Assessment Matrix.

Nottinghamshire Rapid Health Impact Assessment Matrix – Blyth Neighbourhood Plan

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
<p>1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people?</p> <p>[For example does it meet all Lifetime Homes Standards, Building for Life etc?]</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy 1: Sustainable Development Policy 2: Housing Design and Layout Section 6.2. 6 The use of Building for Life 12 (BFL 12)</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>Habinteg & TCPA Guidance – Towards a accessible housing. A toolkit for planning policy https://www.habinteg.org.uk/tah-toolkit Consider the principles of Housing our Ageing Population Panel for Innovation (HAPPI) https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/ To consider encouraging the use of the Building for Life 12 tool/ quality mark for all new planning proposals to help create better places to live. https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf Affordable housing should also be healthy housing, so new housing developments should meet standards required to maintain warm and healthy housing. The Council may find the Research & Evaluation Framework for Ageing Cities and Measuring the Age-Friendliness of Cities useful to contribute to the implementation of the plan: http://www.micra.manchester.ac.uk/media/library/A%20Research%20and%20Evaluation%20Framework%20for%20Age-friendly%20Cities_web%20version.pdf http://apps.who.int/iris/bitstream/10665/203830/1/9789241509695_eng.pdf?ua=1 Neighbourhood design</p>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				Neighbourhoods are places where people live, work, and play and have a sense of belonging. The design of a neighbourhood can contribute to the health and well-being of the people living there. Several aspects of neighbourhood design (walkability and mixed land use) can also maximise opportunities for social engagement and active travel. Neighbourhood design can impact on our day-to-day decisions and therefore have a significant role in shaping our health behaviours. Principles for building healthy neighbourhoods https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As above In addition to energy efficiency and the potential for energy efficient and innovative design and renewable energy generation should be considered within the brief.
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace or provide health and social care related infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	6.12 Policy 10: Community Facilities	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	social infrastructure suggestion of redevelopment access to other services e.g. health consider future detailed assessment of planned requirements for developer contributions to NHS and social care facility, and any specific development requirements planned for the site such as primary health care. Social care in the considerations for infrastructure requirements. Co-locating services can improve the effectiveness and efficiency of service delivery for example

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				primary health and social care, dentistry and pharmacies. National planning policy framework 2012 Paragraph 162 infrastructure planning
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	<input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	Need to consider as above and to consider this as part of the formal draft. Work with the NHS ICS Estates Forum and local Clinical Commissioning Group to consider this.
5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	6.12 Policy 10: Community Facilities	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Using space – potential multi-use of space If shared community use and co-location of services is a Development Consideration. Please consider One Public Estate -. https://www.local.gov.uk/topics/housing-and-planning/one-public-estate/about-one-public-estate The Nottinghamshire contact is natalie.sellears@nottscc.gov.uk Recommend contact with NHS infrastructure
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	6.13 Policy 12: Important Views 6.14 Policy 13: Local Green Space 6.15 Policy 14: Green Infrastructure	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To include specific policies in the next draft that set out how this positive vision will be achieved. Sport England Active Design Town and Country Planning Association and Public Health England (2014) Planning Healthy Weight Environments
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	6.11 Policy 10: Employment	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As above
8. Does the proposal seek to ensure that open and natural	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	6.15 Policy 14: Green Infrastructure could be more explicit about access for all	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Age differences consideration to safe and accessible in future design

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
spaces are welcoming, safe and accessible to all?		abilities young and elderly members and disabled members of the community	<input checked="" type="checkbox"/> Uncertain	
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	As above	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Consider sports pitches, green gym, and trim trail. No reference to provision for those who are disabled
4. Air quality, noise and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 6-9 identification of areas for development Policy 9: BDC03: Land to the east of Spital Road makes the only specific reference to Air Quality impact	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<u>Supporting Information</u> Natural and sustainable environments There is a very significant and strong body of evidence linking contact and exposure to the natural environment with improved health and wellbeing. For the purpose of this review, the natural and sustainable environment is comprised of neighbourhood ecosystems and the resulting co-benefits between the environment and health. Protecting the natural environment is essential to sustaining human civilization. Source: Spatial Planning for Health: An evidence resource for planning and designing healthier places https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf
11. Does the proposal seek to minimise air pollution caused by	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial	As above	<input type="checkbox"/> Positive <input type="checkbox"/> Negative	Supportive information:

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
traffic and employment/commercial facilities?	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Air Quality is a key environmental factor that has an impact on health outlined in the Nottinghamshire Air Quality Strategy 2019 - 2028 It is recommended that Planners use of the recently finalised East Midlands Air Quality and Emissions Mitigation Guidance for Developers (July 2018) will be available via email contact to planning.publichealth@nottscc.gov.uk .
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/commercial facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	As above	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As above
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	6.13 Policy 12: Important Views 6.14 Policy 13: Local Green Space 6.15 Policy 14: Green Infrastructure	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Town and Country Planning Association (TCPA) Planning Healthy-Weight Environments – Six Elements are evident. In addition references to 6C Design Guide https://www.tcpa.org.uk/healthy-environments
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	As above	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	as above
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	As above	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<u>Supporting Information</u> A recent report by the Royal Society for the Prevention of Accidents (ROSPA) suggests that traffic calming measures are effective when used in 20mph zones (ROSPA, 2015). ROSPA. (2015). 20 mph zones and Speed Limits. Accessed 09 August 2016 from:

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				http://www.rospa.com/rospaweb/docs/advice-services/road-safety/drivers/20-mph-zone-factsheet.pdf No reference, recommend this is included in detail, e.g. 20mph zones
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	4.3 Community Objectives and comments made to criteria 8	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Active ageing and the built environment: practice briefing document Examines the aspects of the built environment that can promote and sustain active ageing, for local government, social housing and care sector. Active ageing and the built environment: practice briefing https://www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Practice_briefings/HLIN_PracticeBriefing_PHE_ActiveAgeing.pdf
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	References to Highway safety in Policy 9: Employment	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Recommendations re lighting and walk way design To enhance connectivity with safe and efficient infrastructure: enhancing street connectivity via provision of walking and cycling infrastructure and improving access to public transportation Supportive information Design out crime
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 10 Community Facilities identify a number of Food catering establishments. Whilst these appears supportive of community cohesion no clear link to the	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The TCPA six Healthy Weight Environment elements were developed in 2014 illustrates a range of interventions in the planning and design of a new development, or an existing

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
support a healthy diet and physical activity?		healthy diet/lifestyle or local food growers/artisans that these establishments may be encouraging?		<p>community, that can help create an environment which supports healthier lifestyle choices.</p> <p>https://www.tcpa.org.uk/healthy-environments</p> <p>Provision of land for this usage would align the masterplan with the Food Environment Priority within the Nottinghamshire Health & Wellbeing Strategy 2018-2022</p> <p>Being overweight or obese (excess weight) is a major public health concern for Nottinghamshire. The number of children who are overweight or obese is expected to increase by 5% between 2015-2019 and in adults by 4% over the same period. Morbid obesity in adults is expected to increase by 16% during this same period.</p> <p>Food environments relate to the availability of food choices in an area which can influence the type of food and energy intake an individual can access. Studies suggest that obesity is more prevalent in areas where access to healthy food sources is limited or considered expensive. Exposure to takeaway food outlets in home, work, and commuting environments combined was associated with marginally higher consumption of takeaway food, greater body mass index, and greater odds of obesity.</p> <p>The Council may wish to also consider planning approaches in relation to hot food takeaways:</p> <p>Concentration and clustering/vitality and viability – limiting the number of A5 units next to one another; ensuring the number does not exceed a defined percentage of units or floor space in a primary shopping area/frontage; permission is granted where it will not result in overconcentration to the detriment of the retail function and restrictions where granting would prejudice</p>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				<p>the vitality and, or viability of a retail area. From a health perspective this will reduce unhealthy options and poor nutritional choice available.</p> <p>Hours of operation –planning conditions restrict the opening hours of the premises depending upon location and proximity to residential properties. This will also address crime and anti-social behaviour</p> <p>Healthy eating options – encouraging the provision of healthy food options and improve the nutritional value of the menu (promoting sign up to the Nottinghamshire Healthy Options Takeaway scheme) The following document Tipping the scales published in January 2016 may be useful: https://www.local.gov.uk/search/all/Tipping%2Bthe%2Bscapes</p>
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	<input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	<p>As recommended above</p> <p>To consider policy options for restricting planning permission relating to the density of fast food outlet or in defined proximity to schools during school hours.</p> <p>Supportive information Nottinghamshire Insight Joint Needs Assessment (JSNA) Nutrition and Diet Fast food outlet density section in the above document.</p>
8. Access to work and training				
20. Does the proposal seek to provide new employment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 9: Employment and home /work facilities	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
opportunities and encourage local employment and training?				
9. Social cohesion and lifetime neighbourhoods				
<p>21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction?</p> <p>[For example does it address the components of Lifetime Neighbourhoods?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>4.3 Community Objectives and Policy 1: Sustainable Development</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>It is recommended that the Lifetime Neighbourhood guidance is utilised To ensure that the agreed sites for development as well as the plan as whole encourages social interaction.</p> <p>Supportive information Nottinghamshire Insight Joint Needs Assessment (JSNA) Housing Nottinghamshire Housing Plan</p> <p>https://www.gov.uk/government/publications/lifetime-neighbourhoods--2 Consider TCPA Garden City Principles https://www.tcpa.org.uk/garden-city-principles Health and wellbeing: a guide to community-centered approaches - guide outlines a 'family of approaches' for evidence-based community-centred approaches to health and wellbeing https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417515/A_guide_to_community-</p>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				centred approaches for health and wellbeing full report .pdf
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	As above	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
11. Climate change				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	4.3 Community Objectives and Policy 1: Sustainable Development, Policy 2: Housing Design and Layout	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
24. Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Reference to the links to Biodiversity policy within the Bassetlaw Local Plan	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
12. Health inequalities				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	No comment on Health inequalities – opportunity to have an impact on wider determinants of health	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Supporting Information Local Health Profile refers to the population/ community demographics (included as part of the Public Health response).
Any other comments				
Name of assessor and organisation	Jenny Charles Jones, Public Health and Commissioning Manager Nottinghamshire County Council			

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Date of assessment	20/09/19			

Nottinghamshire County Council Highways

From: [Martin Green](#)
To: [Will Wilson](#)
Subject: RE: Blyth Neighbourhood Plan: Regulation 16 Consultation
Date: 22 August 2019 11:10:16

Hi Will

The allocation policies include a requirement dealing with highway matters. It would be beneficial if this was repeated in more general policies to cover windfall sites.

Policy 6

The Highway Authority has previously commented:

The site does not abut the highway so it is not clear how access would be achieved. The existing track to the north of the site does appear wide enough to serve additional development.

This should have read “does not”. Apologies for this. However, the access should be included in the allocation. There does not seem much point allocating a site unless it can be demonstrated that it has an access.

Appendix A

Some of the aspirations are duplicated.

Kind regards

Martin Green
Principal Officer
Nottinghamshire County Council
Telephone 0115 9773963
www.nottinghamshire.gov.uk

From: Will Wilson <Will.Wilson@bassetlaw.gov.uk>
Sent: 15 August 2019 11:41
To: Will Wilson <Will.Wilson@bassetlaw.gov.uk>
Subject: Blyth Neighbourhood Plan: Regulation 16 Consultation

Dear Consultee,

Blyth Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to Bassetlaw District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Bassetlaw District Council are now consulting interested parties on the submission Blyth Neighbourhood Plan, in accordance with Regulation 16 of the same regulations for a seven week period. You are being notified because you are either a statutory organisation or you have previously made comments on the Blyth Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/blyth/>

(Please see the *Submission Stage* section at the bottom of the page).

The consultation period begins today, **Thursday 15th August 2019** and closes at **5pm** on the **Wednesday 2nd October 2019**. All representations on the submission Neighbourhood Plan must be made in writing (either by email or letter) and sent to:

Email:

will.wilson@bassetlaw.gov.uk

Post:

Neighbourhood Planning,
Bassetlaw District Council,
Queen's Buildings,
Potter Street,
Worksop,
S80 2AH

Data Protection

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The Council will hold the personal information provided by you for the purpose of the Blyth Neighbourhood Plan Regulation 16 consultation and your data may be published at the end of the consultation and/or shared with third parties. The lawful basis under which the Council uses personal data for this purpose is consent. For more information about how the Council may use your data and to learn more about your rights please see the Council's Privacy Statement at www.bassetlaw.gov.uk/privacy

Next Steps

Once the consultation has closed, all representation(s) received will be sent directly to an independent examiner who will examine the Plan and representations in accordance with the relevant Neighbourhood Plan Regulations. When completed, the examiner will produce an "Examination Report" that will identify any proposed modifications to the Neighbourhood Plan. The Examiner will also recommend whether they feel the Plan should proceed to a public referendum. If you would like to be notified of the outcome of the examination process, please include an indication to this effect as part of your representation.

Contact Information

If you would like further information about this or other neighbourhood plans in Bassetlaw, please contact us by email (see above) or telephone 01909 533495 and ask for the Neighbourhood Planning Team.

Kind regards,
Will

Will Wilson, BSc MA PhD AssocRTPI
Planning Policy Officer (Neighbourhood Plans)
Bassetlaw District Council
(01909) 533 495

Sport England

From: [Planning Central](#)
To: [Will Wilson](#)
Subject: RE: Blyth Neighbourhood Plan: Regulation 16 Consultation
Date: 15 August 2019 14:50:56

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

<http://www.sportengland.org/playingfieldspolicy>

- Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

- Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance

notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

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Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

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If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team
Planning.central@sportengland.org
Sport England



Severn Trent Water

10 September 2019

Our ref: Blyth 2

Dear Sir/Madam

Blyth Neighbourhood Plan Regulation 16 consultation

Thank you for the opportunity to comment on your consultation.

As per our previous response (Blyth 1) to the Regulation 14 consultation we have the following comments to make:

Severn Trent are supportive of Policy 2: Housing Design and layout, in particular bullet point 3 which references the use of SuDS. Severn Trent would also recommend that the policy also includes a reference to the use of the Drainage Hierarchy paragraph 80. The drainage network within Blyth is a foul only network, therefore the connection of surface water to the foul system will not be permitted. Therefore it is important that this drainage need is required.

Policy 8: BDC03 Land to the east of Spital Road, development for 53 Dwellings, there are known network constraints downstream of the proposed development that has resulted on historic flooding. Based on topography it is anticipated that the development will need to be pumped into the adjacent sewerage network. A high level assessment of the site has highlighted a Medium risk (there may be a need to provide capacity improvements to accommodate the development.)

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 sewer 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.

Yours sincerely

Chris Bramley

Strategic Catchment Planner

growth.development@severntrent.co.uk