

**Blyth Neighbourhood Plan  
2018-2035**

**Consultation Statement  
List of Regulation 14 Comments, Responses and  
Changes**

**December 2019**

## Table of Content

<b>1. Regulation 14 Pre-submission Consultation</b>	<b>3</b>
<b>2. Statutory Consultees' Comments</b>	<b>5</b>
<b>3. Responses and Changes to Statutory Consultees' Comment</b>	<b>14</b>
<b>4. Non-Statutory Consultees' Comments</b>	<b>27</b>
<b>5. Responses and Changes to Non-Statutory Consultees' Comments</b>	<b>41</b>

# 1. Regulation 14 Pre-submission Consultation

- 1.1. Consultation with the community and Statutory Consultees on the Draft Blyth Neighbourhood Plan began on Monday 18th February, and ran for 7 weeks, closing on the 7th April 2019 at 5pm.
- 1.2. The Blyth Neighbourhood Plan, Neighbourhood Profile Report, Local Green Space Assessment were available online and in hard copies. The Consultation exercise included an online and hard copy questionnaire, these were distributed in the village during the Regulation 14 consultation. Questions were asked to express Support or Objection to each section of the Neighbourhood Plan and supplementary documents, and in particular to the Vision, Objectives, Policies, Community Aspirations, Neighbourhood Profile Report and, Local Green Space Assessment.
- 1.3. All consultees were given the opportunity to leave a comment to each section of the Neighbourhood Plan and to each supplementary document. Comments and filled questionnaire could have been returned through online, email, on the Facebook page of the Neighbourhood Plan Working Group, by regular post, or requesting direct collection. Information was also circulated prior to the commencing of the consultation.
- 1.4. Statutory Consultees were emailed in order to inform them of the Regulation 14 Consultation. The announcement contained the attached documents or a direct link to the online repository of all the Neighbourhood Plan documents. Any relevant community group, sport association, and business operating in the Parish has been directly informed.
- 1.5. All houses in the Parish were informed of the information contained in the Draft Plan. Regulation 14 Consultation was publicised on the Parish Council website and its Facebook page as well.
- 1.6. The following tables present all the comments received from statutory and non-statutory consultees. Each comment is assigned a Comment ID code that is referenced in the **tables 'Responses and Changes to Statutory Consultees' Comment'**.

- 1.7. After the end of Regulation 14 Consultation, an additional drop in event has been organised to show the changes the Steering Group was considering addressing the comments received from Statutory and Non-Statutory Consultees. The details of such event are described in the Consultation Statement: Part 1.

## 2. Statutory Consultees' Comments

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
1	S 1 (Anglian Water)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	This site appears to be located outside of the Anglian Water company area. As such we have no comments to make regarding this allocation site.
2	S 1 (Anglian Water)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	This site appears to be located outside of the Anglian Water company area. As such we have no comments to make regarding this allocation site.
3	S 1 (Anglian Water)	Policy 8: BDC02: Land to the north of Retford Road	This site appears to be located outside of the Anglian Water company area. As such we have no comments to make regarding this allocation site.
4	S 1 (Anglian Water)	Policy 9: BDC03: Land to the east of Spital Road	This site appears to be located outside of the Anglian Water company area. As such we have no comments to make regarding this allocation site.
5	S 2 (Highways England)	Policy 9: BDC03: Land to the east of Spital Road	<p>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 be in conformity with the emerging Bassetlaw Local Plan and this is acknowledged within the document. The Neighbourhood Plan supports appropriate development on windfall sites, promoting redevelopment on brownfield and infill land. Further, employment opportunities of a scale and type appropriate to the settlement and surrounding land use are supported with policy that any proposed developments for employment use should not have a detrimental impact on the character of the village, residential amenity and highway safety.</p> <p>We note that the Neighbourhood Plan identifies potential housing allocations to support delivery of the wider Local Plan growth targets, for which Policy 9 identifying land to the east of Spital Road is of primary interest to Highways England. This site is located adjacent to the A1 and is stated as having the potential to deliver 53 dwellings.</p> <p>Should this land be promoted for development it should be supported by a Transport Assessment</p>

<b>Comment number ID</b>	<b>Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Actual comment</b>
			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. We have no further comments to provide, and trust the above is useful in the progression of the Blyth Neighbourhood Plan.
<b>6</b>	S 3 (Nottingham County Council Highways)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	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 not appear wide enough to serve additional development in terms of vehicles being able to pass at the junction with Bawtry Road or to provide a location for bin storage. The Highway Authority questions the appropriateness of an allocation that is not developable.
<b>7</b>	S 3 (Nottingham County Council Highways)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	Likely to be acceptable subject to access improvements.
<b>8</b>	S 3 (Nottingham County Council Highways)	Policy 8: BDC02: Land to the north of Retford Road	No objection to a residential development subject to satisfactory details of access and layout.
<b>9</b>	S 3 (Nottingham County Council Highways)	Policy 9: BDC03: Land to the east of Spital Road	No objection in principle subject to satisfactory details of access and Transport Statement/Assessment should the development exceed 50 dwellings. A 2.0m footway will be required across the site frontage connecting into the village. The speed limit will require relocating south of the site including the extension of the street lighting. Site levels could be challenging.
<b>10</b>	S 4 (Seven Trent)	Policy 2: Housing Design and Layout	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.
<b>11</b>	S 4 (Seven Trent)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Policy 6: NP03 Land east of Bawtry Road (to the rear of the Mound), development for 1 dwelling. Development of this scale is unlikely to cause any detrimental impact, provided surface water is discharged to a sustainable outfall.
<b>12</b>	S 4 (Seven Trent)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	Policy 7: NP05 Land east of Bawtry Road (at Lynwood), development for 2 dwellings. Development of this scale is unlikely to cause any detrimental impact, provided surface water is discharged to a sustainable outfall.

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13	S 4 (Seven Trent)	Policy 8: BDC02: Land to the north of Retford Road	Policy 8: BDC02 Land to the North of Retford Road, development for 3 dwellings. Development of this scale is unlikely to cause any detrimental impact, provided surface water is discharged to a sustainable outfall.
14	S 4 (Seven Trent)	Policy 9: BDC03: Land to the east of Spital Road	Policy 9: 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.)
15	S 5 (Bassetlaw District Council)	General Comment	The plan has a logical structure and covers the relevant planning related issues affecting Blyth Parish.
16	S 5 (Bassetlaw District Council)	General Comment	The history section is quite lengthy. It may be better to move it to the appendices.
17	S 5 (Bassetlaw District Council)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Allocation policies should set an upper or a lower limit to the number of residential units to be delivered on site rather than a specific number.
18	S 5 (Bassetlaw District Council)	Policy 3: Housing Affordability	Ensure the plan is supported by evidence which justifies the policy asks e.g. a more detailed housing mix policy should be justified by a Local Housing Need Assessment. Is the Affordable Housing Policy supported by background evidence?
19	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	The policies need to be clearly written so that the decision taker can interpret them without ambiguity.
20	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	The policies shouldn't be too prescriptive. The density policy is too precise. The character analysis should enable the decision taker to assess the suitability of proposals.
21	S 5 (Bassetlaw District Council)	General Comment	The sites with planning permission may lapse. This needs to be considered to ensure enough sites are allocated to meet the needs of the area.
22	S 5 (Bassetlaw District Council)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Are all the sites deliverable i.e. are they available and is there a developer on board? Are there any constraints that would affect the delivery of development?

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23	S 5 (Bassetlaw District Council)	General Comment	Suggest removing references to other documents from the policy text. It would be better in the supporting text as they are likely to be updated over time and the policy would become out of date.
24	S 5 (Bassetlaw District Council)	General Comment	Track changes made to the Neighbourhood Plan from 3.1.3 line 3 (page 14) to add wording ' <i>Rumour has it that</i> ' delete the wording; ' <i>it is supposed</i> '
25	S 5 (Bassetlaw District Council)	General Comment	Track changes made to the Neighbourhood Plan from 3.2.4 line 3 (page 18) to add wording ' <i>a decision</i> ' delete the wording; ' <i>for the verdict</i> ' & ' <i>planning department</i> '
26	S 5 (Bassetlaw District Council)	Key Issues	Track changes made to the Neighbourhood Plan from Figure 5 Key Issues (Environmental line 2&3) (page 21) to change wording from ' <i>offering protection from unsympathetic and damaging development proposals.</i> ' to ' <i>to provide for the needs of the community</i> '
27	S 5 (Bassetlaw District Council)	Policy 1: Sustainable Development	Track changes made to the Neighbourhood Plan from Policy 1: Sustainable Development (page 27) to change wording to: <i>"1. Development will be supported where it can be shown that such proposals would support the continued sustainability of the Parish of Blyth by meeting the following criteria:</i> <i>a. new homes of a size, type and tenure should meet local requirements; and</i> <i>b. affordable housing of size and tenure should meet the local housing needs of the parish; and</i> <i>c. any necessary infrastructure required to make the development proposal acceptable in planning terms (including leisure, recreational pursuits and social and community activities) within the parish must be delivered; and</i> <i>d. development should be located in areas with good access to public transport.</i> <i>2. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not adversely affect the:</i> <i>a. amenity of nearby residents; and</i> <i>b. character and appearance of that part of the village in which it is located; and,</i> <i>c. social, built, historic, cultural and natural assets of the parish....."</i>
28	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	Track changes made to the Neighbourhood Plan from Policy 2: Housing Design and Layout. (page 30) to change wording to; <i>"1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the</i>

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			<p><i>Neighbourhood Profile Report, taking particular account of:</i></p> <p><i>a. The need to maximise opportunities to integrate development within the existing settlements through creating new connections and improving existing ones to and from any new development; and</i></p> <p><i>b. local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and</i></p> <p><i>c. the setting of heritage (both designated and non- designated) and natural assets, in terms of landscaping solutions, boundary treatment, layout, massing, building detailing, colours, shapes and materials; and,</i></p> <p><i>d. important views in terms of landscaping solutions, boundary treatment, layout, massing; and,</i></p> <p><i>e. the need to ensure designs draw upon local character resulting in new development enhancing the distinctiveness and quality of the Plan area as a whole; and,</i></p> <p><i>f. its design, ensuring that it has been designed in accordance with the Supplementary Planning Document 2013 ‘Successful Places a Guide to Sustainable Housing Layout and Design’ or any subsequent local design guide, particularly with regard to future proofing</i></p> <p><i>3. Where practicable and necessary the development proposals will adopt the principles of sustainable urban drainage and present related solutions.</i></p> <p><i>4. Major development* will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent) are incorporated at the initial design stage by developers.</i></p> <p><i>5. Development proposals should be well integrated with the built, natural and historic environment, making clear functional links between people and places; maximising opportunities to improve green infrastructure, and enhance landscape character. Solar gain should be maximised by optimising the orientation and layout of buildings. Opportunities to incorporate renewable technologies in the design of the development proposal will be strongly encouraged and supported."</i></p>
29	S 5 (Bassetlaw District Council)	Policy 5: Windfall Sites	<p>Track changes made to the Neighbourhood Plan from Policy 5: Windfall Sites. (page 36) to change wording to</p> <p><i>"1. Proposals for residential developments on infill and brownfield sites within the main village of Blyth, the settlement of Nornay, and the residential area of North Blyth, will only be supported where such development meets all the following criteria:</i></p>

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			<p><i>a. fills a small gap in an existing frontage, or on other appropriate sites within the proposed development boundary (see Appendix B, pp.68); and,</i></p> <p><i>b. the density of the scheme reflects the site's location and the immediate surrounding area, and in general do not exceed the following standards:</i></p> <p><i>i. Blyth: 11.1 dwellings/hectare; and</i></p> <p><i>ii. Nornay: 3.6 dwellings/hectare; and</i></p> <p><i>iii. North Blyth: 6.5 dwellings/hectare....."</i></p>
30	S 5 (Bassetlaw District Council)	Policy 11: Community Facilities	<p>Track changes made to the Neighbourhood Plan from Policy 11: Community Facilities. (page 53) to change wording to:</p> <p><i>"1. The following buildings, as identified on Figure 12, are identified as community facilities:</i></p> <p><i>a. Jayne's Café; and,</i></p> <p><i>b. The Angel Inn; and,</i></p> <p><i>c. The Red Hart; and,</i></p> <p><i>d. The Fourways Hotel; and,</i></p> <p><i>e. White Swan; and,</i></p> <p><i>f. Barnby Memorial Hall; and,</i></p> <p><i>g. Blyth Medical Surgery; and,</i></p> <p><i>h. Cricket ground &amp; pavilion; and,</i></p> <p><i>i. General Store and Post Office; and,</i></p> <p><i>j. Dental Surgery; and,</i></p> <p><i>k. Blyth Primary School; and,</i></p> <p><i>l. Play Park on Spital Road; and,</i></p> <p><i>m. Play Park on Briber Road; and,</i></p> <p><i>n. Bowling Green</i></p> <p><i>2. Proposals for the enhancement, improvement and extension of existing community facilities across the plan area will be supported.</i></p> <p><i>3. Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:</i></p> <p><i>a. Alternative provision, with explicit community support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or,</i></p> <p><i>b. It is evident that there is no reasonable prospect of the service or facility being retained or</i></p>

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			<i>resurrected*</i> ; and, <i>c. it is evident that the service or facility is no longer viable*</i> ; and <i>d. there is evidence which demonstrates minimal local use of that service or facility*....."</i>
31	S 5 (Bassetlaw District Council)	Policy 14: Green Infrastructure	Track changes made to the Neighbourhood Plan from Policy 14: Green Infrastructure. (page 63) to change wording to: <i>"1. Development which is directly related to improving or extending access to green infrastructure as well as opportunities for walking and cycling in the parish will be encouraged where the proposals: a. do not detract from the landscape character or ecological value; and b. are for improving access to the local wildlife sites and green infrastructure corridors as identified on Figure 15. 2. Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets and priority habitats and species affected by development and show the opportunities taken to improve green infrastructure linkages, as identified on Figure 15. 3. Development proposals will be expected to demonstrate, where possible, how they protect and enhance the green infrastructure assets, including those identified in Figure 15 of this Neighbourhood Plan....."</i>
32	S 6 (Natural England)	General Comment	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.
33	S 7 (Historic England)	General Comment	Thank you for consulting Historic England about Blyth Neighbourhood Plan.  The area covered by your Neighbourhood Plan encompasses a number of important designated heritage assets including Blyth Conservation area, 3 GI and 50 GII listed buildings, also Blyth new Bridge, Blyth School and Blyth Priory Scheduled Monuments. In line with national planning policy, it

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34	S 8 (NCC)	Appendix A	<p>will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p><u>Strategic Transport</u></p> <p>The County Council does not have any strategic transport planning observations to make on the proposed policies in the neighbourhood plan.</p> <p>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.</p>
35	S 8 (NCC)	General Comment	<p>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.</p> <p>TTS have reviewed the Vision Statement, Objectives and Key Issues set out in the plan, and have also reviewed the Neighbourhood Profile Report and Sustainability Appraisal and wish to comment as follows:</p> <p>TTS welcome the draft Plan and the emphasis on sustainable development set out in the Vision and Community Objectives covered under the Social, Economic and Environmental themes. Policy 1 (Sustainable Development) supports the provision of sustainable transport options in the Plan area and Policy 2 (Housing Design and Layout) refers to the National Planning Policy Framework (NPPF) guidance to make the fullest possible use of public transport, walking and cycling.</p>
36	S 8 (NCC)	Site Allocations	<p>It is noted that a modest increase in numbers of dwellings is forecast in the life of the plan. 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.</p>

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			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. It is suggested that sites/schemes that afford access to existing public transport facilities should be given priority for development. A statement within the plan which supports this approach will complement other strategic documents, and enable the Council to effectively negotiate for suitable developer contributions.
37	S 8 (NCC)	General Comment	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.
38	S 8 (NCC)	General Comment	There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy. It is suggested reference to the role of taxis is included in the Plan.

### 3. Responses and Changes to Statutory Consultees' Comment

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
1	S 1 (Anglian Water)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Comment noted	No changes needed
2	S 1 (Anglian Water)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	Comment noted	No changes needed
3	S 1 (Anglian Water)	Policy 8: BDC02: Land to the north of Retford Road	Comment noted	No changes needed
4	S 1 (Anglian Water)	Policy 9: BDC03: Land to the east of Spital Road	Comment noted	No changes needed
5	S 2 (Highways England)	Policy 9: BDC03: Land to the east of Spital Road	Comment noted, due to the site being a large development any future progression will need to give detail means of access. As stated in Policy 9 the site would need to undergo a Transport Assessment (TA) which should be prepared and submitted with a planning application for the development. It will then be used to determine whether the impact of the development on transport is acceptable. TAs are	No changes needed

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			normally produced by developers and are used by decision makers in the planning process.	
<b>6</b>	S 3 (Nottingham County Council Highways)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Following further clarification received from NCC representatives, it has been deemed that the site is not suitable for development due to the identified access issues.  NCC apologised for the confusion they had caused in providing incorrect comments during the initial site allocation process.	NP03 to be removed as an allocation from the Plan due to identified issues with its development.
<b>7</b>	S 3 (Nottingham County Council Highways)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	Comment noted	No changes needed
<b>8</b>	S 3 (Nottingham County Council Highways)	Policy 8: BDC02: Land to the north of Retford Road	Comment noted	No changes needed
<b>9</b>	S 3 (Nottingham County Council Highways)	Policy 9: BDC03: Land to the east of Spital Road	Comment noted	No changes needed
<b>10</b>	S 4 (Seven Trent)	Policy 2: Housing Design and Layout	Comment noted	No changes needed
<b>11</b>	S 4 (Seven Trent)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Comment noted	No changes needed

<b>Comment number ID</b>	<b>Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
12	S 4 (Seven Trent)	Policy 7: NP05: Land East of Bawtry Road (at Lynwood)	Comment noted	No changes needed
13	S 4 (Seven Trent)	Policy 8: BDC02: Land to the north of Retford Road	Comment noted	No changes needed
14	S 4 (Seven Trent)	Policy 9: BDC03: Land to the east of Spital Road	Comment noted	No changes needed
15	S 5 (Bassetlaw District Council)	General Comment	Comment noted	No changes needed
16	S 5 (Bassetlaw District Council)	General Comment	The history section is extensive, but it covers the critical aspects of Blyth in the past and gives evidence to identity Blyth's character. It is an essential section of the Neighbourhood plan and provides further context about the area.	No changes needed
17	S 5 (Bassetlaw District Council)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	Comment noted, is it standard practice for Neighbourhood Plan site allocations to put a single figure on the number of dwellings as it adds more levels of control for each development site.	No changes needed
18	S 5 (Bassetlaw District Council)	Policy 3: Housing Affordability	Policy 3: Housing Affordability is supported by BDC's Core Strategy Policy CS7 requiring 20% of all major housing developments in the Plan Area on greenfield sites to be affordable. From the comments collected from local consultation in October 2017 a common view was shared about the need to provide affordable housing for local people in the Village. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards	No changes needed

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19	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	<p>keeping younger populations in Blyth. This Policy would help strive to develop a sustainable community for future generations in Blyth.</p> <p>Comment noted; Policy 2 has been altered to match the proposed amendments recommended by BDC planning officers in the word document - 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'.</p>	<p>Policy 2: Housing Design and Layout was changed to read:</p> <p><i>"1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the Neighbourhood Profile Report, taking particular account of:</i></p> <p><i>a. The need to maximise opportunities to integrate development within the existing settlements through creating new connections and improving existing ones to and from any new development; and</i></p> <p><i>b. local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and</i></p> <p><i>c. the setting of heritage (both designated and non-designated) and natural assets, in terms of landscaping solutions, boundary treatment, layout, massing, building detailing, colours, shapes and materials; and,</i></p> <p><i>d. important views in terms of landscaping solutions, boundary treatment, layout, massing; and,</i></p> <p><i>e. the need to ensure designs draw upon local character resulting in new development enhancing the distinctiveness and quality of the Plan area as a whole; and,</i></p> <p><i>f. its design, ensuring that it has been designed in</i></p>

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
				<p><i>accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide, particularly with regard to future proofing</i></p> <p><i>3. Where practicable and necessary the development proposals will adopt the principles of sustainable urban drainage and present related solutions.</i></p> <p><i>4. Major development* will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent) are incorporated at the initial design stage by developers.</i></p> <p><i>5. Development proposals should be well integrated with the built, natural and historic environment, making clear functional links between people and places; maximising opportunities to improve green infrastructure, and enhance landscape character. Solar gain should be maximised by optimising the orientation and layout of buildings. Opportunities to incorporate renewable technologies in the design of the development proposal will be strongly encouraged and supported."</i></p>
20	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	Comment noted; Policy 2 has been altered to match the proposed amendments recommended by BDC planning officers in the word document - 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'.  	<p><i>Policy 2: Housing Design and Layout was changed to read:</i></p> <p><i>"1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the Neighbourhood Profile Report, taking particular account of:</i></p> <p><i>a. The need to maximise opportunities to integrate</i></p>

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				<p><i>development within the existing settlements through creating new connections and improving existing ones to and from any new development; and</i></p> <p><i>b. local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and</i></p> <p><i>c. the setting of heritage (both designated and non-designated) and natural assets, in terms of landscaping solutions, boundary treatment, layout, massing, building detailing, colours, shapes and materials; and,</i></p> <p><i>d. important views in terms of landscaping solutions, boundary treatment, layout, massing; and,</i></p> <p><i>e. the need to ensure designs draw upon local character resulting in new development enhancing the distinctiveness and quality of the Plan area as a whole; and,</i></p> <p><i>f. its design, ensuring that it has been designed in accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide, particularly with regard to future proofing</i></p> <p><i>3. Where practicable and necessary the development proposals will adopt the principles of sustainable urban drainage and present related solutions.</i></p> <p><i>4. Major development* will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent) are incorporated at the initial design stage</i></p>

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				<i>by developers. 5. Development proposals should be well integrated with the built, natural and historic environment, making clear functional links between people and places; maximising opportunities to improve green infrastructure, and enhance landscape character. Solar gain should be maximised by optimising the orientation and layout of buildings. Opportunities to incorporate renewable technologies in the design of the development proposal will be strongly encouraged and supported."</i>
21	S 5 (Bassetlaw District Council)	General Comment	Comment noted, it is anticipated that the need to review the Plan over this period will arise, for example, if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.	No changes needed
22	S 5 (Bassetlaw District Council)	Policy 6: NP03: Land east of Bawtry Road (to the rear of The Mound)	All these sites have been forwarded from landowners who wish to develop their land within the lifetime of the Plan.	No changes needed
23	S 5 (Bassetlaw District Council)	General Comment	It is anticipated that the need to review the Plan over this period will arise, for example, if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.	No changes needed
24	S 5 (Bassetlaw District Council)	General Comment	The change was accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	3.1.3 was changed to read; <i>"Rumour has it that Sir Roger's architect brought the plans from Jumieges in Normandy (the great ruined abbey by the river Seine,</i>

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25	S 5 (Bassetlaw District Council)	General Comment	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	<i>which claims to be the first medieval site to become a tourist attraction after the French revolution)."</i> 3.2.4 was changed to read <i>"Blyth which have been granted planning permission for residential dwellings and a further one site which is currently pending a decision from BDC"</i>
26	S 5 (Bassetlaw District Council)	Key Issues	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	Figure 5 Key Issues (Environmental line 2&3) was changed to read <i>"The Plan should identify important Local Green Spaces which can then be designated as such, to provide for the needs of the community."</i>
27	S 5 (Bassetlaw District Council)	Policy 1: Sustainable Development	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	Policy 1: Sustainable Development was changed to read: <i>"1. Development will be supported where it can be shown that such proposals would support the continued sustainability of the Parish of Blyth by meeting the following criteria: a. new homes of a size, type and tenure should meet local requirements; and b. affordable housing of size and tenure should meet the local housing needs of the parish; and c. any necessary infrastructure required to make the development proposal acceptable in planning terms (including leisure, recreational pursuits and social and community activities) within the parish must be delivered; and d. development should be located in areas with good access to public transport. 2. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not adversely affect the:</i>

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				<p><i>a. amenity of nearby residents; and</i>  <i>b. character and appearance of that part of the village in which it is located; and,</i>  <i>c. social, built, historic, cultural and natural assets of the parish....."</i></p>
28	S 5 (Bassetlaw District Council)	Policy 2: Housing Design and Layout	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	<p>Policy 2: Housing Design and Layout was changed to read:  <i>"1. New development will only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the Neighbourhood Profile Report, taking particular account of:</i></p> <p><i>a. The need to maximise opportunities to integrate development within the existing settlements through creating new connections and improving existing ones to and from any new development; and</i>  <i>b. local character and vernacular style in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and</i>  <i>c. the setting of heritage (both designated and non-designated) and natural assets, in terms of landscaping solutions, boundary treatment, layout, massing, building detailing, colours, shapes and materials; and,</i>  <i>d. important views in terms of landscaping solutions, boundary treatment, layout, massing; and,</i>  <i>e. the need to ensure designs draw upon local character resulting in new development enhancing the distinctiveness and quality of the Plan area as a whole;</i></p>

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				<p><i>and,</i></p> <p><i>f. its design, ensuring that it has been designed in accordance with the Supplementary Planning Document 2013 'Successful Places a Guide to Sustainable Housing Layout and Design' or any subsequent local design guide, particularly with regard to future proofing</i></p> <p><i>3. Where practicable and necessary the development proposals will adopt the principles of sustainable urban drainage and present related solutions.</i></p> <p><i>4. Major development* will be supported where it demonstrates the above criteria and the principles of good design set out within Building for Life 12 (or its equivalent) are incorporated at the initial design stage by developers.</i></p> <p><i>5. Development proposals should be well integrated with the built, natural and historic environment, making clear functional links between people and places; maximising opportunities to improve green infrastructure, and enhance landscape character. Solar gain should be maximised by optimising the orientation and layout of buildings. Opportunities to incorporate renewable technologies in the design of the development proposal will be strongly encouraged and supported."</i></p>
29	S 5 (Bassetlaw District Council)	Policy 5: Windfall Sites	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	<p>Policy 5: Windfall Site was changed to read:</p> <p><i>"1. Proposals for residential developments on infill and brownfield sites within the main village of Blyth, the settlement of Nornay, and the residential area of North Blyth, will only be supported where such development meets all the following criteria:</i></p> <p><i>a. fills a small gap in an existing frontage, or on other</i></p>

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				<p><i>appropriate sites within the proposed development boundary (see Appendix B, pp.68); and, b. the density of the scheme reflects the site's location and the immediate surrounding area, and in general do not exceed the following standards:</i></p> <p><i>i. Blyth: 11.1 dwellings/hectare; and</i></p> <p><i>ii. Nornay: 3.6 dwellings/hectare; and</i></p> <p><i>iii. North Blyth: 6.5 dwellings/hectare....."</i></p>
30	S 5 (Bassetlaw District Council)	Policy 11: Community Facilities	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	<p>Policy 11: Community Facilities was changed to read:</p> <p><i>"1. The following buildings, as identified on Figure 12, are identified as community facilities:</i></p> <p><i>a. Jayne's Café; and,</i></p> <p><i>b. The Angel Inn; and,</i></p> <p><i>c. The Red Hart; and,</i></p> <p><i>d. The Fourways Hotel; and,</i></p> <p><i>e. White Swan; and,</i></p> <p><i>f. Barnby Memorial Hall; and,</i></p> <p><i>g. Blyth Medical Surgery; and,</i></p> <p><i>h. Cricket ground &amp; pavilion; and,</i></p> <p><i>i. General Store and Post Office; and,</i></p> <p><i>j. Dental Surgery; and,</i></p> <p><i>k. Blyth Primary School; and,</i></p> <p><i>l. Play Park on Spital Road; and,</i></p> <p><i>m. Play Park on Briber Road; and,</i></p> <p><i>n. Bowling Green</i></p> <p><i>2. Proposals for the enhancement, improvement and extension of existing community facilities across the plan area will be supported.</i></p> <p><i>3. Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:</i></p> <p><i>a. Alternative provision, with explicit community</i></p>

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				<p><i>support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or,</i></p> <p><i>b. It is evident that there is no reasonable prospect of the service or facility being retained or resurrected*;</i></p> <p><i>and,</i></p> <p><i>c. it is evident that the service or facility is no longer viable*;</i> and</p> <p><i>d. there is evidence which demonstrates minimal local use of that service or facility*....."</i></p>
31	S 5 (Bassetlaw District Council)	Policy 14: Green Infrastructure	The changes were accepted from the 'Blyth Neighbourhood Plan - BDC Planning Policy Comments (Track Changes)'	<p>Policy 14: Green Infrastructure was changed to read:</p> <p><i>"1. Development which is directly related to improving or extending access to green infrastructure as well as opportunities for walking and cycling in the parish will be encouraged where the proposals:</i></p> <p><i>a. do not detract from the landscape character or ecological value; and</i></p> <p><i>b. are for improving access to the local wildlife sites and green infrastructure corridors as identified on Figure 15.</i></p> <p><i>2. Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets and priority habitats and species affected by development and show the opportunities taken to improve green infrastructure linkages, as identified on Figure 15.</i></p> <p><i>3. Development proposals will be expected to demonstrate, where possible, how they protect and enhance the green infrastructure assets, including those identified in Figure 15 of this Neighbourhood Plan....."</i></p>

<b>Comment number ID</b>	<b>Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
<b>32</b>	S 6 (Natural England)	General Comment	Comment noted	No changes needed
<b>33</b>	S 7 (Historic England)	General Comment	Comment noted	No changes needed
<b>34</b>	S 8 (NCC)	Appendix A	Comment noted	No changes needed
<b>35</b>	S 8 (NCC)	General Comment	Comment noted	No changes needed
<b>36</b>	S 8 (NCC)	Site Allocations	Comment noted, contributions to public transport improvements will be addressed through the planning application process.	No changes needed
<b>37</b>	S 8 (NCC)	General Comment	Comment noted, reference to be added within the Neighbourhood Plan	No changes needed
<b>38</b>	S 8 (NCC)	General Comment	Comment noted, reference to be added within the Neighbourhood Plan	No changes needed

## 4. Non-Statutory Consultees' Comments

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
1	NS 1	Policy 8: BDC02: Land to the north of Retford Road	<p>Our client is in the process of purchasing 61 Retford Road. The land to the rear of the property is included within the draft Neighbourhood Plan, (pg 47-48) and is currently outlined for 3 no. dwellings. We will be submitting a full planning application for the site within the coming weeks and are therefore taking this opportunity to put it on your radar. We have been developing a residential scheme on the site (0.95 acres) for 13 no. dwellings, which will be accessed via an adopted road adjacent to the existing property. The development will be in line with the housing need for the area and is compliant with both Bassetlaw District Council and National Planning Policy.</p> <p>We are proposing the following accommodation mix:</p> <ul style="list-style-type: none"> <li>• 3no. 2 Bedroom Semi Detached</li> <li>• 7no. 3 Bedroom Semi Detached</li> <li>• 1 no. 3 Bed Detached</li> <li>• 2no. 4 Bed Detached</li> </ul> <p>The scheme has been carefully designed, taking into account a number of site constraints such as flood risk zones, ecology, noise and surrounding residential properties.</p> <p>To conclude, our intentions are to make you aware of the proposals and future application when considering the changes to the neighbourhood plan.</p>
2	NS 2	Policy 8: BDC02: Land to the north of Retford Road	<p>I would like to bring to your attention one of the proposed site put forward for development.</p> <p>I do not believe this site meets the requirements laid out in the 'Bassetlaw Plan' or complies with advice given in the Nottinghamshire county council 'Local Flood risk management strategy 2016-2021'</p> <p>Neither does it meet the requirements of the Government; "Flood risk assessment: local planning authorities" &amp; the Government publication; 'Manual for Streets' 2007</p> <p>For these reasons below, we feel this development should not be proposed in its current form by the Blyth Planning committee.</p> <p>There are 3 main areas that the proposed development of this site falls short of the requirements.</p> <p><b>A brief history of the site;</b></p> <p>This site backs on to my house. I have personally witnessed it flood on at least 3 occasions, once to within a few feet of our and our neighbour's properties.</p> <p>It also flooded the gardens on Mill Meadow view up to some of the buildings, the bungalow against the A1 Embankment also had flood water to within a few feet of the house.</p>

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			<p>This field acts as a 'soak away' by allowing an area for floodwater to settle on and allowing some to be absorbed. This helps to reduce the water transfer to the surrounding properties. The properties at risk and referenced above number; 13 houses. Several residents on Mill Meadow view and my neighbours can confirm the above history to you. Planning permission has previously been refused on 2 occasions for flood reasons &amp; objections from the highway authority concerning road safety concerns.</p> <p><b>1. Village Character</b> The 'Bassetlaw Plan' states in the 'key ideas' that developments should consider 'its impact on local character' The plan requires the demolition of the existing property to accommodate the 14 houses put forward to the council. This house is not old enough to be listed for protection, however, it represents a distinctive building phase in our village history and expansion. It is a typical 'North Nottinghamshire farm house' brick built with a slate roof, positioned facing the road and set back with gardens in front. This type of building is a feature of farming villages. Unfortunately, due to the lack of listed protection they are being bought for the land and quickly disappearing. This is a house of 'character' within the village.</p> <p><b>2. Access/ Safety</b> With reference to the above government publication; The planned access is directly on to the A634 Retford Road. This is a very busy road with the school main entrance on it. The new road junction from the development would be almost opposite the main school entrance and very close to the 2 existing junctions from Mill Meadow View and opposite from the Ryton Fields houses. The highways authority 'Manual for Streets' states the size of junction and footpaths required for joining an A road. This type of development has to be two lanes with pavements and enough room for emergency service vehicles. i.e. a fire engine to enter. The proposed development (NP06) opposite for 30 houses would require another junction. There is not a sufficient area for these junctions this close to the school entrance to be considered safe. The development would be a danger to the School and other road users. The busiest traffic time is the morning 'rush hour', the same time children are crossing the road to school. There is also the added risk caused by the extra traffic generated by parents parking when collecting or dropping off children at these times. Pedestrian islands were put in place several years ago following a local resident being hit by a car and seriously injured when he was crossing the road while returning from the school.</p>

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			<p>Heavy traffic is due to increase because of the fracking taking place. The village can expect 60 extra heavy goods vehicle a week from the fracking site.</p> <p>To obtain the correct information regarding traffic flow I have contacted Nottinghamshire County Council Transport Planning &amp; Programme Development department.</p> <p>They have supplied recent traffic flow figures for Retford road. The results show that between the times of 08:00 am-09:00 am the time children are going to school nearly 700 vehicles pass each day. Because of the school location and the volume of traffic, the 'Nottinghamshire camera safety partnership' (speed camera to you and me) place a van covering this stretch of road. I contacted Dave Hibbert the Performance &amp; Ops Supervisor at Nottinghamshire Police, he confirmed they only visit 2 days a month for about 40 min each occasion.</p> <p>His comments are; "Between 1/10/2015 and 30/09/2018 we have detected and instigating proceedings against 2,682 drivers who were caught exceeding the speed limit on this stretch of road. The site we enforce on is in the 30mph limit and is a speed complaint site."</p> <p>The phrase "speed complaint site" means that residents &amp; The village council have already complained to the police about safety on this stretch of road by the school. Your committee should already be aware of this danger to children. Another exit opposite the school entrance should not be considered a safe option. An additional safety issue is the visibility in the winter months as the sun shines directly down the road in the morning at the time school starts. This makes it very difficult for both drivers and pedestrians to see. I am informed that several years ago Planning applications on this site were previously turned down following input from the then Highway authority for these reasons. This site cannot meet the Government safety requirements stipulated in the 'Manual for Streets'</p> <p><b>3. Risk of future flooding to property</b></p> <p>To understand the risk of future flooding to properties in Blyth you need to be familiar with the above document, and then to consider 2 fixed geographical features affecting Blyth.</p> <p>The best way is to look at a map of the catchment area.</p> <ol style="list-style-type: none"> <li>1. The Ryton river catchment area - what happens in this area affects us in Blyth.</li> <li>2. The A1 embankment surrounding the village. This forms a very good Dam with only one exit through the bridge under the A1 on the north side of Retford road.</li> </ol> <p>It is only too easy to talk about 'Blyth' whereas, in fact, you should be considering the whole Ryton catchment area. This is approximately 90 miles square &amp; made up of several smaller rivers &amp; dykes plus drainage ditches. All converge at Nornay in Blyth then pass through one bridge under the A1 adjacent to this site. The A1 embankment forms a dam. This is obversely a choke point and has lead to the previous flooding.Including flooding the proposed adjacent building plot BDC02.</p>

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			<p>This has been witnessed by myself and several of my neighbours, especially those houses on Mill Meadow view whose gardens flood up to the houses.</p> <p>The Government official website; .gov.uk provides information of addresses in the UK which are at risk. Number 61 Retford road (BDC02) 63, 65,67, 67A all shows as a risk along with the houses on Mill Meadow view and all houses surrounding plot BDC02 are shown as in a flood risk area.</p> <p>The Nottinghamshire County Council Management Strategy is designed to look at ways of avoiding future flooding risks and lays down a clear policy to be followed when planning future developments.</p> <p>This makes a clear distinction between past events being different to how future events will occur. Previous flood levels and limits are likely to be exceeded with land previously safe more likely to be at risk. This is due to increased run-off from urbanisation and the effects of rising sea levels caused by global warming.</p> <p><b>4. 'Objectives for managing local flood risks in Nottinghamshire'</b></p> <p>Quote; "There is also an investigative role whereby new flooding events develop, existing flooding patterns change due to development and climate changes"</p> <p>This clearly states that planning departments have a responsibility to consider how choosing development sites may affect future flooding. Previous levels &amp; patterns cannot be considered as the norm and safe.</p> <p>Every new development in the Ryton catchment area adds to the flooding risk by increasing the volume runoff and the speed in which it is transferred into the Ryton river system that flows through Blyth.</p> <p>Development land is covered with impermeable tarmac, roof tiles and roads, new drains are constructed to carry water into the river system efficiently and quickly.</p> <p>This means at times of peak rainfall the water will be transferred into the river drainage system quicker than previously and in a greater volume.</p> <p>This speed of delivery makes flood waters higher when they occur and can lead to flash floods.</p> <p>The council informed me that within the Ryton catchment area for Worksop approx; 1050 new houses in the next 3 years are being built these will create a large increase in runoff water for the river system to cope with.</p> <p>*I was unable to find new housing figures for; Maltby / Thurcroft / Dinnington / Anston all in the Ryton catchment area which will also add volume to previous water run-off passing through Blyth.</p> <p>This diagram is of the Local Flood Warning system It clearly shows how the waters meet at Blyth and the catchment area.</p> <p>*Note how the widest flood area on this occasion is covering the proposed development site BDC02. All the catchment area for the Ryton passes under the A1 through one bridge/tunnel at the side of this proposed site.</p> <p>The measuring site at Blyth, recorded a height of flood water here was in 2007 at recorded 2.14 meters.</p> <p>The Government have said that future years floods will be higher due to global warming and rising sea levels and</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			<p>that planners should consider these when proposing new developments.</p> <p>The Harworth Colliery spoil tip adjacent to the A1 is designed to drain into the 'Whitewater' area north of Blyth. This flows into the Ryton at Nornay before flowing under the A1 behind Retford road.</p> <p>Flood Risk Assessment for Harworth Colliery Spoil Tip No 2 Report ref HC/FRA Final June 2013 by Hafren Water</p> <p>Quote;</p> <p>"1.6.2 Watercourses The ground to the northwest of the site drains towards the River Torne, while the remainder drains to the south and east to the River Ryton. To the southwest, the land between the B6463 and the A1(M), known as Whitewater Common, is low-lying and relatively flat and artificial drains are necessary to prevent flooding of arable land. "</p> <p>This has the potential to add a huge amount of water into our river system flowing through the village. This is dated 2013 so this volume of water has not been present in previous times the village has sustained flooding. Had this drainage system been there in 2007 when we recorded a 2.14 meter high river level, there would likely have been substantial flooding to Mill Meadow view, houses on Retford road and to houses on the bottom of The Maltings. The map shows the flooding predicted by Hafren water on the whitewater area of Blyth which all flows in to the Ryton at Nornay then along the back of Retford road to pass under the A1.</p> <p>This is an increased volume not previously calculated for in other predictions.</p> <p>Section 4:1 'Guiding Principles for setting objectives'</p> <p>One of the key objectives is. Quote;</p> <p>"Prevent inappropriate development- avoid inappropriate development in areas of flood and coastal erosion risk and being careful to manage land elsewhere to avoid increasing risk."</p> <p>The active words in the above guide are,</p> <p>"avoid development in areas of flood" &amp; "manage land elsewhere to avoid increasing risk"</p> <p>This development will increase the risk to the surrounding houses as they will be nowhere for the excess water to migrate to once the gardens on Mill Meadow view are flooded.</p> <p>It would then flood the houses built on this land and it would also threaten the house on Mill Meadow view, the bungalow at the side of the A1 and possible properties on the Maltings.</p> <p>Having spoken to neighbours on Retford road and those on Mill Meadow view and other people in the village, there is a good number of people who can testify to this land having previously flooded.</p> <p>This site fails to meet the above criteria for several accounts.</p> <ul style="list-style-type: none"> <li>● It is not in the existing village envelope for development</li> <li>● Level of flood risk; - High-level flood risk as per.Gov.uk website information &amp; flood</li> </ul>

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			<p>warnings.</p> <ul style="list-style-type: none"> <li>● Relationship to neighbouring land use and surrounding settlement; - High possibility to cause flooding to several adjacent houses.</li> <li>● Access to and impact on the local highway;- Safety concerns with busy road &amp; school and it does not have sufficient spacing for the extra junction required as per the 'Manual for streets'</li> </ul> <p>Summing up,  These are the reasons why this land was originally left and no houses were built further back from Retford road, and it is why 2 previous planning applications have been turned down.  The above-proposed site fails to meet these criteria for the Bassetlaw plan.  To propose this site would also be contrary to the advice laid down by Seven Trent water 'Local Flood risk management strategy 2016-2021'  &amp; the Government; "Flood risk assessment: local planning authorities" &amp; also the 'Manual for Streets' published by the Ministry of Housing &amp; the Department of Transport.  Therefore I would hope the committee would refuse to endorse this scheme in its current proposed state realising that BDC02 would not meet the mandate with which they were trusted by the village</p> <p><b>"Possible Solution / Compromise</b>  It would be possible to build at the side of the existing house, one house.  This would allow the proposer to make some money from selling her land, as she is a non- resident who is not living in Blyth this is her main aim.  By keeping the new build it in line with the existing buildings on Retford road, this would not spoil the village appearance, as it would present a uniform line of houses in keeping with the rest of the road and preserving the village appeal.  Because the site would only one house a common entrance would be allowed to be used between the properties. This avoids the construction of a wide junction required in the 'Manual for Streets' this would be more safe opposite the school.  This option would leave the flooded land clear in its current state so offering some protection to the surrounding properties"</p>
3	NS 3	General Comment	<p>Firstly, I'd like to say thank you for the work you've done on the Blyth village plan. It was a very interesting read.</p> <p>Secondly, I'd like to say that I agree with the opinion of the plan. I'm pleased that the green spaces in the village will be kept as they are. Without all this green, Blyth would not be Blyth.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			I'm particularly pleased about how you've drawn the development boundary, which would exclude the land behind park farm.
4	NS 4	General Comment	<p>Many thanks for the work you've done on the Blyth village plan. I found the history of the village particularly interesting.</p> <p>I'm pleased that by enlarge the green spaces in the village are being retained as green areas. I always think of Blyth as being a rural village and we must do everything we can to keep it as it originally was.</p> <p>I was also very pleased to see where you'd drawn the development boundary on Park Farm to exclude the land behind park farm (cow field) It would be a travesty in my opinion if the field was turned into a new build site.</p> <p>Thank you again and with best wishes,</p>
5	NS 5	General Comment	I've attended several of the meetings over the last few months. I was interested to read the plan and I fully support your suggestions. Thank you for all the work you have done.
6	NS 6	Site Allocations	<p>I have noted that, of the various sites that were offered as part of the call for land, only those that have not already received outline planning consent have been considered for selection as preferred sites in the Draft Plan. Other sites than the four you have selected as preferred sites were in fact identified as part of the earlier statutory consultations carried out by BDC as suitable for development and indeed supported by the comments received at the public consultation events.</p> <p>I realise that in choosing your four sites you have sought to best achieve the numerical, residual development targets set for Blyth, where sites already having outline approval have been counted before arriving at the residual development targets, and that therefore including sites with outline approval in your preferred sites actually adds nothing to meeting the residual development targets.</p> <p>However, that particular approach denies sites already having outline planning consent, with clear public support and determined suitable by statutory consultees, the opportunity of a “developable lifespan” for the period of the Plan which, had they not already achieved outline consent, could very reasonably have been expected as an outcome of the overall NP process.</p> <p>I therefore urge you to consider reviewing the Draft Plan and setting out your preferred sites in two categories:</p>

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			<ul style="list-style-type: none"> <li>• Those which already have outline planning consent, not included in your numerical analysis of meeting residual development targets, but where were that existing consent to lapse for any reason, the site is clearly identified in the Plan as a preferred site for the duration of the Plan.</li> <li>• Those four you have selected already in order to meet the otherwise residual development targets for the village.</li> </ul>
7	NS 7	General Comment	<p>Thank you to all of those who have given their time. I found the Plan a very interesting read and I learnt some things about the history the village that I hadn't known previously!</p> <p>I support your suggestions and of course were particularly pleased that the Plan valued the Ridings and other green parts of the village including the Church Green, Village Green and the land behind Park Farm. There were many other suggestions and ideas in the Draft Plan which we support - particularly "Our Vision" and "Community Objectives". There were also excellent suggestions included within the section on housing design such as providing off road parking (this is a problem these days with many families having more than 2 cars for other family members).</p> <p>I hope other villagers have taken the time to look at the draft plan and have commented accordingly.</p>
8	NS 8	General Comment	<p>I am writing to express support for the draft village plan.</p> <p>Having taken time to look at the draft I wish to agree with the content including;</p> <p>Proposed village boundary  Sites identified for possible development  Conservation areas.</p> <p>I hope to see the draft become the final plan in the coming weeks.</p>
9	NS 9	Chapter 2	<p>Paragraph 2.1.2 – There is a typo in 'Call for Land' 'Outcome' box of table.</p> <p>Paragraph 2.2.5 - Duplication at end of sentence.</p>
10	NS 9	Chapter 3	<p>Paragraph 3.1.5 - Should it read '2 cottages'?</p>

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11	NS 9	Chapter 6	Paragraph 6.1.5 states that Blyth is designated as a Local Service Centre (under Policy CS5 of Bassetlaw’s Adopted Core Strategy). I understand that Bassetlaw has designated the part of Blyth, which lies North of the A1(M), as ‘other Settlement’ (under its Policy CS9?). The District Council’s identification of ‘North Blyth’ as a separate entity from ‘Blyth’, is not universally popular with the residents of ‘North Blyth’. I had hoped that the Blyth Plan would seek to remedy the division of the village. On first reading this paragraph I thought the Blyth Plan was heading in that direction. On reading further into this chapter I realised that this paragraph just ignores ‘North Blyth’, which is disappointing.
12	NS 9	Policy 5	<p>I was further disappointed to read that, in policy 5, Blyth is now considered as 3 separate entities (main village, Nornay &amp; North Blyth)? I think that creating a 3rd separate entity doesn’t help unify the village.</p> <p>The policy only mentions infill &amp; brownfield sites. Is it intended that any greenfield site to the north of the A1(M) would never be considered for housing? If that is the case, it appears to be contrary to recent consents (including applications B &amp; C, listed in figure 3, page 19). If the plan is intended to not support housing on greenfield sites, does it run the risk that refusal of such a planning application would be overturned by a Government Inspector on appeal?</p>
13	NS 9	Site Allocations	<p>I can’t help but feel that some of the decisions, on the 4 sites selected for development, have been driven by the preferences of the BDC’s Conservation Department rather than the views of local people, as expressed at the consultation event, held in October:</p> <ul style="list-style-type: none"> <li>• 4 large sites were put forward for consideration. The one that has been selected for inclusion in the plan (BDC 03, Spital Rd) really did divide opinion amongst residents, whereas the site to the North of the A1(M) (NP04, Bawtry Road) received far more support than it did objections. Conservation’s objection to one, and support for the other, appear to have overridden the views of residents. Both sites have implications for heritage assets, but I was puzzled by Conservation’s reasoning, for objecting to one &amp; not the other. I found it contradictory &amp; am disappointed that it seems to have held more weight than the views of residents. As both sites are large, could consideration have been given to putting forward both, for a smaller number of houses than is being suggested for BDC 03? I think this would be more in keeping with the village &amp; would also mitigate the impact of traffic increase from the development(s).</li> <li>• The small plot of land adjacent to the old police house had a lot of support from residents. Again, Conservation’s view prevailed.</li> </ul>

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			These 2 examples seem to belie the assurances that Neighbourhood Planning is 'community led'.
14	NS 9	Policy 10	The Site Allocations & Windfall Sites Policy appear to rule out residential development of the remaining greenfield areas, north of the A1(M) (including the rejected NP 04 and the triangle, at the junction of the A614 & Harworth road). Should the plan consider aiming to protect these sites from industrial development? Residents of this part of Blyth would much rather have housing on these sites than risk more big sheds being built.
15	NS 9	General Comment	The designated Neighbourhood Plan Area covers the whole of Blyth, as shown on the map at Figure 1, yet the maps at Figure 13 (Important Views) Figure 14 (Local Green Spaces) & Figure 15 (Green Infrastructure) are cropped to exclude 'North Blyth'. I appreciate that there are no important views or open green spaces to the north of the A1 but there are some public rights of way and the Whitewater Drain, both of which require protection/enhancement. Additionally, I would prefer the Draft Plan to not endorse the idea that 'North Blyth' is not part of Blyth, which the impression is promulgated by excluding it from these maps.
16	NS 9	Appendix A	Aspirations 12 to 15 are repetitions of 8 to 11.  Can I suggest inclusion of an aspiration for provision of mains gas to dwellings to the north of the A1(M), as mentioned in the Neighbourhood Profile Report?
17	NS 10	Site Allocations	Masterplan submitted – any text received?
18	NS 11	General Comment	We write to you on behalf of our Client, Heyford Developments Limited, to submit representations to the Regulation 14 Consultation Draft Blyth Neighbourhood Plan 2018-2035 ('Neighbourhood Plan'). Our Client fully supports Blyth Parish Council and the Neighbourhood Plan Group in their production of the Neighbourhood Plan and welcomes the opportunity to provide representations which will hopefully assist in delivering sustainable growth for the future of the village which respects its unique character.  Our Client controls land at Park Farm, to the west of the village, as identified on the appended plan. As set out within this letter, we consider this is a highly sustainable location for new housing to meet the village's housing needs.  We generally support the various key issues identified by the Plan. However, the first bullet point in the 'Social' sustainability theme 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 during the course of the plan period in a sustainable fashion. This should include both market and affordable housing that reflects local need. In doing so, regard will be

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19	NS 11	Policy 1 – Sustainable Development	<p>given to the affordable housing waiting list and the potential ability of market housing to deliver affordable housing in Blyth as part of a wider planning obligation package.</p> <p>We would recommend that an additional bullet point should be added to Part 1 of the Policy, which identifies support for redevelopment of land that has previously been the subject of development including the reuse and demolition/replacement of buildings within and adjacent to the settlement.</p>
20	NS 11	Policy 5 – Windfall Sites	<p>We support the identification that windfall sites given can play a useful role in helping to meet the housing requirements of an area, but also in facilitating the redevelopment of poorer quality previously developed sites. Part 1 of the Policy should be amended to advise that proposals for residential development on infill sites and sites that have previously been the subject of development will be encouraged not only within the main villages and to the north of Blyth, but on sites that have been subject to redevelopment within the vicinity of the built-up edge of the settlement generally. This should include redundant buildings which were formerly in agricultural use and their curtilage.</p> <p>Regarding Parts A, B and C, we recommend that a more flexible approach is taken, particularly for the use of sustainably located sites on the edge of the Blyth which effectively assist in helping to round off the settlement. We would also question whether the very low densities proposed are appropriate in light of the NPPF’s emphasis on making efficient use of land. Providing the policy requires development to respect the character and appearance of the area, this should be sufficient in avoiding inappropriate development.</p>
21	NS 11	Site Allocations	<p>The housing requirement is based upon the figure within the draft Bassetlaw Local Plan. Caution should be exercised given the housing requirement and its distribution have yet to be tested through the examination process and as such limited weight can be afforded to it. This has the potential to change and we raise queries particularly around the Council’s suggested ‘cap’ on the maximum number of dwellings to be directed to settlements. Typically, Local Plans will suggest housing requirements as minimum targets in order to meet the NPPF’s requirement for plans to be ‘sufficiently flexible to adapt to rapid change’ (paragraph 11). One such example being that the Neighbourhood Plan as currently proposed effectively relies on one site to deliver the majority of its growth. As we set out below, we have concerns regarding this site. If for some reason this site became unavailable or undeliverable (in full or in part) post-adoption, this may require a review of the Neighbourhood Plan. This would take time and would undermine the NPPF’s aims to maintain a steady supply of homes. If this occurred in various settlements across the District, this has the potential to undermine the Council’s five year supply of housing.</p>

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			<p>In terms of the site selection process, we would also caution against applying too much weight to local support when considering which sites to allocate. Whilst local support is important, particularly for a Neighbourhood Plan, this should not take precedence over a proper site selection process. The Bassetlaw Plan Land Availability Assessment Housing Paper 2017 sets out a number of criteria which may be considered to determine the suitability of sites for residential development:</p> <ul style="list-style-type: none"> <li>• Level of flood risk.</li> <li>• Relationship to neighbouring land uses and surrounding settlement.</li> <li>• Access to and impact on local highways.</li> <li>• Proximity to HS2 and/or major transport infrastructure.</li> <li>• Access to key services and facilities.</li> <li>• Hazardous risks and/or contamination.</li> <li>• Site topography.</li> <li>• Land stability.</li> <li>• Pylons or high voltage cables.</li> <li>• Natural obstacles.</li> </ul> <p>At paragraph 2.29 of this Housing Paper it states that  <b>“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.”</b></p> <p>With this in mind, our principal concern with the Neighbourhood Plan is with the draft allocation at Policy 9: BDC03: Land to the east of Spital Road. This allocation is not particularly well related to the settlement as it only adjoins the very north western part of the site, where it relies on ribbon development through the ten dwellings along Spital Road (approved through application reference 17/01529/FUL). The open space to the north of the site means the allocation would appear largely detached from the settlement, and in terms of urban morphology, it could potentially extend the settlement significantly south. This would be to the detriment to the character of the village, and potentially to the setting and significance of the Grade II listed Spital House to the south west (and other associated but separate listed structures within the curtilage).</p>

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			<p>The access to the allocation will be some 150m south of the existing properties on the eastern side of High Street/Spital Road. Given the shape and position of the site in relation to the ribbon development noted above, a significant length of road may be required to serve the proposed housing in a way that does not further undermine the urban form, i.e. the only potential access is too far away from the main settlement. This may affect the viability of the scheme. Further work is also required to establish how the site can provide safe and convenient pedestrian connectivity into the village centre. In our view there are clearly more accessible and sustainable growth options available.</p> <p>It is not clear what evidence has been provided by the promoter to demonstrate how this development would be master planned, or whether it is deliverable. Further evidence is required to establish to what extent the high voltage pylons are a constraint to both housing and the access, but also how noise and air quality issues from the A1 will affect the layout.</p> <p>Whilst our principal concern lies with the Spital Road allocation (BDC03), we do have concerns with the allocation of other sites which fall within areas at risk from flooding – for instance the site at Bawtry Road (NPO3) and the land to the north of Retford Road site (BDC02). It is not clear whether a sequential test has been carried out, and as there are suitable locations not at risk from flooding, we consider other unconstrained sites should be considered first.</p> <p><u>The proposed alternative</u></p> <p>Our Client’s site at Park Farm is free from significant constraint and is suitable, available and achievable for housing within the first five years of the Plan. It can therefore be considered deliverable as per the definition within the NPPF.</p> <p>The eastern part of the site comprises agricultural buildings and associated uses that are no longer required; the farm business has ceased trading and an alternative use needs to be found. The site represents a logical rounding off of the settlement in a well contained and highly accessible location in the centre of the village. The promotion of our Client’s site will be supported by a Vision Document, which will set out a masterplan that is landscape-led and informed by a full understanding of the site’s constraints and opportunities. This will take full account of the character and appearance of the settlement, its rural setting, the Conservation Area and the various listed buildings, including key views towards the Grade I listed Church.</p>

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			As noted above, our Client remains committed to ongoing and meaningful engagement with the Parish Council throughout the promotion, pre-application and post-application stages.

## 5. Responses and Changes to Non-Statutory Consultees' Comments

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
1	NS 1	Policy 8: BDC02: Land to the north of Retford Road	The site BDC02: Land to the north of Retford Road land, has been allocated for residential development of, up to and including, 3 new dwellings. This is stated in the Blyth Site Assessment Report (January 2019) and as Policy 8 in the current Blyth Neighbourhood Draft Plan (Regulation 14 version). This capacity was recommended and proposed by Bassetlaw District Council due to the developable area on the site being reduced by flood risk. Because of this lowered capacity on the site, the drainage officer at BDC and the Highways team at NCC did not object to the site allocation. No changes will be made to number of dwellings allocated to the site within Policy 8 BDC02: Land to the north of Retford Road land.	No changes needed
2	NS 2	Policy 8: BDC02: Land to the north of Retford Road	The site BDC02: Land to the north of Retford Road land, has been allocated for residential development of, up to and including, 3 new dwellings. This is stated in the Blyth Site Assessment Report (January 2019) and as Policy 8 in the current Blyth Neighbourhood Draft Plan (Regulation 14 version). This capacity was recommended and proposed by Bassetlaw District Council due to the developable area on the site being reduced by flood risk. With the site being allocated for 3 dwellings, the site wasn't objected by the Bassetlaw District Council drainage engineer.	No changes needed

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			<p>The drainage engineer did recommend a flood risk assessment to take place if any future proposal came forward for BDC02. From this counsel, Policy 8 demands a Flood Risk Assessment to be performed to any future development proposal and any necessary Sustainable Urban Drainage, infiltration, soakaways solutions to be are incorporated into the design proposal.</p> <p>Furthermore, Seven Trent Water has commented on BDC02 stating ‘Policy 8: BDC02 Land to the north of Retford Road, development for 3 dwellings. Development of this scale is unlikely to cause any detrimental impact, provided surface water is discharged to a sustainable outfall.’</p> <p>The highways officers at Nottingham County Council did not object to the allocation and future proposals on the site would be subject to satisfactory details of access and layout from the site.</p> <p>Due to their only being 3 dwellings being allocated to the site, this mass and density would not seem out of character from the surrounding area. None of the houses around the allocated site are Listed Buildings or has been identified by Bassetlaw District Council as non-designated heritage assets. If a future</p>	

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			<p>proposal did come forward, Policy 2: Housing Design and Layout would enforce that new development would only be supported where proposals demonstrate that their design and specification complement the established character of the built-up area as described in the Blyth Neighbourhood Profile Report.</p> <p>Therefore, the BDC02 site is considered suitable for residential development and for allocation of, up to and including, 3 new dwellings as part of a specific policy in the Blyth Neighbourhood Plan.</p>	
<b>3</b>	NS 3	General Comment	Comment noted	No changes needed
<b>4</b>	NS 4	General Comment	Comment noted	No changes needed
<b>5</b>	NS 5	General Comment	Comment noted	No change needed
<b>6</b>	NS 6	Site Allocations	<p>Comment noted, the Neighbourhood Plan does clearly identify sites that currently have been granted planning permission. These were not all considered through the Site Assessment Process and therefore local support for all sites cannot be demonstrated. The Plan supports the development of these sites and it is deemed that the approach taken further encourages the sites to come forward for development. If planning permissions lapse then this suggests the site is not deliverable and alternative sites will be identified when the Neighbourhood Plan is reviewed.</p>	No change needed

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7	NS 7	General Comment	Comment noted	No changes needed
8	NS 8	General Comment	Comment noted	No changes needed
9	NS 9	Chapter 2	Agreed, to be addressed	Plan amended and grammar error has been removed
10	NS 9	Chapter 3	Agreed, to be addressed	Plan amended as suggested
11	NS 9	Chapter 6	Agreed, to be addressed with further details about the about 'North Blyth' (north of the A1) within the Core Strategies	Paragraph 6.1.5 has been amended to read; <i>"Policy CS5 of the Adopted Core Strategy 2011 designated part of Blyth (south of the A1) as a Local Service Centre where development will be 'with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth.'</i> Likewise, <i>Policy CS9 designated the remanding area of Blyth (north of the A1) as an 'All Other Settlement', where development is 'not specifically identified in the preceding policies are considered to have limited or no service/facility provision and are reliant upon other settlements for such needs'."</i>
12	NS 9	Policy 5	The Neighbourhood Plan supports brownfield and infill developments through Policy 5 in line with national guidance and policies. The Neighbourhood Plan was not able to influence planning applications that received permission before its preparation. Further greenfield sites other than those allocated for development are not supported in line with Local and National Policy.	No changes needed
13	NS 9	Site Allocations	A comprehensive Site Assessment process was undertaken and comments from suitably	No change needed

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			<p>qualified statutory consultees were sought on all sites considered. The Site Assessment methodology indicated that if any statutory consultees did not support the development of a site then this would not be included as an allocation within the Neighbourhood Plan.</p> <p>This approach was also applied to sites that did not receive support from the local community, ensuring local support was a key component in selecting sites for development.</p>	
<b>14</b>	NS 9	Policy 10	<p>The Neighbourhood Plan allocates residential development sites to ensure that the required growth for the area can be accommodated.</p> <p>These sites were identified through a comprehensive Site Assessment process and any sites not submitted for consideration were not included.</p>	No changes needed
<b>15</b>	NS 9	General Comment	Agreed, Maps of the whole Neighbourhood Planning Area of Blyth will be shown on Maps figure 13 & 14	Amendments to the maps (figure 13 and 14) to add the whole Neighbourhood Planning Area.
<b>16</b>	NS 9	Appendix A	Agreed, Appendix A will be amended accordingly.	Appendix A (Community Aspirations) amended as suggested and additional aspiration to be added about 'the delivery of mains gas to dwellings to the north of the A1(M)'.
<b>17</b>	NS 10	Site Allocations	As part of the Neighbourhood Planning Process a Masterplan has not been produced.	No changes needed
<b>18</b>	NS 11	General Comment	Comment noted; it is felt that the third paragraph in this section covers the recommendations suitably.	No changes needed

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
19	NS 11	Policy 1 – Sustainable Development	Comment noted, it is felt that this aspiration is addressed comprehensively in Policy 5 of the Neighbourhood Plan and repetition is unnecessary.	No changes needed
20	NS 11	Policy 5 – Windfall Sites	<p>Comment noted, a comprehensive Site Assessment process has been undertaken to ensure that all growth outside the existing settlement boundary is on suitable sites that are supported by statutory consultees and the local community. It is felt this amendment would not encourage development supported by the local community.</p> <p>The Policy specifically refers to sites within the existing village to ensure its character and appearance is afforded protection, in line with Local and National Policy.</p> <p>The densities proposed were provided by BDC in line with the current densities of developments in the identified areas.</p>	No changes needed
21	NS 11	Site Allocations	A minimum requirement for residential development was provided in the Bassetlaw Local Plan which the Blyth Neighbourhood Plan comfortably meets. The ‘cap’ on development is in place to ensure that the sustainability and character of areas is protected, it is felt that this approach is in line with National Policy and therefore is appropriate to reference within the Neighbourhood Plan	No changes needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>A comprehensive Site Assessment process has been undertaken to identify the site allocated in the Neighbourhood Plan, this approach was prepared with the assistance of BDC who fully endorse its use.</p> <p>This process incorporated various elements including deliverability and suitability. Land owners submitted their sites for consideration with the indication of intent to deliver and statutory consultee's comments were sought on all sites.</p> <p>It is deemed that local support is an integral element of this process and indeed the Neighbourhood Plan process in general in line with the Government's intent to facilitate local involvement in planning. The sites identified in the Neighbourhood Plan were all supported by the local community, further enhancing the likelihood of the Neighbourhood Plan being successful at the Referendum Stage and ultimately being 'made', facilitating appropriate development in the area.</p>	