

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST04 -Worksop</b>	<b>Central Area</b>		
1189777	Resident	Delighted with, and fully support A6. Full support B and would want to be consulted and contribute to the preparation of the Worksop Central Area Development Plan Document.	Support noted and welcome.
1192494	Resident	Policy ST4 is welcomed. Would be interested to see the Worksop Central Area Development Plan when produced. The plan, once approved should drive activity and regular updates provided to confirm progress against plan. No new retail development should be permitted outside zone 3 unless it is specifically designed to serve the identified needs of the very local communities.	Support noted and welcome.
REF115	Canal and River Trust	<p>Chesterfield Canal flows through the centre of Worksop, and provides good access for residents and visitors to the wider Green Infrastructure network through the use of our towpaths. The canal environment also offers opportunities to encourage tourism, through the focus on heritage assets associated with the canal corridor and from the use of leisure resources connected with the use of the canal. For example, the canal is used by leisure craft. Such use contributes to the local leisure and visitor economy of the area. It can also assist in animating waterside spaces, and providing a more attractive setting for existing and proposed development. To ensure that the Plan is effective in maximising the benefits of the canal, it is essential that policy is provided to provide guidance and certainty to developers and decision makers over how waterfront spaces should be incorporated into new development. Policy ST4 (part A) should be expanded to include to include relevant points as to how development could maximise benefits alongside the waterway. Measures include ensuring development integrates with the waterway; ensuring development is designed to improve access to, along and from the waterway; improvements to wayfinding to the canal from the wider town centre and ensuring development optimises natural surveillance of the waterway. Do not believe that policy ST4 is suitably precise to fully cover the matters needed to ensure effective waterside development, which are very important to ensuring that future development along the Chesterfield Canal, and other waterspaces, maximises the potential regeneration benefits that could be brought by waterfront development. Reference is given towards the development of a Central Worksop Development Plan Document (DPD). A DPD could provide greater certainty for developers and decision makers in supporting the regeneration of the Town Centre. This provides a unique opportunity to help guide the redevelopment of key sites in proximity to the canal, which could help to ensure that the potential benefits of the canal to the town are maximised. Welcome the opportunity to comment upon the DPD as and when it is developed.</p> <p>Paragraph 5.4.9 makes referent to ourselves as “the Rivers and Canal Trust”. For clarity, we advise that this should be amended to read “The Canal and River Trust”.</p>	Policy ST4 provides the strategic framework to facilitate the regeneration of the Central Area. The policy is clear that the detail will be set out in a separate DPD, which is the more appropriate document to address the detail identified. However, to ensure Policy ST4 provides an appropriate framework for the DPD reference will be made in Policy ST4 to access to the Canal and wayfinding throughout the area.
REF140	Resident	The thing I think needs improving in this plan, is bringing our town centres back to life. But the only way this will happen is if you provide ample free parking in town centres. Its now £1 per hour to park while you shop in Retford how do you expect shops to survive when Amazon is cheaper and will deliver free to my door next day, 7 days a week. Do not suggest using public transport to get into town there are 3 buses a week all on Thursday in our area.	This is not a planning matter.

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REF201	Severn Trent	Severn Trent is supportive of the general principles of the policy would note that for bullet point 4 – 6: Identify the need to consider high quality design, but does not provide any clarify about what is defined as high quality. It is recommended that key design considerations such as Water Efficiency, Drainage Hierarchy, SuDS and Blue Green infrastructure area specifically mentioned to improve clarity and ensure delivery of the plan’s objectives (see comments to Policy ST3). Worksop is situated within a groundwater Source Protection Zone, including some areas of the settlement being defined as Zones 1, 2 and 3. For any development in an area covered by Zone 3 recommend that the comments provided in the Protection of Groundwater sources are followed, where a site is identified as falling in a SPZ 1 or 2, recommend that further consultation with STW is undertaken to understand the development proposed and how best to protect the Groundwater Source.	Paragraph 1.2.4 states that several policies may be relevant to any proposed development - therefore the document should be read as a whole rather than considering policies in isolation. Policy ST45: Climate Change Mitigation and Adaptation refers to water efficiency standards and Policy ST32 Design Quality covers design considerations for blue/green infrastructure. However, for clarity and to provide a comprehensive framework for the DPD Policy ST4 will be amended to include a criteria relating to climate change mitigation/adaptation and another requiring that all new development should make provision for appropriate infrastructure. The DPD will ensure that the guidance for Groundwater Source Protection Zones are reflected appropriately.
REF222	Notts CC	Policy ST4, A, Part 7 should include reference to public transport and public transport facilities.	Improved access and connectivity of public transport in the Central Area is essential to the development of a framework for the area. Policy ST4 will be changed accordingly.
REF247	Babworth Parish Council	It seems that the Local Plan has not fully investigated the sorely needed development of our local towns (Retford and Worksop) with a view to driving business and finance to our High Streets and to support local businesses. Whilst the Local Plan talks about promoting healthy living and reducing carbon emissions, struggle to comprehend cycling into Retford or Worksop on the A620. With the increased proposed dwellings in the Garden Village and Ranby alone, there is absolutely no consideration of the increased number of cars which will pack the surrounding roads and cause significant risk to anyone who wishes to embark on a 'cleaner' lifestyle. Ask whether the development of our beautiful market towns has had serious consideration, thought and planning.	The Bassetlaw Transport Study Part 2 considers the transport impacts of the development proposed by the Local Plan on the existing transport infrastructure, and identifies mitigation where appropriate. Policy ST50 recognises the importance of protecting existing cycling routes/facilities and connection to and extension of these where appropriate. Policy ST4 requires that cycle connectivity through the area to be improved.
1197262	Resident	Worksop needs regeneration - in it's present state nobody would want to live here anyway - every entrance into town has rundown, empty properties and the town looks so shabby and tired, an absolute disgrace.Much within a few yards of BDC's own building,and owned by BDC	Support noted and welcome.

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ST04 -Workshop	Central Area		
REF350	Indigo Planning	<p>Policy ST4 goes onto state that the Council will support development proposals in the WCA where they meet a number of criteria including amongst others where they “introduce a range of complementary and compatible land uses, such as high quality residential, recreational, commercial, leisure, cultural, retail and temporary uses to support the diversification and regeneration of the Area”. Whilst support the regeneration of the WCA including the town centre, concerned that Policy ST4 appears to support retail uses across the whole of the WCA including in areas outside the town centre. For example, in Delivery Zone 1, Delivery Zone 2, Delivery Zone 4 and Delivery Zone 5 which are either all located or partly located outside the town centre boundary. Consider that the currently worded Policy ST4 is contrary to NPPF paragraphs 86 and 87 which require retail uses to be located in town centres unless it can be demonstrated that there are no suitable or available sites either within or on the edge of the town centre. There is a strong risk that allowing retail proposals (especially larger scale ones) outside Workshop town centre will undermine the Council’s strategy to regenerate and enhance the town centre. Request that Policy ST4 is amended in accordance with the NPPF as follows: “3. introduce a range of complementary and compatible land uses, such as high quality residential, recreational, commercial, leisure, cultural, retail and temporary uses to support the diversification and regeneration of the Area subject to the sequential and impact assessment as set out in Policy ST13 if proposing a main town centre use outside of the designated town centre.”</p>	<p>Paragraph 1.2.4 states that several policies may be relevant to any proposed development - therefore the document should be read as a whole rather than considering policies in isolation. On that basis Policy ST13 provides the policy framework for the assessment of retail applications in the District. In addition the DPD would provide further detail about the mix of land uses in each zone. However, for clarity Policy ST4 3 will be amended slightly to ensure retail development is appropriate to its location.</p>
REF293	The Wildlife Trust	<p>Section 5.4.1 states: ‘The regeneration of brownfield sites forms a key part of the Local Plan Vision and Objectives. Providing support to the comprehensive redevelopment of brownfield sites, particularly within town centres and at the former power station sites is a key Council Plan objective14.’ Note in the Appendix that the following definition is provided for Brownfield Land. It appears to have been taken from the NPPF. “Land which is or was occupied by a permanent structure, including land within the structures curtilage. This excludes land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal; land in built up areas, such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.” Support proposals for re-use of previously developed land outside development boundaries where it will result in the restoration or natural regeneration of the site e.g. sustainable wetlands. Feel there should be a presumption against development of brown field land for other types of development, where it has already developed significant nature conservation interest. Often previously developed land that has been left for some years will have developed significant biodiversity value. Open mosaic habitats on previously developed land (formally called post- industrial sites) Natural Environment and Rural Communities (NERC) Act 2006 Section 41: Habitats of Principal Importance in England. In all likelihood responders to the Draft Plan will indicate a strong preference for the redevelopment of brownfield sites rather than greenfield. This is understandable, because impacts on previously undeveloped land will always appear greater. Brownfield habitats however, (particularly early successional sites), can be important biodiversity resources. There is increasing development pressure on brownfield sites and to ensure sustainability every effort should be made to retain and/or recreate this habitat within a site. Acknowledge that the re-use of previously developed land for new development makes a major contribution to sustainable development by reducing the amount of undeveloped land that needs to be used. Where such sites have significant biodiversity interest of recognised local importance, local planning authorities, together with developers, should aim to retain this interest or incorporate it into any development of the site. There needs to be a criterion based policy to assess the suitability of previously developed land as appropriate and sustainable. Assess the biodiversity of the site through a desktop study of wildlife sites (Sites of Importance for Nature Conservation/Local Wildlife Sites) and protected species, followed by a rigorous ecological assessment of the site.</p>	<p>Paragraph 1.2.4 states that several policies may be relevant to any proposed development - therefore the document should be read as a whole rather than considering policies in isolation. On that basis Policy ST1: Spatial Strategy addresses the issue of re-use of previously developed land across the District. Policy ST1 and paragraph 5.1.4 of the supporting text will be amended to better align with the principle of the NPPF that requires land to be allocated with the least environmental or amenity value, where consistent with other policies in this Framework and other relevant legislation.</p>