

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
1180212	Resident	My previous comments are relevant to this point. I also think that the numbers suggested for Retford are very high. Many houses are now being built in retford and with the addition of the North Road site there will surely be adequate properties to house the local population and to revise housing targets for small rural communities.	Thank you for your comments. Retford is the second largest town in Bassetlaw and contains services and facilities to support a higher level of growth than all other areas of the District, with the exception of Worksop. As such, it needs to deliver housing to support the growing population and to support the local economy.
1189633	Resident	I do not know your policy numbers but I think you have over-estimated the number of houses required. I think the balance between rural and urban development is not appropriate. A considerable increase in car journeys from villages to Retford and Worksop is in conflict with your aim of sustainability.	Thank you for your comments which are noted. The Council is in the process of reviewing housing distribution and will make any necessary amendments.
1191848	Barnby Moor Parish Council	I understand that the proposed new dwellings is quite a bit higher than the number required, This seems unfair to smaller parishes.	Thank you for your comments which are noted. The Council is in the process of reviewing housing distribution and will make any necessary amendments.
REF085	Retford Civic Society	<p>The Draft Plan proposes a scale of house building which is far in excess of what is required using the 'standard method' required by the government. This method is intended to establish a minimum requirement, but the Society sees no justification for exceeding it to the extent proposed.</p> <p>The more recent OPCS projections of need gave a much smaller housing requirement for Bassetlaw. Although it is government policy that this projection should not be used, it does give some indication of the direction of change likely as more up-to-date projections are made available.</p> <p>The Draft Plan indicates that between 2011 and 2018 the District's population increased by 3.4% and that it is projected to increase by 3.8 % by 2037. The annual rate of population increase is projected to fall significantly.</p> <p>Neither of these projections points to housing growth on anything like the scale proposed in the Draft Plan. On the contrary, they suggest that there is no justification for exceeding the minimum required under the government's 'standard method'.</p> <p>There is no reason to believe that the current output of housebuilders in Bassetlaw is significantly restricted by a shortage of land or that they could increase their output to the extent proposed in the Draft Plan.</p> <p>The scale of housing proposed in the Draft Plan is said to be justified by expected employment growth. We have looked at relevant background papers, particularly the G L Hearn report, and see no logical basis for this. Although the Draft Plan makes provision for new sources of employment, particularly by capitalising of access to the A1, there is no reason to expect a massive upsurge in the number of jobs actually provided. The Council has been striving hard to attract more employment since the miners' strike and before and these efforts have had considerable success. Efforts in the future may be a bit more successful, but they are unlikely to be dramatically so. Our leaving the EU and the end of the free movement of labour is particularly pertinent to this point. There is nothing in the state of the local or national economy or in the availability of public finance to suggest a change on such a scale as to require a substantial increase in the rate of house building.</p> <p>The Society considers that the scale of house building proposed in the draft Local Plan is excessive and that it should be reduced to around that required by the government's 'standard method' of assessment. If this is not done there will be an unnecessary and unjustified loss of greenfield land. Market considerations limiting what housebuilders can sell are likely to result in the house building rate failing to grow at the rate proposed. Housebuilders are likely to cherry-pick and develop the easiest and most profitable sites rather than more complicated ones with more community benefit.</p> <p>There is a substantial risk of under-delivery and this could lead to the Council being penalised and losing control over where development takes place.</p>	Thank you for your comments which are noted. The Council is in the process of reviewing housing distribution and the evidence and will make any necessary amendments.
1193159	Resident	There are no provisions for adding infrastructure to support 250 new houses in Ranskill. The roads and school will not be adequate and there is little provision for any new businesses	Thank you for your comments which are noted. Infrastructure requirements have been, and will continue to be

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ST - 14 Housing Distribution			
1193555	Resident	House building is great but have you considered the .schools and how they will be able to provide the spaces.	Yes, we have worked with Nottinghamshire County to ensure school provision is assessed and delivered.
REF089	NEDDC	<p>3.1 On the strategic matter of housing the Draft Plan states that ‘to ensure a sustainable strategy is delivered, the number of homes must be balanced with the number of new jobs expected to be delivered in the District. Jobs growth will generate a need for an increased labour supply to meet increasing employment demand. In turn this will lead to new homes to accommodate the new population’ .3.2 In proposing the District’s housing requirement figure it is stated that ‘on that basis, the Economic Development Needs Assessment, 2019 identifies that the housing requirement be increased to a minimum of 478 dwellings (per year) to support economic growth in the District’. 3.3 Bassetlaw is therefore proposing a total housing requirement figure of 9087 dwellings, i.e. 478 dwellings per year for the period 2018 to 2037. Officer Comments:3.4 This Council supports, in principle, Bassetlaw’s strategy to deliver sustainable development and growth; and to accommodate all its development needs within its own boundaries. However, it is noted that the Draft Plan’s housing requirement figure is significantly higher than both the SHMA based OAN of 374 dpa, and ‘Growth Scenario’ of 417 dpa (the economic led housing need figure from the Growth Scenario 2014-2035 in the SHMA). It is also well above the figure of 390 dpa for 2018-2035 which is identified as the overall housing requirement figure to support the Oxford Economics Growth Mid-point scenario in the evidence base .3.5 It is acknowledged there is a difference in time periods covered by the evidence and the Draft Plan, but it is unclear from the evidence presented exactly how the housing requirement figure has been arrived at. The relationship between jobs growth and the employment land requirement as set out in the Draft Plan is also unclear.3.6 North East Derbyshire District Council does not object in principle, to the scale of development proposed. However, further and clear justification for the housing requirement figure is necessary to enable the Council to make an informed decision on the likely impacts upon this District and the wider HMA; and ultimately sign up to a new statement of common ground on these cross boundary strategic matters.</p>	<p>Thank you for your comments. The Council has undertaken an Economic Development Needs Assessment to inform the housing requirement. This evidence is available to view on the Council's website.</p>
REF091	Consultant	<p>We consider that my clients land (as outlined in red) has the potential to be a ‘housing allocation’ in the Worksop Area. The area is located outside of the Conservation Area and not affected by any ‘designation’ on the Proposals Map. The area measures approximately 13.9 hectares and is located within Flood Zone 1. We would anticipate that vehicular access could be established from Woodsetts Lane and Owday Lane which link with the A57 Worksop and B6041 Gateford Road. The site would be suitable, available and deliverable within the Plan Period and it is considered that the LPA should consider its development potential at this early stage in the plan making process.</p>	<p>Thank you for your comments. The Council will review the site through the Land Availability Assessment to determine if it is suitable for development. If the site is considered suitable, it will be assessed through the Sustainability Appraisal process and considered for allocation.</p>

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ST - 14 Housing Distribution			
REF108	Globe Consultation	<p>Whilst supportive of Policy ST14 in principle, Globe is disappointed to note the omission of their client's site at Blackstope Lane, Retford, which was put forward in January 2019 for its inclusion in any future Land Availability Assessment (LAA) review. Liaison with Planning Policy Officer Debbie Broad confirmed that this site was discounted and omitted from the LAA at Stage 1 of the site selection process due to its location within flood zone 3, coupled with the Council's opinion that Blackstope Lane does not achieve adequate highway standards. However, Globe would like to raise awareness to the ongoing liaison between Roy Lobley Consulting and the Environment Agency with regards to the site's flood risk. The most recent hydrological modelling undertaken by the Agency confirms that the risk of flooding at this particular site is much less severe than both that of the surrounding area and that had been assumed prior to the modelling (as is demonstrated by the attached document which shows the site is free from flooding barring a 1 in 75 year event). Accordingly, the omission of this site from the LAA on the grounds of flood risk is no longer justified by the available evidence and has been based on incorrect and now outdated information.</p> <p>Given the above, it is considered that there is scope to regenerate this currently unsightly brownfield site, which is of course located within close proximity to Retford town centre and is easily accessible by foot, cycle or private car.</p>	<p>The site is located within the highest risk Flood zone (Flood zone 3b). As such, development would be contrary to policy. The Council has not taken it forward for further consideration due to the severity of the constraints.</p>
REF114	Ranskill Parish Council	<p>The Parish Council would like to see further clarification in the plan as to why Bassetlaw District Council are seeking to build far in excess of the number of homes that is required under the NPPF Standardised Methodology. In "Housing Need" page 29 para 5.1.42, the Plan states that the NPPF Standardised Methodology results in a minimum housing need of 307 dwellings per annum. While it is understandable that the District Council would seek to build more than the minimum requirement the Parish Council does not understand why the proposal is to build such a large percentage more i.e. almost 56% more - 478 dwellings per annum a total of 9087 in the plan period (page 29 para 5.1.46). The figures for population growth given earlier in the Plan would seem to be at odds with the number of homes proposed to be built. On page 15 para 3.12 it states that the District population is "projected to increase by 3.8% by 2037 equating to more than 4350 additional residents". If this is the case, why is it proposed to build a further 9087 dwellings? (page 29 para 5.1.46) This does not appear to make sense. The Plan states that the minimum figure has been adjusted "to take account of local factors affecting migration and household formation rates and employment growth forecasts". However, this is not sufficiently transparent. The Plan should provide a clear, understandable summary of these "local factors", especially as it could reasonably be assumed by residents that the NPPF Standardised Methodology which resulted in the figure of 307 dwellings would have accounted for such variables. Based on the above comments, in the interests of transparency the Parish Council would also like to see clarification of the "Statement of Common Ground" which it is stated has been signed with the local authorities in the Sheffield City Combined Authority page 29 para 5.1.47. What does the statement referred to mean for the residents of Bassetlaw? Ditto the statement in para 5.1.43 on the same page "this means working with other local authorities in the North Derbyshire and Bassetlaw Housing Area". Working in what way?</p>	<p>The standard method, based on Government guidance, is the minimum starting point in the calculation of housing need. The Council also needs to take into consideration economic growth. Evidence can be found in the Council's Economic Development Needs Assessment which indicates that a higher level of housing growth is required to support the economic growth proposed.</p>
REF136	A and D Architecture	<p>4) Policy ST14 should be modified to include sites to be allocated for Park Home static caravan site development. Preferably these should be new sites to ensure competition and choice of location in the market.</p>	<p>The Council does not consider it necessary to allocate sites for Home Parks. There are policies in the plan which can be used to determine applications for Park Homes.</p>

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ST - 14 Housing Distribution			
1195294	Resident	<p>Seems the council are pushing through mass house building, almost a thousand already underway, and thousands more all on green belt land and the majority on conservation areas. It's ok to stop some development because of it being placed in conservation areas but when the council get involved it's ok. The worry of many residents especially in Carlton in Lindrick the peaks hill development looks to have already been given the go ahead without consultation and this is providing your ok to the plan. Many people don't agree with this development as recently the Carlton in Lindrick plan was to have no more than the 2 developments one in costhorpe the other on the firbeck colliery site. Now the parish is being forced to accept another thousand plus development within the parish boundary. This is unacceptable and increasing what was a quaint quiet village into a town in its own right or merely merging Worksop and Langold. As an ecologist I'll record plants insects mammals amphibians and birds of the area and will definitely find great Crested newt has I've seen them before in that area. I've also seen Merlin in the summer breeding in the woods. If i record them here and the planning goes ahead it will be destroy the credibility of the council to protect the ecology and environment of the area. Which will be a big issue with the press especially bad in an area where there is little wildlife to speak of.</p>	<p>Bassetlaw does not have any areas of Green Belt land. Peaks Hill Farm is still a proposal, it has not been approved by the Council. The Council is required to deliver enough new homes to meet the needs of the District over the next 15 years. Peaks Hill Farm is considered to be a sustainable location and it provides opportunities to enhance infrastructure, including public open space, highways improvements etc. The Council continues to work with partnering organisations to ensure sites taken forward will deliver sustainable development.</p>
REF150	Resident	<p>Flexing Housing Requirement Numbers It is expected that the minimum housing requirement will be exceeded in several larger settlements, which will by-and-large be able to accommodate greater housing growth due to their proximity to services and availability of suitable housing sites. I would ask that the Council should therefore consider and explain how they will therefore reflect the need to accept lower than the minimum housing requirements in other, predominantly smaller and less well served, settlements i.e. how they will decide which settlements can accept lower housing unit targets. Despite the Rural Settlement Study and the draft Local Plan not using either a settlement's conservation status nor its availability/proximity to services as an initial filtering criterion (due to the Council recognising such an approach would be unsound at this stage), serious consideration should be given to reintroducing them at this more advanced stage, to prioritise which settlements could see their housing numbers reduced. Given Clayworth's 'enhanced' conservation status and its lack of basic services, either in the village or in any reasonable proximity, it should be prioritised for lower housing requirements.</p>	<p>The Council is reviewing the Rural Policy and will make any necessary amendments.</p>

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ST - 14 Housing	Distribution		
1195325	Resident	<p>I dispute the number of homes required in the plan period. Given the large number of houses being built at Harworth and Shirebrook I fail to see why 750 are required to the north of Worksop. Where and how are the numbers justified. The plan shows a disproportionate amount of housing to the north of Worksop i.e. 750 at Peakks Farm and 258 for the whole of the rest of Worksop. There are many unoccupied houses in Worksop kept vacant by absent landlords. These could help to meet the home numbers required rather than the easy option to build on open farmland. Would any brownfield sites be used for home? Unless the local plan pushes these areas develop as well always choose the easy option of open farmland. I am realistic and understand that some development will take place to the north of Worksop. When we purchased our bungalow on Rosedale we liked the fact we were near open countryside and there was then no indication of this very large ' large urban extension ' being built nearby. Also the correct wording must be put in the local plan to ensure that BDC can control the development and resist any obtrusive forms of development for this ' rural fringe location,' with ' prominent natural assets'. The guiding master plan in 7.2.2 can only be as good as the wording of the local plan allows. e.g. C2a) page 78 starts with the words ' at least ' 750 dwellings - what does this mean? A proposed developer could stretch this to a much higher figure. The local plan must have a top figure in order to control the housingdevelopment. As stated I believe 750 are too many never mind a lot more. Low density development should also be felt more appropriate for this area. 7.2.3 and 4. The retention of the trees and existing hedgerows on the site is an important with reference to its rural fringe location. Trees at Long Plantation should be protected and any proposed road should be designed to run along side the wood thereby not requiring felling of trees. There should be a tree frontage to the existing roads again due to its rural location and in keeping with the character of other road entrances to Worksop. 7.2.5. Bassetlaw's character with lots of villages is important and the green gap between Worksop and Carlton must be retained. Historically Carlto is a separate settlement.It is also important to retain the wooded and green open land to the East of Blyth road. This is a well used recreational space for the local community and Worksop as a whole. This area must link to the green gap and the Carlton road trees forming landscape corridors accross the proposed development site incorporating Long Plantation and the trees of Eddison Plantation. Is essential to try to help the wildlife presently in this area. 7.2.6 refers to the development starting in 2026. With the current homes being built at the end of Thievesdale Lane, these between 2026 and 2036 with proposals for a further 750 (presumably in the next local plan, but this is unclear from the paperwork/press info.) you are subjecting our neighbourhood, inc. many senior citizens, to years of living close to a building site with all its noise and disruption. Stated before this is too big a development for this area. 7.2.7 This wording should clearly state what type of houses would be on suitable for this area e.g. No high-rise developments. Are Affordable homes appropriate for this area given the distance from the town centre and its facilities. 7.2.8 The wording of the local plan should ensure individual small scale business and employment sites in keeping with the character of the area. Other areas of office space (new-build and existing) are available in Bassetlaw and is there justification for yet more on this site? 7.2.9. A number of houses are to be built on this site then the local plan must ensure that the local Centre health and education facilities etc. are provided - often Developers prefer to sign Agreements to provide a lump sum to be used elsewhere. I am also concerned that the wider community facilities e.g. GP surgeries, the Hospital including A&E and the existing schools cannot cater for such a large population increase. Waiting times are already long enough. 7.2.10 If development proceeds I can see the need for a new road between Carlton Road and Blyth Road. But 750 houses will generate many more car journeys (property could easily have two cars) and the roads either side of the site are already well used and congested. Blyth road is particularly difficult with the hospital roadside parking. Many cars travelling along the new road would still use Thievesdale Lane Canon trafficlights or Kilton Hill traffic lights. These are already well used by local people and commuters from the wider area with quest forming at busy times. 7.2.11 to 7.2.13 refer to many road alterations which will themselves adversely affect the character of this area in its rural setting. Retention of trees and hedgerows will help and should be stated in the wording of this section of the local plan.</p>	<p>Thank you for your comments which are noted. The aims and objectives of the Bassetlaw Local Plan is to deliver the required amount of sustainable development based on evidence. It seeks to protect and enhance the environment through well designed, sustainable development which is required to provide a net gain in biodiversity.</p>

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REF169	Highways England	<p>In January 2017 Highways England provided comments on the initial draft version of the Local Plan, with a housing target of 6,525 dwellings and a minimum of 177 hectares of employment land, identified to come forward. While no specific sites had been identified, the majority of the development was expected to target the towns of Worksop, Retford and Harworth and Bircotes.</p> <p>With regard to the current version of the Local Plan, the housing target has increased significantly to 9,087 dwellings. This is shared over:</p> <ul style="list-style-type: none"> • 2,180 in Worksop; • 1,574 in Retford; • 2,000 in Harworth; • 1,764 in large rural villages and 1,090 in small rural settlements; and • 750 in Bassetlaw Garden Village, located adjacent to the east of the A57 / A1 / Blyth Road junction at Upper Morton. 	Thank you for your comments which are noted.
1195911	Aspbury Planning Limited	<p>We do not object per se to the allocations set out in ST14 yet consider that an insufficient number and variety of sites have been allocated in Retford to meet the housing requirement for the town and compensate for any under delivery at the New Garden Settlement within the plan period. We are particularly concerned by the omission of the site LAA138 at Welham Road, Retford, which is part within and part out with by the current (old) development boundary yet has been acknowledged in writing by the former Interim Development Team Manager Myles Joyce and subsequent officers as being 'read' as part of Retford rather than as part of the countryside. The latest Land Availability Information for the site with regard to its flood status is overstated in its reporting of the flood risk associated with the site which has previously had a residential consent. As recently as 2019 a subsequent mixed use application (19/00141/FUL) drew no objections from the EA or the LLFA. We have taken issue with the scope and extent of the FZ2 designation of the site and that the EA have acknowledged in communication dated 03/07/19 that they did not have current resources to update their modelling of the Retford Beck and its knock on impacts and so the reliability of the EA data on a site which we have undertaken extensive FRA remains highly questionable. We note that there are a number of allocated sites within policy ST14 that take in elements of FZ2 and FZ3. We question therefore why a previously consented site for residential with no flood risk objections from the relevant flood authorities should not be included at this stage.</p>	Thank you for your comments which are noted. The Council is currently reviewing the spatial distribution of housing and will make any necessary amendments accordingly.
REF198	Consultant	<p>Para 5.1.46 page 29 The housing requirement for Bassetlaw over the plan period is 9087 which the Council feel comfortable can be delivered, see 5.1.47 and 5.1.48.</p>	Thank you for your comments which are noted.
REF198	Consultant	<p>Policy ST14 page 75 This policy is flawed due to the lack of inclusion of the possible housing site at St John's College Farm. Site reference NP04 is a most incongruous addition being, as it is, right on the very entrance to the village in open countryside. The Tuxford allocations should be reconsidered also given that NP11 has provision for 60+ affordable/social housing with no full time market housing. Neither of these allocations appears to include the relevant number of senior citizen housing which has been identified both by Bassetlaw District Council and Tuxford Town Council/Neighbourhood Plan. This part of the policy is therefore not sound.</p>	Thank you for your comments which are noted. The Council is proposing to enable the Neighbourhood Plan process allocate appropriate sites. The policy proposed for the rural area will support development which meets the policy criteria.

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ST - 14 Housing Distribution			
REF214	Oxalis Planning	<p>Overall, we agree with the Spatial Strategy for Bassetlaw insofar as it seeks to deliver development in the most sustainable locations throughout the lifetime of the Local Plan. In order to achieve sustainable development across the District, we agree that the most logical and sensible solution for the provision of development is to ensure that the larger 'main towns' remain the focus for the majority of development and that the Large Rural Settlements form the next tier in the hierarchy and will accommodate the majority of the rest of the District's housing need. However, we do not consider that the proposed use of Neighbourhood Plan allocations alone will provide the necessary strategic scale of sustainable development for the Large Rural Settlements and we believe that the Plan should contain built in flexibility to ensure that it can be responsive to change and therefore relevant throughout its lifetime. We also consider the arbitrary 20% cap on development for the Large Rural Settlements to be restrictive as it could impede the Council's ability to ensure that development is distributed and delivered in a sustainable way throughout the lifetime of the Local Plan. In this regard, we have proposed additional wording to be included in Policy ST1 and we believe that the 20% cap should be revised to become a guide for the level of development that the Large Rural Settlements should achieve</p>	The Plan is considered to be sufficiently flexible to enable sustainable development to occur in the rural areas.
REF218	Central Lincolnshire	<p>We note the intention of Bassetlaw to meet the District's housing and employment needs within the District area and would wish the support of the Central Lincolnshire Joint Strategic Planning Committee to be recorded. We note that you are seeking to meet a need higher than the current nationally derived Local Housing Need for Bassetlaw in the Local Plan. Whilst we do not object to this approach, given the challenges in the region in maintaining land supply, it might be preferable to include a housing range in your plan where the nationally derived Local Housing Need figure is the bottom end of the range and the aspirational figure in your plan forms the top end. Changes to the Planning Practice Guidance now allows for this in Paragraph 027 (Reference ID: 68-027-20190722), specifically stating that for land supply calculations purposes you will be tested against the bottom end of the range. This will help your plan aspire to a higher level, whilst giving the greatest chance of success in maintaining a five year supply of housing land.</p>	<p>Thank you for your comments which are noted. The Council is looking to deliver economic growth and, in order to support this, there is a requirement to ensure enough homes are delivered. As such, given the fact that the Council can demonstrate a healthy housing land supply, it is not considered appropriate to adopt a range for the housing requirement.</p>
1196560	Resident	<p>Additional housing planned is in excess of the amount needed. There is sufficient housing proposed in Bassetlaw with the identified developments found by Neighbourhood Planning Groups, the proposed site at Upper Morton and potential for re use of existing building for there to be no need for a large housing development at Cottam. However, the council's own policies and aims are at complete variance with the strategies to develop in Retford and Cottam. The proposed new builds will have a damaging effect on the environment and the life of the community.</p>	<p>Thank you for your comments which are noted. The Council is currently reviewing the Strategy and will make any necessary amendments. The Plan proposes policies which will seek to protect the environment/deliver sustainable development.</p>
1196694	Resident	<p>Parag 4.2 of the CIL Draft Charging Schedule notes that of the new developments: 81% are greenfield and 19% are brownfield. This is an appalling scenario for our environment. Bassetlaw is ahead of schedule to meet its targets for housebuilding by 2037. It should not be approving plans to build on so much greenfield land. It should continue to review what brownfield sites become available in the decades to come. There will be new brownfield sites available before (and after) 2037 which can be considered for residential building. 5.1.49 refers to building more quality housing than is required – this cannot be justified: once greenfield land is built on, it is lost forever; there is nothing sustainable about this approach. Building on greenfield sites to such a level as is proposed, especially at Peaks Hill, does not meet the definition of "sustainable development". The ability of future generations to meet their own needs for enjoyment of the natural environment, clean air, space and nature will be adversely impacted by this huge development and the consequent growth in traffic. Parag 4.2 of the CIL Draft Charging Schedule notes that 20% of the greenfield units and 10% of the brownfield units will be affordable, ie 80% of greenfield and 90% of brownfield units will not be affordable housing. How is this meeting the local demand identified at 3.13: the huge percentage increase in over 65s and over 80s and the percentage decrease in the numbers aged 16-65? There is a need for smaller houses and for bungalows, not for large houses.</p>	<p>Thank you for your comments which are noted. The Council is seeking to deliver regeneration, and supports brownfield redevelopment. However, there are not enough available brownfield sites to meet the development needs of the District. Consequently both brownfield and greenfield sites are required for development.</p>

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ST - 14 Housing	Distribution		
REF249	Pegasus Group	<p>Housing Requirement Policy ST1: Bassetlaw's Spatial Strategy identifies a minimum housing requirement of 9,087 dwellings over the plan period (2018 to 2037). This is expressed as an average annual requirement of 478 dwellings per annum (dpa). The expression of the housing requirement as a minimum is supported and is considered consistent with the NPPF.</p> <p>2.5 The NPPF, paragraph 60 states.... The standard method for determining local housing need referred to within paragraph 60 is set out within the Planning Practice Guidance (PPG). This suggests a minimum requirement of just 286dpa. Setting the housing requirement above the minimum identified by the standard method is supported.</p> <p>2.7 The PPG re-iterates that the standard method is the minimum housing requirement and identifies circumstances where greater levels of housing should be catered for. This non-exhaustive list includes; i. growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals); ii. strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or iii. an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground; (PPG ID 2a-010-20190220)</p> <p>At least the first two reasons are appropriate in the case of Bassetlaw. The third will be dependent upon neighbouring authorities. This is discussed in greater detail below.</p> <p>2.8 The PPG (ID 2a-010-20190220) further notes that;.... In the case of Bassetlaw both additional reasons apply. With respect to the SHMA this is discussed in detail below. In terms of previous levels of housing delivery Bassetlaw has, on average, delivered significantly more than 286dpa, as illustrated in the following table. The long-term average delivery since 2001/02 is 318 dwellings. More recently, over the last 5-years delivery has improved to an average of 404dpa. To plan below the five-year average would be contrary to paragraph 59 of the NPPF which re-iterates the Government's continued objective of 'significantly boosting' the supply of homes. 2.11 It must also be recognised that the Government has committed to reviewing the standard methodology. This is intended to commence later this year. Given that the Government has re-stated its commitment to delivering 300,000 homes by the mid-2020s and the sum of the standard method falls well short of this requirement it would seem logical that a future iteration of the standard method would generally increase housing need across the country. The Draft BLP (para. 5.1.45) identifies that the housing requirement is based upon evidence provided within the 2019 'Economic Development Needs Assessment'. However, the 2019 'Economic Development Needs Assessment' identifies a range of housing requirements based upon differing economic scenarios. The outputs are identified in table 16 and summarised below. The differing scenarios suggest a large range in future housing need. It is, however, notable that none directly relates to the proposed housing requirement of 478dpa. Furthermore, the assessment dates 2018 to 2035 do not match the plan period 2018 to 2037. Prior to the next stage of consultation, it is recommended that the Council clarify its position with regards to the derivation of the housing requirement.</p> <p>2.14 The proposed housing figures is placed at the upper end of the identified range, this is supported. It is, however, notable that it sits comfortably below any of the 'High Growth' scenarios. The proposed housing requirement sits within the 'Midpoint Growth' range. This is surprising given the economic potential of Bassetlaw. The district sits within two Local Enterprise Partnerships (LEPs). These being the Sheffield City Region LEP and the Derby, Derbyshire, Nottingham, Nottinghamshire LEP (D2N2).</p> <p>2.15 Both LEP areas have significant growth ambitions. The Sheffield City Region LEP Strategic Economic Plan (SEP) seeks to provide 70,000 additional jobs between 2015 and 2025. Similarly, the D2N2 SEP has strong growth ambitions and whilst not having a clear jobs growth target it is anticipating significant growth in higher paid jobs. Given this backdrop a higher overall housing requirement would be justified. 2.16 It is noted that at this stage Bassetlaw has not been approached by any neighbouring authority to assist in taking any unmet housing needs. This will need to be kept under review.</p>	<p>Thank you for your comments which are noted. The Council is reviewing the distribution of housing and will make any necessary amendments.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
REF249	Pegasus Group	<p>The Draft BLP identifies a housing requirement of 9,087 dwellings over the plan period (2018 to 2037). Over the 2018/19 monitoring year 434 dwellings were delivered. Notwithstanding our comments upon the housing requirement this The January 2020 Land Availability Assessment (2020 LAA) identifies that as of 1st January 2020, 6,984 dwellings benefitted from some form of planning permission. A further 540 dwellings are identified as allocations (without permission) within made Neighbourhood Plans.4.3 Table 7, replicated below, of the 2020 LAA identifies proposals to allocate 2,881 dwellings. The total deliverable supply over the plan period is therefore 10,375 dwellings (Gross) or 10,339 dwellings (Net). This provide a buffer of approximately 19.5% or 1,686 dwellings. Whilst at face value this appears a healthy buffer it is heavily reliant upon several factors.4.5 In addition, the Council has not factored in any non-implementation rate into the supply from sites with permission. Even a relatively modest non-implementation rate of 10% would have a significant effect upon the buffer reducing it by approximately 700 dwellings. Furthermore, the supply is reliant upon at least 750 being delivered at the New Garden Village. These are discussed in greater detail above (sections 3). This is a complex site which will take a significant time to commence and deliver. Any slippage in the delivery of these key sites will have a significant impact upon the identified buffer.4.7 On this basis a greater buffer is considered appropriate. Any additional buffer should be focused upon Retford to balance the level of development in this main town.</p>	<p>Thank you for your comments which are noted. The Council is reviewing the distribution of housing and will make any necessary amendments.</p>
1196860	Sheffield City Council	<p>We note that the Local Housing Need figure currently calculated for Bassetlaw is 307 homes per year, and that the Local Plan housing requirement of 478 homes per year is higher in order to reflect the need to support economic growth in the district. This housing target that is significantly above the 'baseline' LHN figure produced using the Government's standard methodology is welcomed in supporting economic growth in SCR and providing flexibility in relation to overall housing delivery across the SCR. We note that the document confirms that Bassetlaw is able to meet all of its housing requirement within the District. On this basis, we assume that Sheffield is not required to meet any of Bassetlaw's housing needs</p>	<p>Thank you for your comments which are noted. The Council is reviewing this policy and is in the process of producing a Local Housing Need Assessment. Amendments will be made, where necessary, based on up to date evidence.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing	Distribution		
REF270	Barton Willmore	<p>Bassetlaw's Housing Need</p> <p>2.59 The NPPG states the minimum number of homes should use the NPPF Standardised Methodology for calculating Objectively Assessed Needs (SMOAN), resulting in a minimum need of 307 dwellings per annum over the plan period. This is not a housing requirement but provides a minimum starting point for LPAs which should seek to provide as much sustainable development as they can. 2.60 With regard to the above, we agree with the Council at paragraph 5.1.45 of the Local Plan that there is a need to increase the minimum housing requirement considering economic growth assumptions in the borough and to ensure that enough homes are delivered to support that growth. However, we consider that there are several reasons why the Council has underestimated the level of uplift (478 dwellings) which it has sought to increase from the minimum SMOAN figure to account for economic growth. We set these out below. 2.61 Paragraph 5.1.45 of the Local Plan notes that the Economic Development Needs Assessment (EDNA) 2019 within the evidence base identifies that the housing requirement be increased to a minimum of 478dpa to support the District's economic growth. We do not agree with that statement. 2.62 The EDNA shows that the industrial market in Bassetlaw demonstrates strength in a number of aspects. The total stock is above average compared to other more rural authorities in the sub region and has shown 16% growth over the last 15 years, outperforming regional and county benchmarks. We note that the EDNA comments that industrial activity in the District is currently focussed around Worksop but that the A1(M) is considered an emerging or longer -term market with commitments at Harworth subject to securing occupiers. We support those conclusions and have provided evidence of such within our Client's planning applications at Harworth. 2.63 The 2019 EDNA considers completion trends as well as forecasts from Oxford Economics, Cambridge Econometrics and Experian. Based on the strength of performance in the last decade or more in transport and manufacturing sectors, uplift scenarios have been applied to the baseline forecasts that are considered to more accurately reflect the district's performance (which the Council is aiming to surpass) . A preferred scenario anticipated jobs growth of 3,400 to 2035 which has translated into a need of 63ha of employment land taking into account a flexible margin and mitigating for future losses. Considering past employment trends and current commitments there may be potential for growth above, this subject to monitoring. 2.64 The EDNA considers that an economic-led housing need is identified in conjunction with the preferred scenario being of 390dpa. Although the Local Plan states an uplift to this figure has been made to 478dpa, it is not clear how this figure has been arrived at. Whilst we support an approach which seeks to increase housing land supply to take account of economic growth, we consider that the assessment does not go far enough and is simply not justified by evidence. 2.65 The above concludes a modest level of growth which is essentially based on a District that is already starting to grow organically better than its neighbours and based on sectors which exist within the District forecasting further growth, particularly in transport and manufacturing. In essence, it appears that the EDNA is based on the District continuing to do what it has already started to do modestly well at economically and, therefore, the forecasts do not appear to reflect Bassetlaw's ambitions for a step-change in the District. 2.66 We expressed in our previous representations that it was not clear why the EDNA sought to support the Oxford Economic (OE) 'mid -point' forecast for growth within the borough for 390dpa. Table 16 of the EDNA sets out a number of growth scenarios and demonstrates that the OE baseline, midpoint and high growth scenarios are significantly lower than those provided by Cambridge Economics (CE) or Experian forecasts. 2.67 With regard to the above, whilst we support the uplift in housing from 390dpa to 478dpa, we suggest that the conclusion of the EDNA is unclear . From our analysis, the evidence base provided to justify the Council's previously suggested requirement and the newly emerging requirement appears substantially the same, but with a different conclusion reached. It is simply not clear how that alternative conclusion has been reached and, contrary to the assertion of the Local Plan, the figure of 478dpa is not a recommendation or the EDNA.</p>	<p>Thank you for your comments which are noted. The Council is reviewing this policy and is in the process of producing a Local Housing Need Assessment. Amendments will be made, where necessary, based on up to date evidence.</p>

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ST - 14 Housing Distribution			
REF270	Barton Willmore	<p>For the reasons set out below, we do not consider that it represents a logical conclusion from the evidence provided within the EDNA. 2.68 We consider that the level of housing provided should be tailored around supporting a 'high growth' economic forecast (which the Council wants to achieve) which, across the forecasts, would provide between 6,500 (OE) and 8,700 (CE) jobs (7,533 jobs is the mean average of the 3 forecasts) which would require between 518dpa and 608dpa respectively (mean average of 560dpa across the 3 forecasts). As such, we would consider that an aspirational plan that sought to support the level of growth which could be achieved within Bassetlaw would provide for circa 560dpa or 10,640 dwellings across an 19-year plan period. 2.69 Notwithstanding a steadily rising rate of housing delivery, we note the continuing trend of the Council's evidence base to underestimate housing growth needs within the District. 2.70 As market conditions for economic growth improve within the District, and delivery rises, the Council's evidence base is demonstrating a concerning level of housing it considers needs to be delivered. We have significant concerns that underestimating the supply of housing needed over the plan period could constrain economic growth below the potential that the Council has helped to cultivate. 2.112 Policy ST14 seeks to allocate land for housing in accordance with the Spatial Strategy. For the reasons set out above in detail, our Client objects to the housing allocations set out within the Local Plan and Policy ST14 which seeks to distribute that housing. It is our Client's view that this policy should be amended to include our Client's site to the south of Ordsall for the reasons set out in Chapter 3 of these representations.</p>	Thank you for your comments which are noted. The Council is reviewing this policy and amendments will be made, where necessary, based on up to date evidence.
REF285	Home Builders Federation	<p>Policy ST14 – Housing Distribution allocates land for a minimum of 1,703 dwellings at the following locations :-</p> <ul style="list-style-type: none"> • 6 sites (HS1 to HS6) (Policies 15 - 20) in Worksop for 1,008 dwellings ; • 3 sites (HS7 to HS9) (Policies 21 - 23) in Retford for 545 dwellings ; and • 2 sites (NP04 & NP11) (Policies 24 & 25) in Tuxford for circa 150 dwellings. <p>Under the 2019 NPPF, the Council should identify at least 10% of its housing requirement on sites no larger than one hectare or else demonstrate strong reasons for not achieving this target (para 68). The Council should confirm its compliance with national policy. The Council's overall HLS should include a short and long-term supply of sites by the identification of both strategic and non-strategic allocations for residential development. Housing delivery is optimised where a wide mix of sites is provided, therefore strategic sites should be complimented by smaller non-strategic sites. The widest possible range of sites by both size and market location are required so that small, medium and large housebuilding companies have access to suitable land to offer the widest possible range of products. A diversified portfolio of housing sites offers the widest possible range of products to households to access different types of dwellings to meet their housing needs. Housing delivery is maximised where a wide mix of sites provides choice for consumers, allows places to grow in sustainable ways, creates opportunities to diversify the construction sector, responds to changing circumstances, treats the housing requirement as a minimum rather than a maximum and provides choice / competition in the land market.</p> <p>The HBF is supportive of the inclusion of a contingency buffer to overall HLS. There is no numerical formula to determine the appropriate quantum for a buffer but where a Local Plan is highly dependent upon one or relatively few large strategic sites or settlements / locations then greater numerical flexibility is necessary than in cases where HLS is more diversified. The HBF always suggests as large a contingency as possible to maximise flexibility.</p> <p>Land Availability Assessment January 2020 sets out as at 1st January 2020 the Council's estimated total HLS is 10,405 dwellings (or 10,339 dwellings less demolitions) comprising of :-</p> <ul style="list-style-type: none"> • sites with planning permission for 6,984 dwellings ; • Neighbourhood Plan allocations without planning permission for 540 dwellings ; and • proposed site allocations for 2,881 dwellings (Cottam deliver an additional 1,150 dwellings beyond 2037). <p>In 2018 / 2019, 434 dwellings were delivered so the District's residual housing requirement is 8,653 dwellings from 2019 to 2037 (Housing requirement of 9,087 dwellings minus 434 completions). If the overall HLS is 10,405 dwellings then there is a potential surplus of 1,689 dwellings (19.5%) assuming that all consents and allocations come forward exactly as predicted. The Council has not factored in any lapse rates or allowances for non-implementation. As set out in the 2019 NPPF, the Local Plan should include a trajectory illustrating the expected rate of housing delivery over the plan period. It is noted that there is a lack of detail in the Council's Housing Trajectory in Appendix 3. The HBF would not wish to comment on the merits or otherwise of individual sites proposed for allocation but it is critical that the Council's assumptions on lapse rates, non-implementation</p>	The Council will review the requirement for 10% of housing to be on sites of 1 hectare or less and make any necessary amendments. The Council is seeking to deliver a mix of development on a range of sites (small, medium and large).

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
		<p>allowances, lead in times and delivery rates contained within its overall HLS, 5 YHLS and housing trajectory in Appendix 3 are correct and realistic. These assumptions should be supported by parties responsible for delivery of housing and sense checked by the Council using historical empirical data and local knowledge.</p> <p>The Council should provide evidence of its 5 YHLS position on adoption of the Local Plan using 478 dwellings per annum as the basis for the 5 YHLS calculation. It is noted that the Bassetlaw 5 YHLS Report 2019/21 applies a 5% buffer however if under the 2019 NPPF the Council is seeking to formally fix a 5 YHLS through the Local Plan then a 10% buffer should be applied (para 73). At time of the pre-submission consultation if the Council provides additional evidence on HLS then the HBF may wish to submit further comments.</p>	
1197091	William Davis	<p>While there are no objections to the proposed housing allocations it is considered that, as noted above, additional housing allocations are required to provide flexibility given the reliance on new settlements and sites to be allocated by Neighbourhood Plans; this will ensure that the housing requirement is met. As set out in the Spatial Strategy, Worksop is the most sustainable settlement in the District and will experience substantial employment growth and regeneration during the plan period. Additional housing allocations in appropriate edge of settlement locations can help provide this buffer, contribute to providing a mix of dwellings across the area and assist in improving the vitality and viability of the town centre. As such it is considered that land north of Mansfield Road (LAA206) should be allocated for residential development. It is considered that the recent planning application (Ref 17/01356/OUT) robustly demonstrated that the site was sustainably located and could be accommodated in the landscape through good design with a less than substantial impact on nearby heritage assets subject to an appropriate design response being followed. No technical objections or reasons for refusal were also raised in respect of access, drainage or impact on local infrastructure.</p>	The Council's approach to the proposed allocations in Worksop is considered appropriate.
REF304	Pegasus	<p>4.1 The Draft BLP identifies a housing requirement of 9,087 dwellings over the plan period (2018 to 2037). Over the 2018/19 monitoring year 434 dwellings were delivered. Notwithstanding our comments upon the housing requirement this leaves a residual housing requirement of 8,653 dwellings from 2019 to 2037.</p> <p>4.2 The January 2020 Land Availability Assessment (2020 LAA) identifies that as of 1st January 2020, 6,984 dwellings benefitted from some form of planning permission. A further 540 dwellings are identified as allocations (without permission) within made Neighbourhood Plans.</p> <p>4.3 Table 7, replicated below, of the 2020 LAA identifies proposals to allocate 2,881 dwellings. 4.4 The total deliverable supply over the plan period is therefore 10,375 dwellings (Gross) or 10,339 dwellings (Net). This provide a buffer of approximately 19.5% or 1,686 dwellings. Whilst at face value this appears a healthy buffer it is heavily reliant upon several factors.</p> <p>4.5 The supply is heavily dominated by sites with permission (6,984 dwellings). This makes up over two thirds of the supply. The impact of the plan upon housing distribution is therefore severely limited. This has led to limited allocations and delivery in Retford (see para. 2.5 above). This hardly appears to be the plan-led approach advocated by the NPPF (para. 15).</p> <p>4.6 In addition, the Council has not factored in any non-implementation rate into the supply from sites with permission. Even a relatively modest non-implementation rate of 10% would have a significant effect upon the buffer reducing it by approximately 700 dwellings.</p> <p>4.7 Furthermore, the supply is reliant upon at least 750 dwellings being delivered at the New Garden Village (see section 3 above). This is a complex site which will take a significant time to commence and deliver. Any slippage in the delivery of this key site will have a significant impact upon the identified buffer.</p> <p>4.8 On this basis a greater buffer is considered appropriate. Any additional buffer should be focused upon Retford to balance the level of development in this main town.</p>	The Council is currently reviewing the Spatial Strategy and will make amendments where necessary.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
1197187	Resident	I have concerns about developments at Leaffields, Sandhills and on the Trinity Estate on North Road. I feel it is important to maintain active green sites within communities. Allotments and wild parkland are great ways to allow people to be active close to where they live. It also protects wildlife under stress such as hedgehogs and some bird species. It allows wild flowers to cultivate themselves supporting insect life such as bees and vice versa. It gives a breathing space supporting our physical and mental well being within a built up area. The plan to move allotments on to the Trinity property will mean much further travelling for those living near Leaffield and mean that those with mobility restrictions will have more difficulty in accessing that site.	Thank you for your comments which are noted. Council re reviewing its distribution housing and will make any necessary amendments.
1197219	Resident	No properties tshould be built on a green field site which includes established woodlands.This proposed site contradicts Bassetlaw councils strategic objective 4:2. which in summary states that locations should make use of previously developed land and minimise the loss of high quality agricultural land.	There is a need to allocate enough land to deliver the number of new homes needed in Bassetlaw up to 2037. Given the lack of available brownfield sites, it is necessary to allocate greenfield sites.
REF316	Fisher German	The Local Plan proposes to allocation two sites for residential development in Tuxford, totalling some 150 dwellings, 100 dwellings short of the minimum requirement. Presumably the Local Plan is therefore relying on the shortfall in housing to be provided for through a Neighbourhood Plan. The Made Tuxford Neighbourhood Plan has not identified any site allocations for the village. It is understood that Tuxford Town Council are currently progressing a review of their Neighbourhood Plan in order to identify sites to allocate for housing. However, at this time there are no firm timescales to confirm how long it will take for this review to progress and when the revised Neighbourhood Plan will be adopted and unless this is rectified, there is a risk that the 100 dwelling shortfall for Tuxford will not be delivered.We believe that the allocation of sites in the Large Rural Settlements should not be delegated to Neighbourhood Plans when there is not any clear evidence to demonstrate when the allocations will be made. As such we believe the Council should be allocating the full housing requirement for Large Village Settlements within the Local Plan itself.	Thank you for your comments which are noted. The Council is reviewing housing distribution. The housing and will make any necessary amendments.
1197269	Resident	A very large rural extension rather than urban and Carlton in lindrick has fully met their number. Rather than 'more'. Much more detailed evidence for transport will be needed.	Thank you for your comments which are noted. The Council will continue to work with Nottinghamshire County Council to ensure highway issues are addressed should the site be taken forward. The Bassetlaw Transport Assessment will inform decisions made on the Local Plan.
REF361	Councillor, Bassetlaw District Council and Nottinghamshire County Council	Much of Bassetlaw is an attractive rural area , our existing villages were an attractive place to live. Much of the rural area Is not too densely populated , and this helps wildlife in general. If the minor roads get busy ,Barn Owls toads and hares will be exceptionally affected as will birds of prey which are killed when hunting on the roads and verges and scavenging on road kill. 25% of Barn Owls can be killed on the roads for instance. Many other species from flowers to bumble bees and insects suffer from urbanisation. Mentioning mitigation in a draft plan does not magically reduce the damage that is done, but makes the planners and councillors involved with urbanisation feel better. Fragmentation of open country is damaging to all species, odd belts of trees as proposed do not break the fragmentation which is likely to occur around areas of proposed development such as Apley Head junction for instance. Urbanisation of our Bassetlaw garden villages will continue if the 20% increase in building permissions is incorporated into the plan. The Bassetlaw draft Plan appears to propose to supply much more residential land than needed by statute, and there is a suspicion that the proposed luxury provision of residential housing land is connected with the Sheffield City Regions wish to send people out of the City to live in Bassetlaw ! An easy option for them, and councillors and planners wishing to co-operate rather than look at the needs and future quality of life in Bassetlaw for the existing residents. Little effort has been expended to ascertain where residences should be provided to minimise traveling, by establishing where jobs will be needed. Because the draft is expecting an increase in the elderly population and a decrease in the younger working population it is not clear why so much employment land is needed in the more rural areas. The Bevercotes colliery site and the existing Gamston Airfield employment areas should provide much of the land required, now that these sites have been rejected for residential development.	Thank you for your comments which are noted. The Council is reviewing housing distribution. The housing and will make any necessary amendments.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
REF387	Resident	No more housing to be built in and around Retford until provision of police force upgrade in Retford. To have police on the beat in Retford town 24/7 and a manned police station of at least enough policeman to count. Retford and District correctly and safely for all who live here.	Thank you for your comments which are noted. The Council is reviewing housing distribution. The housing and will make any necessary amendments.
REF475	Resident	Amount and location of homes (ST14, ST26, ST27, ST28, ST29, ST30, ST31) – don't support Generally yes but, as stated before, the Garden Village is a poorly executed idea.	Thank you for your comments which are noted.
1195356	Resident	<i>Worksop will deliver.....</i> Therefore we do not require green land to be destroyed for unrequired housing and destroying the natural very old and established landscape , trees , bio diversity with wildlife some of which is protected such as the bats that exist, owls, sparrow hawks, buzzards, herons, frogs, toads , hedgehogs, hares and the insect population This proposal is monstrous and should not be allowed to proceed	Thank you for your comments which are noted. The Local Plan is seeking a net gain in biodiversity. Policies are proposed which seek to protect wildlife (both flora and fauna) and trees and hedgerows. The Plan is looking to deliver more trees/community woodland schemes throughout the district.
1195356	Resident	Good access !!!!!!!!!!! The Cannon Crossroads are always backed up and at peak times you can be waiting a good 10 minutes for any considerable movement through the traffic lights , this then extends along the A60 with a knock on effect and you want to create 1500 houses with a little link road from Blyth Road to Carlton Road with no changes to either Blyth Road / Thievesdale Road junction or the Cannon Crossroads. This will create deadlock likened to a large city and is a likely accident hot spot	Thank you for your comments which are noted. The Council will continue to work with Nottinghamshire County Council to ensure highway issues are addressed should the site be taken forward. The Bassetlaw Transport Assessment will inform decisions made on the Local Plan.
1195356	Resident	Destroying green fields and heritage assets, prominent natural assets and long established woodland is not beneficial to the area and will not enhance the area. Its not sustainable or innovative its called commuterville and concrete jungle You are destroying a green agricultural environment that would be better suited to solar farms or wind farming, that would be retaining the natural landscape of the land and supporting the green climate change policies that are more important than 1500 unrequired houses ST15 HS1 Peaks Hill Farm	Thank you for your comments which are noted. The Local Plan is seeking a net gain in biodiversity. Policies are proposed which seek to protect wildlife (both flora and fauna) and trees and hedgerows. The Plan is looking to deliver more trees/community woodland schemes throughout the district.
1195356	Resident	You cannot provide the infrastructure quoted here until all the houses are built and sold and money been received from years of council taxes because you have scrapped the community levy and are using loop to avoid implementing infrastructure.....Rippon Homes The Lodge on Thievesdale Lane.....agreement made between yourselves , the developers and Highways Agency that if you only build 42 houses at a time then you don't have to change the road junction. Madness to expect the current roads and junctions to cope with minimum of 3000 more cars. And as for health centres , schools etc what are you going to do with minimum of 1500 extra school children who will needs doctors, dentists and other associated facilities	Thank you for your comments which are noted. The Local Plan process is the best way to ensure infrastructure is delivered. If the Council does not have an up to date Plan in place it makes it more difficult to plan for infrastructure because development evolves piecemeal/unplanned.
1195356	Resident	How can this link road improve flow in and around Worksop..... you are adding a minimum of 1500 cars to the area and expecting a link road from Blyth Road to Carlton Road to ease flow in Worksop !!!!!!!!!!! You are going to make Worksop even more difficult to access as well as the surrounding estates and access to A57 and A1... the road infrastructure cannot cope as it is and you are not doing any improvements to any other roads of junctions and this little link road is not going to improve that , it is going to add to the heavy congestion that currently exists and gets worse every day. Bikes and people walking will be an absolute minority as the roads are not safe for cyclists and walking from this area is not really an option to reach train station or and other services . How can this link road improve flow in and around Worksop..... you are adding a minimum of 1500 cars to the area and expecting a link road from Blyth Road to Carlton Road to ease flow in Worksop !!!!!!!!!!! You are going to make Worksop even more difficult to access as well as the surrounding estates and access to A57 and A1... the road infrastructure cannot cope as it is and you are not doing any improvements to any other roads of junctions and this little link road is not going to improve that , it is going to add to the heavy congestion that currently exists and gets worse every day. Bikes and people walking will be an absolute minority as the roads are not safe for cyclists and walking from this area is not really an option to reach train station or and other services .	Thank you for your comments which are noted. The Local Plan process is the best way to ensure infrastructure is delivered. If the Council does not have an up to date Plan in place it makes it more difficult to plan for infrastructure because development evolves piecemeal/unplanned.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST - 14 Housing Distribution			
1196000	Resident	<p>Unfortunately, I am not familiar with all of the proposed development sites, so I can only comment on the one I am familiar with. This is HS9 - Sandhills. I can see the potential advantages of using this site from a developer's point of view. There are several arguments against it from the point of view of existing local residents. Of these, I feel the most important is the impact on the local roads and the safety of road users and pedestrians. The current plan lacks detail in terms of how the development would be set up. However, a previous proposal indicated that the only point of access would be from Manvers Road which, in turn, comes off West Carr Road. The turn into Manvers Road from West Carr Road is on a bend close to the bottom of the railway bridge. The flat stretch of road going away from the bridge is congested with parked cars most of the time. In itself, this seems to be negotiated reasonably safely most of the time. However, in recent years, we have already seen an increase in housing on the old Bridon site, as well as other developments in the area, so traffic levels have already risen. Linked into this, we have an increasing number of schoolchildren making their way along this road to Retford Oaks school and the Sixth Form site. Coming out of Manvers Road on to West Carr Road, visibility isn't terrible, but we have the bridge on one side (with sometimes unseen traffic coming up the other side), and a virtually blind bend only 50-100 metres away on the other side. In principle, this is hazard enough. My concern is that, with most households having 2 cars, the proposed minimum of 75 houses in the period up to 2037 (and that could rise afterwards) means there are likely to be around 150 additional vehicles using that junction on a regular basis. (And this ignores the increased use of heavy vehicles while any building work is taking place.) If the railway line didn't border the other side of West Carr Road, it might be possible to do something to widen the road or put in other traffic safety measures. However, the presence of the railway pretty much rules any measures being taken. I do recognise that it has been noted that the proximity to the town and other facilities means road use could be minimised, but there would have to be significant incentives used to stop people using their cars to the degree they do at present.</p>	<p>This is a very early stage in the Local Plan process. More detail will be added as the plan progresses.</p>
REF255	Sheffield City Region	<p>In terms of housing, the Draft Plan seeks to deliver 478 new homes per year between 2018 and 2037 - above and beyond the Local Housing Need calculation and a reflection of the economic growth planned for Bassetlaw. This is a positive expression of the growth ambitions held by the SCR LEP who have consistently emphasised the important role that housing plays in creating the right conditions for economic growth. As such, the LEP and the MCA will continue to support an increase in housing delivery across South Yorkshire, complementing similar ambitions in Bassetlaw's Local Plan.</p>	<p>Thank you for your comments which are noted.</p>