

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1177570	Resident	I think that this is too big and in an attractive area of countryside that should be preserved. Despite the vague references to green gaps, which seem to have no actual legal basis (the plan admits that development IS allowed in these areas), this will lead to the joining up of Worksop and Carlton, in a way that we are already seeing to the west of the town between Worksop and Shireoaks.	The gap between Carlton and Worksop is proposed to be maintained.
1180212	Resident	I strongly object to the plans to build on the field alongside the A60 at Peaks Hill Farm. This is a beautiful piece of countryside, part of the view across woodland and farmland as you travel from Worksop towards Carlton. The field is surrounded by woodland which follows the relief of the land. The view when travelling from Carlton towards Worksop is equally stunning, with the houses at the edge of Worksop only visible as you top the brow of the hill. I would urge the planning department and relevant councillors to walk/cycle/drive along this stretch of road and contemplate the impact their plans would have on the character of the area, on the amenity value, on the present community and on future generations. This field and woodland is a crucial part of the green buffer between Carlton and Worksop. Once this is breached, development is likely to continue to encroach on this beautiful green space. The woods to either side of the A60 have muntjac and roe deer and buzzards. Building near the woods at Peaks Hill would inevitably disturb the wildlife. I question the safety of building a link road onto the A60 at Peaks Hill. There have been fatal accidents on this stretch of road. Visibility is affected due to the gradient and cars accelerate as they descend from the brow of the hill.	The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme.

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1180445	Councillor, Bassetlaw District Council	<p>Overall, the draft Bassetlaw Local Plan (BLP) has much to commend it – there are innovative ideas, such as the garden villages, green energy site and welcome references to the need for cycling and walking connectivity and green infrastructure. Serious concerns about the inclusion of a special area of countryside on the western fringe of the large proposed Peaks Hill Farm housing development site. If you travel north from Worksop towards Carlton on the A60, on the edge of the town, you pass the G4S offices on the right in woodland. This mature wood on the right covers a hill and ridge that curves round to Peaks Hill farm enclosing a sloping, triangular shaped field on the right/front, bordered by the A60 (circled blue on the map below). This field is included in the plans for residential development. As you carry on north you pass Freshfields house on the left and down the hill, extensive and beautiful views of the rural landscape open out across the horizon towards Carlton direction. This landscape, the views, the mature woods and fields to the right and front, is one of the most beautiful I know. Often, as I travel back from Worksop this view will lift my spirits. It is unique and precious landscape. Once it's built on, it will be spoilt and lost for ever. It is current and future generations that will lose the enjoyment of this landscape (or 'amenity value'- really it is priceless). I was shocked when I saw the plans to build on this field (just a few days before it went public). It is out of sight from Worksop, on land sloping down to Carlton and enclosed by woods. This would be building in pristine countryside clearly separated from the town envelope. The plan states the need for a green belt or buffer between Worksop and Carlton. I would argue that this field and its surrounding trees and ridge must be included in that green belt or buffer zone (it's visible from the Carlton direction but not from Worksop). To build on it would set a dangerous precedent and surely other fields and woods will be built over until Worksop merges with Carlton. I would urge all councillors and relevant officers to visit the site to see with their own eyes. Note on p.59 of BDC's commissioned Site Allocations: Landscape Study, below is their conclusion on the Peaks Hill Farm (site 12H in the report) site: 'A combination of topography, the landscape value of existing woodlands and the extent to which the site extends north into open countryside, suggest that only a limited development in the middle and southern sections of the site could be achieved without an overall adverse landscape impact.'<a href="https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draft-landscape-study-2019.pdf">https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draft-landscape-study-2019.pdf</a> That means, it is the western, A60 side of the site that will be most adversely affected. I do not feel as strongly about the other parts of the proposed Peaks Hill development, as the largest part is to the East of the Peaks Hill woods, stretching over to Blyth Rd – backing on to Thievesdale, on a slope facing south to the town and joined on to Worksop. Another aspect of the development is a relief road running through the site from Blyth road and coming out on the A60 near the Peaks Hill farm (though this is not confirmed). Highway matters are clearly for the County to consider but I have serious concerns as it a dangerous stretch of fast road, on a bend and a hill, that has had several fatalities due to the poor visibility. I also believe the consultation period should be extended. I have yet to meet a member of the public who is aware of the Draft Local Plan, let alone that this piece of land is affected. Such an important plan with huge changes for Bassetlaw needs extensive publicity and consultation. In conclusion, I recognise the pressures on the council to find space for more housing to allow Worksop to grow and prosper but I believe the particular field, woods and views described above are precious to local people, to wildlife (deer and buzzards are regularly seen here) and to future generations, and therefore, the boundary of Green 'belt' or buffer zone should be redrawn to include and protect this relatively small but special piece of land near the A60 (and remove the residential designation).</p>	The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme.
1183048	Resident	I object to homes being built on the land as again we are destroying valuable habitat and it is again one step closer to merging the rural village of Carlton in Lindrick with Worksop, when the town is already struggling to maintain any decent shops as people are not shopping local, adding a further 750 homes and 750 more in the phase 2 will not regenerate the town but just add to congestion.	As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet housing needs and jobs growth. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits including a net gain in biodiversity which is a national policy requirement and retention of existing woodland. Additional homes will provide additional footfall to support the town centre.
1188066	Resident	a) The proposed area includes a considerable area of woodland. When the UK government is committed to increasing the area of woodland, I would oppose the felling of any trees in the ST15 development. b) I would oppose any new roads which connect with any existing roads in the Hemmingfield housing area which subsequently connect to Thievesdale Lane.	The majority of trees and woodland will be protected. Any lost will be required to be re-provided on site. No roads to Thievesdale.

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1189740	Resident	<p>For many years I have travelled from Carlton to Worksop. As you head into Worksop the open fields at Peaks Hill give you a more positive view to the day. No sign of houses or stress just that bit of relaxation before you hit the chaos of Worksop and the queue at the Canon traffic lights and everyone rushing around. The road has had many accidents over the years including fatalities and even if you reduce the speed to 30 you cannot see over the hill to the right towards Carlton plus the bridleway comes out on the top of the hill and it is used by many walkers and horses. The relaxing view of Peaks Hill is seen for many miles including from the bridleway in front of Walkers Farm on Owday Lane. Building at Peaks Hill would have a huge impact on a large area and make the daily commute to work for many more stressful. This seems to be the only green field site to developed in the local plan. Why should it be developed? There would also be an impact on the wildlife in the area and a lot of the trees would be cut down. The woodland has been there for many years and is not somewhere you would ever expect to be developed. A number of deer have been seen in the area. Carlton in Lindrick is already joined onto Costhorpe via the developmetnt on the A60 opposite the Co- Op and I am sure in a few years Langold will also the joined up. Do you not think enough green fields have already been developed along the A60. There must be far more suitable sites than Peaks Hill Farm and a connecting road between Blyth Road and the A60 is madness.</p>	<p>As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet housing needs and jobs growth. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits including a net gain in biodiversity which is a national policy requirement and retention of existing woodland. Highways safety is a prerequisite of development so any new roads/junctions will be required to meet appropriate standards.</p>
REF019	Resident	<p>I am compelled to put forward my objections regarding the proposed Peaks Hill Farm Development in Worksop as it will directly affect our home, our enjoyment of life in the area, the surrounding homes and people and the existing wild life, some of which is protected.</p> <p>I understand that the development is for 750 new dwellings from the year 2026, with a further proposal of an additional 750 new dwelling after the year 2037.</p> <p>I do not feel that this massive development will be of benefit to our community because the area is already overcrowded and the infrastructure is not in place.</p> <p>Worksop currently has multiple property developments in progress at the moment, for example; the Gatefold estate is still not fully complete and houses remain unsold. The Shireoaks area has 3 building developments in progress, Carlton in Lindrick has another and the St Anne's estate development is set to start soon. There is a mass of development in progress and this proposal will add to many difficulties of the existing communities.</p> <p>Worksop does not have the capability to safely and adequately offer full Health Care and schooling to accommodate the massive number of extra people coming into the area.</p> <p>This proposal will also destroy habitat for the local wildlife living around us, such as foxes and hedgehogs (statistics show that they could be extinct in 10 years if their habitat is not protected), multiple species for bats (many of which are protected) would be driven out and deer would be prevented from using the wood as they do at present.</p> <p>Could you please respond with your comments and detailed confirmation how you intend to address all of the above points and fears, which I have raised, for the benefit and protection of all existing dwellers in the area and the existing natural habitat.</p>	<p>As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF023	Water Management Consortium	'This site is outside of the Board's district'.	Comments noted

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REF025	Resident	<p>As residents of Westerdale we have strong concerns about the draft plan for Peaks Hill Farm.</p> <p>Firstly residents have been given very little information about this plan which will have a major negative impact. We were notified for the first time that this plan existed only a week ago via tiny pieces of paper attached to lamp posts. The consultation meeting at Thievesdale Community Centre has been arranged at a time when most residents will be at work hence we are unable to raise concerns and ask for information and the deadline for concerns is very short, February 26. Secondly there are already several major new housing estates under construction around Worksop, is there any concrete evidence that there is a market for these houses? The housing websites such as Rightmove, are flooded with new houses that no-one seems to want, many have been up for sale for several months even after reducing their price.</p> <p>Are there any plans to increase the size or number of schools, doctors' surgeries and hospital services in the area in line with these increased number of houses? Residents currently struggle to book doctors' appointments and the wait for hospital appointments is already a huge problem as the current facilities are struggling to cope with current demands.</p> <p>The plan includes shops at a time when there is clear evidence that there is no support for small shops. Shops in the town centre are closing as they cannot compete with the increasing number of supermarkets in Worksop and online shopping. Shops next to the Celtic Fields development have struggled to be economically viable with many shops closing after a short time, even Tesco Express failed.</p> <p>The plan also fails to consider the important national and global issue of climate change. The destruction of the natural environment coupled with the building work and the eventual existence of another huge housing estate will no doubt add to the problem of global warming. Doesn't the council have any social conscience and awareness of its responsibility towards this issue and our children's futures?</p> <p>Finally the ongoing building work will seriously effect the value of residents' houses. As we are about to have our tranquillity ruined by the building work lasting for years we cannot move elsewhere as no-one would be willing to buy our properties.</p> <p>Surely there are grounds to reconsider this proposal? Or at the very least wait until there is concrete proof that there is a market for the current homes already under construction. We look forward to a response to our concerns.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>
REF027	Councillor, Bassetlaw District Council	<p>The main points raised with me are, urban sprawl towards Carlton and the building on green fields and the secondary school places with the traffic/ accidents coming in fourth place.</p>	<p>The gap between Carlton and Worksop is proposed to be maintained. A financial contribution will be secured to provide for secondary education and traffic management and road safety will be addressed through the Transport Assessment for the scheme. The Council has allocated sites on brownfield land but there isn't enough suitable and available sites to meet needs. So greenfield land is required.</p>

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REF028	Resident	<p>We have received the leaflet informing of the proposed build on Peaks Hill Farm and we would like to strongly object to this application based on the points below: There has been recent building activity on the farmland off the bottom of thievesdale lane and we have already witnessed wildlife displacement due to this. Before this build foxes very rarely entered the populated area around Airedale, however we are having regular visits where they are in search of food which is causing distress to our dog and small animals housed in our garden shed. Reducing the natural habit of wildlife by building on the proposed land is only going to aggravate the matter further and force wildlife into populated areas. What gives us the right to take away more land that is occupied by our fragile wildlife? Worksop is full of new build sites at the minute, Gateford and Thievesdale just to name a couple, so where is the justification of a further development on a green field site rather than brown field? Developments of this size will increase traffic congestion in the area and make it unsafe for the local children and elderly. You also have to consider the increase of children to our local schools, that are already at capacity. Finally, you will be removing old and established oak trees, which are just off of Carlton road, again where is the justification for this?</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>
REF033	Resident	<p>I object in the strongest possible terms to the development from Peaks Hill Farm to Blyth Road, I think it has been dealt with very underhanded, 1 notice on 1 streetlight at the bottom of Colsterdale the day before the meeting in town &amp; the time of the meeting on thievesdale lane, absolutely disgusting, people still at work &amp; fetching their children from school, furthermore the people from the council were very incompetent, no idea what they were doing, would not answer any questions properly, senior people should have been there to answer questions put to them, but I guess its a case of it bring N. I. M. B. Y, well it's in mine, my late husband &amp; I worked hard to buy our own property &amp; all you have done is devalue it, who wants to look out on industrial units &amp; a main road??, also I want to know about the wildlife, whats going to happen to them, we have deers, pheasants, rabbits &amp; numerous wild birds to view at present, don't they count for anything, obviously not in your eyes, with 750 houses you are talking roughly 1500 cars, the pollution will be awful, no mention of schools, doctors, its impossible to get a doctors appointment now &amp; Bassetlaw Hospital isn't big enough to deal with the demand that would be put on it, I truly hope this planning doesn't get passed, build on the brown field sites, countryside is precious.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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REF036	Resident	<p>I was shocked to see the size and scale of this plan, it will essentially join Gateford with Thievesdale and Carlton in Lindrick, this will change Worksop beyond recognition. I was speaking with someone who moved from Sheffield to Gateford for a more rural lifestyle and they too were appalled at the plans. ANOTHER main road is a huge concern and this will link both Carlton Road and Blyth Road together - both very busy roads with 50 and 60 mph speed limits, increase in the traffic to these areas is an incredibly troubling thought, likely to lead to even more accidents. More roads and housing / shops means more traffic which means an increase to both noise and light pollution. What greatly concerns me is yet more loss of wildlife and their habitat, the world is currently in a climate emergency and the government / councils still destroy the few precious green spaces / fields/ trees/ hedgerows that are left to build even more new housing. After the worst flooding Worksop has ever seen, how does ripping up fields and trees and hedgerows (the very things that are needed to counteract and mop up the flood water ) and concrete over it all make any sense?! No matter what "green plan " you have in place it will NEVER make up for the loss of all of this established habitat. Period. Our UK wildlife is in dire straights and species are struggling to survive due to council plans just like this up and down the country, please do not push ever more closer to making these species extinct. The "State of Nature Report" statistics for the flora and fauna facing extinction - one quarter of mammals - one in five plants- 15% of fungi and lichens- 40% of vertebrates- 12 % of invertebrates There has been a 60% decline in priority species since 1970. This is unforgivable. PLEASE do not add to these sobering statistics, do not let greed have the upper hand. I prefer MY tax money being put towards regenerating run down buildings and areas, not leaving them to rot and just building a load of new builds. Any more shops away from the town centre will only kill it off completely. These plans at best show no consideration to local residents and at worst utter contempt.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



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REF037	Resident	<p>Should the suggestes access road be adopted, then major alterations would have to be made both on Blyth Road and Carlton Road since both of these roads are major roads out of and into Worksop, carrying large volums of traffic without additional traffic. Speed restrictions do not work, traffic lights or roundabouts would need to be constructed. Blyth Road already has commercial units, within close proximity to the proposed road, you have a transport unit where heavy goods vehicles enter and leave the storage area, then within a short distance a livery unit and stables for horses, there again slow moving vehicles entering and leaving the site. Should this suggested access road be adopted then all internal roads will have to be returned to the main access road, since roads on the Hemmingfield and Ambleside roads are not suitable for heavy vehicles in particular service and emergency vehicles, since the width of the roads and bends cause probmens for already existing residents. Regarding the existing properties on Hemmingfield Rise, all the properties overlooking this site are bungalows, therefore the building of high storey houses would not be in the best of interests to residents, further along this boundary the houses are built very close to the boundary and again would invade residents privacy. Should this site be given planning permission then I fail to see any benefit to Bassetlaw since you are only providing housing for residents mainly working in nearby cities, who can purchase properties at a lower rate than in cities, no benefit could be enjoyed by Worksop and its facilities. Regarding a medical service, we have only two General Practices in Worksop, both of which are laready under extreme pressure, building a new practice would only be abuilding, where does one expect to find the doctors and staff, I appreciate this is not a problem being felt only in Bassetlaw but nationwide, the same applies to our hospital where departments are being cloed due to lack of funding and staff. I ask that consideration be given to my comments along with all the others which you may recieve, It is my opinion that greater benefit could be gained for all Bassetlaw if attention was given to the town centre.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF039	Resident	<p>I find it hard to believe that you using valuable Farm land to build housing when we import more food than we can produce. Does Worksop really need 1500 houses its not like we need attract workers to fill jobs that have long since gone along with what once was a nice little town. If we are not going use the land to produce food then why not put solar panels there and produce green energy which will benefit everyone and help to carbon emissions. So planners and councilors is a fist full of dollars or a giant leep for mankind to help save our planet.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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REF040	Resident	<p>I would like to object to the proposed plan re the above policy at Peaks Hill Farm.</p> <p>1. There are considerable types of wildlife in the woodland area - buzzards, owls, bats, foxes and hedgehogs, which we all know are becoming extinct. Removing any part of the woodland would affect their longevity. 2.The field behind the houses on Westerdale drops about 5 feet which could cause issues with drainage and future flooding. Any houses built on the field would be lower than the current houses which would cause issues with privacy. 3. Infrastructure on surrounding roads - the two road junctions (off old Thievesdale onto Blyth Road and out onto main Thievesdale Road) are already busy with traffic throughput from cars, lorries and buses and will not be able to support more traffic to the point where it will become dangerous for the drivers and considerably affect commute time. 4. Broadband issues - broadband is sporadic in this area - increased population in this area can only decrease the speed per household unless there are plans to spend government funds on this - ref the government policy on Building Digital UK. 5. Worksop town centre had declined rapidly over the past 15 years - shops closed due to rent increases, and increased drug use and crime. The proposed new houses will only bring people into Bassetlaw who want to buy affordable homes and continue to commute to their workplace which will not help Bassetlaw's economy. The factories and employment mentioned in your plan don't offer the wages and hours to support people buying these houses - whatever 'affordable' means to the individual! Typically, Wilkinsons and B&amp;Q offer zero hours contract at either living/or minimum wage which is not attractive to people with degree education or above, which seems to be the type of people you're trying to bring into the Bassetlaw area. 6. On visiting the hospital for an emergency through A&amp;E, we were informed that the hospital had been reduced from 140 + beds to 90 beds hospital - staff were working round the clock as there was such a shortage, machines were having to be plugged in rather than have batteries due to costs/budget restrictions. The children's ward is closed at night and discussions re closing the A&amp;E department and moving it to Doncaster are on-going. The hospital cannot support the current population in Bassetlaw let alone support additional homes. 7. The doctors and dentist are at capacity in the town. You have to wait 2-3 weeks currently for a doctors appointment, and longer for a dental appointment. Doctors are encouraging social prescribing and referral through pharmacies and their own reception team. Elderly people are not able to get the support they need through the social system for home visits and support. The situation is at breaking point - why would you stretch this further to the point that existing people within the town will leave and move to other areas where provision to look after their family is much better and safer! 8. Schooling - The primary schools in Worksop are full with some having to teach in porter cabins. The secondary schools don't have enough places to support all the children currently coming through the school system, let alone with increased population - with many having to travel outside of Worksop to get school places. 9. The process of notification about the Bassetlaw Plan falls out of your policy with only 2 flyers on lamposts on Westerdale and one tweet on twitter. According to your policy each home affected such have been notified by letter to give them the opportunity to attend the consultation sessions - this hasn't happened. We were informed at the consultation meeting that notice of these meetings was on Social media. This is not inclusive to all residents and doesn't meet the government policy for assisted digital. 10. The 'consultation' meeting at Thievesdale was unhelpful with staff not having the answers to the many questions raised by the residents in this area. This consultation event would have been much better if Bassetlaw staff would have chaired the meeting with seating for people to be given the opportunity to ask questions and everyone to hear the answers. Similarly, it would have been helpful if all staff were fully informed about the plans and dates, as a number of us were told different dates by different staff members! It was chaos and I don't think anyone who attended came away with any answers. It clearly wasn't a consultation meeting - as no one was consulted on the day! Also, why have a meeting when people are working and can't attend!</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



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REF041	Resident	<p>I would like to object to the proposed plan re the above policy at Peaks Hill Farm. 1. There are considerable types of wildlife in the woodland area - buzzards, owls, bats, foxes and hedgehogs, which we all know are becoming extinct. Removing any part of the woodland would affect their longevity. 2.The field behind the houses on Westerdale drops about 5 feet which could cause issues with drainage and future flooding. Any houses built on the field would be lower than the current houses which would cause issues with privacy.3. Infrastructure on surrounding roads - the two road junctions (off old Thievesdale onto Blyth Road and out onto main Thievesdale Road) are already busy with traffic throughput from cars, lorries and buses and will not be able to support more traffic to the point where it will become dangerous for the drivers and considerably affect commute time. 4. Broadband issues - broadband is sporadic in this area - increased population in this area can only decrease the speed per household unless there are plans to spend government funds on this - ref the government policy on Building Digital UK. 5. Worksop town centre had declined rapidly over the past 15 years - shops closed due to rent increases, and increased drug use and crime. The proposed new houses will only bring people into Bassetlaw who want to buy affordable homes and continue to commute to their workplace which will not help Bassetlaw's economy. The factories and employment mentioned in your plan don't offer the wages and hours to support people buying these houses - whatever 'affordable' means to the individual! Typically, Wilkinsons and B&amp;Q offer zero hours contract at either living/or minimum wage which is not attractive to people with degree education or above, which seems to be the type of people you're trying to bring into the Bassetlaw area. 6. On visiting the hospital for an emergency through A&amp;E, we were informed that the hospital had been reduced from 140 + beds to 90 beds hospital - staff were working round the clock as there was such a shortage, machines were having to be plugged in rather than have batteries due to costs/budget restrictions. The children's ward is closed at night and discussions re closing the A&amp;E department and moving it to Doncaster are on-going. The hospital cannot support the current population in Bassetlaw let alone support additional homes. 7. The doctors and dentist are at capacity in the town. You have to wait 2-3 weeks currently for a doctors appointment, and longer for a dental appointment. Doctors are encouraging social prescribing and referral through pharmacies and their own reception team. Elderly people are not able to get the support they need through the social system for home visits and support. The situation is at breaking point - why would you stretch this further to the point that existing people within the town will leave and move to other areas where provision to look after their family is much better and safer! 8. Schooling - The primary schools in Worksop are full with some having to teach in porter cabins. The secondary schools don't have enough places to support all the children currently coming through the school system, let alone with increased population - with many having to travel outside of Worksop to get school places. 9. The process of notification about the Bassetlaw Plan falls out of your policy with only 2 flyers on lamposts on Westerdale and one tweet on twitter. According to your policy each home affected such have been notified by letter to give them the opportunity to attend the consultation sessions - this hasn't happened. We were informed at the consultation meeting that notice of these meetings was on Social media. This is not inclusive to all residents and doesn't meet the government policy for assisted digital. 10. The 'consultation' meeting at Thievesdale was unhelpful with staff not having the answers to the many questions raised by the residents in this area. This consultation event would have been much better if Bassetlaw staff would have chaired the meeting with seating for people to be given the opportunity to ask questions and everyone to hear the answers. Similarly, it would have been helpful if all staff were fully informed about the plans and dates, as a number of us were told different dates by different staff members! It was chaos and I don't think anyone who attended came away with any answers. It clearly wasn't a consultation meeting - as no one was consulted on the day! Also, why have a meeting when people are working and can't attend!</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF044	Resident	<p>I would like to object to the proposed plan re the above policy at Peaks Hill Farm. 1. I have seen many types of wildlife in the woodland area - buzzards, owls, bats, foxes and hedgehogs. By building close to the woodland area, it would disturb the wildlife's habitat. Consequently, decreasing numbers of our British wildlife.2. The field behind the houses on Westerdale drops about 5 feet. This could cause issues with drainage and future flooding. Rainfall in Nottinghamshire in Autumn 2019 was the wettest since record began, with nearly twice as much rainfall than average. 3. Houses built on the field would be lower than the current houses which would cause issues with privacy.4. The two road junctions (off old Thievesdale onto Blyth Road and out onto main Thievesdale Road) are very busy with traffic throughout from cars, lorries and buses and will not be able to support more traffic to the point where it will become dangerous for the drivers and considerably affect commute time. 5 Broadband issues - broadband is very sporadic. I work as a teacher, and have had to use my parent's internet in order to work from home. An increase in population can only decrease the speed per household.6. Worksop town centre is poor. Shops have closed due to rent increases, and increased drug use and crime. The factories and employment mentioned in your plan do not offer the wages and hours to support people buying these houses. Wilkinsons and B&amp;Q offer zero hours contract at either living/or minimum wage which is not attractive to people with a degree education.7 The hospital has been reduced from 140 + beds to 90 beds. The children's ward is closed at night and discussions of closing the A&amp;E department and moving it to Doncaster are on-going. This is a huge cause of concern when thinking of starting a family. It has encouraged me to think about moving out of Worksop. 8 There is a wait of 3 weeks currently for a doctors appointment and longer for a dental appointment.9. Elderly people are not able to get the support they need through the social system for home visits and support. This is encouraging people to move their loved ones out of the area.10. I have heard about children being taught in porter cabins. Once again, this discourages me to want to start a family in Worksop. 11. The process of notification about the Bassetlaw Plan falls out of your policy with only 2 flyers on lampposts on Westerdale and one tweet on twitter. I heard that at the consultation meeting, notice of these meetings was on Social media. This is not inclusive to all residents and doesn't meet the government policy for assisted digital.12. I was unable to attend the 'consultation' meeting at Thievesdale. Due to the timing, I was at work. I heard how unhelpful it was. Staff did not have the answers to many questions – it sounded pointless. Numerous people have been given different start dates from the staff!</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF052	Resident	<p>I object to plans to build the Peaks Hill Farm development and the plans that include the Theivesdale Lane changes I believe this is not needed we have many empty properties in Worksop the land should be left as it is and let wildlife live on it will cause to much interference with peoples homes.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF053	Resident	Please don't build on Peaks Hill Farm land, there is a lovely wood where buzzards nest and we need some green land. It would be better to build on Gateford site towards Carlton where they are already building hundreds of houses. They will need a lot more things in place. Busses, doc's schools they have been cut my bus it is a job to get a doc's app as well.	The development will make sure that necessary infrastructure is in place and that wildlife is protected through an ecological assessment for the site.
REF055	Councillor, Bassetlaw District Council	Specifically I object to the inclusion of a triangular field to the east of the A60, between G4S and Peaks Hill Farm. The view, the aspect of this field, surrounded by mature trees on a woodland ridge is really beautiful. It is also separated from Worksop, and from the rest of development by this woodland ridge. To build in this field would be urban intrusion into pristine countryside. It will set a precedent – moving Worksop down the hill towards Worksop. (rest of the development, east of the ridge is on the Worksop side of the ridge and adjoining thievesdale and therefore less damaging. The quality of life (and wildlife) will be damaged for everyone who walks, cycles or drives along this route – losing such a wonderful vista/aspect. Damage to woods and its wildlife – deer, buzzards etc... will be considerable. In conclusion, any buffer zone between Carlton and Worksop should follow the topography – follow the wooded ridge line from G4S to Peaks Hill Farm and the field in question should be removed from the residential designation. I am also concerned at the safety implications of a link road joining the A60 near Peaks Hill. It is a fast, busy road and there have been several fatal accidents on the hill/bend at Peaks Hill – visibility is very poor.	The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. The woodland will be mostly protected and wildlife protected through an Ecological Impact Assessment for the site. The green gap between Carlton and Worksop starts at the site boundary to maintain separation between the two settlements. Road safety is vital and will be factored in to the transport assessment for the site.
1191664	Resident	In my opinion there is a conservation issue with all the houses now being built in and near Worksop. I do not support this as I live in a small estate near Peaks Hill Farm and I am worried about the council giving access from this small estate to the new development. As I live on a small estate near the Peaks Hill Farm development, I am worried about the council constructing a through road to the new development from our estate. The roads on this estate are not good as it is and are not wide enough I do have photos of the state of the roads, if required there is a small T junction at the top of Ambleside Grange and it would be impossible for the residents to back out of there drives if there was through traffic, This would cause problems and may result in accidents There is also the issue of conservation and the wildlife in the area, we have Owls, Pheasants, Foxes, Bats and Dear these all come down into our gardens from the Peaks Hill Farm Proposed developement	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1192641	Resident	<p>Peaks hill farm. I have lived on westerdale for the past 18 years and on ribblesdale before that. I used to walk my dogs on westerdale before it was built,it was wasteland but had a lot of wildlife which has now gone. The area which you are planning on building has the same wildlife. From deers to owls,buzzards and every other bird we have in our area. This morning on a visit to clumber, it was so nice to hear all the birds and spot buzzards and deer. And I thought when you start to build all this will be gone.And for what? People making more money. People meaning council. There is houses being built in our area at the moment. Too many, 3 sites in shireoaks,Carlton Rhodesia Gateford and soon in langold. Where are all the people coming from to purchase these and where is all the money coming from for people to buy them. There was planning to build on Kilton golf course for years. Has this been put to one side now and passed onto westerdale. We have 4 golf courses in Worksop and Kilton is the one least used. It is council owned already so it wouldn't cost to buy the land and wildlife wouldn't be an issue. There is also a field on Blyth road which stands empty nearly all year round. The odd football match and Bassetlaw show is all what takes part on this ground. There has been bad flooding in Worksop recently. Wouldn't it be a good idea to spend more money on flood defences and better drainage. Think of how much water will be added to our drains from surface water drainage when more concrete replaces fields. I hope someone reads this and puts it on the no pile and hopefully you will decide not to go ahead with this build and move your plans to else where. Do the finance people ever look at the budget on these plans.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF081	Councillor, Bassetlaw District Council	<p>My opinion as a member for the Carlton ward is that the piece of land aside the A60 should not be built on and the existing tree lines be retained. I feel that this would maintain the current green buffer along the A60 and shield the rest of the development from view. I also feel that the proposed road should be as close as possible to the the G4s site, again to maintain a boundary. Finally the planting of new trees I feel should be primarily along the northern side to again give a fixed boundary when viewed from the hundred acres lane area. If these points are adopted I will support the plan.</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. A robust woodland belt along the northern boundary will be a requirement.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF083	Resident	<p>I am against the building of anything on this rural landscape. I live on an estate adjacent to the eastern side of this proposed development, which has a high density of woodland before it meets Carlton Road. We see various wildlife around the estate, which comes from these wooded areas. We get squirrels and hedgehogs frequently, and are often lucky enough to see an owl and other birds of prey just sitting on the garden fences. By building across the open areas surrounding the trees these animals will no longer have places to feed and will be forced out, or perish. The proposed land is at a higher level to where we are and I have a concern about flooding. Currently, the open fields and woodland can soak up the water and it causes us no problems. Once the ground is covered with houses and roads, will the water take its natural route downhill and find its way onto our estate roads, potentially causing a flood risk. The boundary of this development has many places where access could be put through to link up with current development. My particular concern is Winster Grove, which has nothing more than a wooden fence separating the road end from the development land. I am aware that the original builders in 1996, retained ownership of this thin strip of land and clearly had the intentions of one day continuing the road through. Winster Grove is a cul de sac of predominantly OAP bungalows who currently do not have passing traffic. If this were to be opened up as an estate road then it would become the most direct route for anyone leaving the new development intending to head towards Worksop Town centre. Even if it were opened up as a pedestrian access, it would be abused by motorcycles taking a shortcut. Our estate has a virtually 0% crime rate currently, and many people do not even know it's here, but opening it up to pedestrian and cycle/motorcycle access is almost certainly going to cause an increase in crime rates. The increase in traffic along Carlton Road concerns me. Currently, when trying to get out of Ambleside Grange onto Carlton Road in the morning, traffic from The Cannon traffic lights is backed up past Ambleside Grange and sometimes out of sight around the corner past Ashes Park Avenue. By adding 750 houses (initially) you potentially add 1000+ cars since most homes have two or more cars. These cars can only use two ways into Worksop and I would suspect those on the western side of the development will use Blyth Road, whilst those on the Eastern side use Carlton Road. Realistically, you could add 250 more cars to this traffic queue in the morning. When I came to Worksop in 1987 there were two doctors' surgeries for the whole town. Today, there are still two doctors' surgeries in the town, but the housing stock has increased by many thousands. When Gateford was developed and thousands of houses were (and still are) built we were promised new amenities. Gateford Park school was built and was oversubscribed before it opened its doors. The Secondary schools are full. Here we have again promises of new amenities and a new school, but not before 2037. The town is full of supermarkets and more are coming, so buying a pint of milk will never be a problem, but getting to see a doctor or dentist in person and in reasonable time, is now impossible. These are a dense line of mature trees that run parallel with Carlton Road and would prevent any road access through from that side. The plans obviously include removing some, or all of these trees in order to make an access road, yet trees of a similar age and size that stand within homeowner's gardens are protected. Several local residents have applied for permission to reduce or remove their trees and have been refused. Why are these trees any different?</p> <p>I suspect that, regardless of what anyone says, this development will get pushed through and these houses will be built and we will have to live with the subsequent consequences. I have been told that a large number of trees are to be planted around the site and would like to see some kind of green buffer between the current developments and the new one, and the linking of the two, by footpaths and roads, kept to a minimum.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF101	Resident	<p>I would like to begin this letter by giving you a small profile of me. I have lived at this address for 37 years and was born in Worksop. I am now retired but worked as a teacher for forty years, for the most part as a class teacher but also as a senior manager.To me Worksop is a pretty, historical market town, the centre of the town has suffered and become tired and drab. With that in mind, I am interested in, and in favour of any development which will benefit the local community and economy.Thank you for organising the meeting at Thievesdale CC on 4th Feb.Regrettably I came home embarrassed and appalled by the behaviour of some of the people from the local area. Some were rude, boorish and offensive. My apologies on their behalf. My thanks go particularly to the young planner stood by the plan. Understandably she, I think, was rather upset by the lack of respect she was shown and the rudeness of some of the public. I am not critical of Bassetlaw Council with what I write next, but I thought the meeting would have been easier to control and manage if it had been more formal. Perhaps a senior officer giving a presentation and then opening the floor and asking the audience to raise hands if they had any questions would have been more successful for the council and public. As it was, very few people got to ask questions or hear the answers of others.Finally, thank you for taking the time to read the enclosed.Comments re Peaks Hill:Positives:• Boost for Worksop town’s economy• Housing offering a range of prices • Extra medical facilities • My perception of the dispersion road is that the junctions where it joins Blyth Road/Carlton Road will slow down the traffic on those roads. The effect of the 30MPH limit on Blyth Road has been positive but still a lot of drivers exceed that limit.• Provision of employment • Possible increased footfall into the town centreNegatives• There are deer in the woods • If an access road were to be joined to Westerdale, concerns about volume and speed of traffic • Medical facilities i.e. more pressure on Bassetlaw Hospital • Doctor’s Surgery, positive if this happens but it was promised for the Ashes Park Road development 38 years ago when I saw the plans but it didn’t happen, so potentially a negative as the existing doctors’ surgeries are struggling with demand • Loss of farm land • Loss of views for the householders who bought their properties adjacent to fields • Increased pollution in the area</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF109	Resident	<p>As a resident of Wharfedale I oppose the scale of this plan.The Development site is too large and will have a great impact on residents. I have lived in this house for 29 years I don't want to lose my privacy and be over looked. Also the traffic and noise pollution this massive build will bring will be immense. what about our quality of life to green spaces and clean air?. The effect it will have on our local wildlife and green environment will be such a loss.The amount of Dwellings planned is far too many.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1194059	Resident	<p>We totally oppose the proposed development of land for housing on the Thievesdale site. The vast increase in volume of traffic, the risk of increased pollution, the loss of natural habitats for wildlife, the immense increase on demand for local services, the vague promises of increased employment opportunities - none of these issues appear to have been addressed. In 2018 there were just under 700 empty homes in the Worksop area, there are new homes on the Gateford estate that have never been occupied, possibly others on the various developments taking place in the area. None of these plans are justified, it is just a scheme to bolster the construction industry and stimulate the financial sector by way of increased mortgage borrowing - local government and central government are reverting to the tried and failed policy of building our way out of a recession/sluggish economy. It hasn't worked in the past and it won't work in the future. Our countryside deserves better treatment and care than the plans BDC are putting forward.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF110	Resident	<p>With regards to the above proposal I wish to make my comments known to all concerned.</p> <p>I am against the inclusion of prime farmland and green space land at Peaks Hill Farm policy , within the Bassetlaw Local Plan.</p> <p>This development is too large a project and will be of great inconvenience to local residents. Because of the amount of dwellings proposed, this would cause great disruption and pollution to residents for at least 15 years, many of these residents are now or will be elderly, resulting in the rest of their lives being spent on a noisy building site.</p> <p>Current climate change has resulted in heavier rainfall. In the past year Thievesdale has had regular flooding due to drains being unable to cope with heavier downfalls of rain. This has resulted in burst drains under Thievesdale Road ( where the road has actually fractured and had to be repaired). At the moment rainfall soaks in to the fields. With extra dwellings in the area, this would put more rainfall into the system which eventually ends up in rivers producing more flooding in Worksop.</p> <p>The fields currently support a vast amount of wildlife. They are a regular valuable hunting ground for Buzzards and falcons as well as in the nearby trees, important nesting locality for owls, Buzzards and Woodpeckers whose young feed at feeding stations in residents gardens.</p> <p>My own Bungalow which overlooks the fields is built on a higher elevation than the fields, I accept that I have no rights to a view, but even if construction does go ahead and a six foot fence is erected, I will spend the next 15 years with absolutely no privacy from construction work in my kitchen, bedroom or garden.</p> <p>Building the type of houses in the price range that developers will be proposing will not have any effect on housing shortages, Worksop is full of new homes which cannot be sold already.it will just result in more commuters moving into area and clogging up unsustainable roads, GP surgeries, Hospitals and Dentists.</p> <p>Thank you for listening my comments I hope they go towards you re-considering this proposal.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1194203	Resident	<p>I would not wish to see construction on the peaks farm proposal to build on the a 60 highway out side calton in lindrick towards worksop.this should be left as farm land.</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. A robust woodland belt along the northern boundary will be a requirement.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF121	Resident	<p>I am totally opposed to these plans on the following grounds:-1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan2. The development site is too large and will have too great an impact on local residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction4. There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change8. Loss of invaluable green space that has always been there and forms part of Worksop's local character9. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:10. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife11. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor12. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline13. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)14. Minimal street lighting across the estate to minimise light pollution15. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses16. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport17. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook18. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings19. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF128	Resident	<p>I am totally opposed to these plans on the following grounds:-1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan2. The development site is too large and will have too great an impact on local residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction4. There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change8. Loss of invaluable green space that has always been there and forms part of Worksop's local character9. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:10. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife11. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor12. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline13. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)14. Minimal street lighting across the estate to minimise light pollution15. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses16. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport17. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook18. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings19. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1194849	Resident	<p>For me, the beautiful uplifting view from the A60 Carlton Road (hedgerow in front of field with undulating mature wood land to the rear) should be protected. It is a huge community asset (visually, environmentally, ecologically), particularly so in a largely post-industrial landscape where much natural beauty has been lost. I feel that all the woodland on the proposed site should be protected and the public given access via new footpaths. I don't believe that we should be driving a new road from the A60 through these woods. If there have to be two access points to the new development then let both be from the B6045 Blyth Road. If any trees are lost they should be replaced by at least twice as many - provision should be made to regularly water and protect new trees for at least a year after planting to ensure that they establish.</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However a through road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. A robust woodland belt along the northern boundary will be a requirement.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1</b>	<b>Peaks Hill Farm</b>		
1194878	Resident	<p>I am against Peaks Hill Farm Policy 15. I am against the use of prime farmland and green spaces to build the project. The development site is too big and will have a huge impact on the local residents of Worksop. The demand for such housing is low, just look at the Gateford estate which is still not complete 22 years on. It will lower existing house prices and make it more difficult to sell our existing properties. An initial 750 properties + 174 being built by Rippon homes, will create approximately 2750 new residents (based at an occupancy of 3 per dwelling) and approximately 1850 extra vehicles on our roads, (Based on 2 cars per property). This will subject the area to extra noise, pollution and disruption for years to come. Our roads will not cope with the extra traffic. Our schools have no spaces to take the extra 750 children. Our doctors surgeries and our hospital are at breaking point and will not find places for 2700 extra residents. The building of the 750 properties (174 Rippon homes) will be built BEFORE any supporting infrastructure such as Doctors, Schools, Hospital improvements and dentists. Yet you want to add approximately 2750 extra residents to the area. There is already great pressure on these services and great amount of inconvenience and dissatisfaction for Worksop's residents. Police, Ambulance and Fire services will also need to cover a greater occupancy. Commuting is going to become a bigger problem as many house buyers will have come in from Sheffield, Doncaster and Nottingham. Their travel to work will impact A1 A57 A60 and M1 routes and our poor and unreliable train services.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>
1194878	Resident	<p>How will our local roads improve ? The Plan says, Its putting a new distributor road linking Blyth Road and Carlton Road. This will NOT ease congestion on our local roads. The Plan will be Adding an extra 1850 vehicles in Phase 1 (based on 2 cars per property) The cannon cross roads is a nightmare at times. As is Kilton Road. Sandy Lane and many other well known bottlenecks. The distributor road will NOT improve these problematic roads, it will simply soak up some of the extra 1850 vehicles. Adding hundreds of extra vehicles to problem roads every day. This is not a solution its a 'tick-box'. The amount of housing development proposed exceeds our Local need for a population of just 40,000. Gateford estate has already reached saturation, with planned building areas left unwanted. Planning permissions have already been agreed by the council in numerous other areas of Worksop. Why are we looking at proposing a further 750 (+750) extra properties with NO extra supporting infrastructure for the area. ? Why are we using our Farm Land to buildupon?.This is a loss of prime local crop growing land. This invaluable "Climate Friendly" green space is necessary for wildlife birds insects and importantly the town and its people of Worksop. In a time of Climate change we should look at recycling used land and preserving green and farm land. If the farmer wants to sell, it should be for Green energy purposes rather than unnecessary buildings. Once lost this land and its wildlife will be lost forever. Known for its established trees, Goss hawks, buzzards, sparrow hawks, a heron, owls, bats, hedgehogs, rabbits and hares. Gone forever. Adding new tree siblings which may not establish, may die or residents may remove, will not encourage the wildlife or greenery back . Its gone forever. The way the council has conducted itself regarding this matter so far has been poor. Failure to alert home owners especially elderly about the proposals within the Plan, have been poor. Notifications and ability to object has been poor. Trust in the council within this process has been low.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1194921	Resident	<p>I am against the Peaks Hill Farm Building Project. I object to it because</p> <p>1) It is terrible for our Climate. Why build on beautiful green farm land when there are so many other sites available.</p> <p>2) It is awful for the wildlife. My bungalow is next to the fields and woodlands and the wildlife, birds, hawks, squirrels and butterflies, they are beautiful. Why are you taking away my pleasures. This is exactly why I bought my bungalow.</p> <p>3) The disruption and inconvenience will run through the rest of my life, with no benefits to me. I will have to suffer Noise and pollution and lose my privacy to be overlooked by strangers.</p> <p>4) It will impact me personally with Health services. Already difficult to get Doctors and Hospital Appointments. I understand there are no plans to build more Doctors surgeries for the extra population, until 750 houses are built. That's not acceptable in my opinion.</p> <p>5) We don't need more housing in Worksop. We need to improve a lot of town centre housing for people at entry level. Knock down and replace some old buildings and rebuild.</p> <p>6)The increase in traffic will affect me. Ability to get a taxi. 750 new houses means a lot of extra vehicles. More road chaos and queues.</p> <p>7) Building is happening all over Worksop. We do not need anymore . Stop It !! We don't need 750 extra houses. We need farm land and green areas. Build on brown land and leave these fields alone. It is bad for me personally and its bad for Worksop. No one in Worksop will benefit. This will bring people in from Sheffield and overload our resources and services.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>
REF134	Resident	<p>Having visited the consultation presentation re the Bassetlaw plan I was shocked and disappointed to see you had included a huge swathe of Carlton in Lindrick land into this plan. Less than two years ago Carlton approved their building plan with a referendum and we were assured the result would protect the parish boundaries from further major development for the next fifteen years. This was stated clearly in the village plan and we were told the District Council would support us in this! Simply by calling it North Worksop doesn't change the fact it is the parish of Carlton look where the sign for Worksop is on the A60 if you haven't got a map ! The open aspect down the A60 should be protected as a rural view.</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However a through road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. A robust woodland belt along the northern boundary will be a requirement. Although sitting in Carlton parish the site is adjacent to Worksop and relates better to its urban form. Its is also reasonable to expect residents to use the facilities of Worksop rather than Carlton.</p>
REF135	Resident	<p>I visited the consultation presentation regarding the Bassetlaw plan and was surprised and disappointed to see you had included a huge swathe of land belonging to Carlton in Lindrick parish in it. Less than two years ago Carlton in Lindrick approved a building plan with a referendum and we were assured the result would protect the parish boundaries from any further major development for the next fifteen years. We were also told that the District Council would support us in this. I object to the fact that the piece of land is identified as North Worksop in the draft plan. In reality I can see if it was identified correctly I could support a much smaller development area behind Westerdale and Hemmingfield Rise that connected to the new development that is taking place in the corner of Thievesdale Lane and Blyth Road. The open farmland below Peaks Hill Farm and the woodland behind, along the A60, I think should be protected. Once these rural aspects have gone they cannot be replaced and have gone forever. If this open farmland beside the A60 is built on the credibility of the Parish Council and the District Council will be called into question by all those people who voted in the referendum to support the Carlton in Lindrick Neighbourhood Plan.</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However a through road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. A robust woodland belt along the northern boundary will be a requirement. Although sitting in Carlton parish the site is adjacent to Worksop and relates better to its urban form. Its is also reasonable to expect residents to use the facilities of Worksop rather than Carlton.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF138	Resident	<p>I am totally opposed to these plans on the following grounds:-</p> <ol style="list-style-type: none"> <li>1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan</li> <li>2. The development site is too large and will have too great an impact on local residents of Worksop. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime</li> <li>3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction</li> <li>4. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable</li> <li>5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems</li> <li>6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster</li> <li>7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change</li> <li>8. Loss of invaluable green space that has always been there and forms part of Worksop’s local character</li> <li>9. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.</li> </ol> <p>If my concerns are over-ruled, I want to see:</p> <ol style="list-style-type: none"> <li>10. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</li> <li>11. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor</li> <li>12. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</li> <li>13. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</li> <li>14. Minimal street lighting across the estate to minimise light pollution</li> <li>15. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</li> <li>16. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</li> <li>17. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>18. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>19. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</li> </ol>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF143	Resident	<p>I would like to object to the proposed plan re the above policy at Peaks Hill Farm. 1 I have seen many types of wildlife in the woodland area - buzzards, owls, bats, foxes and hedgehogs. By building close to the woodland area, it would disturb the wildlife's habitat. Consequently, decreasing numbers of our British wildlife.2. The field behind the houses on Westerdale drops about 5 feet. This could cause issues with drainage and future flooding. Rainfall in Nottinghamshire in Autumn 2019 was the wettest since record began, with nearly twice as much rainfall than average. 3. Houses built on the field would be lower than the current houses which would cause issues with privacy.4 The two road junctions (off old Thievesdale onto Blyth Road and out onto main Thievesdale Road) are very busy with traffic throughout from cars, lorries and buses and will not be able to support more traffic to the point where it will become dangerous for the drivers and considerably affect commute time. Broadband issues - broadband is very sporadic. I work as a teacher, and have had to use my parent's internet in order to work from home. An increase in population can only decrease the speed per household. Worksop town centre is poor. Shops have closed due to rent increases, and increased drug use and crime. The factories and employment mentioned in your plan do not offer the wages and hours to support people buying these houses. Wilkinsons and B&amp;Q offer zero hours contract at either living/or minimum wage which is not attractive to people with a degree education.7 The hospital has been reduced from 140 + beds to 90 beds. The children's ward is closed at night and discussions of closing the A&amp;E department and moving it to Doncaster are on-going. This is a huge cause of concern when thinking of starting a family. It has encouraged me to think about moving out of Worksop. 8 There is a wait of 3 weeks currently for a doctors appointment and longer for a dental appointment.9 Elderly people are not able to get the support they need through the social system for home visits and support. This is encouraging people to move their loved ones out of the area.10. I have heard about children being taught in porter cabins. Once again, this discourages me to want to start a family in Worksop. 11. The process of notification about the Bassetlaw Plan falls out of your policy with only 2 flyers on lampposts on Westerdale and one tweet on twitter. I heard that at the consultation meeting, notice of these meetings was on Social media. This is not inclusive to all residents and doesn't meet the government policy for assisted digital.12. I was unable to attend the 'consultation' meeting at Thievesdale. Due to the timing, I was at work. I heard how unhelpful it was. Staff did not have the answers to many questions – it sounded pointless. Numerous people have been given different start dates from the staff!</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF144	Resident	<ul style="list-style-type: none"> <li>I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15: HS1 within the Bassetlaw Local Plan1. The development site is too large and will have too great an impact on local residents in Worksop. 750 dwellings,( Plus the 750 to be built after 2035 ) in addition to business/ employment and the current 150+ homes being built at the end of Thievesdale Lane will mean that all local residents in a wide vicinity will be subjected to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their life time.2. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings- such as via Council Tax and developer contribution following construction.3. There is already pressure on Worksop's infrastructure, such as the long wait,some as long as 6 weeks,at the medical centres to see any GP. Getting in and out of Town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country- style roads. The villages on these routes get congested too and their air quality must already be poor. The train station car park is often full and the train services poor and unreliable.4. The amount of housing development locally needed exceeds local needs; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of around 42,000. this 'saturation' policy will increase the number of commuters in and out of Worksop on an already unsustainable road and rail systems.5. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster.6. Loss of prime local food-growing land when Councils should be helping to mitigate climate change.7. Loss of invaluable green space that has always been there and forms part of Worksop's local character.8. Effect and loss of our established local wildlife and Green environment- birds( including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs, roe deer and insect population. 9. To build a road connecting B6045 to the A60 will mean cutting down mature trees at the A60 side of the proposed development.We should be protecting them not cutting them down. 10. The land at the moment is a natural 'soak away', if it is turned into dwellings etc and roads there is the potential for flooding. Because of the problem with 'Global warming' extremes of weather will be the norm including the high rainfalls and flooding we are currently having.11. The drains in the area don't cope with this now, more roads and houses will only add to the problem. If my concerns are over-ruled, I would like to see: 1. A green buffer zone between current homes and any new development. A minimum of 15 metres to maintain a green corridor for privacy and wildlife. 2. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new homes to extend the green corridor. 3. Any communal areas, eg youth facilities, playgroups, car parks and sports pitches, to be located away from existing homes in the centre of the new development behind the tree line. 4. New dwellings to have minimum car parking to discourage multiple car ownership to reduce noise, traffic and pollution( linked to climate change).5. Minimal street lighting to minimise light pollution. 6. Low level housing near existing homes, such as bungalows, not high- rise town houses.7. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport.8. Maximise tree/ shrub planting, open spaces, verges etc to create a more attractive environment to overlook.9. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings.10. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ' at least 750 dwellings'! ( as stated in the plan)</li> </ul>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1195232	Resident	<ul style="list-style-type: none"> <li>* The community consultation was not done correctly. The process was not followed correctly by the council, as outlined in the 2020.</li> <li>* The consultation process should be re-run correctly and the end date should be extended by a month.</li> <li>* The Council is working against its own strategic objective in almost every way.</li> <li>* The plan is not sustainable.</li> <li>* The volume of housing far exceeds the councils own target figure.</li> <li>* No extra school places will be made available. The Plan misleads us to believe it will.</li> <li>* No extra Doctors surgery's will be created. The Plan misleads us to believe it will.</li> <li>* Such infrastructure is only planned AFTER the completion of Phase 1</li> <li>* It will be subject to the councils collection of council Tax's from new properties.</li> <li>* NO guarantees of required infrastructure can be made by the council . They are all subject to the completion of the plan and building the funds Afterwards to provide them. It is all Lies to deceive the people of Worksop.</li> </ul>	The community consultation was undertaken in accordance with national legislation and local guidance. The community consultation process referred to in the representation relates to Policy ST2 not the Local Plan. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the housing needs. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.
1195233	Resident	<ul style="list-style-type: none"> <li>* The community consultation was not done correctly. The process was not followed correctly by the council, as outlined in the 2020.* The consultation process should be re-run correctly and the end date should be extended by a month.* The Council is working against its own strategic objective in almost every way.* The plan is not sustainable.* The volume of housing far exceeds the councils own target figure.* No extra school places will be made available. The Plan misleads us to believe it will.* No extra Doctors surgery's will be created. The Plan misleads us to believe it will.* Such infrastructure is only planned AFTER the completion of Phase 1* It will be subject to the councils collection of council Tax's from new properties.* NO guarantees of required infrastructure can be made by the council . They are all subject to the completion of the plan and building the funds Afterwards to provide them. It is all Lies to deceive the people of Worksop.</li> </ul>	The community consultation was undertaken in accordance with national legislation and local guidance. The community consultation process referred to in the representation relates to Policy ST2 not the Local Plan. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the housing needs . The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF145	Resident	<p>I strongly object to the above development on the following grounds. My points are in no particular order.</p> <p>There is going to be a severely detrimental effect on the local wildlife due to the destruction of habitat</p> <p>Loss of an overly large area of green space, space that gives Worksop its rural feel and is fundamental to its character</p> <p>With the emphasis very much on the issues with the climate, this development will destroy local food producing land that could be used to feed the local community hence reducing food miles</p> <p>Worksop doesn't currently have a good network infrastructure in place and the addition of the traffic these new houses will generate will cause chaos to local community</p> <p>I fail to see why we need such a large number of new houses based on the fact that we currently only have circa 42,000 population. The increase will not be able to be supported by the transport infrastructure which is already poor</p> <p>Local health centres are already working to a five-week waiting list for appointments which in itself is not acceptable. This development will severely exasperate this problem.</p> <p>The local train station car-park is often full and the service unreliable to say the least. This will only get worse.</p> <p>My understanding is that no doctors' surgeries, dental practices and schools will be built until after the houses have been completed. This is surely not acceptable.</p> <p>The size of the development means the hat the area is going to become one big building site for many, many years. This again is not acceptable.</p> <p>Whilst my house backs on my on the fields in question I understand that I cannot hold the magnificent views I currently have forever. However the sheer size of development proposed is, in my opinion, totally out of proportion with the local requirements. I trust you will consider my objection seriously.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF146	Resident	<p>I strongly object to the above development on the following grounds. My points are in no particular order. There is going to be a severely detrimental effect on the local wildlife due to the destruction of habitat. 2 Loss of an overly large area of green space, space that gives Worksop its rural feel and is fundamental to its character. With the emphasis very much on the issues with the climate, this development will destroy local food producing land that could be used to feed the local community hence reducing food miles. Worksop doesn't currently have a good network infrastructure in place and the addition of the traffic these new houses will generate will cause chaos to the local community. 5 I fail to see why we need such a large number of new houses based on the fact that we currently only have circa 42,000 population. The increase will not be able to be supported by the transport infrastructure which is already poor. 6 Local health centres are already working to a five-week waiting list for appointments which in itself is not acceptable. This development will severely exasperate this problem. 7 The local train station car-park is often full and the service unreliable to say the least. This will only get worse. 8 My understanding is that no doctors' surgeries, dental practices and schools will be built until after the houses have been completed. This is surely not acceptable. 9 The size of the development means the hat the area is going to become one big building site for many, many years. As I am now 94 years old I can only predict that once development begins, I will never again experience the peace and tranquility I currently enjoy and is so important at my time of life. Whilst my house backs on my on the fields in question I understand that I cannot hold the magnificent views I currently have forever. However the sheer size of development proposed is, in my opinion, totally out of proportion with the local requirements. I trust you will consider my objection seriously.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF147	Resident	<p>I strongly object to the above development on the following grounds. My points are in no particular order. There is going to be a severely detrimental effect on the local wildlife due to the destruction of habitat. Loss of an overly large area of green space, space that gives Worksop its rural feel and is fundamental to its character. With the emphasis very much on the issues with the climate, this development will destroy local food producing land that could be used to feed the local community hence reducing food miles. Worksop doesn't currently have a good network infrastructure in place and the addition of the traffic these new houses will generate will cause chaos to local community. I fail to see why we need such a large number of new houses based on the fact that we currently only have circa 42,000 population. The increase will not be able to be supported by the transport infrastructure which is already poor. Local health centres are already working to a five-week waiting list for appointments which in itself is not acceptable. This development will severely exasperate this problem. The local train station car-park is often full and the service unreliable to say the least. This will only get worse. My understanding is that no doctors' surgeries, dental practices and schools will be built until after the houses have been completed. This is surely not acceptable. The size of the development means that the area is going to become one big building site for many, many years. This again is not acceptable. Whilst my house backs on my on the fields in question I understand that I cannot hold the magnificent views I currently have forever. However the sheer size of development proposed is, in my opinion, totally out of proportion with the local requirements. I trust you will consider my objection seriously.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF148	Resident	<p>The destruction of prime farmland, the construction of of so many unnecessary dwellings and associated buildings.The Impact on local residents with noise dirt will make their lives miserable plus have an effect on their health. The extra volume of traffic on All surrounding roads will cause havoc accidents minor and major including Fatal.</p> <p>The added strain on our now over stretched services Roads with a major amount of Pot Holes, 1 small fire station, Railway station congested car park, Rail transport and time tables abysmal. The general road infrastructure is very poor mostly single lane carriage ways trying to coupe with 30plus tonne wagons trying tone wagons trying to negotiate our narrow roads including some local established company's, Lorry park and storage park on Blyth road causes a few problems already. All these points need sorting out prior to any building work.</p> <p>Medical appointments are near to impossible to get with the amount of residents that are here.A hospital that can only be described now as a Cottage Hospital frequently on a Red.</p> <p>Farm land being lost good agriculture being lost we need food, it may cause the farmers to reduce their work force. We will lose a lot of wildlife which live and breed in the surrounding woods,once their habitats are gone they may not return.</p> <p>Education Worksop schools are almost full, build new ones where is the staff to run and operate them come from,nationally teachers are in short supply.</p> <p>The loss of any green land is a crime against humanity,we all need to be able to enjoy the open spaces and benefit from it for our health. Will you be stopping the local shooters from using the woods around Peaks Hill Farm and standing guns in hand in the fields. Just a question.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>
1195290	Resident	<p>The housing projects seem to have been passed regardless of the plan where permission is granted without proper consultation with the residents and putting up thousands of homes on green belt land, which is also a conservation area. But the public seem to don't matter. It would be great to see the money trail.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF151	Resident	<p>I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15: HS1, within the Bassetlaw Local Plan.</p> <ol style="list-style-type: none"> <li>1. The development is too large and will have too great an impact on local residents of Worksop. 750 dwellings ( plus the 750 planned for after 2035) and business/employment land in addition to the 150+ dwellings currently being built at the end of Thievesdale Lane, will mean that local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 years building site. For many elderly residents, that is the rest of their lifetime.</li> <li>2. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings- such as via Council Tax and developer contribution following construction.</li> <li>3. There is already pressure on Worksop's infrastructure, such as the long wait to see a GP at the medical centres, some as long as 6 weeks.Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country- style roads. These pass through small villages which already get congested and their air quality must already be poor! The train station car park is often full and the train services poor and unreliable.</li> <li>4. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of around 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems.</li> <li>5. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster.</li> <li>6. Loss of prime food-growing land when Councils should be helping to mitigate climate change.</li> <li>7. Loss of invaluable green space that has always been there and forms part of Worksop's local character.</li> <li>8. Effect and loss of our established local wildlife and green environment- birds( including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs, roe deer and insect population.</li> <li>9. To build a link road from the B6045 to the A60 will mean cutting down mature trees on the A60 side of the development. We should be protecting trees, not cutting them down.</li> <li>10. The land is a natural soak away but if vast numbers of dwellings and roads are built there is the potential for flooding. We are living at a time when extreme weather conditions are going to be expected so heavy rain will be something we have to accept. The drains don't cope at the moment so more buildings and roads will only add to the problem. If my concerns are overruled, we want to see <ol style="list-style-type: none"> <li>1. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor forprivacy and wildlife.</li> <li>2. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and to extend the green corridor.</li> <li>3. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from existing homes in the centre of the new development behind the trees.</li> <li>4. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution.( linked to climate change)</li> <li>5. Minimal street lighting across the estate to minimise light pollution.</li> <li>6. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses.</li> <li>7. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport.</li> <li>8. Maximise tree/ shrub planting, open spaces, verges etc to create a more attractive environment to overlook.</li> <li>9. Build enough housing that local people can actually afford and cater for an increasing elderly population with bungalows and smaller dwellings.</li> <li>10. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'!( as stated in the plan)</li> </ol> </li> </ol>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF152	Resident	<p>Further to the above proposed plan, we would like to make the following concerns and comments:A supporting infrastructure such as GP surgeries, dentists and schools is needed before the building, or at the commencement of building, as there is already pressure on existing resources which currently creates problems particularly getting an appointment with the Doctor.The increased volume of traffic trying to get in/out of Worksop will make life very frustrating and unhealthy for commuters as long queues already exist at rush hour and when children finish schools in and around Worksop. This will increase the levels of pollution in the area with the knock on adverse effect on health and wellbeing.If it goes ahead, green space should be made available with tree/shrub planting, open spaces, verges etc to create a more attractive environment.Developers should be made to provide decent size gardens and not allowed to cram as many dwellings as they can onto a space to maximise their profits.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>
REF153	Resident	<p>We have been residents of Westerdale, Worksop for over 18 years. We were horrified to see building works taking place by Rippon Homes off Blyth Road. We received notification from neighbours of the proposed development at the rear of our property at Peaks Hill Farm. No notification was received from the Council. Therefore, it is with heavy hearts that we are having to contact you to explain our upset at the Council's plans to develop a site in such a large way. This will have obvious monetary consequence for all our properties. There was a significant premium to pay in the purchase of our house, which was in no doubt due to the beautiful scenic view. We are against the inclusion of prime farmland and green space land at Peak Hill Farm, Policy 15, within the Bassetlaw Local Plan.</p> <p>When we attended two consolation meetings, the information was unclear and limited to say the least. No plans or specifications as to the layout of the properties and the amenities were available for inspection. The representatives did their best but to be honest they had been given no sufficient information to answer our many questions. They didn't know themselves how the development was going to look. Why wasn't a senior Planning Officer available at these consultations?</p> <p>We have noticed from other residents' comments that this plan was not made public until after building works had begun. We have also noticed that some people on Westerdale purchased their properties within the last few years and had been given no prior warning as to the new development plans for the rural land to the rear of their properties.</p> <p>We have many concerns about what impact this development will have, for the land, the community and us as homeowners of Westerdale.</p> <p>These fields are filled with wildlife; since moving in, we have seen birds, frogs, toads, newts, hares, hedgehogs, pheasants, mice and insects. If this development is to be implemented this wildlife will be dramatically reduced/eradicated. There is a huge concern globally for the impact of climate change and this development will be contributing massively to our local environment. The introduction of more traffic, building works and construction will further add to issues contributing to climate change such as air pollution, noise pollution and increased traffic. Furthermore, we will not only lose the invaluable green space that has always been there but we will lose a prime local food-growing land. In light of recently leaving the EU, we would urge the Council's aims should be to preserve crop growing space, as we will no longer be importing vital food-sources from EU countries? The prospect of a link road running behind our house is also a major concern. This will turn our tranquil back garden into a heavily congested roadway filled with pollution, noise and traffic. We insist that this link road needs to be positioned at least 1 mile away from the houses to protect residents and wildlife, including pets such as cats, that have been accustomed to roaming on these fields freely for years. We have</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	seen people walking their dogs on this land every day and would be interested to see if this is indeed a public right of way. Furthermore, one of the reasons we purchased this property was for the privacy the location provided. If you are going to build 750 dwellings, a link road plus businesses (in addition to the 174 dwellings currently being built by Rippon Homes) our privacy will be compromised by builders for at least 15 years during the construction works. For many elderly residents, that could well be their lifetime. The disruption this will cause will be catastrophic and how do you ensure we as residents will not be victims of this? How far back from our houses on Westerdale will these houses be built? With new buildings, more people will move to Worksop and this will consequently put further strain on the already unreliable rail services. People will no doubt be choosing to commute to surrounding cities such as Sheffield and Doncaster as Worksop does not have many job opportunities or prospects. We would urge the Council to consider different ways to improve the town centre and put focus into that rather than creating cheaper housing for those working in cities to benefit from.	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF153	Resident	<p>Our town centre has been neglected for several years, local businesses are forced to leave as the rent is so high and as a result many shops are vacant. If our concerns are overruled, we want to see something that will respect us as long-term residents. We want to see a 50 meter green buffer-zone between the existing homes and any new development to maintain privacy and protect our wildlife. Please confirm that Long Plantation will remain in situ. The new dwellings should also have gardens backing onto the buffer-zone to increase distance between existing homes and new houses. Following on, communal areas such as youth facilities, playgrounds, car parks and sports pitches should be located away from any existing homes behind the tree line to ensure our privacy and peace is respected. To promote wildlife and the regrowth of eco-systems this development will have destroyed, the development needs to have an extensive plan to plant new trees, shrubs, bushes and green areas. Green pathways and corridors across all the development need to connect existing woodlands and walking paths to enable easy access to public transport. These new houses also need to have decent sized gardens so people can enjoy the benefits of outdoor space. We feel the residents of our community have been treated very badly in this proposal. Have the Council any plans to compensate residents, such as ourselves, for the loss of value for our properties? We would be grateful for your detailed comments on all the points listed in this letter. We will finish by saying, this development will have a significant impact on the mental health of residents of Westerdale and beyond. This has already caused significant stress for family, my fellow residents and ourselves. The Council needs to take our concerns seriously.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF154	Resident	<p>I am compelled to put forward my objections regarding the proposed Peaks Hill Farm Development in Worksop as it will directly affect our home, our enjoyment of life in the area, the surrounding homes and people and the existing wild life, some of which is protected.</p> <p>I understand that the development is for 750 new dwellings from the year 2026, with a further proposal of an additional 750 new dwelling after the year 2037.</p> <p>I do not feel that this massive development will be of benefit to our community because the area is already overcrowded and the infrastructure is not in place prior to these being built. Worksop currently has multiple property developments in progress at the moment, for example; the Gatefold estate is still not fully complete and houses remain unsold. The Shireoaks area has 3 building developments in progress, Carlton in Lindrick has another and the St Anne's estate development is set to start soon. There is a mass of development in progress and this proposal will add to many difficulties of the existing communities.</p> <p>Worksop does not have the capability to safely and adequately offer full Health Care and schooling to accommodate the massive number of extra people coming into the area. This proposal will also destroy habitat for the local wildlife living around us, such as foxes and hedgehogs (statistics show that they could be extinct in 10 years if their habitat is not protected), multiple species for bats (many of which are protected) would be driven out and deer would be prevented from using the wood as they do at present. This would be a loss of invaluable green space that has always been parts of Worksop's local character.</p> <p>Loss off prime local food growing land when councils should be investing in British grown produce now we are no longer in the European Union and helping to mitigate climate change. The increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster.</p> <p>The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission thith thousands more in the plan. for a population of 42,000. This saturation policy will increase the numbers in and out of worksop on already unsustainable road, and rail systems.</p> <p>Could you please respond with your comments and detailed confirmation how you intend to address all of the above points and fears, which I have raised, for the benefit and protection of all existing dwellers in the area and the existing natural habitat.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF155	Resident	<p>1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15 within the Bassetlaw Local Plan. 2. The development site is too large and will have too great an impact on residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least 15 year building site. For many elderly residents, that will be their lifetime 3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings- such as via Council Tax and developer contribution following construction so this is not guaranteed. 4. There is already pressure on Worksop's infrastructure, such as the waiting times at medical centres to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are congested single lane, country-style roads. also, the train services are poor and unreliable. Finally, the Town Centre is poorly maintained with little incentive to attract shoppers to visit. 5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan for a population of 42,000. This 'saturation' policy will increase the number of commuters in and out of Worksop on already unsuitable road and rail systems, It's also unclear how the housing requirement in the plan has been determined i.e. has it considered the number of existing properties that naturally become available to purchase e.g. residents leaving Bassetlaw, going into permanent care, passing away etc... 6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster 7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change. 8. There will be a loss of invaluable green space that has always been there and form part of Worksop's local character. The primary focus should be on locating brownfield site to develop on in Bassetlaw. 9. Effect and loss of our established local wildlife and green environment - birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. 10. The proposal to build a road across this site to connect Blyth Road and Carlton Road will cause pollution from noise and fumes in this area, in addition to the increased pollution created by the huge number of houses that are planned to be built on this site. Councils are supposed to be helping to reduce the impact on Climate change (e.g. Clean Air Zones) and this is not in accordance with the approach 11. Page 78 states "at least 750 houses in phase 1". Please confirm what the maximum number of houses that can be built on this site in phase 1 will be. 12. Para 7.2.8. This is very vague and required further clarification i.e. what exactly is being proposed and where on the site will this development be located. If this is located near existing housing it will increase the level of pollution (e.g. from noise, traffic and fumes etc). 13. Strategic Objectives Para 4.2. Point 1 states... Building at least 1,500 homes plus other development on agricultural land at High Peaks Farm is not in accordance with the vision outlined in the Strategic Objectives of the draft Local Plan. 14. There has been insufficient communication (or in some instances no communication) to the residents of Bassetlaw regarding the draft Bassetlaw Plan. In relation to Peaks Hill Farm this initially consisted of one notice attached to a lamp post on Westerdale which gave only a very short timescale to respond. It is highly likely that some residents who will be affected by this plan will still be unaware of the full ramifications of this proposal. There will also be a significant number of residents who haven't had time to thoroughly review the huge volume of information in this plan. I therefore request 1 month extension to the consultation period to enable residents to review this plan in more detail to help them make a more informed response to this.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced, accessible green infrastructure network (including retained woodland), new open space and improvements to walking and cycling routes. The site is privately owned and currently there is no public right of way. Development will enable green infrastructure routes to become accessible to local residents. The Council will continue to work with Nottinghamshire County Council and other infrastructure partners to ensure any necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF155	Resident	<p>If my concerns are over-ruled, I would like to see:</p> <p>10. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</p> <p>11. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor</p> <p>12. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</p> <p>13. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</p> <p>14. Minimal street lighting across the estate to minimise light pollution</p> <p>15. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</p> <p>16. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</p> <p>17. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</p> <p>18. Build enough properties to cater for an increasingly elderly population with bungalows and smaller dwellings</p> <p>19. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p> <p>20. If a road is built to link Blyth Road and Carlton Road through Peaks Hill Farm it needs to be located well away from existing homes behind the treeline.</p> <p>21. Any green technology that is developed needs to be located well away from existing homes behind the treeline.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF156	Resident	<p>1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15 within the Bassetlaw Local Plan. 2. The development site is too large and will have too great an impact on residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least 15 year building site. For many elderly residents, that will be their lifetime 3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings- such as via Council Tax and developer contribution following construction so this is not guaranteed. 4. There is already pressure on Worksop's infrastructure, such as the waiting times at medical centres to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are congested single lane, country-style roads. also, the train services are poor and unreliable. Finally, the Town Centre is poorly maintained with little incentive to attract shoppers to visit. 5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan for a population of 42,000. This 'saturation' policy will increase the number of commuters in and out of Worksop on already unsuitable road and rail systems, It's also unclear how the housing requirement in the plan has been determined i.e. has it considered the number of existing properties that naturally become available to purchase e.g. residents leaving Bassetlaw, going into permanent care, passing away etc... 6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster. 7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change. 8. There will be a loss of invaluable green space that has always been there and form part of Worksop's local character. The primary focus should be on locating brownfield site to develop on in Bassetlaw. 9. Effect and loss of our established local wildlife and green environment - birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. 10. The proposal to build a road across this site to connect Blyth Road and Carlton Road will cause pollution from noise and fumes in this area, in addition to the increased pollution created by the huge number of houses that are planned to be built on this site. Councils are supposed to be helping to reduce the impact on Climate change (e.g. Clean Air Zones) and this is not in accordance with the approach. 11. Page 78 states " at least 750 houses in phase 1". Please confirm what the maximum number of houses that can be built on this site in phase 1 will be. 12. Para 7.2.8 . This is very vague and required further clarification i.e. what exactly is being proposed and where on the site will this development be located. If this is located near existing housing it will increase the level of pollution (e.g. from noise, traffic and fumes etc). 13. Strategic Objectives Para 4.2. Point 1 states... Building at least 1,500 homes plus other development on agricultural land at High Peaks Farm is not in accordance with the vision outlined in the Strategic Objectives of the draft Local Plan 14. There has been insufficient communication (or in some instances no communication) to the residents of Bassetlaw regarding the draft Bassetlaw Plan. In relation to Peaks Hill Farm this initially consisted of one notice attached to a lamp post on Westerdale which gave only a very short timescale to respond. It is highly likely that some residents who will be affected by this plan will still be unaware of the full ramifications of this proposal. There will also be a significant number of residents who haven't had time to thoroughly review the huge volume of information in this plan. I therefore request 1 month extension to the consultation period to enable residents to review this plan in more detail to help them make a more informed response to this.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF161	Resident	<p>We would first like to say that we are opposed to the plan to build 750+ (initial) houses on the fields around Peak Hill Farm, as we feel the size of the development is inappropriate for the housing needs of local people. A development of this scale would have a massive negative effect on the environment in a time when we need to be preserving the natural world, not destroy it. Any suggestion that building 750+ houses on one site, could be classed as 'green' by planting a few trees, is quite clearly ludicrous, not to mention the increase in air pollution from the 1000 + cars and home boilers a development of this scale would generate. Worksop is a small town with limited services, that are probably at breaking point, and any substantial increase in population would send these services into crisis. At the moment, it's practically impossible to get an appointment at the Larwood Surgery, given another 750+ houses, then who knows how long it would take to get an appointment. Worksop has two secondary schools both of which are at full capacity. Would a third school be built, or would we expect to cram in the extra pupils, thus lowering the standard of education received by our children. The only thing going for Worksop is the quality of education our children receive, building these extra unnecassay houses, put's that at risk for generations to come. The road and rail network is currently inadequate for the current population; with the addition of 750+ houses, road and rail will need considerable investment to keep Worksop 'moving'. These are just a few examples of why we are opposed to this development. However, if the council over-rules our concerns and the development goes ahead, then we would like to see the following. Running along the existing border between the fields and the houses on Westerdale etc. a green buffer of at lease 15 meters. This should contain a mixture of deciduous and ever-green trees and shrubs to a) reduce the amount of noise pollution, and b) to stop the existing residents from being over-looked by any new development, and c) to give the wild-life some refuge. It should also be designed not to encourage any form of criminal or anti-social behaviour. We would also expect that no properties be built that exceed 2 stories, preferably 1 along the boudary. Any 'community' developments, i.e. sports fields, community halls etc be built away from the existing border, preferably behind the line of trees in the middle of the fields. Street lighting be kept to a minimum, with anti-light pollution designs. Any builders to be kept in check about what they destroy, for example, bats ( a protected species) are found all the way along Westerdale. Make sure that the builders respect the natural inhabitants, and make sure that punitive fines for any breaches are substantial. We would also want any walkways be enhancing to the environment, not a place where crime can thrive.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF162	Resident	<p>I am totally opposed to these plans on the following grounds:-1. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan2. The development site is too large and will have too great an impact on local residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime3. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction4. There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable5. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems6. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster7. Loss of prime local food-growing land when Councils should be helping to mitigate climate change8. Loss of invaluable green space that has always been there and forms part of Worksop's local character9. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:10. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife11. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor12. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline13. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)14. Minimal street lighting across the estate to minimise light pollution15. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses16. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport17. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook18. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings19. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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<b>ST15 HS1 Peaks Hill Farm</b>			
1195356	Resident	<p>I am against Peaks Hill Farm development Policy 15 due to prime farmland and green spaces been destroyed for housing which is not in demand , over 600 empty homes in Worksop alone which then exceeds the required amount you have previously quoted as been needed for growth. The area will ne subject to excess noise , pollution and disruption for years to come and the impact environmentally is immense which is a horrific thought in these days of climate change and eco friendly environments which you are going to destroy with this huge development . There is already great pressure on the services and amenities which current Worksop residents are unhappy with . Commuting is going to become a bigger problem as many house buyers will be from out of the area and this will have a major negative impact on the local roads and also the A1, A57, A60 and M1 routes. The train services are minimal and unreliable and not conducive to commuters. The proposed link road will not ease congestion on our local roads , it will add to it considering you are looking at appox 3000 additional cars . This is not a solution road , this is a tick box . The amount of housing exceeds the government requirement by over 20% and by over 10% at local policy level . Gateford estate is left with undeveloped areas as the builders are finding they cant sell them so why propose a further 1500 with no supporting infrastructure and over saturated residential areas. Why use farm land to build upon.....this is loss of local crop growing land with exit from the EU this is going to become a real need in the UK and this area. In this time of climate change we should look at regenerating existing land areas and preserving green land .... if the farmer wants to sell then it should be used for green energy - solar panel and wind farms and the like. Once destroyed you will never recreate the established eco structure and natural habitats, wildlife , established trees needed for climate control will all be lost and gone forever . Adding new tress will not replace the existing established natural environment .</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1195356	Resident	<p>The council has conducted itself very poorly in this matter.... You have not followed the correct Community Consultation procedure. You are working against your own Strategic Objectives There has been a complete lack of transparency The staff at the local consultation events were unhelpful and arrogant and one member actually quoted "that's the way it is" when questioned about the Peaks Hill Proposal. The Plan consistently uses the term sustainable development . This is absolute greenwash.... how can by its very nature the irrevocable loss of farmland and countryside be deemed sustainable ??? All national and international agendas are for concerns of global warming , locally sourced food , light/noise/traffic pollution, urban drainage, local infrastructure capacity, health and wellbeing will be eroded if the destruction of the countryside is allowed to happen for this excessive housing. To allow destruction on this scale is of the beautiful landscape and wildlife habitat at Peaks Hill Farm would be irresponsible and wrong</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1195356	Resident	<p>We request and feel its only right to connect with all residents and surrounding areas to extend the deadline from the 26th February. In order to gather more information and have sufficient time to research our reading in more detail.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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REF164	Resident	<p>I would like a chance to be heard about my objections against the proposed development on the land at Peaks Hill farm. I feel extremely disappointed that Bassetlaw Council has failed to inform residents of the large scale, disruptive plans to build on the farming land associated with Peaks Hill Farm.</p> <p>If it wasn't for one resident who by chance noticed the single leaflet pinned to the lamppost and then photocopied and distributed a copy to every house hold on Westerdale , then none of us would have even been aware of these plans that will cause so much disruption, pollution and destruction of acres of greenbelt land.</p> <p>Not only that, these plans will put a huge strain on our health services, schools and roads which are already struggling to support the already growing population of Worksop. As most residents have lived here for over 20 years, I feel that it would have been only fair to inform us of these plans that were made back in 2018. We could then have had the opportunity to object to the plans. Instead the plans were kept very quiet until it was almost too late to oppose them. It doesn't seem right or fair that the countryside behind our gardens is going to be destroyed in order to allow 1450 house to be built over the next 15 years. This estate is full of families with young children and elderly residents who love to spend time in the privacy and safety of their gardens. These plans are not only going to affect our privacy, but the pollutants and toxins that come with the upcoming building site may jeopardise the health of residents. This will put even more strain on our health services that are already struggling.</p> <p>As a young woman interested in sustaining Britain's endangered wildlife and woodland areas, it saddens me to hear that as my local council you're planning to destroy a large woodland area, close to where I live. This is an area that contains an array of trees, plants and local wildlife. I've researched some of the core environmental values that you claim to support in a document entitled `A Green Future: Our 25 Year Plan to Improve the Environment`</p> <ol style="list-style-type: none"> <li>1. Our 25 Year Environment Plan sets out our comprehensive and long-term approach to protect and enhance Britain's natural landscapes and habitats.</li> <li>2. Its goals are simple: cleaner air and water; protect plants and animals.</li> <li>3. Create new habitats for wildlife.</li> <li>4. When the United Kingdom leaves the European Union, we will use this opportunity to strengthen, enhance and protect our countryside and wildlife habitats.</li> <li>5. It is this Government's ambition to leave our environment in a better state than we found it.</li> <li>6. The places dear to us we wish to protect and preserve. We value those landscapes</li> <li>7. For this reason, we safeguard cherished landscapes from economic exploitation, protect the welfare of sentient animals and strive to preserve endangered woodland and plant life.</li> <li>8. So, protecting and enhancing the environment, as this Plan lays out, is about more than respecting nature. It is critical if the next generation is to flourish.</li> </ol> <p>From reading this document I'm left puzzled to why such a plan has been put into place as it seems to contradict so many of your core beliefs and values about the environment.</p> <p>Would it not make more sense to either abandon these plans or wait until the existing new houses in Worksop have been sold? Or perhaps find land that isn't going to disrupt residents' lives, destroy greenbelt land, endanger woodlands and endanger wildlife at a time when climate change is a serious issue.</p> <p>In conclusion I feel it would be sensible to extend the consultation process beyond the original date of February 26 to allow a full consultation of such a major project to take place</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm		
REF165	Resident	<p>I would like to request an extension to the consultation process for the draft Bassetlaw Plan that affects plans for the development of land known as Peaks Hill Farm. My request for this extension is on the basis of lack of appropriate consultation with local residents. Residents were 'informed' via a single A4 leaflet fastened to a lamp post at the end of our road prior to the consultation meeting on 4 -2 -20. Surely each individual household should have been informed of the plans and the meeting well in advance of the meeting date? Also the meeting was scheduled to be held at a time when most residents were at work and therefore unable to attend.I have already emailed my initial objections to such a huge development on the Peaks Hill site but I have since read the draft plan and now have further objections. Whilst I support the need for local regeneration plans, I fail to see the need to build such a huge housing estate on greenfield farming land. It's clear to see that the developers of the recently built houses on Gateford are struggling to sell them, hence they are now being offered at reduced prices. Therefore there is no guarantee that developers will be able to sell over 1, 500 houses on Peaks Hill Farm.The building of such a huge estate clearly contravenes Bassetlaw District Council's strategic objectives to preserve greenfield and farm land. It will lead to the destruction of acres of natural countryside and wildlife, it will increase increase pollution and contribute to the devastating impact of global warming. The negative implications of such massive scale house building for the infrastructure in Worksop is worrying as it will negatively effect all Bassetlaw residents. It appears that there is insufficient provision in the draft plan to increase school places, heath services and road links to the level needed until these houses are built and sold. I would like to see a more realistic number of houses proposed to be built on Peaks Hill Farm which would not cause such devastation to the environment and infrastructure and would not exceed the market demand for new houses.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF167	Resident	<p>I am totally opposed to these plans on the following grounds:-</p> <ol style="list-style-type: none"> <li>1. I do not believe that the consultation process for the Bassetlaw Local Plan has not been carried out adequately. It has been badly communicated and rushed</li> <li>2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan</li> <li>3. The development site is too large and will have too great an impact on local residents of Worksop. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime</li> <li>4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction</li> <li>5. There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable</li> <li>6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems</li> <li>7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster</li> <li>8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change</li> <li>9. Loss of invaluable green space that has always been there and forms part of Worksop's local character</li> <li>10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:</li> <li>11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</li> <li>12. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor</li> <li>13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</li> <li>14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</li> <li>15. Minimal street lighting across the estate to minimise light pollution</li> <li>16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</li> <li>17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</li> <li>18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>19. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</li> </ol> <p>Please keep me apprised of the outcome of the opposition to these proposals by myself and the local community</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF168	Resident	<p>I am totally opposed to these plans on the following grounds:-1. I do not believe that the consultation process for the Bassetlaw Local Plan has not been carried out adequately. It has been badly communicated and rushed.2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm, Policy 15, within the Bassetlaw Local Plan3. The development site is too large and will have too great an impact on local residents of Worksop. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)Please keep me apprised of the outcome of the opposition to these proposals by myself and the local community</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1195520	Resident	<p>The plan as outlined removes substantial green areas and promotes an 'outer' ring road with potential significant traffic flow. Access to the new plan from the adjacent existing housing stock is unclear, potentially increasing traffic in the already congested roads.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF173	Resident	<p>I would like to request an extension to the consultation process for the draft Bassetlaw Plan that affects plans for the development of land known as Peaks Hill Farm. This request is due to the lack of appropriate consultation with local residents. Residents were 'informed' by means of a single A4 leaflet fastened to a lamp post at the end of our road prior to the consultation meeting on 4th February 2020. Surely, as a matter of courtesy and transparency, each individual household should have been informed of the plans and the meeting date well in advance? Also, the meeting was scheduled to be held at a time when most residents were at work and therefore unable to attend. There are currently several major new housing estates under construction around Worksop which seem to be saturating the market. The supply already seems to exceed demand and these estates are attracting residents from outside Bassetlaw, primarily Sheffield who are looking for more house for their money. The few people I know on the Gateford estate commute to Sheffield or the motorway, and they are also attracted back for social and leisure activities. Almost all are derogatory towards Worksop and most do not go anywhere near the Town Centre. The only businesses to benefit are the multi-national supermarket chains. The plan does not seem to recognise serious national and global issue of climate change. Worksop has only recently been devastated by serious flooding and the road out to Barlborough was blocked for some time after the water had receded in the town centre, with a lake forming under the bridge at Darfoulds. The destruction of the natural environment coupled with the building work and the eventual existence of another huge housing estate, with hundreds if not thousands of extra commuters will no doubt add to the problem of global warming. It appears that the council is lacking any social conscience and awareness of its responsibility towards this issue and the future of our children. It is obvious that the current infrastructure will not support such a large estate. It appears from the plan that improvements to roads and junctions will not take place until after the houses are built. What you will be creating is a traffic jam from Worksop to the M1 along the A57 and the A1 along Blyth Road. In essence this is therefore hardly a sustainable development. Finally, are there any plans to increase the size or number of schools, doctors' surgeries and hospital services in the area in line with these increased number of houses? Residents currently struggle to book doctors' appointments and the wait for hospital appointments is already a huge problem as the current facilities are struggling to cope with current demands.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>
1195661	Resident	<p>I understand the need for housing development &amp; as such am not opposed to the development of Peaks Hill Farm. However, I do strongly oppose any connecting road infrastructure with Winster Grove. This would be unnecessary for the build and in, addition, due to the flow of Winster Grove and Ambleside Grange would lend itself to becoming a "rat run" and as such would not only disturb the peace for the residents, but would be very dangerous for drivers and residents.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1195688	Resident	Housing developments in area remain unsold. Worksop has nothing to offer in the town centre so new residents will be commuters who will spend their money elsewhere. The roads and current infrastructures are buckling under the current demand. Drs, dentists, Hospitals can't meet current needs so how can they meet the demand for at least 2,000 more populous. Schools are full also.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF178	Resident	<p>I write to raise my objections to the proposed inclusion of the development of Peaks Hill Farm (PHF) site in the above document. Also, to the inclusion of such a large amount of green-space in The Plan. I also wish to express my objections regarding the manner and process of the Plans 'consultation'. Whilst I appreciate that local authorities have had to endure many austerity measures, I do not accept that "lack of resources" as quoted on a number of occasions at public meetings regarding the above, is a reason to hold these meetings in winter, half-term, during dark evenings and inclement weather, with at best, minimal publicity and more importantly, almost upon the feedback deadline of the 26th February. Retford, Carlton, Misterton and Ranby's meetings, for example, range from the 18th to 25th February. Ranby's meeting is the day before the deadline. The Plan has been heavily consulted upon with developers and other 'relevant' parties since 2018, without due consideration of local citizens and, therefore, it feels that we have been presented with a fait accompli. It is not inclusive or good enough to use the excuse that it has been on the Council's website or social media. How can people know what they don't know? Bassetlaw District Council (BDC) needed to have operated a high profile, robust and transparent district consultation programme from 2018, the date of the Plan, in order to give local people time to understand its impact. The Plan is almost 200 pages long, with over 70 additional accompanying documents further listed and most residents throughout the District are totally unaware of it and the magnitude of change that the proposals suggest (many areas having an increase in housing stock of 20%) and have been given scant time to read, absorb and comment on its contents. Irrespective of how little finance BDC has, the failure to adequately and proportionately resource timely and appropriate consultation for such, in many cases, life-changing proposals of this size, at best demonstrates a lack of operation under Best Practice and at worst, suggests that BDC have cynically kept the publicity and consultation to such a minimum and within such a short deadline in order to push through what would otherwise be a controversial document. Many residents are only now beginning to send in responses, proof that word has only just got around. There were many elderly residents at the second meeting in Worksop that I attended and which attracted many attendees - who would not have known about the meeting if we as residents, had not publicised it with a leaflet having discovered 1 small notice on a lamp-post, interestingly, we were told by an officer that we were "lucky to get that". Many have been simply bewildered and distressed by the Plan and many do not have access to the internet in order to see it and understand the content and formulate their own opinions. Indeed, many of us present, of all ages, had not previously known about this Plan, and I am on the Planning department's mailing list and had only received a letter the same time as the notice went up on the lamp-post. BDC Leader, Cllr Simon Greaves, was presumably asked by reporters at the Worksop Guardian 7th February 2020, for a reaction to the article by residents on the same day and information came too late for residents who did not know that meetings were taking place. Indeed, by the article's date of 7th February, many such meetings had already taken place. Cllr Greaves' article was, therefore, reactive; it would have been considered timely and proactive if it had been months ago whilst giving residents a list of meeting dates and basic</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	<p>information well in advance. The quotes of 'like it or not, as a district, Bassetlaw needs to create more opportunities for employment and more houses for people to live in" is absolutely justified and acceptable; that is not the issue. What is, is the enormity of the proposals and their impact. It is not helpful to further read 'I am happy to report that both Worksop events were well attended' when the first meeting had 10 attendees who complained about the lack of publicity (presumably prompting the same Cllrs to then leaflet the area a few days before the next meeting) which was publicised by residents, as above. The feedback forms that were handed out at meetings were highly inadequate and complex with a seeming need to equate comments to particular sections in the Plan. On contacting Planning, I was told that we could simply email or write to Planning with comments, as long as we included our contact details and made reference to the particular policy numbers, PHF being Policy 15. Why were we not told this collectively at meetings or in some appropriate BDC publicity? There is no suggestion that any forms are available, for example, in large print or different languages. It feels that the process for giving feedback/comments has been made as complex and un-inclusive as possible. I am incredulous that a district plan of this enormity and duration, did not have a reasonable, timely, well publicised, inclusive communications strategy allowing residents to make genuinely appropriate and timely contributions. That is proper consultation. Collecting comments at short notice meetings where for most people it was the first time they had any information about the Plan, can form part of a communications strategy. However, surely under the Councils legal obligations to operate under the Equality Act, Best Practice alone would require that citizens should have been given appropriate time to understand and respond to the proposals, given the range of capability, mobility, age, access to information etc that people have. For a document of this size, magnitude and impact, I feel that BDC has failed in its operation of Best Practice and in reasonably considering its residents and has even failed in the delivery of the wholly inadequate consultation process as outlined in Appendix 4 of the Plan below. None of us in the immediate vicinity have received a letter. Appendix 4: Community consultation In these cases all of the following must be met: • a) An A4 laminated site notice should be displayed on the site's road/street frontage(s) for a minimum of 21 9hivThe notice should identify the site, provide a description of the proposal and where comments should be sent; • b) A letter should be sent to all properties notifying them of the proposal which: • adjoin the site boundary; • on the street(s) the site is located on; • face the site I ask BDC to remedy this unreasonable, untimely and unjust approach and to extend the deadline from this Wednesday, 26th February, for a minimum of 1 month and operate a proactive publicity campaign, through a range of media, about the Plan in order to allow all citizens throughout the District an opportunity to respond. My comments on the Plan are listed below, though I have had inadequate time to respond in further detail due to the reasons stated above: Strategic Objectives 4.2.1 This vision will be achieved by meeting the following objectives: Page 21. OBJECTIVE 1. 'To locate new development in sustainable locations and through new settlements that respect the environmental capacity of the District, support a balanced pattern of growth across urban and rural areas, makes best use of previously developed land and buildings and minimises the loss of the District's highest quality agricultural land'. Page 265.1.17 'Worksop will deliver a minimum of 2180 new dwellings over the plan period (2018 to 2037). Since the start of the plan period Worksop has seen 230 housing completions and currently has 1404 commitments (at 30/11/2019). Combined, this equates to a supply of 1634 dwellings. Consequently, there is a requirement to allocate land for a minimum of 546 dwellings in Worksop'. 5.1.18 'However, the level of housing identified by Policy ST1 in Worksop is broadly comparable with the promotion of successful economic growth and regeneration and to facilitate the infrastructure required in support'. Response to Strategic Objective 1 and sections 5 on page 26 as above: The proposed inclusion of farmland and countryside at PHF for a development of such disproportionate enormity, causing such a loss of green-space and with a lack of infrastructure, goes against every principle in this objective. According to the Office of National Statistics data, the populations of Worksop and Bassetlaw have increased by around 10% over the last 20 years. The proportion of development in the Plan throughout the district, however, is around 20% with a huge proportion of that on green-field sites at PHF and Bassetlaw Garden Village. The huge development at Gateford is already</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	<p>offering discounts on unsold plots and stamp duty paid. I am interested to know where the thousands of households for Bassetlaw, 9,087 homes, will come from, given the lack of facilities and supporting infrastructure. Commuters need good levels of connectivity, not currently evident in Worksop and surrounding villages.BDC Spatial Strategy quotes ‘a minimum of 9,087 homes need to be built in Bassetlaw by 2037’ yet 5.1.17 above, states that only 546 further dwellings are needed in Worksop in total. Yet Peaks Hill farm on its own, is to include at least 750 houses in phase 1 alone. If this much lower number, based on population projections for the District, is what is actually needed, say allowing for a continued population increase over 20 years again of 10%, why is the Plan to include so much destruction of green-space and with a 20% increase in housing stock? The developments on brown field sites would probably provide the level of housing affordability that local people can sustain in Worksop, with additional insistence on affordable homes being built at, for example, Gateford and the old Tesco site.I am a member of the RSPB, WW Fund For Nature and the National Trust. My concerns are not simply NIMBY, but national and global. My belief is that we are part of nature, not separate from it and we all, therefore, have a moral duty to protect what we are all currently custodians of.I am particularly horrified at the extent of destruction of local green-field sites especially that proposed for Peaks Hill Farm (PHF) Policy 15. An urban sprawl of this size would have a catastrophic impact on wildlife habitats including for buzzards, owls, sparrow hawks, invertebrates, mammals (including bats) and pollinators, all of which inhabit the site. There are already 174 houses being built adjacent to this site (The Lodge at The Edge) with the Plan adding 'at least 750' more in phase 1on 54 hectares and '750' in phase 2, doubling the size. The impact on Worksop will be immense. The roads surrounding the site are single lane, country-style roads. The impact on the already stretched infrastructure, including local roads, the A57 to Sheffield, GP surgeries (the waiting time for appointments at Newgate Medical Group for example, is already 6 weeks) dentists, the hospital, schools etc will be more intolerable when added to the huge sprawling developments currently in progress at Gateford and near Shireoaks and all the other sites around the Town. The size of the PHF site means its development will be spread over decades. For many members of the local community, this will mean the anxiety of continued disruption, inconvenience, noise, heavy plant, dust and other pollution, and in the case of the elderly, literally for the rest of their lives. The proposal at PHF has very little, if any, concrete evidence of appropriate, new infrastructure support compared particularly to the proposed Bassetlaw Garden Village ST1 ST3 ST35 and ST36, which is to have a nursery and primary school, healthcare facilities, parks, enhanced transport networks, flood risk management and a new railway station etc demonstrating what is deemed necessary for a development of 750 homes. However, there is nothing specific for PHF, a development of the same size, other than for example, a road across the estate and a local bus service. The Plan clearly implies minimal infrastructure investment on and around this site and waives the Community Infrastructure Levy other than for that required to enable the development to take place.Connectivity in and out of Worksop is already inadequate and under stress. I now commute to Sheffield by train. It is a poor service:- often dirty, overcrowded, unreliable, infrequent and increasingly difficult to park at the station. I used to commute by car, a journey that used to take 35 minutes to the centre and now takes about an hour. According to the Planning section, income will need to be raised from the building of these huge developments - presumably via Council Tax and some developer contributions if evidence can be deemed to support need - in order to raise the income needed to build infrastructure, section 5.1.18 in the Plan. The level of Council Tax needed will not be raised until all properties are built and sold, this may take decades and how can we simply extend already land-locked facilities (the train station, schools and surgeries) to accommodate increases in population? Will this in turn, create the constant chicken and egg situation of increasing the destruction of further green-space?I accept the need for additional housing but not of this magnitude, especially on prime farming land that should provide locally produced food, and the surrounding green-space which has been countryside since time immemorial.National evidence shows that local authorities have limited power to enforce the provision of affordable housing on development sites and developers, who are interested in maximising their profits, do not appear to be voluntarily providing them.Worksop has a</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	<p>population of 42,000+. The housing currently being built and also proposed is largely 3, 4 and 5 bedroom detached. The average house price in Worksop is £139,000. New developments - see Rippon Homes development off Blyth Road - are 'luxury homes' being marketed to commuters. Gateford site is selling their 'luxury homes' homes starting at £300,000. These are not what many local people can afford to buy and I cannot find evidence to support the concept that by building lots of houses - sustainable, local and professional (with salaries sufficient to fund large houses) employment will follow - in less affluent locations. It is more feasible, that the purchasers of large homes in less well off areas will be commuters who will be unlikely to work within and spend large amounts in the local economy, preferring other locations such as Meadowhall, Sheffield, Lincoln and Nottingham. The recent tragic flooding of Worksop Town Centre is unlikely to increase investor confidence to that location. One of Worksop's Unique Selling Points is it's rural location which is what attracted us to move here from Sheffield 23 years go. It is now being turned into a sprawling commuter belt. The Plan consistently uses the term 'sustainable development'. This is absolute 'greenwash'. How can, by it's very nature, the irrevocable loss of farmland and countryside be deemed sustainable? All the national and international agendas and concerns of, for example, global warming, locally-sourced food, light/noise/traffic pollution, urban drainage, local infrastructure capacity, health and wellbeing etc will continue to be eroded if destruction of the countryside is allowed at this housing saturation level. As our elected members, and as members of the public, it is our collective responsibility to protect and enhance our natural environment for current and future generations to appreciate, enjoy and benefit from. To allow destruction on this scale of this beautiful landscape and wildlife habitat at PHF, would simply be irresponsible and wrong. Please do not allow this to happen. If my concerns are over-ruled, I want to see:</p> <ul style="list-style-type: none"> <li>• A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</li> <li>• New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor</li> <li>• Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</li> <li>• New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</li> <li>• Minimal street lighting across the estate to minimise light pollution</li> <li>• Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</li> <li>• Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</li> <li>• Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>• Build enough housing that local people can actually afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>• Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings.</li> </ul>	



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1195884	Resident	<p>The proposed link between the A60 and Blyth Road, to me is going to produce a more dangerous road on A60 because of the hills and dips and bends on the hills. There have been many fatalities on that road including one at the Peak Hill farm Junction between a tractor and trailer and a motor cycle. Most people from Carlton who work towards Sheffield use Owdey Lane to get to the A57 and others going for the A1 use Hundred Acre Lane or Blyth Road through Oldcotes. I think a link road would be very dangerous with people impatient to join the main carriageways from such a link road</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered. This includes improvements to the public highway informed by a transport assessment and liaison with Notts County Council Highways.</p>
REF184	Resident	<p>We have grave concerns regarding the above plan just off Thievesdale. It will have severe impact on the road along Blyth Road and this is bad enough as it is, being on a bend. There is already lots of traffic on this road including lorries and slow moving farm traffic. As there is no infrastructure there will be an impact on the local services like schools and surgeries. Larwood surgery is already struggling to meet the needs of the local people and therefore adding over a 1000 more patients will be devastating. Newgate Street surgery also has the same problem. We feel that the development site will be too big and we will be losing valuable growing land. We need to ensure there is enough farm land to produce food for the area not take away from it. Also the wildlife will be severely disrupted. We have hedgehogs, squirrels, hares and rabbits, sparrow hawks, owls and other birds which we will lose at a time when this wildlife should be protected. If this plan must go ahead then the least the Council can do is create a green zone for at least some of our wildlife, at least 15 metres wide and this may protect our privacy especially if the gardens back onto our gardens. We do not want houses on top of each other, rather more open space. We do not want to be overlooking new properties nor have our gardens overlooked by new residents. Bungalows would be better to protect privacy also. These properties should be made so people can afford to buy them so they do not stay empty for long periods as this would end in squatting and criminal damage or places where drugs etc can be used. There should be lots of trees and shrubbery replanted to help the environment to survive and at least create a more attractive environment. Finally please create a proper infrastructure to support all these properties before the existing infrastructure collapses under the weight of demand. GP surgeries, dentists and schools are already overrun and staff leaving due to the stress of this.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced in green infrastructure network, including new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered. This includes improvements to the public highway informed by a transport assessment and liaison with Notts County Council Highways.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF185	Resident	<p>I am compelled to put forward my objections regarding the proposed Peaks Hill Farm Development in Worksop as it will directly affect our home, our enjoyment of life in the area, the surrounding homes and people and the existing wild life, some of which is protected. I understand that the development is for 750 new dwellings from the year 2026, with a further proposal of an additional 750 new dwelling after the year 2037. I do not feel that this massive development will be of benefit to our community because the area is already overcrowded and the infrastructure is not in place prior to these being built Worksop currently has multiple property developments in progress at the moment, for example; the Gatefold estate is still not fully complete and houses remain unsold. The Shireoaks area has 3 building developments in progress, Carlton in Lindrick has another and the St Anne's estate development is set to start soon. There is a mass of development in progress and this proposal will add to many difficulties of the existing communities. Worksop does not have the capability to safely and adequately offer full Health Care and schooling to accommodate the massive number of extra people coming into the area. This proposal will also destroy habitat for the local wildlife living around us, such as foxes and hedgehogs (statistics show that they could be extinct in 10 years if their habitat is not protected), multiple species for bats (many of which are protected) would be driven out and deer would be prevented from using the wood as they do at present. This would be a loss of invaluable green space that has always been parts of Worksop's local character.</p> <p>Loss off prime local food growing land when councils should be investing in British grown produce now we are no longer in the European Union and helping to mitigate climate change. The increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission thith thousands more in the plan. for a population of 42,000. This saturation policy will increase the numbers in and out of worksop on already unsustainable road, and rail systems.</p> <p>Could you please respond with your comments and detailed confirmation how you intend to address all of the above points and fears, which I have raised, for the benefit and protection of all existing dwellers in the area and the existing natural habitat.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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REF188	Resident	<p>Current infrastructure doesn't support, more children not enough school places and Bassetlaw Hospital unable to cope with the rising population Threat to wildlife Loss of green land, Increased traffic and pollution</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF189	Resident	Comments against the above plan Current infrastructure doesn't support, more children not enough school places and Bassetlaw Hospital unable to cope with the ever increasing population as an experienced sister in a very busy ED Threat to wildlifeLoss of green land, Increased traffic and pollution	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF190	Resident	Comments against the above plan Current infrastructure doesn't support, more children not enough school places and Bassetlaw Hospital unable to cope with the ever increasing population as an experienced sister in a very busy ED Threat to wildlife Loss of green land, Increased traffic and pollution	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF191	Resident	Comments against the above plan Current infrastructure doesn't support, more children not enough school places and Bassetlaw Hospital unable to cope with the ever increasing population as an experienced sister in a very busy ED Threat to wildlife Loss of green land, Increased traffic and pollution	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF192	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF195	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196001	Resident	I object as it will spoil the countryside and wildlife and I do not see the need for 750 houses. It will spoil the countryside and destroy the wildlife in the local area. I also do not see the need for 750 houses.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF196	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation).2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm.3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows</p>	The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	and smaller dwellings20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan).	

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ST15 HS1	Peaks Hill Farm		
REF197	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation).2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm.3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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(as stated in the plan).I am asking for you to stop this development from my view as the future generation. Worksop is overcrowded with too many people as it is without hundreds more. Stop this money making scheme now and think of our little town and the residents already living here. Please.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196005	Resident	<p>I wish to offer my strong support. Recognising that Worksop is relatively constrained in terms of deliverable land, notwithstanding the fact that this site falls within the parish are of Carlton-in- Lindrick, it represents the most logical option for a sustainable urban extension. With this in mind therefore, in spite of the proposal to exempt the site from CIL contributions, I would consider it prudent to amend the parish boundary to accurately portray this as an extension to Worksop. Notwithstanding the need for a comprehensive masterplan for the site, the proposed infrastructure provision, including a distributor road to link Carlton Road and Blyth Road is very much welcomed in an effort to enhance connectivity in the north of Worksop and alleviate the pressure that is already evident upon Cannon Crossroads. In addition to this, however, I would encourage a strong emphasis on connectivity in to and through the neighbouring estates. Current road connectivity within the Hemmingfields/ Wensleydale estates is poor, therefore consideration should be given to strategic linkages for north-south connection. One such example would be at the northern end of Hemmingfield Rise where I believe that the small portion of land originally put forward in the Land Availability Assessment was to be made accessible by the optioned-developer purchasing an existing dwelling that would ‘make way’ for an access point. This and numerous other points, such as Westerdale, Bransdale and Colsterdale should also be considered as vehicular links as part of the masterplan, in the interests of a truly ‘connected’ development. Similarly, at the design stage, a strong emphasis should be given to internal roads that connect people with destinations. Other infrastructure and community and recreation facilities provision is also welcomed. While I recognise that a good deal of this will be delivered later in the plan period or even beyond this plan period, I would advocate an ‘infrastructure first’ approach to development (i.e. as exemplified by other LPAs such as Blaby District Council in their Lubbethorpe SUE). Prioritising delivery of key pieces of infrastructure (such as road links) early on in the development process can be critical in achieving a positive response from the existing local community. Although the need for affordable housing is recognised and, based on recent delivery rates, is always a challenge in Bassetlaw, consideration should be given to back-loading affordable housing in the phasing process to allow infrastructure delivery. With regard to the proposal for developer contributions towards extending the new Gateford Park Primary School, this is not the appropriate location for this investment relative to this site. As a local resident with children of primary school age, I can assure you that Gateford Park is NOT a realistic geographic option either on foot or by car/public transport. This option would not encourage sustainable forms of transport. Priority should be given to further expansion of Prospect Infant &amp; Junior, along with St John’s C of E Academy. Although, as a ‘faith school’ St John’s does not necessarily have a catchment in the same way as others may, the east/west sides of this site are largely equidistant to these schools. Taking a crude ‘as the crow flies’ measurement indicates that the Gateford Park site would be three times as far to each of these schools. While there is an inevitable environmental impact associated with large scale greenfield development, I do not believe that this site is particularly high grade agricultural land (although the national dataset does not appear to give detailed information for this precise location). Nonetheless, the proposed measures for enhanced green infrastructure are considered extremely positive, in conjunction with the policy shift towards biodiversity net gains.</p>	Support noted and welcome

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196006	Resident	<p>This is ridiculous you cannot just keep building houses on all the green land there a plenty of area that need to be tidied up without building on all the fields you are not thinking about the wildlife in these areas. The schools, doctors and town centre need investment before increasing the population in the area and as for the hospital this needs to be fully functional again. Please stop building on the open fields we have issues with flooding this is only going to increase by keep building on the fields. Please see the response previous we currently have two development sites in Carlton this is more that enough 1500 house on the farm land is total unacceptable the doctors schools and hospital will not cope with the demand that are already stretched the traffic becomes worse making it impossible to get in and out of the village Before we know it there will be no fields left the wildlife needs to be protected. The town centre needs investment we need to support the local businesses and make the town centre worth visiting again.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF201	Severn Trent	<p>As with the other policies within the Bassetlaw Draft Local Plan, we are supportive of the inclusion of statements regarding an integrated approach to surface water drainage and multifunctional green space. However we feel it is important that specific points regarding the Drainage Hierarchy, SuDS, retention of open Watercourses for outfall continuity are included. We would also advise that a statement regarding Water efficiency and the promotion of the 110l/p/d are included. Some example wording that we feel would assist with this is provided under the Bassetlaw Garden village comments above.</p> <p>The Peaks Hill Farm site is located within a within Source Protection Zone (SPZ), please refer to Protection of Groundwater sources section of our response.</p>	<p>Thank you for your comments. The Council will ensure these points are taken into consideration in the evolution of the Bassetlaw Plan.</p>
REF204		<p>Have you learnt nothing from all the floods in worksop or is money more important. You are allowing them to build on all these green belts that provide soak aways for heavy rain and at this rate it wont be long before estates up theivesdale are flooding. Not only are they building without any thought or provisions for schools doctors and roads but they give these houses brick and concrete gardens so the water has no where to go. Stop this greed and start thinking of the future and if we must build more houses then the developers should be made to provide the facilities for these extra people . I doubt you will take note of anyones concerns but we have to try</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF208	Resident	<p>I wish to make it known that we are totally against the SIGNIFICANT proposed development which is planned on the land at the rear of my property/land.</p> <p>My main objections are:-</p> <ol style="list-style-type: none"> <li>1) the development is too large and will have too great an impact on local residents, traffic infrastructure and wildlife.</li> <li>2) the amount of housing proposed exceeds local needs. It will inevitably attract people from the likes of Sheffield and Doncaster who will commute to third place of work outside Worksop. With the roads already congested this will cause traffic jams, added pollution and noise. Because of the location being accessible from the A1 and M1, currently if there is an accident on either of these extremely busy roads traffic naturally diverts along the A57 or Blyth Road and along Thievesdale Lane to get to the other (from M1 to the A1 and visa versa). This is already heavy traffic and with added volume there is a significant risk of accidents and god forbid injury or loss of life.</li> <li>3) loss of prime arable farming land which is needed now but certainly will be needed in the future as populations increase.</li> <li>4) loss of wildlife. In my back garden I get hedgehogs, sparrow hawks, there are buzzards nests in the woods a look onto and that's not to mention the insects, butterflies and a whole range of smaller birds. At night there are BATS flying around my garden. The development will have a detrimental affect on all of these and more.</li> <li>5) the actual building work and length of time it will take will cause noise, dust etc and will not only impact on my health but there are many elderly people living alongside the planned development site - their health, breathing conditions etc needs to be considered.</li> </ol> <p>Should my objections be considered insignificant and the building work gets the green light then I would like to make the following comments/suggestions:-</p> <ol style="list-style-type: none"> <li>1) there has to be a buffer zone between the current homes of say a minimum of 15 metres to maintain privacy and wildlife. The zone should include a raised bank and or trees/shrubs to block out noise/dust/view from the construction and properties. This needs to be created BEFORE actual building work starts.</li> <li>2) no direct onlookers between the current properties and the new ( back gardens backing onto the buffer zone and the positioning and height of such new properties to be considered). My property as others on Westerdale stand proud and looks down onto the field.</li> <li>3) minimal street lighting to minimise light pollution.</li> <li>4) maximise tree and shrub planting to encourage wildlife.</li> <li>5) build affordable low level properties for local people/ bungalows for the elderly and properties for first time buyers.</li> <li>6) decent sized garden space for dwellings again to encourage outdoor activities and wildlife ( do not allow developers to maximise profits and cram the maximum number of properties on the site).</li> </ol> <p>I would welcome anyone, involved in the decision making, to visit my property so they could gain a useful insight as I the impact this would have on me personally and my neighbours.</p> <p>I do hope mine and my local friends and neighbours comments are read and seriously considered PLEASE.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm		
REF209	Resident	<p>1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF210	Resident	<p>I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Ripponhomes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF211 (Map Included)	Carlton in Lindrick Parish Council	<p>Firstly it is disappointing to note that the site in question is identified as “Northern Worksop” and its location within the Parish of Carlton in Lindrick seems to have been “overlooked”. This inevitably has led to residents concluding that the proposed development site must be outside the boundary which is applicable to the Parish Neighbourhood Plan which is not the case. It is suggested therefore that whilst the site could be defined as being North of Worksop it should also include reference to its location which is within the Carlton in Lindrick Parish. Secondly, the Parish Council wishes to make representations on the site development plan included on page 76 and identified as “figure 14” Peaks Hill Farm. The site proposed for development comprises an area edged in red and located between Blyth Road and the “committed” housing development on the eastern boundary and the A60 highway on the western boundary. The Parish Council and community comment made to the Parish Council strongly represents the view that the open agricultural area opposite the property known as “Freshfields” and bordered on its eastern and southern edge by mature woodland and on its western edge by the A60 Highway be retained, protected and excluded from any form of development for the duration of the current local plan. It is felt that this measure would protect the existing natural boundary inbetween the Worksop “Urban” Environment and the “Rural” Environment of Carlton in Lindrick. The natural boundary is recognised through the existence of the woodland and the high ridge of land on the southern side of the agricultural area defined earlier in this paragraph. (see references 1 and 2 on enclosed map) This requested amendment is consistent with Policy 10 of the approved Neighbourhood Plan in that it protects the rural environment on the eastern side of the A60 Highway. Reference is also made to the northern red line site boundary of the proposed development area. The trees and woodland extending northwards from Peaks Hill Farm also define the rural environment within the Parish and will serve to define the rural landscape from the proposed development which extends the “urban” environment of Worksop. It is therefore requested that this woodland area which is outside the red development site boundary be preserved and protected. (see reference 3 on enclosed map). The proposals put forward by the Parish Council would effectively create a new western boundary for site development shown at 4 on the attached plan. Thirdly, the Parish Council wishes to make observations and representations on the proposed new “link” road inbetween Blyth Road and the A60 Highway. Whilst the exact “line” of the new road is not yet defined in the current draft plan the Parish Council requests that the following implications be considered: -a) land bordering the new road which is likely to be located north of the proposed housing development should remain “undeveloped” with existing woodland and agricultural landscapes being preserved. This measure once again would comply with existing policies in the Neighbourhood Plan applicable to the eastern side of the A60 Highway. b) the detailed location of the link road should be carefully considered not only for its links to the road network bordering the Gateford Area and accessing the new A57 roundabout but for the potential additional effects on highways within the Carlton in Lindrick Parish. At the current time increasing volumes of vehicular traffic travelling north on Blyth Road from Worksop uses Hundred Acre Lane for access to the village and for access to the A60 Highway at the junction of Greenway. The traffic volume will further increase when employment capacity is applied to the commercial aspects of “Peppers Site” on Blyth Road. The access to the A60 Highway from Greenway is becoming increasingly unsuitable and has an adverse effect on queuing traffic trying to gain access to the A60 from Long Lane. In addition the narrow roads and inadequate footways prevalent from where Hundred Acre Lane joins Tinkers Hill and Greenway are totally unsuitable for “through” traffic to the A60. The narrow roads and narrow footways also are located in the Conservation Area. It is therefore suggested that the proposed “link” road could provide a recommended route to the A60 for vehicular traffic travelling from Blyth Road to the village or travelling north on the A60. Such measures could give opportunity for appropriate highway restrictions to be applied on Hundred Acre Lane to allow access to businesses and residential premises in the conservation area and reduce the environmental and safety hazards created by traffic currently gaining access to the A60 Highway. In addition the draft plan does make reference to the practicalities of providing cycle routes on highway schemes. The Parish Council would support these measures for cyclists particularly in the light of</p>	<p>The Plan will be amended to clarify that the site sits with Carlton Parish. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	environmental protection and the safety of increasing numbers on cyclists following routes in the Rural District of BassetlawFinally, I would make the point that articulating in writing some of the above representations can at times need aspects of clarification and understanding. Please do not hesitate to contact me if this applies to any of the above content.	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF212	Resident	<p>I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196338	Resident	<p>1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. Currently Outwood Academy Valley is oversubscribed and for the last 3 years some children have not been able to attend and this will be the closest secondary school to the development. The Post 16 centre is almost at maximum capacity and is the only place in Worksop to study A levels. This means residents of these new homes will have to be bussed out for both secondary school and further education thus adding to traffic and pollution. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction 5. There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. 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ST15 HS1	Peaks Hill Farm		
REF216	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site.4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop's infrastructure. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop's local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.11. No vehicle access through existing estates adjacent to the proposed If my concerns are over-ruled, I would like to see:-12. A green buffer zone between current homes and any new development.13. New dwellings to have gardens that back onto the 'buffer zone' to extend the green corridor14. Any communal areas, to be located away from any existing homes and behind the treeline15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses17. Green pathways and corridors across all the development18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Housing that local people can afford and cater for an elderly population with bungalows etc20. Decent sized gardens for dwellings so people can benefit from outdoor space</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF219	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF220	Resident	<p>I wish to formally raise concerns regarding the proposed Bassetlaw Plan for the Peaks Hill Farm (Policy 15), page 78 onwards. I do not believe that the Council has met their obligation in ensuring that locally affected residents have been properly consulted in relation to the planning process as per appendix 4 of the Local Plan. I am against the inclusion of the prime farmland and current green space land at Peaks Hill Farm within the Bassetlaw Plan. The proposed development site is extremely large and will have a significant impact on local residents. Currently there are over 150 houses being developed already on existing green fields adjacent to this proposed use of land. The Bassetlaw Plan is proposing an additional 1500 homes. This will result in all existing local residents being exposed to significant levels of noise, pollution, transport disruption and inconvenience over at least 15 years. A large proportion of the bordering homes are resided in by older adults. This will have a significant impact on them. The dwellings are being built before any supporting infrastructure is in place (such as schools, GPs etc). There is already significant pressure on the existing infrastructure such as long waits for GP appointments. The railway station at Worksop is very small and already overcrowded, so new commuters are likely to travel by car and not use public transport. This proposed area will in essence be a commuter belt for neighbouring towns and cities. The current roads and infrastructure are already extremely busy and are small, single carriageway country style roads. The three main roads (A57, Carlton Road and Blyth Road) will see significant increased amounts of both construction traffic and commuting traffic. This will increase danger and pollution to all in the local area. The current roads systems are ill-equipped to deal with this increase of population. The town centre is in dire need of regeneration and I feel that this should be the priority for the town before trying to attract new residents. Although the council have stated a commitment to regeneration and rejuvenation to the town centre, this is not mirrored in the fact that new development of supermarkets / fast food areas are already being constructed out of the town centre which will not encourage residents into the centre. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems. Bassetlaw is a District that has multiple green space and is rich with wildlife, flora and fauna. I have personally seen multiple species in the fields, such as deer, hare, foxes and buzzards to name a few. This development will have a devastating impact on the existing habits and ecology in this area. I remain perplexed as to why brownfield sites are not being utilised and that the Council are proposing to destroy the local greenfield site in favour of increasing the local human population. The Campaign to Protect Rural England (CPRE) champions brownfield development over building on greenbelt areas. Also, that using existing sites helps to regenerate towns and cities and provides new homes in areas of high demand. As report 25/3/2019 – research found that England has enough derelict or vacant land to build more than 1 million new homes – two thirds of which are ready to start immediately. If my concerns are over-ruled, then I would expect to see:</p> <ol style="list-style-type: none"> <li>1. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</li> <li>2. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor</li> <li>3. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</li> <li>4. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</li> <li>5. Minimal street lighting across the estate to minimise light pollution</li> <li>6. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</li> <li>7. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</li> <li>8. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>9. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>10. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</li> </ol>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF222	Notts CC	<p>Strategic Highways Part 4, a) it should state distributor road standard. Part 4, a), (iv)- should include reference to pedestrian and cycle links through the site linking the A60 and B6045.</p> <p>Minerals and Waste The Peaks Hill Farm allocation for mixed use development is adjacent to the mineral and waste site of Carlton Forest where previously sand and gravel was extracted, with the land restored through landfill. Importation of waste has now ceased, and the landfill area restored though a gas compound remains on site, which the County Council has an interest in. Mineral extraction has also now ceased at Carlton Forest however part of the site is still to be restored as per the conditions attached to the permission granted by the County Council. The operator is currently working with the County Council on a new restoration scheme for this area and so the site remains of interest to the County Council who will also monitor the aftercare progress. Considering the proposed allocation and the above, providing any proposed scheme at the allocation site does not conflict with the restoration or aftercare process or the gas compound, the County Council does not wish to raise any concern with development at this proposed allocation site in terms of minerals and waste.</p>	The policy will be amended to reflect the comments made.



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ST15 HS1	Peaks Hill Farm		
REF223	Resident	<p>I wish to formally raise concerns regarding the proposed Bassetlaw Plan for the Peaks Hill Farm (Policy 15), page 78 onwards. I do not believe that the Council has met their obligation in ensuring that locally affected residents have been properly consulted in relation to the planning process as per appendix 4 of the Local Plan. I am against the inclusion of the prime farmland and current green space land at Peaks Hill Farm within the Bassetlaw Plan. The proposed development site is extremely large and will have a significant impact on local residents. Currently there are over 150 houses being developed already on existing green fields adjacent to this proposed use of land. The Bassetlaw Plan is proposing an additional 1500 homes. This will result in all existing local residents being exposed to significant levels of noise, pollution, transport disruption and inconvenience over at least 15 years. A large proportion of the bordering homes are resided in by older adults. This will have a significant impact on them. The dwellings are being built before any supporting infrastructure is in place (such as schools, GPs etc). There is already significant pressure on the existing infrastructure such as long waits for GP appointments. The railway station at Worksop is very small and already overcrowded, so new commuters are likely to travel by car and not use public transport. This proposed area will in essence be a commuter belt for neighbouring towns and cities. The current roads and infrastructure are already extremely busy and are small, single carriageway country style roads. The three main roads (A57, Carlton Road and Blyth Road) will see significant increased amounts of both construction traffic and commuting traffic. This will increase danger and pollution to all in the local area. The current roads systems are ill-equipped to deal with this increase of population. The town centre is in dire need of regeneration and I feel that this should be the priority for the town before trying to attract new residents. Although the council have stated a commitment to regeneration and rejuvenation to the town centre, this is not mirrored in the fact that new development of supermarkets / fast food areas are already being constructed out of the town centre which will not encourage residents into the centre. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems. Bassetlaw is a District that has multiple green space and is rich with wildlife, flora and fauna. I have personally seen multiple species in the fields, such as deer, hare, foxes and buzzards to name a few. This development will have a devastating impact on the existing habits and ecology in this area. I remain perplexed as to why brownfield sites are not being utilised and that the Council are proposing to destroy the local greenfield site in favour of increasing the local human population. The Campaign to Protect Rural England (CPRE) champions brownfield development over building on greenbelt areas. Also, that using existing sites helps to regenerate towns and cities and provides new homes in areas of high demand. As report 25/3/2019 – research found that England has enough derelict or vacant land to build more than 1 million new homes – two thirds of which are ready to start immediately. If my concerns are over-ruled, then I would expect to see:</p> <ol style="list-style-type: none"> <li>1. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife</li> <li>2. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor</li> <li>3. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline</li> <li>4. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)</li> <li>5. Minimal street lighting across the estate to minimise light pollution</li> <li>6. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses</li> <li>7. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport</li> <li>8. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>9. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>10. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</li> </ol>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF225	Resident	<p>• Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196652	Resident	<p>I AM TOTALLY AGAINST THE ST15 HS1 DEVELOPMENT..... AS A FUTURE GENERATION OF THE AREA I AM HORRIFIED THAT YOU ARE EVEN CONSIDERING THE DESTRUCTION AND ALLOWING THE DECLINE OF RURAL AND AGRICULTURAL LAND BY ALLOWING UNNECESSARY HOUSING TO BE BUILT ON THIS LAND WHICH IS TIME IMMEMORIAL AND ESTABLISHED AS GREEN LAND WHICH CAN ONLY SUPPORT CLIMATE CHANGE WITH ITS BIO DIVERSITY OF TREES , WILDLIFE, AND EXISTING ECO SYSTEMS . I FEEL VERY ANNOYED AND UPSET THAT AT NO TIME HAVE I EVER BEEN CONSULTED OR INFORMED ABOUT THIS PROPOSAL WHICH HAVING READ MORE ACTUALLY DATES BACK BEYOND 2016 !!!!! THIS IS OUTRAGEOUS AND YOU HAVE NOT APPLIED THE COMMUNITY CONSULTATION PROCESS CORRECTLY. THE DEVELOPMENT SITE IS TOO LARGE AND WILL HAVE A DETREMENTAL EFFECT ON LOCAL RESIDENTS, THE WILDLIFE AND ECO SYSTEMS THAT EXIST IN HARMONY WITH NATURE. YOU WANT TO BUILD HOMES WITH NO INFRASTRUCTURE UNTIL AFTER THEY ARE FINISHED .....IT IS ALMOST IMPOSSIBLE TO OBTAIN DOCTORS AND DENTAL APPOINTMENTS WITHIN A REASONABLE TIME FRAME , FOR EXAMPLE I WANTED A DENTAL CHECK UP FOR LAST WEEK AND AM UNABLE TO GET ONE FOR 6 WEEKS WHICH TAKES US INTO APRIL WHICH IS BEYOND BELIEF. THE ROAD INFRASTRUCTURE IS STRUGGLING TO COPE AT THE PRESENT TIME AND THIEVESDALE LANE/BLYTH ROAD JUNCTION HAS HAD NUMEROUS ACCIDENTS AND NO PLANS TO IMPROVE THIS YET YOU WANT ADD A POTENTIAL 3000 CARS (AS MOST 3/4/5 BEDROOMED HOUSES WILL HAVE MORE THAN ONE CAR) TO THIS ALREADY CONGESTED SYSTEM - THIS IS NOT ACCEPTABLE. THE HOUSING DEVELOPMENTS FAR EXCEED THE NATIONAL QUOTE BY 20% AND LOCAL QUOTA BY 10% ....THIS SATURATION WILL ONLY BRING IN COMMUTERS WHICH WON'T ADD TO THE SUSTAINABILITY OF WORKSOP TOWN OR ITS ROAD OR RAIL STRUCTURE. THE LOSS OF LOCAL PRIME FOOD GROWING LAND IS OUTRAGEOUS WHEN THE COUNCIL SHOULD BE LOOKING AT LOCAL SUSTAINABILITY ESPECIALLY IN THESE DAYS OF CLIMATE CHANGE - DO YOU ACTUALLY CARE ABOUT THE FUTURE GENERATIONS OR JUST LINING YOUR POCKETS FOR NOW WITH NO REGARD TO MY OR MY FUTURE CHILDREN'S LIFE. THE LOSS OF ESTABLISHED WILDLIFE SUCH AS BIRDS INCLUDING SPARROW HAWKS, BUZZARDS, OWLS, FROGS , TOADS, BATS, HARES , HEDGEHOGS, AND THE INSECT POPULATION WHICH THRIVES ON THE POLLINATION IN THIS GREEN AREA IS GOING TO BE TOTALLY DESTRUCTIVE TO THE PRESENT TIME AND EVEN MORE TO THE FUTURE AND THE FUTURE GENERATIONS . I WOULD LIKE YOU TO RECONSIDER YOUR PLANNING ACTIONS AND LOOK AT REGENERATING THE EYESORES THAT CURRENTLY EXIST AND MAKE THAT AFFORDABLE HOUSING AND BUILD ON BROWN LAND THAT IS ALREADY EMPTY AND CAN BE MADE SUSTAINABLE WHICH IS A FAR MORE PROACTIVE WAY TO GO TO PROMOTE CLIMATE CHANGE , ECO STRUCTURE AND REGENERATING AREAS THAT REALLY NEED IT RATHER THAN DESTROYING GREEN LAND THAT SERVES A MASSIVE PURPOSE FOR THE CLIMATE AND FUTURE SURVIVAL OF THE AREA . I TRUST YOU WILL TAKE THESE CONSIDERATIONS VERY SERIOUSLY AND RECONSIDER THIS WHOLE PLANNING PROCESS</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

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1196658	Resident	<p>As a Carlton resident I am dismayed by the proposal to build extensively on this beautiful site which gladdens the heart on the way home.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF232	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF235	Resident	<p>After reading the proposal for Policy 15 Peaks Hill Farm, could you inform me how the LPA have considered reasonable alternatives to the site? I have deep reservations about transport links, further school places and medical and social facilities for new and existing residents. If the plans go ahead then I would like you to write to me to guarantee the required infrastructure will be in place. Please find below further comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm 1 I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation) 2 I am against the inclusion of prime farmland and green space land at Peaks Hill Farm 3 The development site is too large and will have too great an impact on local residents. 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ST15 HS1	Peaks Hill Farm		
REF236	Resident	<p>I am against the building of anything on this rural landscape.I live only meters away from this proposed development land. It is regarded as a quiet and well-hidden area. This would be under threat by the thousands of people that would potentially be moving in right on my door step. Traffic congestion at rush hour along Carlton Road is already at unbearable levels, often backing up past Eddison Park Avenue and almost outside of the current Worksop boundary. The potential of hundreds more cars added on to the unbearable levels of congestion at peak times would cause misery to the people who live in the area. The added potential of a through road being added on to the end of Winster Grove and in to the new development is also very troubling as it would mean that a quiet residential street would become a cut-through to potentially hundreds of vehicles. I am yet to see any sort of congestion mitigation measures to be announced by Bassetlaw District Council and this is very worrying. It is also very troubling that I am yet to see any development plans for vital services such as schools and doctors surgeries that match the scale of the number of dwellings being proposed. Waiting lists for local GP surgeries are already weeks long and there is a struggle to find places at local schools for local children. Whilst building a primary school on this proposed site would ease the pressure on school places that would come with this development, it would only add further stress to those trying to find secondary school places for their children.I am also very concerned about the effect on wildlife and the environment that this development would have. I often see an array of wildlife in my garden including squirrels, hedgehogs and a wide species of birds, many of whom come from the Gateford Hill woods. The possibility of felling dozens of trees on the Gateford Hill woods and also the Long plantation will have a worrying effect on both wildlife and the environment, something which will be made worse by the thousands of homes, cars and people moving in to the area. The current land of this proposed development currently also acts as a very useful flood plain. This development will only worsen the current climate crisis and damage local habitat for generations to come.Instead of creating homes for the people of Worksop, I fear that all this development will do is invite people from other areas to come and live in Worksop, therefore doing very little to help local people. There are already thousands upon thousands of houses being built or planned across Bassetlaw including 151 homes at Hawfinch Place in Carlton in Lindrick, 1,600 homes at Simpson Park in Harworth, 71 houses on the Lidl site on Blyth Road, thousands more houses on Gateford Park and Gateford Common in Worksop as well as Shireoaks Common. This is only a small fraction of the homes currently planned or under construction in a small area of Bassetlaw. Whilst I am not against all of these developments, i am deeply concerned about the effect many of them will have on my current way of life and standard of living as I am only 22 years of age.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF238	Resident	<p>, I would like to request an extension to the consultation process for the draft Bassetlaw Plan that affects plans for the development of land known as Peaks Hill Farm. &gt; &gt; My request for this extension is on the basis of lack of appropriate consultation with local residents. Residents were 'informed' via a single A4 leaflet fastened to a lamp post at the end of our road prior to the consultation meeting on 4 -2 -20. Surely each individual household should have been informed of the plans and the meeting well in advance of the meeting date? Also the meeting was scheduled to be held at a time when most residents were at work and therefore unable to attend.&gt; &gt; I have already emailed my initial objections to such a huge development on the Peaks Hill site but I have since read the draft plan and now have further objections. Whilst I support the need for local regeneration plans, I fail to see the need to build such a huge housing estate on greenfield farming land. It's clear to see that the developers of the recently built houses on Gateford are struggling to sell them, hence they are now being offered at reduced prices. Therefore there is no guarantee that developers will be able to sell over 1, 500 houses on Peaks Hill Farm.&gt; &gt; The building of such a huge estate clearly contravenes Bassetlaw District Council's strategic objectives to preserve greenfield and farm land. It will lead to the destruction of acres of natural countryside and wildlife, it will increase increase pollution and contribute to the devastating impact of global warming. &gt; &gt; The negative implications of such massive scale house building for the infrastructure in Worksop is worrying as it will negatively effect all Bassetlaw residents. It appears that there is insufficient provision in the draft plan to increase school places, heath services and road links to the level needed until these houses are built and sold. &gt; &gt; I would like to see a more realistic number of houses proposed to be built on Peaks Hill Farm which would not cause such devastation to the environment and infrastructure and would not exceed the market demand for new houses.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>



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REF240	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. 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(as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF242	Resident	<p>Please find attached a form with comments regarding the peaks hill farm proposed development. These comments sum up both mine and many other people’s opinions I have spoken with in the local area on the proposed development, which I feel we have not even been properly informed of at which I am extremely disappointed of. Please consider these comments and think of the impact this development would have on the current residents of Worksop, especially young adults like myself. Myself and many others would be tempted to move away from the area if projects like this go ahead, due reasons mentioned in the attached document. In addition to this, Worksop town centre to me feels like it is dying a slow painful death, which leaves myself and many people my age going to places like Doncaster and Sheffield just for something to do, as there are only so many times we can go to the pub!! I’m all for supporting the town I have lived in all my life, but only if investment goes into actually making the town better, not just by building houses! Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. 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Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF243	Resident	<p>I have to say after reviewing the plans I'm a little disappointed. I understand the pressure to build the extra housing has come from the housing secretary but nowhere in the plans does it mention the fact that Bassetlaw is a former miner's community and with this sadly in 10-15 years' time many elderly's who own miners housing will be sadly passing away and leaving them to their heirs. Presently Worksop has 1500 empty homes. I think since the average life expectancy is approximately 80 years old it would be good to consider how many people are now 65 and owning their homes and basing the figures from there. Whilst considering this, I can see that there are plans to build on many of Worksop's Greenland but no consideration for expansion of bereavement and cemeteries. I'd like this to be reviewed and considered because this affects all families. In relation to the actual plans. I'm in two minds regarding this but also a little frustrated. Myself and my fiancé bought our first home on October 2018 and specially asked our solicitor regarding the belt of land behind our home and we were advised it would be very difficult for planning permission to be obtained to build. With this we "overpaid" for our home by an extra thousand pounds and since then have invested an extra ten thousand pounds into making our house a home. The reason we had chosen ... as our forever home was because of the peace and serenity the views and the bench at the bottom of the garden gave us. My fiancé suffers badly with anxiety and depression and the idea of possibly up to 4000 people living behind us is upsetting him tremendously. I wish along with these plans of yours you could also invent a time machine so we could turn back time and have never made this mistake of purchasing this property. You state that you want to build affordable housing, but I can confirm the prices that the Gateford properties were going for (£150,000.00 for a 2 bedroom house) was never going to be affordable for a young working couple starting out in life. Living in our home has meant we have been close to family and with my Grandma Vera, being seriously ill I can be close to her supporting her as she does not have a carer and still able to commute to work. I worry with the expansion of the housing the increase this will have on traffic I need to be able to get out of Worksop quickly and be with my grandma some days in less than 30 minutes but I highly doubt with affected road closures whilst disruptions occur for the next 15 years this would happen. I also worry about the infrastructure of Worksop, in recent months there has been mass flooding. This flooding also affected Theivesdale. Luckily, I don't believe anyone's home were flooded the drains simply were overflowing and the field which you're planning to build on also flooded. If more houses and drains were added to the already strained drainage system, I think this would cause more harm than good. Another thing which also concerns me is that it has been clearly stated the houses need to be built first before any support can be given to local schools and GPs. I'd like to raise right now that I am aware of a couple of children who have had to be schooled from home as there were no placements for them. So, with further increased population how do you plan to allocate education for these children without the funding? Living so close to Sherwood Forest and Clumber Park I'm disappointed that the green spaces which form part of Worksop's charm will be taken away for more breeze blocked homes. I wouldn't class Worksop as a desirable place to live but I would say it attracts tourism from the national parks with them being so close to Worksop. Taking away Worksop's inner community and extending it and changing the road system seems like an unwise decision and I fail to see the benefits to the town centre which needs attention and funding, as its beginning to look like a ghost town. I'd also like to mention regarding the wildlife. Although this will be the last of your concerns the last summer was beautiful, we saw owls, hedgehogs, butterflies and have built a bee hotel for the creatures. Its already up there that the bees and butterflies are declining again I'm unsure why you would want to destroy more Greenland for housing where as stated in my first paragraph I don't think has been well thought out. Ultimately despite all my negatives against these new housing if you can ensure that housing will be affordable to young couples (2 bedroom house for £100,000.00, 3 for £125,000.00 etc) I think it would be great but we had no support like this when we moved into our home. And as mentioned before paid over the odds. If the plans were to go ahead despite my above concerns I'd like to request the following terms if the plans were to go ahead.-A Green tree lined buffer between our homes and the new properties. -Any communal areas to be moved away from the green tree line buffer and placed centrally or at the other side of</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	<p>the development away from our existing properties. -We'd like compensation for the disruption the new development will have on our lives. We already are beginning to get extremely frustrated with the existing development happening at the bottom of our road near Blyth road despite being 500 yards away from it. - We'd like for the new development to be a safe haven for the wildlife we have presently with this we want to see open spaces with wild flower seeds sown each year like near the hospital and we'd like more trees and shrubs to be planted and incorporated into the plans. -We'd like minimal lighting near our properties. Many of us have built summerhomes/glorified sheds overlooking onto the field and have conservatories which to us are our relaxation rooms and we don't want blinding lights disturbing our routines. I'd like to highlight that the new plans are going to affect all of the residents in our day to day lives. I do worry what the increased traffic on A57 will mean for me commuting to work and getting to my grandma's home. But at the end of the day this decision will be decided by the council I just hope that the decision is for the greater need and to not just tick a box to say you did the thing the home secretary asked.</p>	



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1196693	Resident	<p>I AM TOTALLY AGAINST THE ST15 HS1 DEVELOPMENT..... AS A FUTURE GENERATION OF THE AREA I AM HORRIFIED THAT YOU ARE EVEN CONSIDERING THE DESTRUCTION AND ALLOWING THE DECLINE OF RURAL AND AGRICULTURAL LAND BY ALLOWING UNNECESSARY HOUSING TO BE BUILT ON THIS LAND WHICH IS TIME IMMEMORIAL AND ESTABLISHED AS GREEN LAND WHICH CAN ONLY SUPPORT CLIMATE CHANGE WITH ITS BIO DIVERSITY OF TREES , WILDLIFE, AND EXISTING ECO SYSTEMS . I FEEL VERY ANNOYED AND UPSET THAT AT NO TIME HAVE I EVER BEEN CONSULTED OR INFORMED ABOUT THIS PROPOSAL WHICH HAVING READ MORE ACTUALLY DATES BACK BEYOND 2016 !!!!! THIS IS OUTRAGEOUS AND YOU HAVE NOT APPLIED THE COMMUNITY CONSULTATION PROCESS CORRECTLY. THE DEVELOPMENT SITE IS TOO LARGE AND WILL HAVE A DETREMENTAL AFFECT ON LOCAL RESIDENTS, THE WILDLIFE AND ECO SYSTEMS THAT EXIST IN HARMONY WITH NATURE. YOU WANT TO BUILD HOMES WITH NO INFRASTRUCTURE UNTIL AFTER THEY ARE FINISHED .....IT IS ALMOST IMPOSSIBLE TO OBTAIN DOCTORS AND DENTAL APPOINTMENTS WITHIN A REASONABLE TIME FRAME , FOR EXAMPLE I WANTED A DENTAL CHECK UP FOR LAST WEEK AND AM UNABLE TO GET ONE FOR 6 WEEKS WHICH TAKES US INTO APRIL WHICH IS BEYOND BELIEF. HOW CAN YOU PLAN ON BUILDING 1500 HOUSES PLUS ALL THE OTHER PROPOSED AREAS AND YET NOT PROVIDE THE SUPPORTING INFRASTRUCTURE UNTIL ITS COMPLETED AND SOLD..... 1500 3/4/5/ BEDROOMED HOUSES WILL HAVE CHILDREN IN THEM SO HOW DO YOU PROPOSE TO SCHOOL THEM SEEN AS THE LOCAL ESTABLISHMENTS ARE ALREADY AT CAPACITY WITH PORTLAND ACTUALLY BEEN OVERSUBSCRIBED THIS YEAR. THE ROAD INFRASTRUCTURE IS STRUGGLING TO COPE AT THE PRESENT TIME AND THIEVESDALE LANE/BLYTH ROAD JUNCTION HAS HAD NUMEROUS ACCIDENTS AND NO PLANS TO IMPROVE THIS YET YOU WANT ADD A POTENTIAL 3000 CARS (AS MOST 3/4/5 BEDROOMED HOUSES WILL HAVE MORE THAN ONE CAR) TO THIS ALREADY CONGESTED SYSTEM - THIS IS NOT ACCEPTABLE. YOU QUOTE THAT THIS LINK ROAD WILL TAKE PRESSURE OFF WORKSOP TOWN TRAFFIC , THIS IS A COMPLETE FALSEHOOD AS IT WILL INCREASE TRAFFIC FLOW AND CREATE MORE CONGESTION ON CARLTON ROAD, BLYTH ROAD, KILTON HILL WHICH ALL LINK INTO TOWN THE HOUSING DEVELOPMENTS FAR EXCEED THE NATIONAL QUOTE BY 20% AND LOCAL QUOTA BY 10% ....THIS SATURATION WILL ONLY BRING IN COMMUTERS WHICH WON'T ADD TO THE SUSTAINABILITY OF WORKSOP TOWN OR ITS ROAD OR RAIL STRUCTURE. THE LOSS OF LOCAL PRIME FOOD GROWING LAND IS OUTRAGEOUS WHEN THE COUNCIL SHOULD BE LOOKING AT LOCAL SUSTAINABILITY ESPECIALLY IN THESE DAYS OF CLIMATE CHANGE - DO YOU ACTUALLY CARE ABOUT THE FUTURE GENERATIONS OR JUST LINING YOUR POCKETS FOR NOW WITH NO REGARD TO MY OR MY FUTURE CHILDREN'S LIFE. THE LOSS OF ESTABLISHED WILDLIFE SUCH AS BIRDS INCLUDING SPARROW HAWKS, BUZZARDS, OWLS, FROGS , TOADS, BATS, HARES , HEDGEHOGS, AND THE INSECT POPULATION WHICH THRIVES ON THE POLLINATION IN THIS GREEN AREA IS GOING TO BE TOTALLY DESTRUCTIVE TO THE PRESENT TIME AND EVEN MORE TO THE FUTURE AND THE FUTURE GENERATIONS . I WOULD LIKE YOU TO RECONSIDER YOUR PLANNING ACTIONS AND LOOK AT REGENERATING THE EYESORES THAT CURRENTLY EXIST AND MAKE THAT AFFORDABLE HOUSING AND BUILD ON BROWN LAND THAT IS ALREADY EMPTY AND CAN BE MADE SUSTAINABLE WHICH IS A FAR MORE PROACTIVE WAY TO GO TO PROMOTE CLIMATE CHANGE , ECO STRUCTURE AND REGENERATING AREAS THAT REALLY NEED IT RATHER THAN DESTROYING GREEN LAND THAT SERVES A MASSIVE PURPOSE FOR THE CLIMATE AND FUTURE SURVIVAL OF THE AREA . I TRUST YOU WILL TAKE THESE CONSIDERATIONS VERY SERIOUSLY AND RECONSIDER THIS WHOLE PLANNING PROCESS I DO NOT WANT ST15 / HS1 TO PROCEED AND DEMAND AN EXTENSION IN ORDER TO GATHER FURTHER EVIDENCE WHICH IT APPEARS THE COUNCIL ARE CONCEALING IN THIS PLAN IN ORDER TO PURSUE THEIR OWN GOALS WHICH ARE NOT OF BENEFIT TO THE RESIDENTS OF WORKSOP</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. 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REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF244	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. The development site is rather large and will surely have a great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land , in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime2. All the connections to the main roads are poor - the A1 North involves travelling through the centre of Blyth, the A1 &amp; A57 South via Manton, the M1 &amp; A57 North for Sheffield, etc. via Gateford on a road that already has speed restricting humps and the M1 South through the centre of town ! Additionally both main roads into the town centre are constantly overloaded ( plus one route also having a level crossing !). 3. Therefore I would suggest that an alternative development should be located on the piece of land bounded by the Retford Road and the railway line and the Osberton Nurseries (with access provided from the A57 via a road running between the buildings associated with Greencore and Wilko). This would remove pressure from these narrow overloaded roads – in particular providing better access to Sheffield and the M1 (plus Retford, etc.) via the A57 and likewise for Doncaster , Manton, etc. via the A1. Additionally of course if a railway station was built in that area it could provide passengers with direct access to Sheffield (and Retford for access to Doncaster and/or London).4. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop utilising already unsustainable road and rail systems (see alternative solution described above !).5. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster (see the better solution described above in entry 3 !).6. Provision of appropriately priced properties would make this alternative development very suitable to some workers who are/will be employed by those local businesses (plus those planned to occur in the new business area which has been created on the other side of the A57).</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1196694	Resident	<p>I oppose the plan to build at Peaks Hill. This is a huge expansion to Worksop, unnecessary, it will not address the local housing need which is for small units, it will create congestion, increased traffic and increased commuting. Building 1500 houses will bring huge disruption to existing roads and neighbourhoods. This is an area of pristine countryside which should be preserved, not given over to unnecessary construction. 4.1.3 and 5.1.40 - The vision of Bassetlawattracting highly paid work, new business and growth in business, is based on an assumption that providing more business land will achieve this. I am not aware that there is a shortage of such land at present. Bassetlaw already has the locational advantages of proximity to road links and Doncaster airport, yet these businesses are not attracted to locate here.I oppose the proposal for the major expansion of Worksop at Peaks Hill. 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</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm		
		<p>“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. The Draft Plan ignores the benefit to health and wellbeing of existing open spaces and the proven benefit to mental health of open vistas and scenery. Building on open country reduces the space available for wildlife and plants, has an adverse effect on natural drainage and, as such, does nothing to mitigate against the effects of the climate emergency. The development which recently began at the junction of Thievesdale Lane and Blyth Road has shocked many by its impact on the landscape and the views when leaving Worksop. This corner abuts the proposed development at Peaks Hill. The negative impact on the wellbeing of the local community and the negative impact on the views of Worksop approaching and leaving on Blyth Road have not, in my opinion , been given sufficient weight.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.7.2.3 – whatever the design of the development, this is not a sustainable development – the ability of future generations to meet their own needs for health and wellbeing, enjoyment of nature, landscape and the natural environment will be compromised.7.2.13 Why is it necessary for the site to be exempt from a CIL? If the developer contribution is to be provided through Section 106 contributions, there is no guarantee there will be any contribution given these are negotiable and can be waived (2.4 CIL Draft Charging Schedule)?</p> <p>“...infrastructure requirements ....can be sought through on site provision” – what does that mean? Who will pay for the infrastructure and how could that be enforced?Policy 15 refers to a mix of housing types but gives no figures for smaller units which would meet the demand from the changing and older demographic mix in the area. 4 and 5 bedroom houses will simply be bought by those currently living in more expensive areas such as Sheffield, who will then commute to work outside Bassetlaw, thus increasing traffic. The Plan cannot control who buys these houses and their travel to work distance. The Climate Emergency is obvious. The Plan should prioritise protecting the environment, not simply pay lip service to it. The council will have little control over the developers once this plan is agreed. Once building is underway, the developer will have the upper hand if they decide they do not want to adhere to whatever high standards of construction and design the council may prefer. The Plan is for 1500 houses at Peaks Hill. This should be made clear. Many reading this will only see 750 (phase 1) and not realise the extent of what is proposed. The country as a whole needs more housing, but of a type to meet local need. Housing demand in London and the South East exceeds supply. There is no shortage of property to buy in Worksop, certainly no shortage of 4 and 5 bedroom houses. There is no argument for building yet more estates of such luxury housing. I oppose the plans to build at Peaks Hill</p>	
1196694	Resident	<p>I oppose the proposed link road between Peaks Hill and Blyth Road. This will mean increased commuting between Worksop and Sheffield, increased traffic, poorer air quality, adverse effects on health, more congestion.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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1196694	Resident	<p>The Draft Plan ignores the benefit to health and wellbeing of existing open spaces and the proven benefit to mental health of open vistas and scenery. Building on open country reduces the space available for wildlife and plants, has an adverse effect on natural drainage and, as such, does nothing to mitigate against the effects of the climate emergency. The development which recently began at the junction of Thievesdale Lane and Blyth Road has shocked many by its impact on the landscape and the views when leaving Worksop. This corner abuts the proposed development at Peaks Hill. The negative impact on the wellbeing of the local community and the negative impact on the views of Worksop approaching and leaving on Blyth Road have not, in my opinion , been given sufficient weight.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF245	Resident	<p>FORM Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm 1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation) 2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm 3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime 4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction 5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable 6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems 7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster 8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change 9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character 10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.</p> <p>If my concerns are over-ruled, I want to see:</p> <p>11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife 12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor 13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline 14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change) 15. Minimal street lighting across the estate to minimise light pollution 16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses 17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport 18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook 19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings 20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF250	Resident	<p>I have been in contact regularly with Planning, including being on your mailing list regarding the Peaks Hill Farm site (Policy 15). Despite this contact, no information was given about progress on the plan to develop the site being in an advanced stage. Since attending consultation meetings, I have been informed that the Council has been working with an agent regarding the development for two years. However, Planning officers were not allowed to disclose this. The fact that the Council has withheld this information to residents in the immediate vicinity, has prevented us from making informed and timely decisions to where we now want to live. I conclude that the Council have withheld this information due to its controversial nature. I also feel I have been deliberately misled by the Council as I have consistently asked about development to the rear of our property. This and the short consultation framework for the Plan, do not engender my trust in the Council</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF264	Resident	<p>I list below my objections to the above mentioned development</p> <p>1 I am against the inclusion of prime farmland and green space land at Peaks Hill Farm Policy 15 within the Bassetlaw Local plan.</p> <p>2 The development is too large and will have too great an impact on local residents of Worksop The number of dwellings proposed and already under construction will cause noise pollution disruption and inconvenience for possibly the rest of my lifetime.</p> <p>3 I understand that the supporting infrastructure will only commence after the completion of the development which can only cause harm to the existing infrastructure which is struggling to provide services already. Existing transport systems are under pressure now, roads and rail links will be unable to cope with the increase this development will have on them New rail and road links must be in place prior to and development commencing if the development proceeds.</p> <p>5 The number of dwellings exceeds local needs This will only increase the number of commuters in and out of Worksop on already unsustainable road and rail systems</p> <p>6 Increased commuting will add to pollution Traffic and reliance on poor connections to external areas of employment such as Sheffield and Doncaster At this time of climate change we should be trying to reduce commuting not increase it. Better to place new development near to the center of employment hubs thus shortening the commute.</p> <p>7 Loss of prime local farm land is in the light of climate change is also to be deplored.</p> <p>8 The loss to the established local wildlife and green environment is also to be deplored The Council should be the Guardians for the future generations of Worksop residents and should not side step those issues by allowing developers to maximise their profits by over development of the area.</p> <p>Should my concerns be over-ruled I would like to see:-</p> <p>1 A green buffer zone between current homes and any new development. A little like farmers wildlife margins around their fields</p> <p>2 Sympathetic development arrangements planning gardens that back onto the buffer zone to increase the distance between existing and new homes.</p> <p>3 Any communal area to be centrally located in the new development and away from the existing homes.</p> <p>4 Provision of Low level housing near any existing homes such as bungalows not higher-rise town houses.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF265	Resident	<p>I am writing to make objections to the proposed planning application behind Westerdale Worksop. The plans are for 750 houses stretching from Blythe Road to Carlton Road. I believe that this is not in the public interest as the demand is not there for the proposed houses and it will have a detrimental effect on the local wildlife. The fields behind my home are a hub for wildlife, foxes, rabbits, birds and bats these animal live in the fields and adjacent woods. I also believe that the local amenities are not sufficient to take on the extra people that this proposed development will bring. In the local area there is already a lot of housing currently being built therefore I do not believe that there is a market in which to sell these houses. Inam writing to object to the proposed planning application to the land behind my house on Westerdale, which will stretch from Blythe Road to Carlton Road. I believe that there is not the demand for the 750 extra houses that this development will bring and that it will have a detrimental effect on the local wildlife. The fields behind my house are home to foxes, rabbit, birds of prey and bats to name a few and this development will destroy their habitat. In the local area there are currently projects underway to provide extra housing therefore I believe this development will take away rather than add to the local economy as the amenities are already under funded and stretched to capacity.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF266	Resident	<p>I am writing to object to the proposed planning application to the land behind my house on Westerdale, which will stretch from Blythe Road to Carlton Road. I believe that there is not the demand for the 750 extra houses that this development will bring and that it will have a detrimental effect on the local wildlife. The fields behind my house are home to foxes, rabbit, birds of prey and bats to name a few and this development will destroy their habitat. In the local area there are currently projects underway to provide extra housing therefore I believe this development will take away rather than add to the local economy as the amenities are already under funded and stretched to capacity. I am writing to object to the proposed planning application to the land behind my house on Westerdale, which will stretch from Blythe Road to Carlton Road. I believe that there is not the demand for the 750 extra houses that this development will bring and that it will have a detrimental effect on the local wildlife. The fields behind my house are home to foxes, rabbit, birds of prey and bats to name a few and this development will destroy their habitat. In the local area there are currently projects underway to provide extra housing therefore I believe this development will take away rather than add to the local economy as the amenities are already under funded and stretched to capacity.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF267	Resident	I am writing to object to the proposed planning application to the land behind my house on Westerdale, which will stretch from Blythe Road to Carlton Road. I believe that there is not the demand for the 750 extra houses that this development will bring and that it will have a detrimental effect on the local wildlife. The fields behind my house are home to foxes, rabbit, birds of prey and bats to name a few and this development will destroy their habitat. In the local area there are currently projects underway to provide extra housing therefore I believe this development will take away rather than add to the local economy as the amenities are already under funded and stretched to capacity.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF268	Resident	I am writing to object to the proposed planning application to the land behind my house on Westerdale, which will stretch from Blythe Road to Carlton Road. I believe that there is not the demand for the 750 extra houses that this development will bring and that it will have a detrimental effect on the local wildlife. The fields behind my house are home to foxes, rabbit, birds of prey and bats to name a few and this development will destroy their habitat. In the local area there are currently projects underway to provide extra housing therefore I believe this development will take away rather than add to the local economy as the amenities are already under funded and stretched to capacity.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
1197012	Resident	<p>1. The development site is rather large and will surely have a great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land , in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime</p> <p>2. All the connections to the main roads are poor - the A1 North involves travelling through the centre of Blyth, the A1 &amp; A57 South via Manton, the M1 &amp; A57 North for Sheffield, etc. via Gateford on a road that already has speed restricting humps and the M1 South through the centre of town ! Additionally both main roads into the town centre are constantly overloaded ( plus one route also having a level crossing !).</p> <p>3. Therefore I would suggest that an alternative development should be located on the piece of land bounded by the Retford Road and the railway line and the Osberton Nurseries (with access provided from the A57 via a road running between the buildings associated with Greencore and Wilko). This would remove pressure from these narrow overloaded roads – in particular providing better access to Sheffield and the M1 (plus Retford, etc.) via the A57 and likewise for Doncaster , Manton, etc. via the A1. Additionally of course if a railway station was built in that area it could provide passengers with direct access to Sheffield (and Retford for access to Doncaster and/or London).</p> <p>4. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop utilising already unsustainable road and rail systems (see alternative solution described above !).</p> <p>5. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster (see the better solution described above in entry 3 !).</p> <p>6. Provision of appropriately priced properties would make this alternative development very suitable to some workers who are/will be employed by those local businesses (plus those planned to occur in the new business area which has been created on the other side of the A57).</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1197077	Resident	<p>The development of land adjoining Carlton Road (known locally as the Sandhills) will remove the natural break between the settlements of Worksop &amp; Carlton in Lindrick. This will eventually lead to there being no break in development from Worksop all the way to Oldcotes. This will damage the character of Carlton in Lindrick especially as you approach the village from the south and enter the old part of the village; as well as destroy the natural landscape. This in turn will affect wildlife, reduce the amount of farm land and increase the likelihood of flooding in the local area.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1197090	Councillor, Bassetlaw District Council	<p>Response to draft Bassetlaw Local Plan, January 2020 (With particular concerns re Peaks Hill Farm site, ST15, p.78)</p> <p>Overall, the draft Bassetlaw Local Plan (BLP) has aspects that are commendable, including innovative ideas, such as the garden villages, green energy site and welcome references to the need for cycling and walking connectivity and green infrastructure. However, I have serious objections to the inclusion of a special area of countryside on the western fringe of the large proposed Peaks Hill Farm (PHF) housing development site. I also have concerns about the overall sustainability of this large Greenfield site. If you travel north from Worksop towards Carlton on the A60, on the edge of the town, you pass the G4S offices on the right in woodland. This mature wood on the right covers a hill and ridge that curves round north-eastwards to Peaks Hill farm enclosing a sloping, triangular shaped field on the right/front, bordered by the A60 (circled blue on the map below). This field is included in the plans for residential development. As you carry on north you pass Freshfields house on the left and down the hill, extensive and beautiful views of the rural landscape open out across the horizon towards Carlton direction. This landscape, the views, the mature woods and fields to the right and front, is one of the most beautiful I know. Often, as I travel back from Worksop this view will lift my spirits. It is unique and precious landscape. Once it's built on, it will be spoilt and lost for ever. It is current and future generations that will lose the enjoyment of this landscape. The 'public good', 'amenity value' or wildlife value of that landscape is priceless and is not reflected in the cost-benefit of commercial development decisions. I was shocked when I saw the plans to build on this field (just a few days before it went public). It is out of sight from Worksop, on land sloping down to Carlton and enclosed by woods. From this site is a beautiful and extensive view to the North West – the site is visible from Owdale lane, over a mile away. This would be building in pristine countryside clearly separated from the town envelope. The plan states the need for a green buffer between Worksop and Carlton. I would argue that this field and its surrounding trees and ridge must be included in that green buffer zone (it's visible from the Carlton direction but not from Worksop). To build on it would set a precedent and surely other fields and woods will be built over until Worksop merges with Carlton. I would urge all councillors and relevant officers to visit the site to see with their own eyes. On p.59 of BDC's commissioned report Site Allocations: Landscape Study, is their conclusion on the Peaks Hill Farm (site 12H in the report) site: 'A combination of topography, the landscape value of existing woodlands and the extent to which the site extends north into open countryside, suggest that only a limited development in the middle and southern sections of the site could be achieved without an overall adverse landscape impact. However, care should be taken to respect topography, retain woodlands and if possible improving connectivity.' <a href="https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draftlandscape-study-2019.pdf">https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draftlandscape-study-2019.pdf</a> That means, it is the western, A60 side of the site that will be most adversely affected and the boundary of the green buffer should therefore follow the line of the topography - i.e. follow the ridge that separates this field and Peaks Hill farm from the rest of the development site and from Worksop. Not only is this a beautiful landscape - between Worksop and Carlton/Blyth – but it is also a designed heritage landscape. The rolling fields and wooded ridges and copses were designed and planted by estate managers in the 18th and 19th centuries to be attractive and create an impact. Some of the older, 'veteran' trees found on this Peaks Hill site might pre-date this period. I do not object quite as strongly about the other parts of the proposed Peaks Hill development, as the largest part is to the East of the Peaks Hill woods, stretching over to Blyth Rd – backing on to Thievesdale, and joined on to Worksop. It is a concerning, serious loss of countryside - the site gives extensive views towards the Trent in the NE direction - but the development will be less visible from the roads running into Worksop from the North. Therefore, like the Landscape Study Report, I think development on the south and middle sections of the site can be managed better in terms of acceptable landscape impact than any development near the A60 on the west side of the site. However, in this, my amendment to my original submission, I have reflected on other submissions made on this site and thought through concerns of others re the sustainability of the PHF site. Although I'm most concerned about the landscape impact on the western</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm	<p>part of the site, I now think the sustainability of the whole PHF site is questionable. The proposal for PHF is for 1500, mainly 3 or 4 bed 'executive' homes, probably to be occupied by commuters working in South Yorks (a reasonable expectation, given what's happened at similar recent developments such as Gateford). This will put more traffic on the roads and more strain on local health and education services for decades to come. There will be the irrevocable loss of a large wildlife resource. There are still areas of Brownfield sites, possibly in Bassetlaw, (more will become available in the future) certainly in South Yorks, - that could be developed for housing (but are less attractive to developers). Instead, large proposed Greenfield sites, such as PHF, in the Draft Plan are in danger of eroding the clear asset that Bassetlaw has – beautiful landscape and quiet roads. Government, at all levels, should take in the wider regional and national picture of sustainability – and that needs to be factored into this District Local Plan. Developing Greenfield sites is clearly profitable for landowners, developers and builders (and car manufacturers) but is damaging the environment, quality of life (and the planet) for future generations in Bassetlaw by removing the amenity value of this attractive countryside.</p> <p>Another aspect of the proposed development is a relief road running through the site from Blyth road and coming out on the A60 near the Peaks Hill farm (though this location is not confirmed). Highway matters are clearly for the County Highways to consider but I have serious concerns as it a dangerous stretch of fast road, on a bend and a hill, and it has had several fatalities in recent years. If there has to be a new road – and I'm not convinced there is a need for one – it should be at the south end of the proposed site and come out onto the A60 closer to G4S offices. I also believe the consultation period should be extended. From talking to residents in Carlton and in Worksop, it seems few members of the public are aware of the Draft Local Plan, let alone that this piece of land is affected. Such an important plan with huge changes for Bassetlaw needs extensive publicity and consultation. Yes, consultation on the Local Plan in its various guises seems to have been going on years but there have been such drastic changes to the LP in the last few months - such as the PHF site coming forward, and abandoning the previously proposed garden village sites – changes that even many BDC cllrs were not aware of (until just before it went public). The PHF site is within the Carlton in Lindrick Parish boundary but even ward District cllrs were not consulted on full details of this site until early January 2020 and Parish Cllrs learned about it only when public consultation started. The village developed its own Neighbourhood Plan, finalised last year, with assistance from BDC planners and the PHF site is not mentioned because it had not been brought forward at that time. It is fair to say that the concerns I am expressing here in my submission</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF294	Resident	<p>I believe that further panning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted two suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton.1. In support of other residents I forward the following objections and information. The Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation) 2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm and anywhere else in Bassetlaw. There has simply been enough already. 3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime 4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction 5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable 6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems 7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster 8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change 9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character 10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife 12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor 13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline 14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change) 15. Minimal street lighting across the estate to minimise light pollution 16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses 17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport 18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook 19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings 20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>



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ST15 HS1	Peaks Hill Farm		
REF296	Resident	<p>I am aware that this submission will reach you by the deadline of Wednesday 26th February and unfortunately will not be the comprehensive response that I would have submitted given more time. I feel strongly that the Consultation process has been inadequate and untimely. The guidelines that appear in Appendix 4 of the Draft Plan have NOT been followed. 1. Appendix 4 (a) states 'An A4 laminated site notice should be displayed on the site's road/street frontage(s) for a minimum of 21 days...' Only one notice was displayed on Westerdale and when I asked the planners about this, I was informed that we were 'lucky' to have one notice as they were not obliged to put them up. I don't believe one was sufficient and object to the comment made by the planner. 2. Appendix 4 (b) states that 'A letter should be sent to all properties notifying them of the proposal...' I did not receive a letter notifying me of the proposal. When I asked why I hadn't received a letter I was informed the Council do not have the resources. And yet the tables in the Consultation meeting were full of impressive, quality, colour printed A3 and A5 leaflets for me to take away. I was also told that if I had been on the Council's mailing list I would have been notified. One of my neighbours is on the mailing list and keeps in regular contact with the Council and still did not receive a letter. 3. The consultation meetings were poorly organised. Council staff gave conflicting answers to questions and were not always polite. 4. Foreword page 2: 'Following on from our successful consultation on the Bassetlaw Local Plan....this is the next stage of our conversation with local people, businesses and communities' I was completely unaware that there had been a consultation early in 2019. I only discovered this while talking to a planning officer at the Consultation meeting held on 29th January in the Ceres Suite. His response was that they had publicised this consultation and there had been '500 comments to prove it'. Looking into this the comments were predominantly made by developers so I would question the integrity of the publication process. 5. One of our resident was informed at one of the Consultation meetings that the Council have been working with an agent for two years, but officers were not allowed to disclose this. I question whether that is an allowable procedure? It certainly creates a level of distrust between the Council and residents. There is a worrying lack of transparency here. 6. The Draft Plan is approximately 200 pages long and there are more than 70 further documents that are referred to. This is a massive resource to digest and make sense of. It is unreasonable to expect that the few weeks we have been aware of this are sufficient to have made sense of this document and to have formulated a comprehensive response. Indeed the final Consultation at Ranby only took place on 25th February, the day before the deadline. The Council have put people in an impossible situation. 7. The feedback forms that were handed out at meetings were highly inadequate and complex with a need to equate comments to particular sections in the Plan. On contacting Planning, I was told that we could simply email or write to Planning with comments, as long as we included our contact details and made reference to the particular policy numbers, PHF being Policy 15. Why were we not told this collectively at meetings or in some appropriate BDC publicity? It feels that the process for giving feedback/comments has been made as complex and un-inclusive as possible. 8. I have attended two consultation meetings. The first one (29/1/2020 Ceres Suite) was very poorly attended. There were 9 of us in attendance and we decided to work together to publicise these proposals and raise local awareness. We produced our own flyers which we delivered locally and, as I am sure you are already aware, the subsequent Consultation meeting on 4/2/2020 at Thievesdale Community Centre was extremely well attended. It was the Council's responsibility to ensure that local residents were aware. We have worked as a group tirelessly since 29th January. We have produced and delivered 2 flyers, had several group meetings and a meeting with Brendan Clarke-Smith MP. We have used social media to reach out to people and raise awareness. Apparently the planners have commented that response to this Draft Plan is 'unprecedented'. More evidence that it was imperative to inform people so they could 'have their say'. Indeed, in her Foreword on page 2 of the Draft Plan Councillor Jo White's final sentence reads "It is absolutely vital that people take a look at what is being proposed and have their say." I absolutely agree with her and it is surely the duty and responsibility of the Council to make every effort, in line with their Community Consultation policy, to facilitate this process. Sadly, the Council haven't. 9. I ask the Council to consider objectively their handling of this</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>



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Consequently, there is a requirement to allocate land for a minimum of 546 dwellings in Worksop'. 5.1.18 'However, the level of housing identified by Policy ST1 in Worksop is broadly comparable with the promotion of successful economic growth and regeneration and to facilitate the infrastructure required in support'. Response to Strategic Objective 1 and sections 5 on page 26 as above:The proposed inclusion of farmland and countryside at PHF for a development of such disproportionate enormity, causing such a loss of green-space and with a lack of infrastructure, goes against every principle in this objective.According to the Office of National Statistics data, the populations of Worksop and Bassetlaw have increased by around 10% over the last 20 years. The proportion of development in the Plan throughout the district, however, is around 20% with a huge proportion of that on green-field sites at PHF and Bassetlaw Garden Village. The huge development at Gateford is already offering discounts on unsold plots and stamp duty paid. I am interested to know where the thousands of households for Bassetlaw, 9,087 homes, will come from, given the lack of facilities and supporting infrastructure. Commuters need good levels of connectivity, not currently evident in Worksop and surrounding villages.BDC Spatial Strategy quotes 'a minimum of 9,087 homes need to be built in Bassetlaw by 2037' yet 5.1.17 above, states that only 546 further dwellings are needed in Worksop in total. Yet Peaks Hill farm on its own, is to include at least 750 houses in phase 1 alone. If this much lower number, based on population projections for the District, is what is actually needed, say allowing for a continued population increase over 20 years again of 10%, why is the Plan to include so much destruction of green-space and with a 20% increase in housing stock? The developments on brown field sites would probably provide the level of housing affordability that local people can sustain in Worksop, with additional insistence on affordable homes being built at, for example, Gateford and the old Tesco site. I am particularly horrified at the extent of destruction of local green-field sites especially that proposed for Peaks Hill Farm (PHF) Policy 15. An urban sprawl of this size would have a catastrophic impact on wildlife habitats including for buzzards, owls, sparrow hawks, invertebrates, mammals (including bats) and pollinators, all of which inhabit the site. There are already 174 houses being built adjacent to this site (The Lodge at The Edge) with the Plan adding 'at least 750' more in phase 1 on 54 hectares and '750' in phase 2, doubling the size. The impact on Worksop will be immense. The roads surrounding the site are single lane, country-style roads. The impact on the already stretched infrastructure, including local roads, the A57 to Sheffield, GP surgeries (the waiting time for appointments at Newgate Medical Group for example, is already 6 weeks) dentists, the hospital, schools etc will be more intolerable when added to the huge sprawling developments currently in progress at Gateford and near Shireoaks and all the other sites around the Town. The size of the PHF site means its development will be spread over decades. For many members of the local community, this will mean the anxiety of continued disruption, inconvenience, noise, heavy plant, dust and other pollution, and in the case of the elderly, literally for the rest of their lives. The proposal at PHF has very little, if any, concrete evidence of appropriate, new infrastructure support compared particularly to the proposed Bassetlaw Garden Village ST1 ST3 ST35 and ST36, which is to have a nursery and primary school, healthcare facilities, parks, enhanced transport networks, flood risk management and a new railway station etc demonstrating what is deemed necessary for a development of 750 homes. However, there is nothing specific for PHF, a development of the same size, other than for example, a road across the estate and a local bus service. The Plan clearly implies minimal infrastructure investment</p>	

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The level of Council Tax needed will not be raised until all properties are built and sold, this may take decades and how can we simply extend already land-locked facilities (the train station, schools and surgeries) to accommodate increases in population? Will this in turn, create the constant chicken and egg situation of increasing the destruction of further green-space?I accept the need for additional housing but not of this magnitude, especially on prime farming land that should provide locally produced food, and the surrounding green-space which has been countryside since time immemorial.National evidence shows that local authorities have limited power to enforce the provision of affordable housing on development sites and developers, who are interested in maximising their profits, do not appear to be voluntarily providing them.Worksop has a population of 42,000+. The housing currently being built and also proposed is largely 3, 4 and 5 bedroom detached. The average house price in Worksop is £139,000. New developments - see Rippon Homes development off Blyth Road - are 'luxury homes' being marketed to commuters. Gateford site is selling their 'luxury homes' homes starting at £300,000. These are not what many local people can afford to buy and I cannot find evidence to support the concept that by building lots of houses - sustainable, local and professional (with salaries sufficient to fund large houses) employment will follow - in less affluent locations. It is more feasible, that the purchasers of large homes in less well off areas will be commuters who will be unlikely to work within and spend large amounts in the local economy, preferring other locations such as Meadowhall, Sheffield, Lincoln and Nottingham. The recent tragic flooding of Worksop Town Centre is unlikely to increase investor confidence to that location.The Plan consistently uses the term 'sustainable development'. This is absolute 'greenwash'. How can, by it's very nature, the irrevocable loss of farmland and countryside be deemed sustainable? All the national and international agendas and concerns of, for example, global warming, locally-sourced food, light/noise/traffic pollution, urban drainage, local infrastructure capacity, health and wellbeing etc will continue to be eroded if destruction of the countryside is allowed at this housing saturation level. As our elected members, and as members of the public, it is our collective responsibility to protect and enhance our natural environment for current and future generations to appreciate, enjoy and benefit from. To allow destruction on this scale of this beautiful landscape and wildlife habitat at PHF, would simply be irresponsible and wrong.I implore this Council to reconsider their plans. We live in a changing world but let's work together and change it for the better.If my concerns are over-ruled, I want to see:• A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife• New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor• Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline• New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. 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REF300 -	Natural England	This site includes areas of deciduous woodland some of which is priority habitat. We are therefore pleased to note that this has been recognised in 5b of the policy wording. We suggest that there is potential for net gain to enhance these woodland areas and link them with the proposed community woodland and the wider ecological habitat network.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF301 Peaks Hill Farm (LAA)	Freeths	<p>Firstly, we are in full support of Policy 15: HS1 Peaks Hill Farm and ST51 which acknowledges an east-west link distributor road between Blyth Road (B6045) and Carlton Road (A60) at HS1 Peaks Hill Farm in accordance with Policy 15. The representations are in respect of Policy 15: HS1: Peaks Hill Farm (page 78); Policy ST51: Safeguarded Land (page 168) and Policy ST34: Landscape Character (Page 121). This representation is in relation to a significant opportunity to expand on this allocation to the west of Carlton Road to incorporate an extension to the distributor road to link with the roundabout at Ashes Park Avenue. The potential to link the proposed distributor road (ST51) to Ashes Park Avenue would significantly improve the flow and movement of traffic in and around Worksop, including the town centre. This letter sets out our client's representations in accordance with the Regulation 18 Public Consultation; and takes into account a number of other documents comprising part of the Local Plan's Evidence Base (Draft Bassetlaw Local Plan, January 2020 – Appendix 2: References). National Planning Policy Context – NPPF</p> <p>The NPPF sets out the planning context for the preparation of the Local Plan. In this respect paragraph 11 establishes a 'presumption in favour of sustainable development', which for planmaking requires local planning authorities to positively seek opportunities to meet the development needs of their area; and for Local Plans provide for objectively assessed needs for housing and other uses, as well as needs that cannot be met within neighbouring areas. Part 5 of the NPPF sets out advice on 'Delivering a sufficient supply of homes'. As such paragraph 60 requires local planning authorities to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. Paragraph 61 goes on to state that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policy. Paragraph 65 requires strategic policy-making authorities to establish a housing requirement figure for their whole area, which shows the extent to which their identified need can be met over the plan period. The NPPF therefore makes it clear that Local Plans should provide for and deliver their full Objectively Assessed Need for Housing. The consequences of not doing so include a lack of housing supply to meet needs; economic and social inequalities; a lack of workforce mobility; inability to match jobs with housing; and, poor overall economic performance.</p>	Support noted and welcome



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ST15 HS1	Peaks Hill Farm		
REF302	Resident	<p>I believe that further planning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted two suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton.1. In support of other residents I forward the following objections and information. The Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation) 2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm and anywhere else in Bassetlaw. There has simply been enough already. 3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime 4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction 5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable 6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems 7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster 8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change 9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character 10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife 12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor 13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline 14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change) 15. Minimal street lighting across the estate to minimise light pollution 16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses 17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport 18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook 19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings 20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF303	Resident	I believe that further panning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted three suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes, the Old Firbeck Colliery site, and in addition to the Thievesdale site which is in the boundary of Carlton in Lindrick but will not be counted towards their allocation of housing To allow further housing development within the Parish boundary breaks this agreement between the council and the people of Carlton.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
1197218	Resident	A local centre is to be provided at proposed HS1 Peaks Hill Farm but my objection is any development of this agricultural land site The north side of Worksop has already seen significant housing development at Gateford Park and Kilton/ Thievesdale areas.A large proportion on agricultural land. These are all large modern housing developments which are commuter estates.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF308 -	Resident	<p>Page 26</p> <p>5.1.17 'Worksop will deliver a minimum of 2180 new dwellings over the plan period (2018 to 2037). Since the start of the plan period Worksop has seen 230 housing completions and currently has 1404 commitments (at 30/11/2019). Combined, this equates to a supply of 1634 dwellings. Consequently, there is a requirement to allocate land for a minimum of 546 dwellings in Worksop'.</p> <p>5.1.18 'However, the level of housing identified by Policy ST1 in Worksop is broadly comparable with the promotion of successful economic growth and regeneration and to facilitate the infrastructure required in support' If only 546 further dwellings are required in Worksop, a considerable part of Peaks Hill Farm site will not be required. However, the Council's plans for housing volume, which are clearly, ambitious, appear to go well beyond that which is required by government directive or some of the objective assessments carried out on behalf of the Council - eg the Economic Development Need Assessment, which has partly informed the proposed level of houses to be built.</p> <p>This concluded that around 390 dwellings per annum would be needed but that this could be less as 'Growth rates projected forward to 2035 don't reflect any structural changes to the economy taking regard of macro-economic factors - most notably issues relating to Brexit'. Even with 390 dwellings a year for the period of the plan, this falls far short of BDC's figures of over 9,000 dwellings required - which seems to equate to a huge 20% increase.</p> <p>Further, as reported on page 29, national planning practice guidance states that the minimum number of homes needed should use the NPPF Standardised Methodology, using DCLG 2014-based Household Projections. This results in a minimum housing need of only 307 dwellings per annum for the plan period (2018 to 2037).</p> <p>This figure is then bumped up hugely by taking into consideration the Economic Development Needs Assessment, 2019 which identifies that the housing requirement be increased to a minimum of 478 dwellings per annum to support economic growth in the District. Yet how certain is the Council that this figure is accurate? Has the BDC got it's assessment and justifications right on this issue? I would challenge this.</p> <p>This is a critical issue as the majority of development is proposed for greenfield sites - ie many hectares of high grade agricultural land - a diminishing resource both locally and nationally. It would appear that BDC is taking a cavalier approach to the permanent destruction of many hectares of this high grade land, by calculating housing numbers on some ideal scenario which may never materialise. Is this just pie in the sky? So much is at stake.</p> <p>This approach is contrary to Strategic Objective 1 of the Draft Plan - 'To locate new development in sustainable locations and through new settlements that respect the environmental capacity of the District, support a balanced pattern of growth across urban and rural areas, makes best use of previously developed land and buildings and minimises the loss of the District's highest quality agricultural land'.</p> <p>Whatever happens, the Council should try and ensure as far as practicable that all brownfield sites are developed before any greenfield sites.</p> <p>Many small rural communities will be devastated by a 20% increase to Housing. Even residents who are not directly affected by development on adjoining land are likely to be be horrified by such a radical change to the places where they live and often, where they were born and brought up.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
		<p>I fully accept the need for additional housing (and am aware that the Council finds itself in an onerous position in some respects) - but not on this magnitude, especially on prime farming land (that should be retained to provide locally produced food - which falls in with the urgent need to reduce our carbon footprints) and the surrounding green-space which has been countryside since time immemorial.</p> <p>Surely, it would be more appropriate to keep the target down to around 10% and any additional development needs could be considered as 'windfall' as and when it arises, particularly because of the uncertain economic situation? Already there would seem to be oversupply at Gateford in Worksop, where houses are not selling well. There are also over 600 empty properties in Worksop.</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF308 -	Resident	<p>Peak Farm is a huge site with 750 (minimum) dwellings proposed for Phase 1 and a further 750 for phase 2. There are already 174 houses being built adjacent to this site - The Lodge. The impact on the north of Worksop will be considerable. The roads surrounding the site are single lane, country-style roads and these will become clogged by traffic, as will other nearby roads. Already there are traffic issues at certain junctions. A good example is the Cannon crossroad which already during the rush hour has long tail-backs. No amount of modifications will significantly improve this. With an average of 1.4 cars per household in the East Midlands (2017-8), the new estate will probably spawn around 2,300 additional cars - massively adding to the local congestion. The proposed new road within the estate, may facilitate development on the site but it will do little to help local congestion. Reference is made in the Report to improvements to the town's infrastructure including road, schools and medical facilities but they are invariably vague and ill-defined and retrospective and not guaranteed. This seems to be a sop, designed to avoid close scrutiny and mask the fact that the Council has very limited powers to demand appropriate infrastructure spend in relation to development volume. The impact on the already stretched infrastructure, including local roads will extend right out of Worksop along the A57 and other commuter roads where journey times are already substantially longer. For example, it now takes literally twice as long (over 1 hour) to drive to Sheffield than it did 20 years ago. The Plan does not offer any real answer to the additional pressures on the Town's infrastructure, and inevitably, therefore will be to the detriment of existing residents. Commuting is contrary to the Plan's objectives and ethos but perversely, this will be increased because of the type and location of proposed new housebuilding. The size of the PHF site means its development will be spread over years. For many members of the local community, this will mean decades of anxiety, continued disruption, inconvenience, noise, heavy plant, dust and other pollution. It will be particularly bad for the elderly living close by, who will be forced to suffer from this, literally until they die. Focusing the bulk (75%) of Worksop's development onto one site might be easier for the Planning services to deal with but it will be a living nightmare for residents in the immediate vicinity and will overwhelm local infrastructure, including schools, doctors' and dentists' surgeries and amenities.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF311	Resident	<p>I believe that further planning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted two suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton. This is not what i signed for when i read the Carlton development plan, i would ask the council to re consider any future developments outside the above mentioned plan.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF312	Resident	<p>Please find below my comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3. The development site is too large and will have too great an impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8. Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the ‘buffer zone’ to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1</b>	<b>Peaks Hill Farm</b>		
REF313	Resident	<p>I wish to object in the strongest possible terms to the proposed development shown in the Bassetlaw local plan, Peaks Hill Farm Policy 15.</p> <p>I had not been informed of this development despite owning the property for 8 years.</p> <p>I have found out about this development from a friend this week.</p> <p>The council has a duty to inform property owners of such plans with time for them to comment.</p> <p>I trust, therefore that my objections arrive in time (and are acknowledged) for consideration.</p> <p>The proposal for at least 750 dwellings is excessive and combined with other proposed developments well outnumbers the housing need outlined in the Bassetlaw plan.</p> <p>There will be huge detriment to the quality of life of residents in the Thievesdale area in terms of noise, pollution and loss of amenities. The green environment will be severely impacted in terms of habitat of wildlife and destruction of a natural area well loved by the people of Worksop.. The council will, I trust, publish as legally required the environmental impact study for this large development.</p> <p>As I am already retired I expect this building work will last and disrupt the remainder of my life, causing me unnecessary stress.</p> <p>Please keep me advised of any further developments regarding Peaks Hill Farm Policy 15.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
1197260	Resident	<p>Peaks Hill Farm is within the Parish of Carlton in Lindrick, not Worksop. Carlton has produced a Neighbourhood Plan, accepted by BDC and approved by the Independent Examiner. This Plan set out the approved sites for housing, and more than covered the number required. The Peak's Hill Farm site was not introduced in the land availability assessment and the construction of 750 homes, with another 750 in the following Plan period is excessive and not required in the village. Insufficient thought seems to have been given to the provision of health care and education. If the developer is to provide funding for an extension to the new, as yet unbuilt Gateford School, why not build a larger school to start with. Health and social care services are struggling already, so surely these should be provided before even considering building so many more dwellings.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF317	Resident	<p>I am emailing to object to the planned development at Peaks Hill Farm.</p> <p>The disruption caused by the construction alone will be considerable. There are neither the amenities nor the infrastructure to support further growth. There are not the employment opportunities locally for so many additional residents.</p> <p>In addition, the Carlton Neighbourhood Plan, which was voted upon only last year, highlighted two suitable sites that were agreed upon: fields surrounding the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton.</p> <p>Please do not mar our countryside any further by building on more farmland.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
1197267	Resident	<p>Large rural villages number of dwellings 1764. Carlton-in-Lindrick Parish has supplied 600 houses which is more than 20%. Now a further 1500 at Peaks Hill. The Parish Neighbourhood plan ‘made’ last year ....’ has the same status as this Local Plan in making decisions about planning applications’ and as such should not be deemed Worksop. Rather than ‘support existing facilities’ the exceeded development in Carlton In Lindrick Parish would strain existing facilities. Peaks Hill development roads and junctions capacity will not support traffic. How will new roads take traffic is unclear. Green gap ignores the Parish boundary as detailed in Carlton in Lindrick neighbourhood plan. Clear encroachment. The report for the Green gap was produced to support the plan. Thus different on East side of A60 to the West. Flooding in Carlton in Lindrick over the last 10 years in various parts of the village. As much up hill planning needs to be done. Can this be ensured by housing on green field areas.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF321 (owners of the Carlton Forest Distribution Centre and surrounding land adjoining the existing Worksop settlement boundary)	IBA Planning	<p>Similarly, the proposed housing allocation at Peaks Hill Farm (HS1 – in accordance with Policy15) is also supported. The above housing and employment land allocation at Peaks Hill Farm is considered to comprise an extremely logical and sustainable urban extension to this part of Worksop and is of sufficient size to facilitate a much needed and long overdue new distributor road1 linking Blyth Road (B6045) to Carlton Road (A60). It is noted that further benefits of the development of this land and the provision of the new distributor road (aside from supporting a green corridor with complementary pedestrian and cycle links and public transport connections) will be seen elsewhere within Worksop, including significantly improving the flow and movement of traffic in and around Worksop (including the town centre – and necessarily improving a number of strategic and local junctions around the town which are already at capacity and already serving to constrain sustainable housing, economic and regeneration growth initiatives moving forward). Indeed, it is considered that without the proposed housing and employment allocation, the new distributor road is not achievable (either in terms of the land required to facilitate it, or the development required to help fund and deliver it) – and this will inevitably have important and detrimental knock-on effects in terms of the Council’s Vision and Strategic Objectives for 2037 and Worksop’s regeneration aspirations for the town centre which are vital for attracting new homes, businesses and strategic investment as required. Clearly, the overall allocation is a large one and a great deal of work will be required to coordinate all various stakeholders in order to achieve overall delivery within the timescales envisaged. On my client’s part, they remain happy and willing to collaborate closely with the Council, the local Highway Authority and the developers with the interest in the balance of the land subject of the overall allocation to achieve the above. Dialogue is already under way with Hallam Land and my client and their own development team will continue to be willing to attend all developer meetings alongside the Council and local Highway Authority (and all other relevant stakeholders) between now and the Examination in Public to offer all and every support necessary in demonstrating full confidence in the delivery of the site and the new distributor road within the Plan period (with the balance of the housing provision beyond). In the above connection, the Council will be aware that my client is a longstanding significant local employer and has a strong record in housing delivery – having secured local housebuilder, Rippon Homes, immediately following the grant of outline consent for 182 dwellings, who themselves submitted their own reserved matters very early within the life of the outline (and have since already made a start on site). Continuing this theme of early delivery, my clients are already in discussions with an innovative housing provider2 (who is keen to establish a presence within the town) who has indicated a strong interest in building out the housing element on my client’s land as the first phase of development from the Blyth Road direction as part of an agreed Comprehensive Masterplan Framework which will include an independent design review, community consultation and, of course, Council approval. As required, this masterplan framework will be prepared to enable it to be adopted as a Supplementary Planning Document. The same housing provider has</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm	<p>also expressed interest in building the already-consented datacentre and my client's landmark office HQ as the first of the clean-tech/green-tech B1 office development approved under LPA reference 15/01477/OUT. Notwithstanding the above, as per our previous representations to the Council, the commercialelement of the overall mixed-use outline consent has yet to be finalised via reserved mattersapproval and therefore it continues to make great sense for this element to be incorporatedwithin the overall housing and employment allocation for Peak Hills Farm to allow completeflexibility over the alignment of the new distributor road and the Comprehensive MasterplanFramework in general. This being the case, the Council can be comforted that nothing will be agreed between myclients and any developer in the short-term that could influence the efficient or mostappropriate layout of the Comprehensive Masterplan Framework and/or delivery of the overallsite moving forward. In the above connection, whilst the extent of the overall mixed-use allocation at Peak Hills Farmshown on the draft Policies Map is supported, my client is concerned that the indicative line ofthe proposed new distributor road (identified on the same map as safeguarded land) does notunwittingly fix the alignment through the site or its access points onto either Carlton Road orBlyth Road in advance of the detailed design work being carried out by the local HighwayAuthority and all other relevant stakeholders including my client's design team and that ofHallam Land. My client welcomes the Council's policies that seek to introduce a suitable mix of housing typesand tenures<sup>3</sup> (including affordable homes, starter homes, specialist accommodation and selfbuild/custom homes), quality employment and education provision, a local centre andcommunity hub including for sports pitches, quality green space and development that fostershealthy, active lifestyles<sup>4</sup> and is resilient to climatic change<sup>5</sup>. Indeed, the proposed allocation at Peak Hills Farm offers the opportunity to integratesignificant new woodland/strategic planting to tie in with existing green infrastructure (whilstalso securing carbon sequestration)<sup>6</sup> and provide a logical buffer between the new settlementedge of Worksop and Carlton to the north (which is it noted will be further reinforced by theproposed Green Gap (Policy ST34)). In this connection, it is anticipated that, if allocated, the new settlement boundary for Worksopwould be most logically drawn around (i.e. to include) the existing Carlton Forest DistributionCentre – providing a long term and easily recognisable northern limit to the town. With this in mind, my client has asked me to convey to you as part of these formalrepresentations that they might also be willing to consider re-locating their existing logistics(big shed) development to an alternative location within the District as part of any measures toimprove the gateway into this part of the town and to provide further flexibility for thealignment of the new distributor road and its entry point onto Blyth Road. Finally, the proximity of the already-consented waste-to-energy facility on my client's land atCarlton Forest Distribution Centre also presents a locationally unique opportunity to providesome or all of the housing and employment development with clean/green heating and power. In summary, the Draft Plan is supported in its current guise (subject to ensuring sufficient flexibility regarding the alignment of the new distributor road on the Worksop Policies Map and associated Policy ST51) and is considered sufficiently aspirational yet appropriately realistic to achieve the Council's Vision and Strategic Objectives for the District up to 2037 and beyond. As above and before, my client remains a willing, able and active participant in their role to support the Council in the identification and timely delivery of the development of the Peak Hills Farm mixed-use allocation and will look forward to meeting the Council's representatives and the local Highway Authority and Hallam Land shortly to programme the necessary strategic/design meetings. I trust the above is of assistance in confirming my client's wholehearted support for the proposed allocation and reaffirming my client's appetite and willingness to bring this site forward, in collaboration with the adjoining landowner/developer within the timescales anticipated by the Draft Plan.</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF329	Resident	<p>After reading the proposal for Policy 15 Peaks Hill Farm, could you inform me how the LPA have considered reasonable alternatives to the site? I have deep reservations about transport links, further school places and medical and social facilities for new and existing residents. If the plans go ahead then I would like you to write to me to guarantee the required infrastructure will be in place. Please find below further comments regarding the Bassetlaw Local Plan; Policy 15 Peaks Hill Farm 1 I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2 I am against the inclusion of prime farmland and green space land at Peaks Hill Farm3 The development site is too large and will have too great an impact on local residents. 'At least 750 dwellings' plus business/employment land in addition to the 174 dwellings currently being built by Rippon homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction There is already pressure on Worksop's infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. This is in addition to delays in seeing medical staff at Larwood surgery. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station carpark is often full and the train services poor and unreliable6 The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This 'saturation' policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems7 Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster8 Loss of prime local food-growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop's local character10. Effect and loss of our established local wildlife and green environment – birds (including sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population. If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife12. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor13. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline14. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF340	Resident	I believe that further panning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted two suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF341	Resident	I believe that further planning consents in the Parish of Carlton in Lindrick is in contravention of the Carlton Neighbourhood Plan which was agreed upon only last year. This plan highlighted two suitable sites that were agreed upon ... the Riddell, currently being built on by Avant Homes and the Old Firbeck Colliery site. To allow further housing development breaks this agreement between the council and the people of Carlton.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF342	Resident	I believe that planning consents in the parish of Carlton in Lindrick is in contravention of the Carlton neighbourhood plan which was Agreed upon only last year This plan highlighted two suitable sites That were agreed upon.. the Riddle and the old Firbeck colliery site To allow further housing development breaks this agreement breaks This agreement between the council and the people of Carlton	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF348	Councillor, Bassetlaw District Council	<p>Overall, the draft Bassetlaw Local Plan (BLP) has aspects that are commendable, including innovative ideas, such as the garden villages, green energy site and welcome references to the need for cycling and walking connectivity and green infrastructure. However, I have serious objections to the inclusion of a special area of countryside on the western fringe of the large proposed Peaks Hill Farm (PHF) housing development site. I also have concerns about the overall sustainability of this large Greenfield site. If you travel north from Worksop towards Carlton on the A60, on the edge of the town, you pass the G4S offices on the right in woodland. This mature wood on the right covers a hill and ridge that curves round north-eastwards to Peaks Hill farm enclosing a sloping, triangular shaped field on the right/front, bordered by the A60 (circled blue on the map below). This field is included in the plans for residential development. As you carry on north you pass Freshfields house on the left and down the hill, extensive and beautiful views of the rural landscape open out across the horizon towards Carlton direction. This landscape, the views, the mature woods and fields to the right and front, is one of the most beautiful I know. Often, as I travel back from Worksop this view will lift my spirits. It is unique and precious landscape. Once it's built on, it will be spoilt and lost for ever. It is current and future generations that will lose the enjoyment of this landscape. The 'public good', 'amenity value' or wildlife value of that landscape is priceless and is not reflected in the cost-benefit of commercial development decisions. I was shocked when I saw the plans to build on this field (just a few days before it went public). It is out of sight from Worksop, on land sloping down to Carlton and enclosed by woods. From this site is a beautiful and extensive view to the North West – the site is visible from Owdale lane, over a mile away. This would be building in pristine countryside clearly separated from the town envelope. The plan states the need for a green buffer between Worksop and Carlton. I would argue that this field and its surrounding trees and ridge must be included in that green buffer zone (it's visible from the Carlton direction but not from Worksop). To build on it would set a precedent and surely other fields and woods will be built over until Worksop merges with Carlton. I would urge all councillors and relevant officers to visit the site to see with their own eyes. On p.59 of BDC's commissioned report Site Allocations: Landscape Study, is their conclusion on the Peaks Hill Farm (site 12H in the report) site: 'A combination of topography, the landscape value of existing woodlands and the extent to which the site extends north into open countryside, suggest that only a limited development in the middle and southern sections of the site could be achieved without an overall adverse landscape impact. However, care should be taken to respect topography, retain woodlands and if possible improving connectivity.' <a href="https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draft-landscape-study-2019.pdf">https://www.bassetlaw.gov.uk/media/5295/bassetlaw-draft-landscape-study-2019.pdf</a> That means, it is the western, A60 side of the site that will be most adversely affected and the boundary of the green buffer should therefore follow the line of the topography - i.e. follow the ridge that separates this field and Peaks Hill farm from the rest of the development site and from Worksop. Not only is this a beautiful landscape - between Worksop and Carlton/Blyth – but it is also a designed heritage landscape. The rolling fields and wooded ridges and copses were designed and planted by estate managers in the 18th and 19th centuries to be attractive and create an impact. Some of the older, 'veteran' trees found on this Peaks Hill site might pre-date this period. I do not object quite as strongly about the other parts of the proposed Peaks Hill development, as the largest part is to the East of the Peaks Hill woods, stretching over to Blyth Rd – backing on to Thievesdale, and joined on to Worksop. It is a concerning, serious loss of countryside - the site gives extensive views towards the Trent in the NE direction - but the development will be less visible from the roads running into Worksop from the North. Therefore, like the Landscape Study Report, I think development on the south and middle sections of the site can be managed better in terms of acceptable landscape impact than any development near the A60 on the west side of the site. However, in this, my amendment to my original submission, I have reflected on other submissions made on this site and thought through concerns of others re the sustainability of the PHF site. Although I'm most concerned about the landscape impact on the western part of the site, I now think the sustainability of the whole PHF site is questionable. The proposal for PHF is for 1500, mainly 3 or 4 bed 'executive' homes, probably to be occupied by commuters working in South Yorks (a</p>	<p>The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. Any trees lost will be replaced on site.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
		<p>reasonable expectation, given what’s happened at similar recent developments such as Gateford). This will put more traffic on the roads and more strain on local health and education services for decades to come. There will be the irrevocable loss of a large wildlife resource. There are still areas of Brownfield sites, possibly in Bassetlaw, (more will become available in the future) certainly in South Yorks, - that could be developed for housing (but are less attractive to developers). Instead, large proposed Greenfield sites, such as PHF, in the Draft Plan are in danger of eroding the clear asset that Bassetlaw has – beautiful landscape and quiet roads. Government, at all levels, should take in the wider regional and national picture of sustainability – and that needs to be factored into this District Local Plan. Developing Greenfield sites is clearly profitable for landowners, developers and builders (and car manufacturers) but is damaging the environment, quality of life (and the planet) for future generations in Bassetlaw by removing the amenity value of this attractive countryside. Another aspect of the proposed development is a relief road running through the site from Blyth road and coming out on the A60 near the Peaks Hill farm (though this location is not confirmed). Highway matters are clearly for the County Highways to consider but I have serious concerns as it a dangerous stretch of fast road, on a bend and a hill, and it has had several fatalities in recent years. If there has to be a new road – and I’m not convinced there is a need for one – it should be at the south end of the proposed site and come out onto the A60 closer to G4S offices. I also believe the consultation period should be extended. From talking to residents in Carlton and in Worksop, it seems few members of the public are aware of the Draft Local Plan, let alone that this piece of land is affected. Such an important plan with huge changes for Bassetlaw needs extensive publicity and consultation. Yes, consultation on the Local Plan in its various guises seems to have been going on years but there have been such drastic changes to the LP in the last few months - such as the PHF site coming forward, and abandoning the previously proposed garden village sites – changes that even many BDC cllrs were not aware of (until just before it went public). The PHF site is within the Carlton in Lindrick Parish boundary but even ward District cllrs were not consulted on full details of this site until early January 2020 and Parish Cllrs learned about it only when public consultation started. The village developed its own Neighbourhood Plan, finalised last year, with assistance from BDC planners and the PHF site is not mentioned because it had not been brought forward at that time. It is fair to say that the concerns I am expressing here in my submission are shared by most of the Parish Council. BDC planning officers can confirm that, as they attended the PC meeting on 11th February 2020, (that I attended as a resident) that discussed the PHF site, the Draft LP and concerns around that. I do recognise the pressures on the council from government to find space for more housing to allow Worksop to grow and prosper but Bassetlaw is well ahead of government targets in that respect. I also note there are opportunities to develop much needed safe cycle links between PHF, Worksop and Carlton, as referenced in the Plan. In Conclusion, if PHF site is to go forward, despite doubts about its sustainability, I believe the particular field, woods and views alongside the A60, are precious to local people, to wildlife (deer, buzzards and many other species are regularly seen here) and to future generations, and therefore, the boundary of Green buffer zone should be redrawn to follow the natural boundary of the wooded ridge between Worksop and the open country to the north, to include and protect this relatively small but special piece of land (and remove it from the PHF site). Policy ST15 – Peaks Hill Farm Specifically I object to the inclusion of a triangular field to the east of the A60, between G4S and Peaks Hill Farm. The view, the aspect of this field, surrounded by mature trees on a woodland ridge is really beautiful. It is also separated from Worksop, and from the rest of development by this woodland ridge. To build in this field would be urban intrusion into pristine countryside. It will set a precedent – moving Worksop down the hill towards Worksop. (rest of the development, east of the ridge is on the Worksop side of the ridge and adjoining thievesdale and therefore less damaging. The quality of life (and wildlife) will be damaged for everyone who walks, cycles or drives along this route – losing such a wonderful vista/aspect. Damage to woods and its wildlife – deer, buzzards etc... will be considerable. In conclusion, any buffer zone between Carlton and Worksop should follow the topography – follow the wooded ridge line from G4S to Peaks Hill Farm and the field in question should be removed from the residential designation. I am also concerned at the safety implications of a link road joining</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	the A60 near Peaks Hill. It is a fast, busy road and there have been several fatal accidents on the hill/bend at Peaks Hill – visibility is very poor.	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF369	Resident	<p>We are writing to you to raise awareness and express our deep concern at the inclusion of large amounts of farmland and countryside, designated for housing development in the above Plan. We are members of the RSPB, WW Fund For Nature and the National Trust. Our concerns are not simply NIMBY, but national and global. Our belief is that we are part of nature, not separate from it and we all, therefore, have a moral duty to protect what we are all currently custodians of. We are particularly horrified at the extent of destruction of local greenfield sites especially that proposed for Peaks Hill Farm (PHF) Policy 15. An urban sprawl of this size would have a catastrophic impact on wildlife habitats including for buzzards, owls, sparrow hawks, invertebrates, mammals (including bats) and pollinators, all of which inhabit the site. There are already 174 houses being built adjacent to this site (The Edge) with The Plan adding 'at least 750' more in phase 1 on 54 hectares and '750' in phase 2. The impact on Worksop will be immense. The roads surrounding the site are single lane, country-style roads. The impact on the already stretched infrastructure, including local roads, the A57 to Sheffield, GP surgeries (the waiting time for appointments at Newgate Medical Group for example, is already 6 weeks) dentists, the hospital, schools etc will be more intolerable when added to the huge sprawling developments currently in progress at Gateford and near Shireoaks and all the other sites. The size of the PHF site means its development will be spread over decades. For many members of the local community, this will mean the anxiety of continued disruption, inconvenience, noise, heavy plant, dust and other pollution, and in the case of the elderly, literally for the rest of their lives. The proposal at PHF has very little, if any, concrete evidence of appropriate, new infrastructure support compared particularly to the proposed Bassetlaw Garden Village ST1 ST3 ST35 and ST36, which is to have a nursery and primary school, healthcare facilities, parks, enhanced transport networks, flood risk management and a new railway station etc demonstrating what is deemed necessary for a development of 750 homes. However, there is nothing specific for PHF, a development of the same size, other than a road across the estate and a local bus service. The Plan clearly implies minimal infrastructure investment on and around this site and waives the Community Infrastructure Levy other than for that required to enable the development to take place. Connectivity in and out of Worksop is already inadequate and under stress. We now commute to Sheffield by train. It is a poor service:- dirty, overcrowded, unreliable, infrequent and increasingly difficult to park at the station. We used to commute by car, a journey that used to take 35 minutes to the centre and now takes about an hour. We accept the need for additional housing but not of this magnitude, especially on prime farming land that should provide locally produced food, and the surrounding green-space which has been countryside since time immemorial. National evidence shows that local authorities have limited power to enforce the provision of affordable housing on development sites and developers, who are interested in maximising their profits, do not appear to be voluntarily providing them. Worksop has a population of 42,000+. The housing currently being built and also proposed is largely 3, 4 and 5 bedroom detached. The average house price in Worksop is £139,000. New developments - see Rippon Homes development off Blyth Road - are 'luxury homes' being marketed to commuters. These are not what many local people can afford to buy and we cannot find evidence to support the concept that by building lots of houses - sustainable, local employment will follow - in less affluent locations. It is more feasible, that the purchasers of large homes in less well off areas will be commuters who will be unlikely to work within and spend in the local economy. One of Worksop's Unique Selling Points is its rural location which is what attracted us to move here from Sheffield 23 years ago. It is now being turned into a sprawling commuter belt. The Plan consistently uses the term 'sustainable development'. This is absolute 'greenwash'. How can, by its very nature, the irrevocable loss of farmland and countryside be deemed sustainable? All the national and international agendas and concerns of, for example, global warming, locally-sourced food, light/noise/traffic pollution, urban drainage, local infrastructure capacity, health and wellbeing etc will continue to be eroded if destruction of the countryside is allowed at this housing saturation level.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF370	Resident	<p>Are houses definitely being built between Worksop/ Carlton on Blyth Road side I object to further development of housing near to Carlton.</p>	<p>Comments noted</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF376	Resident	<p>We write to you with grave concern over the proposed planning development at the above site. We wish to make you aware of a number of strong objections that we have with regard to the proposed development of 174 houses on the open space to the side of Thievesdale Lane. As an immediate neighbour to the site or a resident of Worksop, we are of the view that the proposed development will have a serious impact on our standard of living, our community and environment. Our specific objections are as follows:Worksop is identified as a service centre. While Worksop does have schools, GP surgeries, train station, shop and local bus services, these facilities, particularly the schools and surgeries, are already at capacity. The train line is an artery in to the town, the station car park is usually full, and in addition to this there are plans to encourage drivers to use public transport.1. “A development should not set an undesirable precedent for other sites where equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character and environment of the area”.We believe this proposal would do exactly that. To add more than this number of houses to Worksop would significantly erode the character and community of the Town.2. “Proposals which would generate significant levels of traffic will not be permitted in location where travel by means other than a private car is not a realistic alternative”. This is certainly the case here. The proposed development is over two miles from the station, so people are unlikely to walk, especially if commuting. People are likely to choose to drive, especially as:3. Buses along Thievesdale Lane are infrequent, unreliable and stop running before 7pm. There are no bus shelters or real time bus timetable information points. Buses are not timed to coincide with trains at Worksop Station. The bicycle lanes are inadequate and dangerous, putting cyclists in conflict with pedestrians if they ride on the bike lanes, and with drivers if they do not. Roads between the site and centre of town are dangerous to cycle on in the dark. There are no bike racks at bus stops, and inadequate bike racks at the station. This development is therefore likely to increase cars on the village roads significantly.The Council is proposing to increase the overall target for new housing on this site to at least 1634 homes on Peaks Hill Farm. The majority of this housingto be built in the near future. (As a matter of interest, the amount of added vehicles to our undeveloped roads would be over 1000 from this one site alone!). The town and outlying district roads would not be able to cope with this amount, not to mention other housing building sites in the district.Also with this amount of dwellings in place and the number of people involved, has the Council put any thought into our already over subscribed GP surgeries, where we have to wait up to six weeks for an appointment to see our own doctor?Our schools are also oversubscribed so much so that children are having to spend considerable time and distance travelling back and forth. It’s not rocket science to see there will be more school runs for more vehicles to make.There was no mention in the consultation of what the council has planned for the disruption to the wild life in this area. There is proof that buzzards nest in the plantation wooded area, but consideration needs to be given to a variety of animal, insect and bird species that live and breed in the surrounding fields and hedges.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>



REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF391	Resident	<p>Policy 15 Bassetlaw Local Plan – Peaks Farm policy</p> <p>1. We are against the inclusion of prime farmland and green belt land at Peaks Hill Farm, Policy 15 within the Bassetlaw Plan.</p> <p>2. The development site is too large it will have a great an impact on local residents of Worksop. At least 750 dwellings and business and employment land in addition to the 174 dwellings currently built by Rippon Homes off Blyth Road, will mean that all the local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of a least a 15 year building site.</p> <p>3. Areas of prime local food-growing land when councils should be helping to mitigate climate change.</p> <p>4. Loss of invaluable green phase at has always been there and forms part of Worksop's local character.</p> <p>5. Effect loss of our established local wildlife and green environment (birds, sparrowhawk, owls, buzzards) frogs, toad, newts, bats, hares, hedgehogs and insect population.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF392	Resident	<p>Worksop is a pretty market town which we are all proud of the stretch of countryside on Carlton Road down to Carlton village is an example of lovely countryside with fields and woodlands is all this to be spoilt plundering woodlands and wildlife. We are being told about the importance of climate change this seems to be doing the opposite plus the traffic problems which according to the planners will be improved seems to be unbelievable. On a personal level I have lived on Winster Grove 22 years and my property is on the boundary of the site, through the years we have suffered quad bikes, motor cycles leaving the site as a race track and if the plan for a footpath comes about have we now to suffer people using our street as a short cut to all the amenities we are told about. Great, we will have to look forward to all and sundry passing our bungalows owned mostly by over 80's on there way back and forward to the local public houses and houses looking down on our gardens taking our hard earned privacy. A suggestion at one of the meetings was that the site be made into smaller sites housing a retirement village and sites for first time occupants and one for young families. Could something on these lines be considered. We realise more houses have to be available but can't we try to live together in harmony and think more carefully when planning.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF393	Resident	<p>Housing requirement is shown by settlement Worksop 2180</p> <p>Large Rural Villages 1764 (includes Carlton in Lindrick)</p> <p>Site HS1 Peaks Hill Farm</p> <p>Peaks Farm is in Carlton in Lindrick people clarify who is administrating this site.</p> <p>The first line reads "the type and mix....ensures the needs of local people are met".</p> <p>This is not Carlton Parish Council experience.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF395	Resident	<p>My opposition for the proposed planning of 2X 750 houses. I am against the Peaks Hill Farm policy 15, within the Bassetlaw Local Plan. With the loss of prime farmland and green belt land. It will have a great impact on the local residents as the development proposed is too far too large. It will mean that the noise, pollution from heavy ground working vehicles, disruption and the inconvenience of at least 15 years of building work. Why does Worksop need another 1500 houses? Especially on green belt land with ancient woodland and wildlife. What happened to the plan to build on the brownfield site at the back of the Kilton Golf Club? It seems to be a re-occurrence of the Firbeck pit site and the new builds adjacent to the Riddle Arms. The roads in and out of Worksop are really congested and couldn't cope with the extra influx of traffic. The railway is insufficient and the road off Thievesdale Lane/ Blyth Road is an accident waiting to happen. At certain times it's like dicing with death, it's so unbelievable. Worksop has a newish built hospital which is only running at half capacity! i.e. the children's ward. This means Worksop people have to go to Doncaster Royal (another county) which is in dire need of a good deep clean. The children are shipped out to other hospitals. What would the effect be with more homes being built? Also waiting time to see doctor (6 weeks) at any one of the surgeries in the area, how will they cope? Also the loss of prime food growing land and the green space that's always been there that helps form the character of Worksop. It will effect the loss of established local wildlife i.e. (pheasants, owls, buzzards, jays, sparrowhawks etc, plus the beautiful skylark that makes its nest on the ground. It will also take its toll on the hedgehogs, hares, bats, toads, frogs, newts and the different species of insects. At the end of the wood on Long Plantation there is a public footpath. It seems that someone has removed the said sign, probably the farmer that's been renting this land! What will you do about this?How did the farmer irrigate his crops on the Long Plantation and surrounding fields? Through the dry spells I've seen this done on a number of occasions! I know that there is a post with the letters S.V. on it (Service Value) does this mean that there is a lake or reservoir beneath the land? If this is so we the residents could be prone to flooding when all the concrete and tarmac roads are put down.An extension to deadline 26/02/2020Because of the failings of the consultation process. Appendix 4 (page 193) of the Bassetlaw Local Plan document outlines the community consultation process. Concerns if over-ruled We need to see:1. A green buffer zone between current resident's homes and the new development with a minimum of 15 metres to provide a green corridor for privacy. 2. The new homes to have gardens that back onto the buffer zone to increase the distance between the existing homes and the new buildings to extend the green corridor. 3. Low level housing near to the bungalows and existing homes (no high rise town houses).4. Pathways to connect to existing woodland and access to public transport.5. Any communal areas to be behind the treeline and away from any existing homes. i.e. sports field, youth facilities, playgrounds, shops etc....I had my bungalow valued on the 19/2/20 because of what's going on with this said policy 15 plan, only to be told that the value would depreciate as the outlook from my home is a big selling point. Does this mean I can get compensation from the Bassetlaw District Council if the said policy 15 goes ahead??</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF396	Resident	<p>Already 174 new homes being built at Thievesdale/ Blyth Road. New housing near the Innings. Plan proposes at least 750 more houses and businesses units and other retail and commercial use. Then after 2026 – 750 more houses!</p> <p>I disagree with these numbers, far too many in the same location with unfair adverse effect on the local community.</p> <p>This will cause congestion to the area, more traffic, more free parking on roads near hospital which already causes difficult driving on Blyth Road.</p> <p>Also put extra pressure on an already stretched hospital, A&amp;E department and the Doctors surgery At Larwood.</p> <p>The plan states retail and commercial uses – surely the retail shops at the Innings (a good mixture post office, chemist, sainsburys express) Morrisons supermarket, the new ASDA store all within easy reach, a corner shop would be more in-keeping, no need for yet another supermarket.</p> <p>I like to shop locally and in the town, and want Worksop to flourish, but have noticed many empty houses and premises could some of these premises be utilised into dwellings which would lower the need for such a large development off Blyth Road.</p> <p>I wish to keep the countryside approach to Worksop and keep existing hedges, trees, woods will remain and new development will be in-keeping with the area, having low rise, bungalows, two storey houses and no flats.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF397	Resident	<p>1. The proposed pathway linking Winstor Grove with the new development is of concern. A similar path of Ambleside Grange had to be closed due to vandalism and noise. 2. The effect on the local wildlife could be devastating. Owls, Buzzards, Woodpeckers and foxes to name a few. The fields are also home to numerous butterflies most of which are in danger of extinction. 3. The impact on the local community and its services is also of concern, where most of the new householders will be commuters who will invest little into the locality in particular a dying town centre.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

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ST15 HS1	Peaks Hill Farm		
REF398	Resident	<p>Peaks Hill Farm Development</p> <p>The notice for proposed allocation in the draft Bassetlaw Local Plan 2018 - 2037 posted around the Thievesdale Area on the lamp posts stated proposed 750 houses 5 ha employment land, supporting road infrastructure shop and community facilities. Location land at Peaks Hill Farm Gateford Worksop S81 04N. I read the one posted on the lamp post on Kingsdale Thievesdale S81 0JX. At first glance I thought why is this proposed development at Gateford anything to do with our area Thievesdale. Most people would not have given it a second glance, but of course that was not the case and maybe done deliberately to keep people away from the proposed meetings?</p> <p>If the announcement about this development had been made before the general election, I wonder if people may have voted differently, and what is the views of our new Member of Parliament about the proposed development.</p> <p>The Long Plantation</p> <p>I do believe you will destroy the Long Plantation and all the wildlife in this area, it will be lost forever, you say for every house built 5 trees will be planted this does not compensate for the loss of the wildlife habitat and ancient woodland.</p> <p>Bridleway</p> <p>The bridleway sign at the end of the Long Plantation has gone missing, it is said the farmer removed the sign, and what are you proposing to do about this bridleway?</p> <p>The local amenities i.e. hospitals, doctors, police, bus services, school and roads cannot cope now without the populations as it is, so how will it cope with an influx of more housing and all that comes with it. The brownfield sites around Bassetlaw area could and should have been used for housing instead of more supermarkets and fast food outlets. As for Worksop Town Centre it is a ghost tow, it is time to develop this and not the greenfield sites. Save our greenfields for future generations</p> <p>This development will destroy the visual aspects of the northern end of Worksop. Bassetlaw should look at the brownfield sites with Government grants, clearing these sites and developing them for housing and not using the greenfield sites saving them for future generations to enjoy. It is said the landowner wants to sell the land at Peaks Hill Farm, whoever buys it should not be allowed to use the site for anything else but farming land</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>
REF399	Resident	<p>Disagree with building on farmlandDisagree with building of roads cycle routes and pathways. Not only will building on this land strip valuable farmland and will also impact on wildlife and plant life and woodland.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST15 HS1 Peaks Hill Farm</b>			
REF405	Resident	<p>Policy 15 Peaks Hill Farm</p> <ol style="list-style-type: none"> <li>1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)</li> <li>2. I am against the inclusion of prime farmland and green space land at Peaks at Peaks Hill Farm</li> <li>3. The development site is too large and will have too great impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon Homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime.</li> <li>4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction.</li> <li>5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station car park is often full and the train services poor and unreliable.</li> <li>6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems.</li> <li>7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster.</li> <li>8. Loss of prime local-food growing land when Councils should be helping to mitigate climate change</li> <li>9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character.</li> <li>10. Effect and loss of our established local wildlife and green environment – birds (including Sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.</li> </ol> <p>If my concerns are over-ruled, I want to see:</p> <ol style="list-style-type: none"> <li>11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife.</li> <li>12. New dwellings to have gardens that back onto the buffer zone to increase the distance between existing homes and new houses to extend the green corridor.</li> <li>13. Any communal areas, such as youth facilities, playgrounds, car parks and sports pitches to be located away from any existing homes in the centre of the new development behind the tree line.</li> <li>14. New developments to have a minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change).</li> <li>15. Minimal street lighting across the estate to minimise light pollution</li> <li>16. Low level housing near to any existing homes, such as bungalows, not higher rise town houses</li> <li>17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport.</li> <li>18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</li> <li>19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings</li> <li>20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)</li> <li>21. Any square meter of ground built upon means it’s one less square meter of earth to soak away rain water.</li> </ol>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>



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<b>ST15 HS1</b>	<b>Peaks Hill Farm</b>		
REF410	Resident	<p>Policy HS1 Proposed development at Worksop Peaks Hill Farm, between Carlton Road and Blyth Road. My concern is the congestion this will potentially cause on Blyth Road. Particularly if the proposed plan for a Lidl store at the end of Blyth Road goes ahead. During peak times it is very difficult of the end of Westfield Drive trying to get onto Blyth Road. Whilst any development must be good for the town we do need it – hopefully new residents will want to shop in the town centre – here I think this needs developing, bringing in new shops, high street names if possible. How will the hospital cope with all these extra residents? Many of the facilities have been transferred to DRI. Bassetlaw Hospital should be for people of the area and patients not be sent further afield for treatment.</p>	<p>Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.</p>
REF413	Resident	<p>Policy 15 Peaks Hill Farm</p> <ol style="list-style-type: none"> <li>1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)</li> <li>2. I am against the inclusion of prime farmland and green space land at Peaks at Peaks Hill Farm</li> <li>3. The development site is too large and will have too great impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon Homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime.</li> <li>4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction.</li> <li>5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station car park is often full and the train services poor and unreliable.</li> <li>6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems.</li> <li>7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster.</li> <li>8. Loss of prime local-food growing land when Councils should be helping to mitigate climate change</li> <li>9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character.</li> <li>10. Effect and loss of our established local wildlife and green environment – birds (including Sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.</li> </ol> <p>If my concerns are over-ruled, I want to see:</p> <ol style="list-style-type: none"> <li>11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife.</li> <li>12. New dwellings to have gardens that back onto the buffer zone to increase the distance between existing homes and new houses to extend the green corridor.</li> <li>13. Any communal areas, such as youth facilities, playgrounds, car parks and sports pitches to be located away from any existing homes in the centre of the new development behind the tree line.</li> <li>14. New developments to have a minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change).</li> </ol>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm	<p>15. Minimal street lighting across the estate to minimise light pollution</p> <p>16. Low level housing near to any existing homes, such as bungalows, not higher rise town houses</p> <p>17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport.</p> <p>18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook</p> <p>19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings</p> <p>20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to 'at least 750 dwellings'! (as stated in the plan)</p> <p>21. Any square meter of ground built upon means it's one less square meter of earth to soak away rain water.</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST15 HS1	Peaks Hill Farm		
REF414	Resident	<p>Policy 15 Peaks Hill Farm1. I believe that the Council have not met their obligations in ensuring that affected residents were properly consulted about the Bassetlaw Local Plan (Appendix 4: Community Consultation)2. I am against the inclusion of prime farmland and green space land at Peaks at Peaks Hill Farm3. The development site is too large and will have too great impact on local residents. ‘At least 750 dwellings’ plus business/employment land in addition to the 174 dwellings currently being built by Rippon Homes off Blyth Road, will mean that all local residents in a wide vicinity will be subject to the noise, pollution, disruption and inconvenience of at least a 15 year building site. For many elderly residents, that will be their lifetime. 4. The dwellings will be built before any supporting infrastructure such as GP surgeries, dentists and schools. The finance to build these facilities has to come from the money raised by the new dwellings – such as via Council Tax and developer contribution following construction. 5. There is already pressure on Worksop’s infrastructure, such as the 6 week wait at Newgate medical centre to see any GP. Getting in and out of town on the A57 is often difficult. All our connecting roads to the A1 and M1 are single lane, country-style roads. The train station car park is often full and the train services poor and unreliable. 6. The amount of housing development locally exceeds local need; 1634 dwellings currently have planning permission with thousands more in the plan, for a population of 42,000. This ‘saturation’ policy will increase the numbers of commuters in and out of Worksop on already unsustainable road and rail systems.7. Increased commuting will add to pollution, traffic and reliance on poor connections to external areas of employment, such as Sheffield and Doncaster. 8. Loss of prime local-food growing land when Councils should be helping to mitigate climate change9. Loss of invaluable green space that has always been there and forms part of Worksop’s local character.10. Effect and loss of our established local wildlife and green environment – birds (including Sparrow hawks, owls and buzzards), frogs, toads, newts, bats, hares, hedgehogs and insect population.If my concerns are over-ruled, I want to see:11. A green buffer zone between current homes and any new development. Minimum 15 metres, to maintain a green corridor for privacy and wildlife.12. New dwellings to have gardens that back onto the buffer zone to increase the distance between existing homes and new houses to extend the green corridor. 13. Any communal areas, such as youth facilities, playgrounds, car parks and sports pitches to be located away from any existing homes in the centre of the new development behind the tree line.14. New developments to have a minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change). 15. Minimal street lighting across the estate to minimise light pollution16. Low level housing near to any existing homes, such as bungalows, not higher rise town houses17. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport.18. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook19. Build enough housing that local people can afford and cater for an increasingly elderly population with bungalows and smaller dwellings20. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by agreeing to ‘at least 750 dwellings’! (as stated in the plan)21. Any square meter of ground built upon means it’s one less square meter of earth to soak away rain water.</p>	<p>The consultation for the Local Plan was communicated appropriately in accordance with national legislation and local guidance. Two consultations events were held in the day and early evening to ensure as many residents as possible could attend. A4 site notices were put up around the site and all neighbouring residents had flyers distributed to their address notifying them of the proposal. Media and social media coverage was additional. A 6 weeks consultation is the standard timeframe in legislation for a Plan consultation. Appendix 4 relates to Policy ST2 not the Local Plan. The development must address its impacts on the community and infrastructure. Details develop as the Plan evolves and will be agreed for health, education etc. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes.</p>

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<b>ST15 HS1 Peaks Hill Farm</b>			
REF419	Resident	Peaks Hill Farm, Worksop Brooks Farm, Fresh Fields. I am opposed to the volume of properties to be built on this site. I am also opposed to the proposed building on open countryside adjacent to the A60 Worksop – Carlton Road.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF420	Resident	Please do not plan for a walk through into Winster Grove. We moved into the grove in 1996 are front gardens are across the road (it is a banking now full of shrubs etc...). The first years was used by teenagers jumping over the new fences as a short cut to Hemmingfield Rise. It took nearly a year to convince them to stop using it as a short cut. We also had people bring their dog and letting their dog use it as a toilet. A path between to houses on Ambleside from Lodore Road had to be closed because of vandalism.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF421	Resident	Policy ST15 1. Concerned for the overall impact on the community where services are already over stretched. Examples: Health care facilities, Doctor’s surgeries, hospitals and schools. 2. Increase in traffic and pollution to the environment. 3. Adverse effects on our wildlife to name a few birds, butterflies and hedgehogs. 4. The pathway proposed linking the new development with Winster Grove is also a concern especially when a similar pathway on Ambleside Grange had to be closed off due to noise and vandalism.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.



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ST15 HS1	Peaks Hill Farm		
REF427	Resident	I am writing in connection with the above potential development. I oppose this development due to many factors. I moved into my house nearly 25 years ago as it was on the verge of the countryside, being the last road in Worksop. Once these fields are built on the countryside is lost forever, what about the wildlife? Also how are the Doctors surgeries going to cope, we have problems getting appointments now. Schools will be another problem, I understand they are already full. There is already enough upheaval with the smaller development in Thievesdale Lane, multiply that by many times and one can only imagine the noise and pollution. I wish the Council to think long and hard before going ahead with the disastrous plan.	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.
REF461	Resident	Re the above development, I have noted all your ideas for housing and business and of course tree planting. I note you have said upto (4 trees per house). Excellent but? You will have to stipulate that the trees must not be moved or removed by the householder. I also note that we do have a couple of well developed woods towards the Farm and Carlton Road areas. Any amount of tree planting will not remove Carltonlindrick like these extensive woods do at present. Any plans to remove any of these trees is misguided and downright criminal? Given the outcry it would have both locally and nationally. Houses can be built sympathetically around them with a bit of thought. I didn't see anything on the plans re-the junction at the bottom of the hill- surely a roundabout is needed. It is a (blackspot) and increased traffic there would make things worse. I do understand that people need homes but given the needs of the planet. I think much thought is needed for forward planning. Which also must take note from people already living here, who have to live with it if you got it wrong!!	Thank you for your comments. As the main town within Bassetlaw, Worksop is a highly sustainable settlement. As such, it must continue to evolve and grow to meet the needs of the community and the District. The Council is required to allocate enough land to deliver new employment/new jobs and new housing, both market, affordable housing and specialist housing for the elderly and disabled. This site is capable of delivering new employment/jobs, new housing and wider benefits in terms of highway improvements, community facilities, an enhanced green infrastructure network, retention of existing woodland, new open space and improvements to walking and cycling routes. The gap between Carlton and Worksop is proposed to be maintained. The Council will continue to work with infrastructure providers to ensure necessary infrastructure is delivered.

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ST15 HS1	Peaks Hill Farm		
REF481	Carlton Ward Members, Bassetlaw District Council	<p>As members for Carlton, we wish to represent the views heard from residents about the proposed Peaks Hill Farm development. There were a group of comments summarised by the phrase – this is Carlton not Worksop. Residents wanted to know how the site can go ahead if it's not in the neighbourhood plan and, correspondingly, why it wasn't included in the Neighbourhood Plan, given that the plan is so young. Likewise, residents feel that Carlton should be involved in the site's development. It is noted that the site is CIL exempt, a site that would have seen 25% go to the Parish. Residents want to be compensated for that loss and ask that some 106 monies benefit Carlton; a cycle-way linking Red Lane/Wigthorpe across the estate to Peppers was suggested. Protecting the green buffer or Greenbelt as it's colloquially know. Residents see this site eroding the existing buffer between Worksop and Carlton. For some this means no building at all, for others, it means siting all development behind the natural buffers of existing woodland and escarpment. This second group would not want to see houses along the A60 and some residents report that such assurances were given by officers at consultation meetings. Our sense is that this is the main concern of Carlton residents: namely that the existing feeling of separation along the A60 remains intact. During the consultation we have visited the site on three occasions and it's a route used by pedestrians and cyclists in some numbers. Maintaining this natural green barrier is in accordance with advice of the landscape consultant and would protect the character of the non-designated heritage site in the immediate vicinity. The proposed link road is problematic in this regard. Residents do not want the road to 'tear' through the woodland. This would uproot many existing established trees and given the topography, leave a wide scar in the woodland that would take years to green over. In this regard we would support the opinion of the tree consultant who identifies a less intrusive route in the extreme south of the site. This takes out less established trees and would provide a shorter straighter and, being a right angles to the A69 as well as to the escarpment, less intrusive route to A60 road users. It would also come out opposite or close to the road through Gateford and so, give the feel that this is a continuous ring-road link. Finally, landscape. Some residents noted that the draft plan protects land to the north of Red Lance, land to the west of the A60 towards the Rotherham boundary as well as land to the east of the A60 through Costhorpe towards Blyth Road. In effect residents believe this will stop the current Avant homes development from creeping northwards. This is to be welcomed and gives added weight to the protection of village views identified in the Neighbourhood Plan.</p>	<p>The Plan will be amended to clarify that the site sits with Carlton Parish. Should it be evidenced that impacts from the development affect Carlton Parish then developer contributions will be sought. The Local Plan will require for example a contribution to the civic centre/youth facilities in Carlton. A green gap has been designated between Carlton and Worksop. This restricts development. There are no plans for Worksop to grow further north. The field adjacent to the A60 will be protected as green infrastructure so will remain open. However the road is considered to be necessary to manage traffic flow in Worksop so will remain part of the scheme. Any trees lost will be replaced on site.</p>

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REF486	Councillor, Bassetlaw District Council	<p>The link road through Peaks Hill Farm site</p> <p>Is the case for this road made water-tight against potential developer challenge when planning applications come in?</p> <p>I read that such a link road will reduce congestion in and around Worksop. Which incoming traffic flows will it divert from Worksop? I can't think of any flows it will divert away from Victoria Square, Carlton and Gateford Roads, Watson Road or on any of the junctions identified as requiring upgrades on the A57.</p> <p>Presumably, the hope is, that it will reduce flows along Raymouth and Thievesdale Lane and the Cannon Crossroads junction by providing an alternative route from the A57 through Gateford and Peaks Hill. Yet, I can find no evidence in the supporting documentation which quantifies how much traffic this will divert. I accept there is traffic on the Gateford/A1 route which would happily divert but what proportion of the lanes total is that? Maybe some Kilton/A57 traffic will divert also but given that it will require cars to travel 2 KMs north up Blyth Road past Farmers Branch before lopping around to join the B6041 it is unlikely to prove the route of choice for many. That journey would be even more unattractive if the link road exits onto the A60 and not directly opposite the existing entrance to Gateford Park, requiring motorists to negotiate an extra two junctions on the busy A60.</p> <p>An assessment of the traffic flows from within the development is made. No mention is made of its impact on Cannon cross roads, as far as I can see. Yet, traffic from the site will use the crossroads, traffic to Worksop centre, to the station, to Celtic point, to Valley schools and the leisure centre and even to Claylands industrial factories. It is assumed that the £1.2 m set aside for improvements there will be sufficient to cope with this increase?</p>	<p>The Council's Transport Assessment shows that this road will aid traffic slow and movement around the town. The development will have impacts on various junctions including Cannon Crossroads and Kilton Road roundabout. These will be reference in future policies.</p>