

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST20 - Former	Knitwear Factory		
1189777	Resident	Welcome this development, but regret that the adjacent derelict site facing directly onto the Chesterfield Canal that includes the fabulous Bracebridge Pumping Station, is not mentioned anywhere in the Local Plan.	The Bracebridge Pumping Station has not been submitted for consideration as a site allocation in the Draft Bassetlaw Local Plan.
REF115	Canal and River Trust	The site lies in proximity to a watercourse to the north, which interacts with the Chesterfield Canal. As the site has been historically utilised for industrial use, there is a risk that contamination is present on site. To prevent pollution towards the local waterway environment, opportunities could be taken to expand the policy to require the submission of relevant geoenvironmental surveys to categorise the risk and to recommend appropriate mitigation measures to limit any risk to the river Ryton and canal. The site is in proximity to an access point to the Chesterfield canal (150m north of the site), which would provide pedestrian and cycle access to the town centre and to the wider Green infrastructure network. Recommend that the policy include the inclusion of measures to promote wayfinding to the canal, which could be of benefit to new residents.	A criteria will be added to ensure remediation forms part of the development proposal, where appropriate. Connectivity to the pedestrian and cycle network is identified by Policy 20. A requirement for directional signage to the network will be added to Policy 20.
1195884	Resident	Support regeneration of old factory sites and derelict sites.	Support welcome and noted.
REF201	Severn Trent	The northern Boundary of the site is the River Ryton and a Canal Feeder, there are also surface water sewers indicated within the vicinity of the site therefore no connection of surface water to Foul Sewers shall be permitted. Whilst Severn Trent appreciate that this is a brownfield site and that there will be additional challenges to overcome as part of development it is essential that development is still designed in accordance with current best practice as much as possible, this will include ensuring the surface water is discharge sustainably in accordance with the Drainage Hierarchy, and that a presumed outfall to existing connection points is not automatically used. Development should also look to incorporate SuDS within the development looking to enhance water quality, amenity and biodiversity within the area as well as providing surface water storage. Recommend that Policy 20 specifically details these elements, some example wording that we feel would assist with this is provided under the Bassetlaw Garden village. Water efficiency and water re-use should be considered for this development. This could be covered by Policy 20 directly or within the Design Quality SPD. The Former Knitwear Factory Site is located within a within Source Protection Zone (SPZ), please refer to Protection of Groundwater sources section of our response.	Policy ST47 requires major development to incorporate SUDS. Criteria will be added to Policy ST48: Water Quality to ensure all development follows the drainage hierarchy. Both are strategic policies so apply to all relevant development. There is no need to repeat the requirements in Policy 20. Water efficiency is covered by Policy ST45: Climate Change and further detail will be provided in the Design Quality SPD.
REF213	Pegasus Group	As a housing developer with involvement in the site, Dukeries Homes Ltd have interest in supporting Policy 20. Dukeries Homes' land interest is contained within the allocation boundary identified in the draft Local Plan. Pegasus Group have submitted a planning application on behalf of Dukeries Homes Ltd for 54 no. affordable residential units and associated works which is currently pending validation. It is proposed that the development site forms an affordable scheme, including an element of shared ownership housing. As stated within paragraph 7.7.3 the Land Availability Assessment 2020 identified the Former Knitwear Factory site as suitable to contribute to the housing requirement in Worksop and consider it deliverable in the early part of the plan period. Policy 20 sets out that the Council have confirmed they will support the delivery of mixed-use development at the site, including at least 40 dwellings. Dukeries Homes Ltd support the wording of draft Policy 20 as it represents an appropriate housing allocation site within a sustainable location for residential development, which is also supported by National and Local Planning Policy. This site fulfils the requirements of paragraph 67 of the National Planning Policy Framework in relation to identifying a supply of deliverable and developable sites within the plan period. Dukeries Homes Ltd are committed to delivering the site in the short term and the proposed allocation at Site HS6: Former Knitwear Factory, Worksop is supported.	Support welcome and noted.
REF222	Notts CC	Strategic Highways Part 4, a) should include a through route between Retford Road and High Hoe Road.	Through access added to Policy 20 as requested.

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REF116	Network Rail	Although there are no direct planned allocations adjacent or close to railway lines at Worksop, as is the case in Retford we presume a strategic look at road vehicle traffic patterns has been or will be undertaken and the effects of increased traffic over Worksop station LC will be considered as part of that strategic exercise.	The Transport Study 3 will identify if there are any potential impacts associated with level crossings in the District.
REF300	Natural England	In section 5 of the policy note the provision for the protection and enhancement of River Ryton Green Corridor, which is welcome.	Support welcome and noted.
REF023	Water Management Consortium	This site is outside of the Board's district.	Noted. Thank you for comment.