

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST22 - Trinity	Farm		
1177432	Resident	Seems sensible, good local infrastructure.	Thank you for your comment.
		<p>We would like to state our objections to the The Draft Bassetlaw Local Plan relating to the Trinity Farm development on North Road, Retford and detail our main concerns. Road capacity - North Road to Hallcroft roundabout: serious concerns regarding the volume of cars who could potentially be using North Road due to the current proposal to build 440 houses and 3 ha of employment units. The current road infrastructure already struggles and during peak times it backs up from Hallcroft roundabout, sometimes all the way to Randall Way (opposite the new development site) and it is often difficult to join from the existing side roads. With potentially another 800 cars and lorries using an already busy road and no proposals as to how to the current road layout can be adapted to help with the flow of traffic, this building scheme will contribute towards major hold-ups. This could also increase the number of road traffic accidents. The majority of the people purchasing the proposed houses will already have jobs and will not work in the proposed employment areas and will require the road structure to travel to their places of work. So far, there have been very few new jobs created from the new employment sites as the majority of firms have re-located from other areas in and around Retford. When the original plans for the 196 houses were passed, the concerns regarding the road capacity weren't taken seriously. The report to quell any objections stated that the people who would buy the new houses would work in the local industrial area, use the local facilities and if they needed to travel, they would either use their bike or walk if the journey was less than 3 miles. In reality, this response was just to get the plans passed and no solution was given as to how the road structure could be improved to cope with the additional cars or who would be paying for the changes i.e. council or developers. Additional cycle routes and footpaths are welcome in addition to the existing, as we already use these whenever possible. The Hallcroft estate could also see an increase in cars as drivers seek alternative routes to cut their journey times. Hallcroft Road also backs up from Hallcroft roundabout at peak times.</p> <p>Drainage / flooding risks - currently rain water drains into the fields. Concerns about the ground level height of new area and the risk of water running off the new estate and flooding existing properties as in the original plans there is only a water attenuation area proposed at the opposite end of the site (stage 2). The footpaths to the front and rear of our property do not have any drainage (no road to our property). We would like assurances that this development will not cause flooding to existing properties especially as the Environmental agency had concerns regarding flooding and whether enough provision had been built into the plans. There has been little information as to whether the new drains will lead into the drains on the existing estate and if the current drainage system will struggle to cope with the additional water. Agricultural 'Greenfield' land – some agricultural land has already been lost for business development with very few employment opportunities being created. When our house was purchased, the proposed area was outside the town boundary and highly unlikely to be built on as it was Greenbelt land (now Greenfield land). The boundary, as we understand, has since been extended without consultation so that proposals for housing and employment development could be pushed through. The land is currently rented to farmers and has been in constant use for over 40 years including sheep grazing on winter feed. Idle Valley is already accessible to the public and therefore the green areas are being reduced. Environmental effect - habitats and hedges will be lost and the wildlife who utilise this area i.e. birds (including swallows and hawks), hedgehogs, butterflies, bees, foxes and deer will lose their homes / hunting grounds. The proposed area is larger than the existing North Road housing estate and this must surely have a big impact on wildlife. We believe there are other areas around Retford which could be utilised without the environmental impact such a large development would make. Visual effect and other impacts – There is no mention of buffers (i.e. green spaces) between existing housing and new housing and visual impact on existing residents due to density and mass of buildings. Additional concerns - noise, smell, being overlooked (narrow walkway at back of our house and currently no road either to front or rear of property), loss of privacy and possibly reduced signal strength for television aerials. The range of houses is very generalised with no clear guide as to how many of each style will be built i.e. 3 story town houses, 2 story houses or bungalows or location of any proposed roads around the new estate. The Trinity Farm field contains overhead electricity cables, gas pipe (not mentioned), sewage pipes and flooding risk which would all contribute to additional problems whilst developing the area. Does the current sewage works and pipe work have the capacity to deal with the additional huge influx? Will the current infrastructure such as schools, hospitals and doctors surgeries cope with approximately 1000 more people from the additional 440 houses that will occupy this land, let alone all the other developments going on around Retford?</p>	<p>A Transport Assessment have taken place to assess the impact on existing infrastructure. Appropriate mitigation is proposed where required. This assessments can be found on the Council's website.</p>
REF070	Resident		

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REF160	Resident	<p>I have the following comments on the draft Bassetlaw Plan.</p> <p>1, My main area of concern is major potential development which will increase traffic on Tiln Lane and the junction with Moorgate, with particular concern over the effect of traffic passing Carr Hill School. There have been two children killed on Tiln Lane in the past ten years or so and in the last fortnight a delivery driver lost control and damaged a number of cars - fortunately just before the children were due to come out of school. Any development will increase traffic and the potential hazard.</p> <p>2, I welcome the proposal to create a cordon round Retford with no development permitted outside it but am concerned that until the Plan is formally implemented (2022?) further development may get through.</p> <p>3, Any further development will increase the congestion at the Moorgate junction unless lights or a roundabout are installed - this should be at developers expense.</p> <p>4, I understand that the proposed development for over 100 houses beyond the end of Bigsby Road is likely to require major infrastructure upgrad</p> <p>In any case this proposal is outside the draft development boundary of the town.</p> <p>I have no objection to my comments being public</p>	<p>A Transport Assessment have taken place to assess the impact on existing infrastructure. Appropriate mitigation is proposed where required. This assessments can be found on the Council's website.</p>
REF198	Consultant	<p>In general, housing allocation is to be welcomed here but the scale, page 93 the proximity of this allocation to the railway and also to the industrial allocation on Randall Way is somewhat concerning. Firstly, the railway line in question is the main East Coast route, very fast and busy and should get busier with the rail network improvements suggested by the government and operators. Being this close to the railway will have a detrimental effect on living conditions for future inhabitants. There should be a clear planted and screened area between the residences and the railway line. In hindsight, the industrial/employment site may well have been better located on this site. Derek Kitson Architectural Technologist – February 2020 Page 5 The fact that a large swathe of Randall Way Industrial Site is now to be houses is somewhat worrying. Expansion of this industrial estate northward is limited due to the presence of Idle Valley Nature Reserve and to the east by the River Idle and existing developments. There is the industrial allocation on the ready mix concrete site just north of Idle Valley but this is limited and will increase vehicular traffic flow in and out of the current junction which is shared by the nature reserve.</p>	<p>The Council has consulted a number of organisations such as Network Rail and Environmental health to see whether a development in this location would be impacts from or impact existing infrastructure and development in the area. The Council is comfortable that a residential led development at Trinity Farm will not be impacted from existing developments and infrastructure nearby.</p>
REF201	Severn Trent	<p>Severn Trent note that section 1 of Policy 22 detailed the need to develop green infrastructure and sustainable design that will be in keeping with the nearby Nature Reserve. We would therefore recommend that a specific reference to SuDS and the drainage hierarchy are made to ensure that design considered the need to convey water through the development and return it to the natural water system. The policy should also look to highlight the need to design SuDS to delivery against all 4 objectives as highlighted by the SuDS best practice (The SuDS Manual Ciria C753). Some example wording is provided above as part of the Bassetlaw Garden Village section. There are surface water sewers detailed within the vicinity of the site, it is therefore not anticipated that any surface water connection to the foul sewer will be permitted. The site is indicated to be intersected by an existing rising main, it is important that development does not have an adverse impact on this asset. Whilst the physical asset will be covered by easements to ensure rights of access for maintenance, it is recommended that the need to protect existing assets is still detailed within Policy 22. We would recommend that wording to the effect of: The development boundary for (Site name) is identified to contain an existing sewer(s) / water main(s) within the ownership of Severn Trent. Development layouts should account for the alignment of these assets and the associated easements, ensuring that access for maintenance is not impeded. The policy should then be supported by additional information including text to the effect of: "The existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer/water main should be located in highways or public open space. If this is not possible a formal application to divert Severn Trent existing assets may be required." Severn Trent note that Section 1 of Policy 22 details the development of a Design Quality SPD, we would recommend that Water Efficient design and Water re-use is either covered specifically within Policy 21 or covered by the Design Quality SPD.</p> <p>The Trinity Farm Site is located within a within Source Protection Zone (SPZ), please refer to the Protection of Groundwater sources section of our response.</p>	<p>Agreed. Amendments made to the revised policy for Trinity Farm in line with STW recommendations</p>

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REF222	Notts CC	<p>Minerals and Waste</p> <p>Policy 22: HS8, Trinity Farm site as mentioned above falls within the MSA/MCA for sand and gravel. As per Policy SP7, any applications will need to demonstrate the need for non-mineral development and where this is shown, the applicant should consider the feasibility of prior extraction and so prevent the unnecessary sterilisation of the mineral resource. A mineral operator has indicated interest in extracting sand and gravel 240m to the west of the allocated mixed-use site. The Draft Minerals Local Plan (July 2018) did include this promoted site, called Botany Bay, as an allocation within the plan to help meet the required demand throughout the plan period under Policy MP2r. However, this site has now been removed from the Publication Version of the Minerals Local Plan and is no longer allocated. This is due to changes to the mix of site-specific allocations identified by the County Council across the County and not due to the site being withdrawn by the operator. The County Council would therefore recommend that Policy 22 highlight the presence of the MSA/MCA and that any future application will need to demonstrate the need for non-mineral development in this area and if this can be demonstrated, consider prior extraction so to prevent the sterilisation of the resource.</p>	Thank you for your comments
REF253	Fisher German	<p>The land, illustrated by the redline, benefits from an outline planning permission (ref: 15/00493/OUT) for up to 196 dwellings and 11.11ha of employment land, with all matters reserved except for access on part of the site. The site is currently being marketed for disposal to a housebuilder and commercial users. These representations fully support the proposed allocation of the site under Site HS8: Trinity Farm, Retford. As demonstrated through the planning consent, the site is available, deliverable and developable. The site is optimally located for residential development, adjoining the Retford urban fringe and in close proximity to employment and other services and facilities. Trinity Hospital support the proposed allocation of the wider site and is committed to bringing forward a planning application for the remaining housing numbers on the site. For ease of reference, these representations follow the order the Policies appear in the Plan.</p>	Thank you for your comments
REF253	Fisher German	<p>The proposed allocation land at Trinity Farm, North Road for 440 dwellings and 8 hectares of employment land is fully supported. As demonstrated through the outline planning consent, the site is available, deliverable and developable. The consented site is currently being marketed to housebuilders and commercial users; it is anticipated that development on site should commence in late 2020/early 2021. Trinity Hospital is committed to the delivery of the wider site, as identified by HS8, and will bring forward a planning application as early as possible in order to support the Council deliver its housing needs early in the Plan period. Trinity Hospital also support reference within paragraph 7.9.11 which states that the site should be exempt from a Community Infrastructure Levy (CIL) charge. It is considered that this text should be included within the policy wording of HS8, as well as the supporting text. Whilst Trinity Hospital support the allocation of Trinity Farm, some amendments are required to the policy wording, as set out below:</p> <p>B. This new neighbourhood will be developed in accordance with a masterplan framework, to be agreed with the Council and informed by an independent design review and community consultation. Trinity Hospital have no objections to the principle of an independent design review and will seek to ensure a comprehensive, well designed scheme is delivered across the site (Phase 1 which has already been consented, and Phase 2 comprising the remaining part of the proposed allocation). However, it needs to be recognised that Phase 1 will have been progressed ahead of Phase 2 being brought forward; the need for an independent design review at that stage is questioned. Furthermore, it is not clear who is expected to fund such a review. It is requested that reference to an independent design review is removed from the policy wording. This does not prevent one from happening, but provides flexibility given the progression of Phase 1 of the site. Trinity Hospital understand the need and importance for community consultation, and as they did for the outline planning application for Phase 1, will ensure full community consultation for Phase 2 going forward. Trinity Hospital are content for this reference to remain within the policy text.</p> <p>1. Good Quality Design and Local Character</p> <p>a) Green Infrastructure – led high quality design that integrates the new development with Phase 1 of the scheme, that enhances ecological value and endures over time. Trinity Hospital support the delivery of a high-quality design across the site and as set out above will seek to ensure that a comprehensive well-designed scheme will be delivered across Phase 1 and Phase 2 of the site. High quality design can however impact scheme costs; this does not appear to have been reflected within the Councils Viability Assessment. Trinity Hospital’s aspirations will always be to seek to ensure high quality design however caution needs to be exercised in adopting such terminology within the Plan without sufficient evidence sites can deliver this, as doing so may artificially raise expectations.</p> <p>2. Housing types, sizes and tenures</p> <p>a) At least 440 dwellings during the Plan period to 2037</p> <p>As set out above, the allocation of the site for 440 dwellings is fully supported. Phase 1 has outline planning permission for 196 dwellings. This is currently being marketed to housebuilders and it is anticipated that development on site should commence in late 2020/early 2021.</p> <p>b) A mix of housing types, including affordable and specialist housing, and serviced</p>	The Council is preparing an evidence that includes the viability of proposed developments in relation to their required contributions. In addition, the Council is working closely with the site promotor to make sure that the site is considered deliverable and sustainable and that all reasonable impacts can be appropriately mitigated.

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ST22 - Trinity	Farm	plots for self-build and custom homes as appropriateAs discussed under Policy ST27: Housing Mix, Type and Density is it requested that reference to serviced plots for self-build and custom homes is deleted from Policy 22: HS8.c) Housing Standards to promote climate resilience in accordance with Policy ST45Trinity Hospital has concerns with Policy ST45, as set out later in these representations. The requested amendments to Policy ST45 need to be reflected within Policy 22: HS8 and the supporting text.d) At least 11.11ha for commercial and employment (B1, B2, B8) development, with 3.0ha of employment land provided in this Plan period and 5.0ha thereafter. The Policy wording requires amendment to reflect the updated quantum of employment land to be provided on the site, as set out in Policy ST6. The reference to 11.11 hectares of land needs to be replaced with 8 hectares. Trinity Hospital are comfortable that at least 3.0 hectares of employment generating uses will be brought forward within the Plan period.It is also requested that the wording seeking “commercial and employment (B1, B2, B8) development” is deleted and amended to “employment generating uses”. Reference to “employment generating uses” provides far greater flexibility in securing end users for the site, encouraging economic growth and jobs, rather than being overly restrictive to particular uses. The proposed amendment would also ensure that the policy better reflects the outline planning permission for Phase 1 which provides for employment generating uses beyond the traditional B uses. It is also requested that the Council give consideration to some retail uses at the site to provide for local day to day needs. 5. Landscape, Biodiversity and Green Infrastructure b) A multifunctional green infrastructure network that connects to the existing, including publicly accessible open space and at least 0.5ha for community woodland. The future management and maintenance shall be agreed through a planning application. The importance of tree planting for the environment and in respect of place making is fully recognised however the proposed policy requirement to deliver a 0.5ha community woodland is not supported. There is no evidence to justify this requirement. Even if justification for this policy requirement can be evidence there is a wholly inconsistent approach to its application. For example, the Bassetlaw Garden Village, which is to deliver 750 dwellings over the Plan period, with a further 3,250 dwellings in the next Plan period and 15ha of employment land in total, is only required to deliver 0.5ha of community woodland during the Plan period and 2ha in total for the site over its lifetime; disproportionately less than at Trinity Farm. Furthermore, the Plan is unclear on how the community woodland functions in conjunction with Policy ST45: Climate Change and Mitigation. Does the 0.5ha of woodland negate the requirement to deliver 5 tree’s per dwelling or is it in addition to it (assuming there is even justification for a requirement of 5 trees per dwelling)? Finally, it must also be recognised that a large area of the site already has outline planning permission, therefore whilst a comprehensive scheme will be progressed, any requirements such as this, should consider the Phase 2 land only. This is consistent with the approach adopted with the Council’s other committed sites.It is considered that the requirement for a community woodland of 0.5ha lacks justification and is not sound. It is requested that the reference to delivery of a community woodland is deleted from the policy. Additional comments in respect of tree planting are provided in response to Policy ST45, which should be read alongside the above. c) The relocation of Leaffields allotment site: fenced, with a water supply with appropriate access and parking arrangements. As set out above in response to Policy 21: HS7: Leaffields, it is considered that this allocation should be deleted and in so doing, the reference to the relocation of the allotments deleted from Policy 22: HS8, Trinity Farm. d) A project level Habitats Regulations Assessment screening in accordance with Policy ST39.The Policy requires a ‘project level habitat regulation assessment screening’ in accordance with Policy ST39. This request and the justification for it, is not clear. Firstly, there should be no need to screen individual development sites given the Local Plan will need to be supported by a full HRA. Secondly, Policy ST39 does not appear to relate to HRA assessments at all. On this basis this requirement should be removed.	
REF257	Councillor, Bassetlaw District Council	Part of the site lies in a flood zone. I note the commitment to undertake land raising to defend against floods. However, with climate change and increasing flooding, should we be building in this zone at all, or are there additional measures being considered, eg, the building of stilt houses. I am pleased to see that it is planned that cycle routes would be extended. As a larger development, I assume that provision of school and doctors places etc have been taken into account.	Appropriate assessment have taken place to assess the impact on existing infrastructure and the risk from flooding. These assessments can be found on the Council's website.
REF273	Anglian Water	The wording which appears in Policy 22 (point 5. a) should be amended as set out in our comments relating to Bassetlaw Garden Village. We would ask that the criteria be consistently applied to all residential allocation sites. Please see suggested changes to the wording of the Bassetlaw Garden Village policy for the wording to be used.	Agreed. Amendments made to the revised policy for Trinity Farm
1197063	Resident	Another large development at the north western edge of Retford which will have a similar impact re traffic congestion as with Leaffields.	Thank you for your comment.

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REF283	Resident	22 HS8 92 7.8 Despite the access arrangements in the extant planning consent ref: 15/00493/OUT, this site's southern access should be provided by a single 'gateway' roundabout junction where Randall Way meets the North Road (A638), thereby alleviating the existing delays there instead of aggravating them. Access to the site east of North Road could then be off Randall Way, like Randall Park Way, etc. In the longer term, an eastwards extension of Randall Way, bridging the River Idle and connecting via Bolham to Tilm Lane/Smeath Lane, could form a northern distributor road for Retford, bypassing Welham and Clarborough: add to ST51.	Thank you for your comment.
REF300 -	Natural England	Natural England advises that the impact of this housing allocation on the Sutton and Lound Gravel Pits SSSI should be fully considered. The site falls within the Impact Risk Zone for this SSSI which is notified for its exceptionally rich assemblage of breeding wetland birds. The location of the SSSI is not included on the policy maps however we do note that the SSSI is mentioned within the Sustainability Appraisal.	This has been subject to a detailed assessment of impact through the Councils Sustainability Appraisal and the Habitat Regulations Assessment. Appropriate mitigation will be required where necessary.
REF327	Scrooby Parish	A major development, it is very sad to see so much good agricultural land disappear, under the weight of the banner of "Housing and Industry Needs", surely there are other brownfield sites available. · What analysis has been made on the Idle Valley Nature Reserve both during the development and the longer term after residence. That is a must before a blade of grass has been cut.	The Council has assessed a number of sites throughout the town and will promote and allocate brownfield land where is suitable. However, due to there not being a sufficient number of brownfield sites, it means that some greenfield sites are proposed. Agricultural land classification isn't considered a constraint for this particular site.