

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST40-Protection and Enhancement of Community Facilities</b>			
1189264	Resident	Have many of these been closing down over the last few years?	The Infrastructure Delivery Plan Baseline will have a detailed breakdown of the available community facilities in the District and the future provision that will be needed in the District.
1190067	Resident	This policy will not protect allotment sites being reclaimed by the council and use for new build dwellings on site HS7 page 91 .	Site HS7 has been taken out of the Local Plan. The provision of allotments identified in Retford can be found in the Open Space Needs Assessment 2020. Furthermore, Policy ST41 references all open space requirements/future provision in the District as well.
REF003	Rhubarb Farm	Rhubarb Farm CIC is a horticultural social enterprise (non-profit) located on a 2 acre site in Nether Langwith, owned by the Langwith Society. Sometime prior to 2009, a speculative planning application was submitted for a housing development on this land, by an applicant who did not own the land. This application was rejected by Bassetlaw Planning Department. While Rhubarb Farm welcomes the Policy that in small rural settlements new housing of up to 10% of the housing stock of that settlement will be considered, Rhubarb Farm wishes to raise concern in case a future application would be submitted on the site which the Farm occupies. Rhubarb Farm falls within the Local Plan's Policy ST40: Protection and Enhancement of Community Facilities, for the following reasons, and therefore the Farm would wish the Planning Authority to take these into consideration:- 1. Rhubarb Farm is unique in Bassetlaw district for its work supporting people with a wide range of multiple and complex needs. We take a lot of people from Bassetlaw, in particular long term unemployed, people with mental ill health, recovering substance misusers and ex-offenders, and we support them to turn their lives around. We have a good reputation for our work. 2. Rhubarb Farm is recognised by Bassetlaw District Council for its impact and effectiveness, and has been receiving grant-funding from the Council for some years, including a current Food Project. In addition, Nottinghamshire County Council also grant-aids Rhubarb Farm, as do national funders like the Big Lottery. 3. Rhubarb Farm provides local employment and currently employs 21 people. This is contributing economically to the local economy. 4. In the near future, Rhubarb Farm plans to submit an application for the construction of a strawbale building as office, training rooms, rental space, café, kitchen and composting toilets. This will enhance our offer of support and employment, could contribution to the visitor economy, and be of significant interest in Bassetlaw District because a strawbale building is a unique heritage construction and has very strong environmental credentials.	It is important that planning applications are considered on balance, taking into account the merits of the proposal including any loss of existing facilities. As such the provisions of ST40 would apply.
REF047	Sport England	Policy ST40 should the ref to community facilities advise that sports facilities are specifically covered in St42	The Local Plan states that the user should ensure all relevant policies are taken into consideration when considering a proposal. It is clear from the contents that there is a specific policy for sports facilities.
1193104	Resident	Cannot emphasise enough the contribution that the Sandhills is already making to these policies Designating it as a Local Open Space would protect the legacy of these policies for future generations	Thank you for your comments. Sandhills is no longer a housing allocation in the Draft Bassetlaw Local Plan. It will be protected as open space.
REF218	Central Lincolnshire	Note the repeated sections B and C in policy ST40.	Please see policy amended based on comments.
1196860	Sheffield City Council	In particular ST40 is supported.	Support noted, thank you for your comments.
REF327	Scrooby Parish	Good to see being promoted the use of Village Halls, etc., as shops, PO's, etc. However, that must not always be if the Village Hall stops being used, it is equally positive if they are used as both together.	Support noted, thank you for your comments.
REF331	Worksop College (C/O Teakwood Partners)	Policy ST40 supports proposals which deliver new community facilities, including where they are located adjacent to an existing settlement, meet a need for the use, and are accessible for all members of the community. This policy also supports Worksop College's aspirations in delivering an athletics track, which would meet the requirements for new community facilities. As such, Worksop College are supportive of this policy.	Support noted, thank you for your comments.

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REF387	Resident	Upgrade for Retford fire and ambulance facilities within Retford 24/7 as it use to be. Retford Hospital to be upgraded for re-use as Hospital and small accident department as it use to be when Retford was half the size.	Provision of fire and ambulance facilities does not fall under the jurisdiction of the Council. The Local Plan would provide the framework should either service wish to upgrade. The Council will continue to work with Bassetlaw CCG in the preparation of the Local Plan. An approach to securing developer contributions to improve primary and hospital care as a result of new development has been agreed. Further details will be set out in the Infrastructure Delivery Plan.
REF428	Resident	Could someone explain what as a Council you seem to have no common policy with the provision of children's play areas. Why have you as an authority failed to deliver a plan in time. Do you intend to make sure the next plan will be delivered before the old one expires. Policy ST40 Community Facilities There are no community facilities to the South East of Retford Town Centre, why?	The children's play area provision is covered under Policy ST41 whereby 0.14 ha of children play space per 1000 children will be the requirement District-wide. These figures have come forward from our Open Space Needs Assessment. The Council is producing a Local Plan in accordance with national legislation and national policy, and will have a Local Plan in place by December 2023, as required by the Government. New housing sites in Retford will make provision for new community facilities in Retford.
REF471	NHS Property Services Ltd (NHSPS)	Policy ST40 B. The supporting text makes reference to the NPPF and the importance of protecting and maintaining community facilities. NHSPS supports the principle of maintaining and improving community facilities within the borough. Whilst NPPF Paragraph 92c states that planning policies and decisions should 'guard against the unnecessary loss of valued facilities and services', the overarching objective of this same paragraph is to ensure the delivery of facilities and services of the community. Paragraph 93b also states 'planning policies and decision should...take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community' Where health centres and other medical facilities are included in this definition of community facilities, believe the wording of any future policies should allow for the loss within the context of estate regeneration. NHSPS works with local commissioners to establish the needs within the local area and how this can be maximised and efficiently used within the estate. This can include the redevelopment of surplus properties for other uses (often residential) to release capital to be recycled back into the system. Policies that prevent the loss or change of use of 'community facilities' and include healthcare facilities within this definition can prevent or delay required investment in alternative facilities and work against the aim of providing essential healthcare services for the community. It is important to note that there are separate, rigorous testing and approval processes employed by the NHS to ensure the right facilities are in the right place at the right time. The policy is overly restrictive and would not provide a sufficiently flexible and positive policy basis for the delivery of NHS facilities. The policy and supporting text do not recognise estate rationalisation programs carried out by public service providers. NHS estate reviews are aimed at improving the provision of healthcare services by increasing efficiencies, including through the disposal or development of unneeded and underutilised properties. NHSPS recognises the need to guard against the loss of important community facilities. It is considered that the policy risks having a negative effective on the NHS and Council to deliver services locally. Community infrastructure policies where NHS facilities are included in the definition, often prevent or delay required investment in new/improved services and facilities, especially those which require substantial periods of marketing. In some cases, other funding streams that are needed to pay for new facilities (in addition to the receipt from the land) can be lost over time or simply because development opportunities fall through as a result of delay. Where NHS commissioners can demonstrate that healthcare facilities are no longer required for the provision of services, there should be an acceptance that such sites are suitable for housing, or other viable uses. Concerns with this proposed policy can be very easily be addressed to ensure policy ST40 does not inadvertently impose further evidential requirements or marketing periods on the NHS beyond its own internal processes.	Thank you for your comments. It is considered that policy ST40 is flexible enough for the rationalisation of NHS assets.

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REF471	NHS Property Services Ltd (NHSPS)	<p>Proposed Amendments in blue: Proposals to change the use or redevelop existing community facilities will only be supported if: 1. It can be demonstrated that there is no longer an existing community need for the facility and the building or the site is not needed for an alternative community use as confirmed by service providers and; or 2. It can be demonstrated that the current use is not viable and marketing evidence is provided which demonstrates the premises has been marketed for its lawful use for sustained minimum period of 12 months; and or 3. the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services. The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; and or it involves the provision of an equivalent or better replacement community facility either on site or within that settlement or locality which meets the needs of the local community. In the case of proposals where the loss of the use would form part of a wider public estate rationalisation program, evidence of such a program would be sufficient as a form of evidence that the site is surplus to requirements and as such would not be required to submit marketing information. NHSPS's proposed amendments to Bassetlaw's Plan would ensure that ST40 is justified, effective and consistent with national policy. Further to this, the inclusion of conjunctive words (or) will ensure that Part 3. will operate independently from the rest of the policy, meaning that policy as a whole, will be targeted and effective.</p>	Thank you for your comments. It is considered that policy ST40 is flexible enough for the rationalisation of NHS assets.