

## Consultation statement

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Sturton Ward's Neighbourhood Plan (SWNP). The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

### Pre-Regulation 14 consultation

The Sturton Ward Planning Group (SWPG) organised a "call for sites" consultation in 2018 and commissioned AECOM to assess the sites. The site assessment process (see Appendix G in the Sturton Ward Neighbourhood Plan Review) considered a large number of sites (50), many of which – when tested – did not constitute sustainable development. Of the 50 sites considered by AECOM:

- a) 48 sites were submitted via the "call for sites" consultation. This involved writing to all homeowners, known landowners and businesses in Sturton Ward;
- b) 22 of these 48 sites had previously been submitted and assessed in the Land Availability Assessment (LAA, 2017);
- c) two sites were submitted via the LAA but were not submitted via the "call for sites" consultation. The 50 known sites are listed in Table 3 of AECOM's Site Options and Assessment Report.

The SWPG subsequently undertook substantive consultation with local people to consider the suitability of sites for development and to solicit comments on the proposed sites, at the same time as working with AECOM to understand the feasibility of development. In November 2019, for example, "drop-in" consultations were held in North and South Wheatley, Sturton Le Steeple and North Leverton with Hablesthorpe to gather feedback from residents on the sites that AECOM had assessed and the sites that Bassetlaw District Council (BDC) had previously assessed through the LAA. Over 1,000 households in the Ward were leafleted about the drop-in events and responses were received in person from more than 50 residents at the consultation events. 37 comments were received online from 20 residents over a two-week period, some of whom commented on multiple sites. As part of this consultation, it was established that there was a clear preference among Ward residents for maintaining the low density of the character area.

### The Regulation 14 consultation process

The Regulation 14 consultation for SWNP took place over an 11-week period in the summer of 2020. Prior to the consultation, landowners for all 23 sites were contacted to confirm that they were still happy for their sites to be included in the consultation, with communication being coordinated by the clerk of North and South Wheatley Parish Council and the Neighbourhood

Planning team at Bassetlaw District Council (BDC). Landowners were given a 10-day window in which to respond.

### *Part 1*

The Regulation 14 consultation itself started on 21<sup>st</sup> June 2020, towards the end of the first wave of the COVID-19 pandemic. A4 folded leaflets were distributed to over 1,050 businesses and households across the Ward, with respondees encouraged to go online to complete a Google form which contained individual response options for each of the x43 policies in the Plan, with spaces for comments. No policy responses were compulsory so participants were able to vote and comment on as many or as few policies as they wanted. Residents were also given the option to book telephone appointments to discuss the SWNP with Steering Group members. Landowners and statutory consultees were made aware about the start of the consultation via separate communication by the clerk of North and South Wheatley Parish Council and the Neighbourhood Planning team at BDC.

The distribution of leaflets was supported by an organic social media campaign via posts in prominent chat groups in the Ward, in each of the respective villages. Two weeks before the end of the consultation period, on 27<sup>th</sup> July 2020, a paid social media campaign was launched with six adverts posted over a two-week period. In total, between 27<sup>th</sup> July and 10<sup>th</sup> August 2020, the adverts created 30,399 impressions and resulted in 507 clicks through to the Neighbourhood Plan website. They were seen by 3,495 people with each person seeing an average of 8.7 adverts.

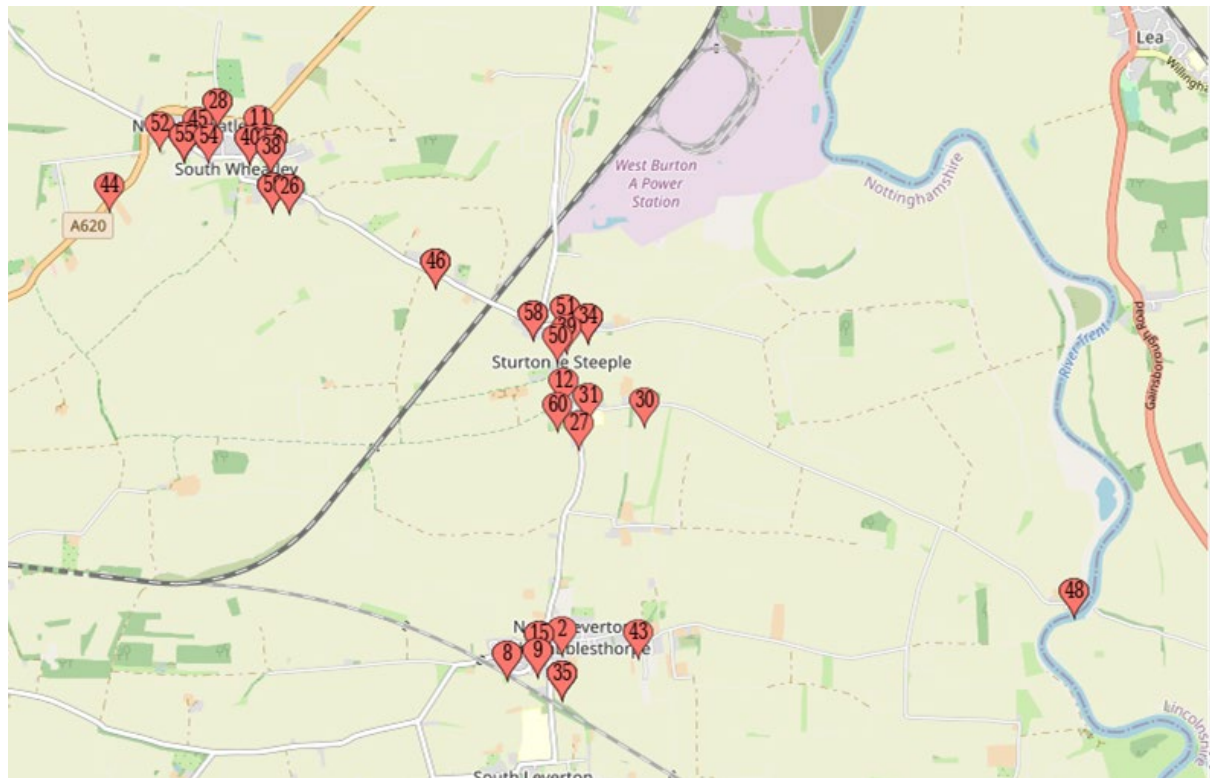
### *Part 2*

Towards the end of the initial consultation period (10<sup>th</sup> August 2020), in recognition of the COVID-19 pandemic and the lack of face-to-face consultations, as well as a desire to reach digitally-excluded residents, Sturton Ward Planning Group decided to extend the consultation until 4<sup>th</sup> September 2020. A second set of leaflets was distributed to over 1,050 businesses and households across the Ward. This time, response forms were included as part of the leaflet and residents were encouraged to leave their responses in the village shops in South Wheatley and North Leverton.

## Regulation 14 consultation responses

In total, 92 residents responded as part of the Regulation 14 consultation, excluding two duplicate responses from residents. The response across the ward was fairly even, as represented on the map below:

Figure 1: Regulation 14 consultation postcode mapping



The actual response numbers by parish were as follows:

- North and South Wheatley – 43 responses, 47%;
- Sturton Le Steeple – 21 responses, 23%;
- North Leverton with Hablesthorpe – 28 responses, 31%.

There were also 24 business and statutory responses from a range of organisations including the Canal and River Trust, Natural England, Historic England, Highways England, The Coal Authority, National Grid, Nottinghamshire County Council, Severn Trent and Bassetlaw District Council. Business respondents included EDF Energy, local planning consultancies and non-resident landowners.

### Regulation 14 consultation findings

This section contains detailed responses and comments received on the draft Neighbourhood Plan throughout the Regulation 14 consultation period (between 27<sup>th</sup> July and 4<sup>th</sup> September 2020) from residents, statutory consultees and other consulted bodies.

#### *Comments from residents*

All 43 policies that were put forward as part of the Regulation 14 consultation were supported by a majority of residents, as noted in the table below. The policy which received strongest support was Policy 9 (Improving broadband and mobile connectivity); the policy which received the least support was Policy 16a (Development of the northern part of land to the south of Low Street (part of BDC7)) which was supported by 54% of participants.

Figure 2: Regulation 14 consultation responses

Policy	# of hou	Voted	For	Against
Community vision, p.18	-	76	97%	3%
Community objectives, p.19	-	79	87%	13%
Pre-application community engagement, p.19	-	78	96%	4%
Policy 1, p.26 (Sustainable development, infill and the development boundary)	-	77	91%	9%
Policy 2a, p.39 (Protecting the landscape character)	-	85	98%	2%
Policy 2b, p.41 (Enhancing biodiversity)	-	78	99%	1%
Policy 3, p.48 (Reducing the risk of flooding)	-	82	96%	4%
Policy 4, p.50 (Design principles)	-	79	95%	5%
Policy 5, p.53 (Protecting the historic environment)	-	81	96%	4%
Policy 6, p.65 (Designation of Local Green Spaces)	-	82	99%	1%
Policy 7, p.66 (Tourism development)	-	79	86%	14%
Policy 8, p.68 (Supporting the local economy)	-	82	94%	6%
Policy 9, p.69 (Improving broadband and mobile connectivity)	-	83	100%	0%
Policy 10, p.69 (Working from home)	-	82	94%	6%
Policy 11, p.73 (Housing mix and type)	-	80	86%	14%
Policy 12, p.74 (Housing for older people)	-	81	94%	6%
Policy 13, p.76 (Community facilities)	-	78	94%	6%
Policy 14, p.78 (Energy efficiency and sustainability)	-	81	95%	5%
Policy 15, p.79 (Increasing the use of electric vehicles)	-	82	91%	9%
Policy 16a, p.87 (Development of the northern part of land to the south of Low Street (part of BDC7))	3	48	54%	46%
Policy 16b, p.89 (Development of land north of Strawberry Fields, Wood Lane (NP11))	5	52	79%	21%
Policy 16c, p.91 (Development of land opposite Orchard Villa, Top Pasture Lane (NP14))	8	53	66%	34%
Policy 16d, p.93 (Development of land at The Manor, Sturton Road (NP16))	1	55	89%	11%
Policy 16e, p.95 (Development of land east of Tavistock House (NP32))	4	53	81%	19%
Policy 16f, p.97 (Development of land south of Rectory Cottage, Muspit Lane (NP33))	1	53	64%	36%
Policy 16g, p.99 (Development of buildings opposite Solent, Top Street (NP36))	3	51	86%	14%
Policy 17a, p.103 (Development of Gainsborough Road Farm and Appleyard Plant Hire, east of Gainsborough Road (NP01))	5	36	86%	14%
Policy 17b, p.105 (Development of Land between Roses Farm and Four Paws, Station Road (NP02))	3	37	78%	22%
Policy 17c, p.107 (Development of land north of the Telephone Exchange, Cross Street (NP04))	4	37	76%	24%
Policy 17d, p.109 (Development of land north of The Barn, Cross Street (NP05))	1	37	84%	16%
Policy 17e, p.111 (Development of outbuildings at Station View Farm (NP06))	2	38	84%	16%
Policy 17f, p.113 (Development of buildings and land at Croft House Farm, North Street (NP07))	4	38	79%	21%
Policy 17g, p.115 (Development of land east of Woodcotes, Freemans Lane (NP08))	2	37	81%	19%
Policy 17h, p.117 (Development of land at Little Wood House, Wheatley Road (NP38))	2	37	86%	14%
Policy 18a, p.121 (Development of land to the rear of Sunny Croft, Main Street (BDC16))	1	38	84%	16%
Policy 18b, p.123 (Development of land north of Mill Close, Manor Grove and Main Street (NP18))	10	41	76%	24%
Policy 18c, p.125 (Development of land north of Main Street including Gainsborough House (NP19))	1	41	76%	24%
Policy 18d, p.127 (Development of Sturton Road Farm, Sturton Road (NP20))	15	42	74%	26%
Policy 18e, p.129 (Development of buildings at Yew Tree Farm, Main Street (NP23))	1	39	87%	13%
Policy 18f, p.131 (Development of land east of Southgore Lane (NP25))	15	42	74%	26%
Policy 18g, p.133 (Development of the Old Shop, south of Main Street (NP31))	2	40	90%	10%
Policy 18h, p.135 (Development of land north of Main Street including The Croft (NP39))	1	38	79%	21%
Policy 19, p.136 (Developer contributions)	-	79	90%	10%

Most residents provided minor commentary as part of their responses and this has been considered in the round when updating the SWNP. There were 345 resident comments in total across the 43 policies. Seven of the more detailed responses have been referenced below:

### Responder 1

Section of the Plan	Comments	Amendments proposed	Amendments made
Policy 16c	In a seven-page document, this responder objected to the inclusion of NP14 in the Plan, citing overdevelopment in the village of North Wheatley. The site was perceived to be “capable” of housing “more than 55 dwellings at average housing density rates”.  It was also noted that planning consent had been granted for 6 dwellings on	It was never the intention to allocate the entirety of the site or to put 55 dwellings on it. The site has now been removed from the Plan due to BDC’s reduction in housing targets. The development boundary has been amended to ensure it includes all extant permissions, including the site for 6 dwellings (18/00448/OUT).	Y

Section of the Plan	Comments	Amendments proposed	Amendments made
	part of a site adjoining NP14 (18/00448/OUT).		
BDC10	This respondent also promoted the inclusion of BDC10 for up to 17 dwellings <i>if NP14 went ahead</i> . This site was put forward as part of the NP “call for sites” and was part of AECOM’s initial assessment.	This site was discounted using the initial sift criteria (‘sites which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable’) and was not assessed further. See AECOM’s site assessment document, page 21.	N

### Responder 2

Section of the Plan	Comments	Amendments proposed	Amendments made
Policy 18f	This responder objected to the inclusion of NP25, stating: “Just a few years ago, this land was brought back to life with a wildlife area towards the far side of the field. The birdlife there is thriving with many species of birds including owls, along with foxes, rabbits and the occasional deer. I cannot see the justification in destroying the habitat of many species of insect and wildlife for the sake of 15 houses and a green space for the public. The village already has many green spaces. Some of the general younger generation who would be likely to congregate in the area do not appreciate animal habitats and I fear this would be another run down area for youths to wreck.”	The site has now been removed from the Plan due to BDC’s reduction in housing targets. The development boundary has been amended accordingly.	Y

### Responder 3

Section of the Plan	Comments	Amendments proposed	Amendments made
Policy 17b	This responder objected to the inclusion of NP025, stating: “We ... have 10 windows and patio doors that look over that field (NP02) and purchased the property for the surrounding greenery and the fact that it had no direct neighbours. Our bedroom window would also be compromised and design ruined if there were houses in the field to the side of us. Since moving here in Sept 2019 we	The Plan allocated the site for three dwellings. It was submitted as part of BDC’s “call for sites” in 2017 and passed BDC’s initial policy sift. It was, therefore, considered suitable for development. It was resubmitted as part of Sturton Ward’s “call for sites”.  Policy 17b supports frontage development allowing for a soft transition to the open countryside and	N

Section of the Plan	Comments	Amendments proposed	Amendments made
	are contributing to the tourism and have opened an Airbnb accommodation which so far has been busy. Myself I am a personal trainer and therefore contributing to the health and wellbeing of the community. If this were to go ahead we would look to relocate our businesses.”	supports the retention of the existing hedgerow. The planning application process provides the opportunity for neighbour comments. The SWPG has sought to mitigate the impact of development while allocating enough sites to meet BDC's housing requirements.	

#### Responder 4

Section of the Plan	Comments	Amendments proposed	Amendments made
Policy 17c	This responder objected to the inclusion of NPO4, stating: “During the past 40 years we have never objected to any planning in Wheatley, North Leverton or Sturton where we have lived as we agree that there will be a need for more residential properties in these sort after villages. This particular Green open space which our property backs onto has been in use by local farmers and equestrians for the time we have lived here. There are not many areas for sheep/cattle grazing as I would say 90% of green land in this area is arable land not for grazing. The area to the East and West are heavily hedged with hawthorne which provides essential area for our wildlife, birds specifically we have an owl which lives in these alongside foxes and various other. The other main reason for objection is the road. Having lived here for so long i can see that by creating an opening in the hedge for access to the site could potentially be very dangerous, one for turning out onto the main road and also as a pedestrian. If these properties are essentially for first time buyers it could also mean small familys with children. It is some distance to the school, playing fields and the park. To be able to safely get there it would need other measures put in place. I have children and i find it quite uneasy crossing at the corner near north street but there is no foot path on that side of the road meaning	The site has now been removed from the Plan due to BDC's reduction in housing targets. The development boundary has been amended accordingly.	Y

Section of the Plan	Comments	Amendments proposed	Amendments made
	children would need to cross this main road twice to be able to get to school.”		

#### Responder 5

Section of the Plan	Comments	Amendments proposed	Amendments made
Policy 16c	This responder objected to the inclusion of NP14, stating: “Top Pasture Lane is a narrow village lane that is already barely adequate for the increasing volume of large delivery & services vehicles that it receives. The rapidly growing trend of home delivery services already creates problems in that large vehicles have to reverse either up or down the lane using the corner at the junction of Top Pasture Lane and Church Street as a turning circle. This corner is already a major accident waiting to happen as there is no footpath leading from Eastfield / Top Pasture Lane onto Church Street and the corner is not only blind for drivers but is only wide enough to take one vehicle at a time. An increasing amount of traffic appears to be using this route into and out of the village making this a hazard not only for vehicles but also for pedestrians. Any new development would obviously increase both the number of vehicles and the number of pedestrians.”	The site has now been removed from the Plan due to BDC’s reduction in housing targets. The development boundary has been amended to ensure it includes all extant permissions.	Y

#### Responder 6

Section of the Plan	Comments	Amendments proposed	Amendments made
Concerns about BDC1	This responder had concerns about the potential inclusion of BDC1, stating: “The size of BDC1 is absolutely terrifying and if granted could mean we have a whole new village built on it. Is this not included in this consultation? I read conservations recommendations for BDC1 and agree that they are sensible but seeing the size of the land marked out for proposed development would absolutely ruin the infrastructure of our village and our community.”	The site assessment process for the Neighbourhood Plan included all sites that were submitted for consideration in both local <i>and</i> District “calls for sites”. BDC1 was submitted to BDC in 2017 as part of a “call for sites”, so BDC1 was shown on the sites map. However, there was never any intention of taking this site forwards.	N

### Responder 7

Section of the Plan	Comments	Amendments proposed	Amendments made
General engagement	This responder had concerns about engagement, stating: "With everyone being in lockdown, would there be the opportunity for Zoom sessions for these plans to be outlined properly for everyone. I think lots of people will be scared off by the gargantuan size of the plan and may not realise how important it is and how important it is for them to comment."	Telephone consultations with Steering Group members were offered on both sets of leaflets that were distributed in June and August 2020. Members of the public have subsequently been invited to Steering Group meetings hosted on Zoom. Four Ward residents joined a Steering Group meeting that took place on Zoom on 11 <sup>th</sup> January 2021.	Y

### *Comments from other consulted bodies and statutory consultees*

There were 24 business and statutory responses in total. The key ones have been referenced below:

### **Bassetlaw District Council**

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Plan structure	It may be useful to consider opportunities for co-locating policies within the Plan for consistency / ease of reading.	The Plan is organised with criteria-based policies first, followed by site allocation policies by settlement. There is some unavoidable complexity in the structure of the Plan due to having three parishes involved.  In places, the narrative has been reordered to highlight key changes (e.g. Table 7 has become Table 1a). The section on local green spaces has also been moved and is now next to the section on landscape and biodiversity.	Y
Consistent mapping	The key views maps need to reference an OS Licence.  The formatting of significant green gasps and local green spaces is not the same across the three parishes.	BDC has been asked to reproduce the maps based on drafts contained in the pre-submission Plan.	In progress



Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Flood risk map from the EA web site	Requested the inclusion of a key.	This is how the information is presented on the EA's website. The key is high, medium and low risk.	N
Policies 1 to 15	Wording amendments were suggested throughout. These were accepted where it was considered that they enhanced Plan policy. Some of the amendments made the policies more generic and were not, therefore, considered to be enhancements.	<p>In Policy 1, the definition of infill was amended to <i>“one or two dwellings per site unless a greater number would not lead to a site becoming overdeveloped and, therefore, out of scale with the immediate character of the locality”</i>.</p> <p><i>“Safeguarding the integrity, function and character”</i> was also added to Point 1(c) of the same policy.</p> <p>The criteria used to define significant green gaps was added to Appendix A, in response to a comment.</p> <p>Point 1 in Policy 3 was amended based on BDC's comments. It now includes the local green space references from the maps.</p> <p>Point 1 in the flood risk policy (Policy 4) was rewritten based on BDC's comments.</p> <p>Points 1 and 3 in the design principles policy (Policy 5) were rewritten based on BDC's comments.</p> <p>Point 1 in the tourism policy (Policy 7) was updated based on BDC's comments. Changes were also made to Point 1 in Policy 8 on the local economy, with an extra Point being added on home working.</p>	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
		Policy 15 on the use of electric vehicles was merged with the design principles policy (Policy 5).	
Policy 13	On community facilities: "Should there be mention of support for existing service provision and potential provision in other settlements in the Ward? Also, Part 2 of the policy may benefit from clarification that it applies to North Leverton. The shop and post office should be treated like all other facilities if they are to propose a change of use or change of location."	The new Policy 11 has been updated in response to this comment.	Y
Rural monitoring report	Queried whether the relevant table was up to date.	Tables 1a and 6 have been updated to reflect the latest data available (from December 2020).	Y
Revised growth requirement	On SWPG's decision to propose a 15% growth target" rather than meet BDC's 20% target: "Very useful justification of projected capacity for growth compared to BDC projected housing requirement. However, be aware that, should the BDC housing requirement figure stay at 20%, this would still apply upon adoption, and any additional growth over your allocations would be covered by the windfall policy."	This section has now been updated to reflect BDC's reduction in housing targets for small Rural Settlements.	Y
Site naming	Use geographical names for site allocations.	All references to the sites have been amended in line with this comment.	Y
Site selection process	"In selecting / justifying sites it appears that the Design Code work and the results of the public consultation have been given more weight than the other evidence base studies (technical consultees / Site Assessment Report). This approach may need justification / review, particularly where there is an obvious contradiction in the views expressed."	The need to identify sites to meet a high growth requirement necessitated the identification of sites that were not supported by either Conservation or BDC. The SWPG had to be creative to get close to the 20% target. As a result of BDC's reduction in housing targets for small Rural Settlements, only sites with BDC support are now included.	Y
Tables 8, 9, 10	"It may be useful to clarify, in the comments field, instances where a site has been reduced in size (and whether	The site maps show the extent of the area. The measurements have been removed from the tables and references have been added to make it clear	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	the area figures shown are for the original or reduced extent)."	whether the allocation is for the full or part of the site.	
NP19	"Could this site be delivered through the windfall policy, rather than being subject to a site-specific allocation? This would allow the potential technical issues to be addressed through a planning application, rather than through the NP."	Agreed – several of the more historical sites that were inside the development boundary have been removed as separate site allocations.	Y
Comments on multiple sites	BDC7, NP11, NP14, NP32 and NP33 among others	These sites have now been removed from the Plan due to BDC's reduction in housing targets. The development boundaries have been amended to ensure they include all extant permissions.	Y
NP36	"If the group do decide to keep the allocation in the plan, then we would recommend you reduce the potential capacity of dwellings from 3 to 1 unit."	The number of proposed dwellings has been reduced from 3 to 2 in response to this comment.	Y
NP08	"If the group do decide to keep the allocation in the plan, then we would recommend you reduce the potential capacity of dwellings from 2 to 1 unit to reflect the existing built character of Freemans Lane."	The number of proposed dwellings has been reduced from 2 to 1 in response to this comment.	Y
The Old Shop North Leverton	The site map needs amending to reflect extant planning permission on part of the site.	BDC has been asked to reproduce maps based on drafts contained in the pre-submission Plan.	In progress
NP39	Could this site be delivered through the windfall policy?	Agreed – several of the more historical sites that were inside the development boundary have been removed as separate site allocations.	Y
Developer contribution policy	"We recommend the policy is turned into a community aspiration or a charter between the individual parish councils."	This policy has been amended to be a community aspiration.	Y
Social housing allocations	"The provision of any housing that may be provided as a result of this ... would be subject to the same conditions of occupation as would anyone on BDC's housing register and priority would be given to people with a local connection to the village/parish, who are in housing need."	We are unclear about the point of this comment – but the SWPG accepts that any affordable housing that is provided in the Ward will be offered in accordance with BDC's housing policy.	N

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Provision of affordable housing	“Policy 9 is intended to encourage the provision of affordable housing and to ensure that these dwellings are of a type that meets objectively assessed local need. The effect of District policy is to require 25% of all housing dwellings on sites of 11 or more within the Plan area to be affordable dwellings. New local plan would contradict this as they are saying 10-20% Brown Green?”	Policy 9 related to improving broadband. We assume that the respondent was referencing a different policy.  To confirm, the SWPG accepts that the delivery of affordable housing needs to be in conformity with adopted District policy.	N

### Historic England

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
General	No specific comment was made as part of the Regulation 14 consultation.	None.	N/A
NP16, NP32, NP19, NP23	In its response to the SEA screening, however, Historic England raised significant concerns about the heritage impact of development on NP16 Land at the Manor, Sturton Road, NP32 Land east of Tavistock House, NP19 Land north of Main Street including Gainsborough House, and NP23 building at Yew Tree Farm Main Street.	All of the more historical sites that were inside the development boundary have been removed as separate site allocations.	Y

### Canal Trust

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Vision	“We welcome the recognition in part e) of paragraph 5.1 of the focus upon maintaining and enhancing the environment and landscape.”	None.	N/A
Community Objectives	“We welcome objective one which could help to ensure that the biodiversity associated with the River Trent and associated local nature sites can be protected and enhanced. Rural developments outside settlement boundaries could have a significant	Objective 4 has been amended as a result of this comment and now reads as follows: “To ensure that all new development does not detract from the setting of the settlements or adversely affect the	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	impact on the landscape of rural areas. To make the plan more effective an additional objective should be included or an objective amended.”	landscape character of open countryside.”	
Policy 2a	“We welcome the proposed policy wording especially part two which refers to the Trent Washland character area this will make it clearer to decision makers over how the neighbourhood plan expects the landscape area next to the river to be protected and enhanced.”	None.	N/A
Policy 2b	“We welcome the proposed policy wording which could all benefit biodiversity associated with the River Trent corridor. The supporting information in the plan accurately reflects the location of wildlife sites associated with the River Trent which will make it clearer to decision-makers over where key sensitive habitats are present.”	None.	N/A

### Natural England

No specific comments to make

### EDF

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
General	“EDF is foremost very supportive of the SWNP and the framework of policies that has been drafted to guide development within Sturton Ward. Whilst there are no policies that specifically relate to the power station, EDF recognises that it has an important part to play in the future of the SWNP area and fully supports the relevant policies to bring positive and sustainable changes to the SWNP area. EDF is in the process of considering a number of commercial future options	None.	N/A

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	<p>for West Burton, including the application for the gas-fired peaking plant referenced at 3.12 of the SWNP. Specific details or priorities will be discussed with relevant stakeholders, including the Parish Councils and Bassetlaw District Council as appropriate. The SWNP indicates that heat recovery from commercial uses would be an opportunity for the site (i.e. the supporting text to Policy 14) and such options, including other sustainable energy initiatives, are being explored going forward.</p> <p>It is noted that the SWNP indicates that further consultation is expected with EDF later in 2020 and that more information is likely to be available for inclusion within the next iteration of the SWNP in 5 years as noted in footnote 8 (page 13) of the SWNP. EDF is committed to ensuring all stakeholders are engaged in respect of plans for the power station's future and will carry out consultation at the appropriate time. Clearly, any significant changes to the site's primary use for power generation would need to be worked through a future revision to the Bassetlaw Local Plan as well as future iterations of the SWNP."</p>		

### Highways England

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
General	<p>"Considering the limited level of growth proposed across the Neighbourhood Plan area, along with its distance from the Strategic Road Network, we expect that there will be no adverse impacts on the operation of the SRN."</p>	None.	N/A

### Coal Authority

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
General	"I have reviewed our records and can confirm that the Neighbourhood Plan area contains no recorded past coal mining features at shallow depth and no records of surface coal resource. On this basis the Coal Authority has no specific comments to make on the policies or proposals within the Neighbourhood Plan."	None.	N/A

### National Grid

Comments									
<p><b>National Grid assets within the Plan Area</b></p> <p>Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:</p> <p><b>Electricity Transmission</b></p> <table border="1"> <thead> <tr> <th>Asset Description</th> </tr> </thead> <tbody> <tr> <td>Electrical Substation: WEST BURTON 400KV</td> </tr> <tr> <td>Electrical Substation: WEST BURTON 132KV</td> </tr> <tr> <td>400Kv Underground Cable route: WEST BURTON 400KV S/S</td> </tr> <tr> <td>4ZM ROUTE TWR (448 - 630): 400Kv Overhead Transmission Line route: BICKER FEN - SPALDING NORTH - WEST BURTON</td> </tr> <tr> <td>4VE ROUTE TWR (001A - 020A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1</td> </tr> <tr> <td>ZDA ROUTE TWR (210D - 227A): 400Kv Overhead Transmission Line route: COTTAM - WEST BURTON</td> </tr> <tr> <td>ZDA ROUTE TWR (190 - 210A - 4VE001A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1</td> </tr> <tr> <td>4TM ROUTE TWR (001 - 081): 400Kv Overhead Transmission Line route: KEADBY - WEST BURTON 1</td> </tr> </tbody> </table>	Asset Description	Electrical Substation: WEST BURTON 400KV	Electrical Substation: WEST BURTON 132KV	400Kv Underground Cable route: WEST BURTON 400KV S/S	4ZM ROUTE TWR (448 - 630): 400Kv Overhead Transmission Line route: BICKER FEN - SPALDING NORTH - WEST BURTON	4VE ROUTE TWR (001A - 020A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1	ZDA ROUTE TWR (210D - 227A): 400Kv Overhead Transmission Line route: COTTAM - WEST BURTON	ZDA ROUTE TWR (190 - 210A - 4VE001A): 400Kv Overhead Transmission Line route: COTTAM - KEADBY 1	4TM ROUTE TWR (001 - 081): 400Kv Overhead Transmission Line route: KEADBY - WEST BURTON 1
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### IBA Planning

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
General	This respondent raised concerns about the site allocation process ("more robust justification is required to demonstrate the legitimacy of the site selection process and ensure that the proposed allocation will contribute to the achievement of sustainable development").	The need to identify sites to meet a high growth requirement necessitated the identification of sites that were not supported by either Conservation or BDC. The SWPG had to be creative to get close to the 20% target. As a result of BDC's reduction in housing targets for small Rural Settlements, only sites with BDC support are now included.	Y
Policy 1	"We would suggest that the wording of Policy 1 be amended to reflect that of paragraph 8.9 by making reference to infill development being 'normally	Policy 1 now includes the phrase "residential development on infill sites will normally be limited to one or two dwellings per site".	Y

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	limited to one or two dwellings only'; this will ensure that the definition of infill development/limited infill is consistent throughout the Plan and avoid any confusion in the future determination of applications within the plan area."		
Policy 1	"The proposed Settlement Boundaries illogically exclude a number of sites with extant planning consent which are included within the list of approved consents in Table 7, including the 6 dwellings approved on Top Pasture Lane, North Wheatley (LPA reference 18/00448/OUT), the 3 dwellings approved at The Old Plough, North Wheatley (LPA reference 17/01152/FUL), the dwelling approved on Main Street, North Leverton (LPA reference 18/01369/FUL), and the 15 dwellings approved at Orchard Lodge, North Leverton (LPA reference 19/00265/RES)."	The development boundaries have been amended to ensure they include all known extant permissions.	Y

#### Nottinghamshire County Council

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Minerals and Waste	"The County Council welcomes the inclusion and reference to the mineral safeguarding and consultation area and the permitted quarry within the Neighbourhood plan. Overall, considering this and the policies proposed, the neighbourhood plan should not pose a safeguarding concern in relation to the mineral resource nor the permitted quarry and therefore the County Council does not wish to raise any objections from a minerals perspective to the Sturton pre-submission draft neighbourhood plan."	None.	N/A



Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Transport and travel	“The document does not refer to the role of Community Transport in delivering transport provision, especially in rural areas.”	A new clause has been added on “public transport in the Ward” (clause 3.16) and includes references to Notts County Council’s efforts in this area.	Y
Transport and travel	“There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an import role in the local economy.”	The role of taxis in Sturton Ward was not perceived to be significant enough to warrant direct reference in the Plan.	N

### Foljambe Estates

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Policy 17b	<p>NPO2 is owned by Foljambe Estates which supported the allocation but objected to the extent of the proposed allocation. Some of the key points included the following:</p> <ul style="list-style-type: none"> <li>• “Foljambe Estates objects to both the extent of the proposed allocation site and the housing density proposed.”</li> <li>• “There are two groups of buildings at either side of the property, but these are not considered to form a defined building line.”</li> <li>• “It is also noted that the site as measured for allocation in the SWDPR is 0.22ha. Using a standard 30 dwellings per hectare calculation, this site could deliver around 6 dwellings.”</li> </ul>	BDC’s reduction in housing targets for small Rural Settlements means that with an allocation of three dwellings, Sturton Le Steeple is still exceeding its housing requirement. The community was clear in its support for only limited growth and on this site, frontage development was considered the most appropriate. This ensures that the site is in keeping with adjoining plots where there are open rear gardens and a soft transition to the open countryside. This is in accordance with the landscape and design policies in the Plan.	N
Policy 17c	<p>NPO4 is owned by Foljambe Estates which supported the allocation but objected to the extent of the proposed allocation. Some of the key points included the following:</p> <ul style="list-style-type: none"> <li>• “Foljambe Estates objects to the allocation of the northern two-</li> </ul>	BDC’s reduction in housing targets for small Rural Settlements means that NPO4 has been removed from the Plan altogether. The significant green gap has been extended across the whole gap, with amends made to the south-eastern corner of the site which should not have been marked as a significant	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	<p>thirds of the road fronting area of land and to the land to the east of the proposed NP04 allocation (south eastern corner of SGG06).”</p> <ul style="list-style-type: none"> <li>• “The existence of a public right of way running through the site does not in itself provide any justification for allocation of significant green gap.”</li> <li>• “In relation to the allocation as SGG of land to the south-eastern corner of SGG06, to the east of the NP04 allocation, this is not considered to be justified. There is no right of way running across this parcel of land and as the road fronting land to the west will be developed no ‘gap’ will remain.”</li> </ul>	green gap. The criteria for defining significant green gaps have been added to Appendix A.	
Additional sites	“We can see no clear technical rationale for land off Freemans Lane (SHLAA sites 457 and 458), or land at the eastern or south-western edge of SHLAA site 454, or a larger portion of site 462, not having been allocated for additional development”	Given BDC’s reduction in housing targets for small Rural Settlements and community support for working to this requirement, there is no need for additional sites to be considered.	N

### Severn Trent

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
Policy 1	“Severn Trent are supportive of the inclusion of bullet point f within policy 1, as we support the use of SuDS to manage surface water, we would also note that to ensure that surface water is managed appropriately a key design consideration should be the outfall from the surface water / SuDS systems. It is important that this is considered from the outset of the design and that the viability of sustainable outfalls in	Policy 1 (f) has been amended with an additional footnote (#17) added.	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	understood prior to the development of any site layout. We would therefore recommend that Policy 1 includes a reference to the drainage hierarchy, as covered by paragraph 80 of Planning Practice Guidance.”		
Policy 2b	“It would also be beneficial to highlight the importance of retaining watercourses including ditches”	Clause 9.55 has been updated to include some of the suggested language from Severn Trent.	Y
Policy 2a and 2b	<p>“Severn Trent are generally supportive of Policy 2a, but would recommend a reference to Watercourses under bullet point 3a due to the need to maintain the natural flow of water through watercourses and prevent surface water from being connected into the foul Sewerage network.”</p> <p>“Severn Trent are supportive of Policy 2b, however we would recommend that bullet point 1a references Blue-Green Corridors as the principles of Blue-Green Corridors could help support the delivery of wider biodiversity benefits.”</p>	The relevant clauses have been amended.	Y
Paragraphs 10.16 and 10.17	<p>“The term source control relates to managing flows close to source, rather than specifically infiltration. We would recommend that this is updated to ensure that source control opportunities where infiltration is not viable are not missed.”</p> <p>“The Written Ministerial Statement for Sustainable Drainage HCWS 161 (Dec 2014) states that all major planning applications will be required to incorporate SuDS, unless demonstrated to be inappropriate.”</p>	The relevant clauses have been amended to clarify source control and SUDS and the ministerial statement on SUDS.	Y
Policy 3	On flooding, “It is the sewerage undertaker’s duty under the Water Industry Act to provide capacity for development including new development. As such a developer could	Clause 11.20 and Policy 3 have been updated to include some of the wording provided by Severn Trent.	Y

Section of the Plan / comment theme	Comments	Amendments proposed	Amendments made?
	not be required to ensure capacity is available for development to occur.”		
Water efficiency	“We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.”	This has been explicitly referenced in Point 6 in Policy 4: “Development which builds to the optional Building Regulations requirement of 110 litres of water per person per day will be supported.”	Y
Historic environment and flood resilience schemes	“Severn Trent are supportive of the need to protect local character and historical assets, and therefore understand why a conservation area has been established. We would note that these locations sometime offer the only suitable locations to undertake flood alleviation works and that in some cases it is possible for flood alleviation schemes to enhance the setting of these assets. As such Severn Trent would recommend that policy 5 is written in such a way that they are supportive of flood alleviation schemes.”	An extra clause has been added before Policy 6 (clause 11.8). It was considered that the policy as written would allow for a flood resilience scheme in line with Severn Trent’s commentary.	Y
Local green spaces	“We would note that these locations sometime offer the only suitable locations to undertake flood alleviation, in some cases it is possible for flood alleviation schemes to enhance local green spaces by increasing amenity and biodiversity.”	The policy as written did not preclude such development where it meets other criteria. Given the location of the local green spaces, it was considered unlikely that any flood alleviation schemes would be suitable.	N
Site allocations	“Severn Trent note that the Sturton Neighbourhood Plan includes the allocation of several sites. The assessment of these individual sites has not been undertaken due to the small scale of these developments, meaning that we would not anticipate any significant impacts as a result of individual development. We would however accept that the cumulative impact of these developments could result in the need for network improvements... It is important that these developments are delivered in a	Noted.	N/A

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	staggered approach to ensure that assessment of the sites can be carried out accordingly and the network performance monitored.”		