

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
REF003	Canal & River Trust	<p>The Chesterfield Canal flows through the centre of Worksop, and provides good access for residents and visitors to the wider Green Infrastructure network through the use of our towpaths. The canal environment also offers opportunities to encourage tourism, through the focus on heritage assets associated with the canal corridor and from the use of leisure resources connected with the use of the canal. For example, the canal is used by leisure craft. Such use contributes to the local leisure and visitor economy of the area. It can also assist in animating waterside spaces, and providing a more attractive setting for existing and proposed development. In order to ensure that the Plan is effective in maximising the benefits of the canal, it is essential that policy is provided to provide guidance and certainty to developers and decision makers over how waterfront spaces should be incorporated into new development. Welcome the wording of part A.6. of this policy, when compared to the February 2020 document, which provides more detail as to what is expected within the future Development Plan Document (DPD) and of developers with regards to the relationship between the town and the canal. The DPD could provide greater certainty for developers and decision makers in supporting the regeneration of the Town Centre. This provides a unique opportunity to help guide the redevelopment of key sites in proximity to the canal, which could help to ensure that the potential benefits of the canal to the town are maximised. Welcome the opportunity to comment upon the DPD as and when it is developed. Paragraph 5.4.8 To avoid confusion, advise that “Canal and Rivers Trust” should be amended to “Canal and River Trust” (with River being singular).</p>	<p>The Chesterfield Canal is designated as a Major Green Corridor and is considered a significant environmental asset for the town. It forms a central role in the Regeneration of Worksop Central and will provide a multifunctional purpose for recreation, habitat protection, walking and cycling infrastructure alongside and future development working with the canal rather than against it.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
1661750	St Anne's Church	<p>Good to see improvement of the town centre taking place but how will you attract shops to take up places as there are so many empty shop spaces now. A vibrant town needs investment from large companies. When we are already putting off companies like Lidl for not building in the right place we are giving the wrong message. Welcome new housing but what infrastructure will be put in place particularly with the strain already on local GP and dental services. What is the incentive for young people in these plans to stay in the town? Families and the elderly but 18-30 group. Will need housing be targeted at them and affordable?</p>	<p>The Worksop Central DPD provides a comprehensive regeneration strategy for the area. This includes improving the public realm, allocating sites for development and transport infrastructure improvements. The creation of new people friendly spaces will help to provide an attractive town centre that will help to give confidence to existing and new businesses that Worksop as a place to stay and invest in.</p>
REF059	WSP-Priory Shopping Centre	<p>The policies that are referring to from our previous representations and these new representations have changed. Therefore, to clarify, "Policy ST4, Worksop Central Area" (WCA) (of the January 2020 draft Local Plan) is now referred to as "Policy ST6, Worksop Central" (WC) within the November 2020 draft Local Plan, whilst "Policy ST13, Town Centres and Local Centres" (of the January 2020 draft Local Plan) is now referred to as "Policy ST14, Town Centres, Local Centres, Local Shops and Service" within the November 2020 draft Local Plan. The PSC is the main shopping centre in Worksop town centre and comprises approximately 40 retail units. The PSC has been working closely with the Council to invest in the shopping centre, and they secured planning permission in September 2019 for its redevelopment for a new foodstore which will not only improve the shopping centre, but also improve the vitality and viability of the town centre. As a key stakeholder in the town centre, the PSC has a strong interest in future planning policy in Worksop town centre and across the District. Previously made representations to the draft Local Plan (January 2020) supporting</p>	<p>It is important that Policy ST6 and the Local Plan itself is consistent with national planning policy. On that basis, Policy ST6 will be amended to ensure that any retail and/or town centre uses outside the primary shopping area or town centre boundary has no adverse impact upon the effective functioning of the primary shopping area or town centre. Policy ST6 will be amended accordingly.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		<p>the inclusion of the PSC in the Primary Shopping Area (PSA) of the town centre. Supported draft Policy ST13 which stated that “retail development on a site outside a Primary Shopping Area or development of main town centre uses on a site outside a town centre will be expected to follow the sequential assessment approach” and that an impact assessment will be required for all applications for retail and/or leisure development that are outside Worksop town centre if they are over 929sqm. Raised concerns in respect of Policy ST4, the draft Local Plan (January 2020) given this appeared to support retail and main town centre uses within the WCA even if they are located outside the town centre. Requested that Policy ST4 was amended to state that applications for main town centres uses proposed outside of the town centre in the WCA should satisfy the sequential and impact test as set out in Policy ST13. In the current draft Local Plan (November 2020), the Council continue to seek to protect and enhance the town centre as highlighted in Policy ST14 which is welcomed. Our representations to Policy ST4 have not been taken into account and this policy remains largely unchanged. For this reason, the Draft Local Plan (November 2020) is unsound and does not comply with Paragraph 35 of the NPPF. The Plan has not been positively prepared as it fails to protect the town centre. Paragraph 6.7.3 of the draft Local Plan states that Policy ST14 should promote the continued vitality and viability of the District’s town and local centres in a flexible way whilst supporting the role they play “at the heart of the local communities”. Furthermore, the “Spatial Strategy: Worksop” document, prepared by the Council states that their vision is to</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		<p>revitalise Worksop town centre through creating distinct retail and leisure zones. However, draft Policy ST6 allows for main town centre uses that are located outside of the town centre which could have a detrimental impact on it. The Local Plan, as currently worded, cannot be considered to be positively prepared in respect of the town centre. JUSTIFIED The draft Local Plan is not sound because there is no justification for allowing main town uses in parts of the WC designation falling outside of the town centre without having to comply with the sequential and impact tests. The Council's own vision seeks to revitalise Worksop town centre, however, allowing main town centre uses (particularly retail uses) to locate outside of the town centre without assessing whether there are any sequentially preferable sites within the town centre or whether they will result in a significant adverse impact, goes against national policy and is contrary to draft Policy ST14. The omission of referring to the retail tests within draft Policy ST6 is not justified and is not sound. EFFECTIVE Paragraph 6.7.1 of the draft Local Plan states that "town and local centres...provide a focus for growth in retail, commercial and leisure sectors" and centres "act as a focal point for local communities and ensure that valued services are available in accessible locations". However, without amending draft Policy ST6 to refer to the sequential and impact tests, the Local Plan will not deliver its vision and objective of revitalising Worksop town centre and thus it is not effective as currently written CONSISTENT WITH NATIONAL POLICY</p> <p>Paragraph 86 of the NPPF specifically states that local planning authorities should "apply a sequential test to planning applications for main town centre uses which are neither in an existing centre</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		<p>nor in accordance with an up-to-date plan". Paragraph 89 adds that local planning authorities should require impact assessments for retail and leisure development if it is over a proportionate, locally set floorspace threshold. In this case the Council sets a threshold of 929sqm. However, draft Policy ST6 is not consistent with either paragraph 86 or 89 of the NPPF given it fails to require a sequential or impact assessment to be submitted for new development in the WC designation if they are located outside of the town centre. This would have a detrimental impact on Worksop town centre. Policy ST6 fails to protect and support Worksop town centre from "out of centre" development including main town centre uses. The draft Local Plan is unsound: It has not been positively prepared; There is no justification as to why main town centres uses can be provided in out of centre locations within the WC designation without having to comply with the sequential and impact tests; It is not effective to deliver the Council's own vision; and It is contrary to National Policy. Furthermore, draft Policy ST6 conflicts with draft Policy ST14 which requires sequential assessments to be undertaken for main town centre uses and impact assessments for retail and leisure proposals in Worksop if they are over 929sqm. The draft Local Plan is unsound and should be amended accordingly. Strongly urge the Council to amend draft Policy ST6 to accord with Paragraph 86 and 89 of the NPPF and draft Policy ST14. Suggested amendments to the wording of Point 2 of draft Policy ST6: "The provision of commercial, education, health, retail, community and other services and facilities and temporary uses, of a suitable scale to meet identified needs subject to the sequential and impact assessment as set out in Policy ST14 if</p>	

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		proposing a main town centre use outside of the designated town centre." Without this additional wording, the Local Plan is contrary to the NPPF and unsound and should not be adopted. The PSC helps to anchor Worksop town centre and its success is vital to reviving the fortunes of the town centre. Welcome the Council's vision for the revitalisation of the town centre and that it should be protected, remain concerned that draft Policy ST6 will result in proposals for new retail and main town uses being permitted outside of the town centre without having to satisfy the sequential or impact tests. Urge the Council to reconsider the wording of Policy ST6 as requested and recognise the importance of supporting the town centre first approach and to encourage future investment to the town centre.	
REF133	Scrooby Neighbourhood Area Plan	No specific comments as these are areas we are not close to. Supporting the "comprehensive redevelopment of brownfield sites..." will always be supported by Scrooby SNAP.	Noted. Thank you for your comment.
REF201	Severn Trent	Supportive of the approach outlined within Policy ST6, in particular bullet point 8 to develop an integrated strategic flood Management Scheme that supports regeneration without increasing flood risk. Note there are opportunities through the use of multifunctional space to further enhance the regeneration and further reduce existing flood risk.	Noted. Thank you for your comment.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
REF211	National Trust	Support the aims of Policy ST6 to regenerate the central area of Worksop, in particular its commitment to 'the positive re-use of underused or vacant land'. Concerned that the Spatial Strategy along with Policies ST10 (Apleyhead strategic employment site) and also ST3 (Garden Village) if not properly designed and phased will undermine this aim. This is because the availability of surplus greenfield land for employment and housing is likely to make it even more difficult to attract investment to redevelop more complex and challenging brownfield sites in the town centre.	The reuse of brownfield land focuses heavily within the Local Plan and Worksop DPD. Both documents allocate a substantial level of brownfield land for development and provide a good balance between the use of Brownfield Land and Greenfield Land across the District.
REF221	Resident	Writing as an interested member of the public, not as someone with expertise. I was born in Worksop seventy years ago, after a short break to train as a teacher, I returned to work here in primary education for forty years. As a teacher knowledge of the history of the town was important and interesting and would encourage interest, pride and care of the environment. My history curriculum in class began with the development of the town from Norman times. The pupils went on a historical walk through the town and they went on to produce their own guide book. Unfortunately I don't think any school does this now:- 1. Castle Hill- site of wooden motte and bailey castle. 2. The Old Ship Inn- Tudor building, could this be redeveloped as a tourist information centre, residential would be preferable to losing the building. 3. Original settlement was centred around a market cross where the market was at the top of Potter Street, in Norman times it was called Werchesope. 4. Going along Potter Street east is the Boundary Inn, marks the boundary between the Norman settlements of Werchesope and Redforde. Locally produced goods would be exchanged along this route. 5. The Gatehouse- very rare building where the monks from the Priory	<p>The regeneration strategy for Worksop Central plays on its strengths such as its heritage, the CANCH, River Ryton and Chesterfield Canal and seeks to maximise opportunities through the redevelopment of underused or vacant land. It is also important that these sites and assets are linked through better connections and transport infrastructure.</p> <p>Reducing the threat of flooding is a key priority to give the community and businesses confidence that their investment in the town is secure.</p> <p>The redevelopment of vacant or underused sites will focus on providing the right housing need such as affordable homes and homes for older people. These will compliment other market-led</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		<p>offered shelter for travellers. 6. Market Cross was south of its present site and marked the site of the market for Redforde so called because there was a wood and stone bridge across the river Ryton here and the sand under the water turned the eater red as the supports were sunk.</p> <p>7. The Priory was a big and important church, it was an Augustinian Priory twice its current length. The 13 monks used the piece at the back and the 'commoners' the front until Henry VIII had it knocked down. Dates back to early 12 Century. 8. Water wheel, opposite Priory Church, this was used to provide power at a farm/mill here.</p> <p>9. Chesterfield Canal- designed by James Brindley in 1777 (I think). It was unusually narrow and special boats were built to use it called Cuckoos. Passing places were built and the wharfage at Town Lock was called Cuckoo Wharf. 10. Smiths Flour Mill dates back to 1706? My grandfather drove steam lorries at the beginning of 20th Century making cross-Pennine journeys with flour</p> <p>11. The railway station. Town Centre Worksop has become a commuter town. In the 1950's it was a thriving market town with some up-market shops. Don't think it is an achievable goal to aspire to that now. Online shopping and out of town centres have put a stop to that. Would be a shame for a pretty town centre to become lost and die. 1. Develop the Old Ship Inn 2. Turn more of the town centre into residential/office space 3. Eateries/coffee shops to be considered 4. Toilet facilities are desperately needed, supervised would suggest 5. The canal- think this a very important under-used resource at the moment both as a waterway and a walkway, both west towards Shireoaks and east towards Retford.</p> <p>a. Develop wharfage for residential narrow boats while putting in</p>	<p>development sites within the town centre and wider area.</p>

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
		supporting infrastructure e.g. water supplies, fuel etc. b. Parking spaces for short stay boats c. Improve the walkway (towpath), develop cycle path and install lighting d. Develop café culture e. Provide hard standing for stalls e.g. hot potatoes, hot dogs, pizza. This would be seasonal but good for spring to autumn f. Summer, Christmas, Easter markets selling crafts or artisan products e.g. cheese, breads, brewed beers etc. (Welbeck may be interested here). g. Develop Gateford Road access to town, the approach from St Johns Church to the traffic lights is poor. h. Land north of the Railway Station, then Lidl is wasted. Consider development for the elderly e.g. McCarthy Store, types of accommodation/ or charging station for electric cars. The only charging points in Worksop are at Bannatyne's or near the Savoy Cinema.	
1670988	Resident	The Bassetlaw Plan needs to detail HOW they can ensure that the flood risk will not be increased, when already the surface water runs away onto businesses and properties. This will need permeable paving and drainage systems and lots of work to improve flood risks in the future. Detail the plans for flooding.	The preparation of the Worksop Central DPD is being supported by the development of a Strategic Flood Risk Assessment for the area. This will detail the flooding risk and the recommendations needed to improve the situation in the future. In addition, the Council is in discussions with the Environment Agency about other flood prevention measures for the area.
1670988	Resident	Consider using existing properties no longer used for their purpose to turn into housing.	Noted. Thank you for your comment.
REF058	Sport England	Section A6 supported	Noted. Thank you for your comment.

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - WORKSOP CENTRAL			
REF198 Bevercotes	Gladman Developments Ltd	The regeneration of previously developed vacant or underused sites within urban and rural Bassetlaw forms a key part of the vision and objectives of the Local Plan. Two 'Priority Regeneration Areas are identified in the Plan: 'Policy ST6: Worksop Central' and 'Policy ST7: Cottam Priority Regeneration Area'.	Noted. Thank you for your comment.
REF117 (Ordsall South Rep)	Barton Wilmore on behalf of landowners	Policy ST1 requires about 700 homes to be provided in 'Inner' Worksop. Policy ST6 requires at least 660 homes in Worksop Central Area. Are these the same thing? Having regard to our review of the Council's Land Availability Assessment, there does not appear to be enough land in the defined Worksop Central Area to meet the identified needs. Equally, no other strategies are set out as to how this level of housing can be delivered.	Yes. The Local Plan requires 660 of the Worksop requirement to be delivered within Worksop Central. The Council has undertaken a call for land and a sustainability appraisal for the sites. The sites identified within the Worksop DPD are capable of accommodating enough homes to meet the Local Plan target.