

**Bassetlaw Local Plan 2020-2037: Publication Version  
Regulation 19 Consultation August 2021 – October 2021**

**REF Responses 001-010**

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
<a href="#">REF001</a>	Canal and River Trust	No
<a href="#">REF002</a>	Resident	No
<a href="#">REF003</a>	The Coal Authority	No
<a href="#">REF004</a>	Lound Neighbourhood Plan Steering Group	No
<a href="#">REF005</a>	Residents	No
<a href="#">REF006</a>	Hayton Parish Council	Yes
<a href="#">REF007</a>	National Highways	Not indicated
<a href="#">REF008</a>	Bassetlaw District Council Councillor and Notts County Councillor	Not indicated
<a href="#">REF009</a>	Fisher German on behalf of land owner	Yes
<a href="#">REF010</a>	Severn Trent	Not indicated

# REF001



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 September 2021 14:26  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan Publication Draft Consultation - Canal & River Trust Comments  
**Attachments:** reg-19-form-a-b-12pt.docx; Bassetlaw Form B.docx; Response CRTR-POL-2021-33799.docx; Response CRTR-POL-2021-33799.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir/Madam

Thank you for your consultation on the Local Plan Publication Draft. Please find comments from the Trust attached. The Trust has no significant concern with the Local Plan, and believes it is generally sound. As such, we have sent a single form and our general comments in a single document.

Kind Regards

[REDACTED]  
Area Planner North East, Canal and River Trust

[REDACTED]  
Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds; LS9 8PB

[www.canalrivertrust.org.uk](http://www.canalrivertrust.org.uk)

Sign up for the Canal & River Trust e-newsletter [www.canalrivertrust.org.uk/newsletter](http://www.canalrivertrust.org.uk/newsletter)

Follow @canalrivertrust from the Canal & River Trust on Twitter

Please visit our website to find out more about the Canal & River Trust and download our 'Shaping our Future' document on the About Us page.



---

### Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

This email and its attachments are intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them; please delete without copying or forwarding and inform the sender that you received them in error. Any views or opinions expressed are solely those of the author and do not necessarily represent those of The Canal & River Trust.

Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

## **Cadw mewn cysylltiad**

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.



## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

03/09/2021

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Canal & River Trust

Address:

Fearns Wharf, Neptune Street, Leeds.

Postcode:

LS9 8PB

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Canal & River Trust

### 3. To which part of the Local Plan does your representation relate?

Policy: Various

Paragraph: Various

Policies Map: Various

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☒

No ☐

#### 4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐



- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see separate sheet.

**Continue on a separate sheet if necessary**

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

N/A

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

n/a

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.



## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

### Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Canal & River Trust

#### 3. To which part of the Local Plan does your representation relate?

Policy: Various

Paragraph: Various

Policies Map: Various

#### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

##### 4.(1) Legally Compliant

Yes ☒

No ☐

##### 4.(2) Sound

Yes ☒

No ☐

##### 4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

**Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see separate sheet

**Continue on a separate sheet if necessary**

**5. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

N/A

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**6. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

**7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Planning Policy  
Bassetlaw District Council  
Queens Buildings (Worksop Office)  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Our Ref CRTR-POL-2021-33799

Friday 3 September 2021

Dear Sir/Madam

**Proposal: Bassetlaw Local Plan Publication Draft Consultation**

**Waterway: Chesterfield Canal and River Trent**

Thank you for your consultation on the Bassetlaw Local Plan Publication Draft.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation.

As advised in our response to the earlier round of consultation, we believe that access to our waterways can provide multiple economic, social and environmental benefits to local communities. The Trust are developing a framework to measure the benefits of waterways. As part of this, our 2017 nationwide Community Survey (carried out in conjunction with Kanter TNS) identified that 30% of visitors to our network do so for health/fitness reasons; and 90% of users agree that the canal is a good place to relax/de-stress.

The Trust broadly encourages policies which seek to:

- Protect the heritage, environmental and recreational value of canals, rivers and other waterscapes and to safeguard them against inappropriate development;
- support the ability of waterways to deliver economic, social and environmental benefits to local communities and the nation as a whole; and
- secure the long-term sustainability of the inland waterway network, their corridors and adjoining communities.

The Trust own and manage the Chesterfield Canal, which runs through the district, including the main urban centres of Worksop and Retford. In addition, we are navigation authority for the River Trent.

The Trust made representations on 20<sup>th</sup> February 2020 and on 27<sup>th</sup> November 2020 on earlier Drafts of the Local Plan. Having Reviewed this latest Publication Draft of the Local Plan, we wish to make the following comments:

**5.3 – Bassetlaw Garden Village (Policies ST3 & ST4)**

Due to the existing rural location of the site, existing walking and cycling routes are designed for low levels of usage, which could be adversely impacted by the additional usage brought by the development unless

**Canal & River Trust**

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

T 0303 040 4040 E [canalrivertrust.org.uk/contact-us](https://canalrivertrust.org.uk/contact-us) W [canalrivertrust.org.uk](https://canalrivertrust.org.uk)



appropriate mitigation is undertaken to improve these routes. As an example, the proposed Bassetlaw Garden Village site is approximately 1500m to the south of the Chesterfield Canal. The towpath, and other existing public rights of way in proximity to the site, are designed to meet their current levels of relatively low use. As an example, the Trust maintain our assets to a steady state based on existing usage. Any additional usage brought about by the Garden Village could result in additional liabilities, including the erosion of footpath surfaces, which could discourage long term use of the local pedestrian and cycle network for travel and leisure.

The supporting text and inclusion of Policy ST4 makes explicit the need for development to promote off-site improvements to the existing walking and cycling infrastructure in vicinity of the proposed Garden Village. Specifically, part r (viii) of policy ST4 refers to the need for development to promote public rights of way improvements within the site and through connections to the network outside the site boundary. This inclusion would address this matter, and ensure that local infrastructure is considered appropriately.

## 5.4 Priority Regeneration Areas

### Worksop Central Area

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.

#### *Policy ST5*

In order to ensure that the Plan is effective in maximising the benefits of the canal, we believe that 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.

The wording this policy (notably part 2 (f) ) provides detail as to what is expected within both the future Development Plan Document (DPD) and of developers with regards to the relationship between the town and the canal, which would help ensure that the local plan is effective in seeking to maximise such benefits.

### **Former Cottam Power Station Priority Regeneration Area**

The inclusion of this site within the Local Plan should help to provide certainty to future developers and decision makers with regards to how this large brownfield site will be brought back into use following its use as a power station.

#### *Policy ST6*

Due to the former use of the site and its proximity to the River Trent and Local Wildlife Sites, it is important that any redevelopment of the site seeks to fully remediate the site and prevent any contamination towards the nearby watercourse. The proposed reference given in the draft policy towards the need for protection of the water quality of the River Trent should help to ensure that the plan is effective in this regard.

The Trent is identified by the Trust as a Freight waterway, capable of handling waterborne freight. We therefore welcome the latest policy wording, which states that consideration should be given to opportunities to utilise the River Trent for the transportation of construction and waste materials. We believe this would help to accord with the principles of the National Planning Policy Framework and, in the case of larger loads, in the governments water preferred policy for the movement of abnormal loads.

### **Canal & River Trust**

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

T 0303 040 4040 E [canalrivertrust.org.uk/contact-us](https://canalrivertrust.org.uk/contact-us) W [canalrivertrust.org.uk](https://canalrivertrust.org.uk)

## 8.5 Multi-Functional Green and Blue Infrastructure

The specific reference given to 'Blue Infrastructure' in this section would make it clearer to decision makers that this section refers to watercourses and canals as well as other areas of green space. The text of Policy ST39, should help to ensure that future development takes account of the unique biodiversity and function of waterway corridors in the district, which would make the Local Plan effective in meeting the requirements of section 15 of the NPPF.

## 8.6 Protecting and Enhancing Biodiversity and Geodiversity

The Chesterfield Canal does benefit from a designation as an SSSI within the District. Consideration given towards the protection of SSSI habitats within policy ST40 should help ensure that consideration is given towards the protection of such habitats.

Opportunities exist for new development to provide for net improvements to biodiversity in line with the general aims of the NPPF, and we believe that reference to this within policy ST40 could assist in ensuring these aims are met.

## 8.8 The Historic Environment

Due to its age, and the presence of historic structures such as locks, bridges and lock houses, and its relationship with past industrial development in Worksop and Retford, we believe that the Chesterfield Canal does constitute a heritage asset, which contributes toward the character and setting of the district. The inclusion of the canal and its associated structures within paragraph 8.8.2 should make it clear to decision makers that the canal should be considered as a heritage asset.

### *Policy ST42*

The general principles of Policy ST37 should help make the Local Plan effective in meeting the aspirations set out in section 16 of the NPPF.

## 9.1 Healthy and active lifestyles

Our towpaths provide public access to the Green Infrastructure network, which can promote active lifestyles and benefits to wellbeing. As explained above, the Trust believe that access to our waterways can provide multiple economic, social and environmental benefits to local communities, which has been supported by the findings by our towpath surveys (Kanter TNS, 2017).

### *Policy ST44*

Considerations within the policy include seeking to increase opportunities for access to leisure facilities and for walking and cycling. Our network can play an important part in ensuring that future (and existing) residents can benefit from access to such facilities, which could assist in promoting healthy lifestyles. The inclusion of towpaths within part 1 e) within the policy text makes it explicit that our network forms part of the wider network of spaces for active leisure, including walking and cycling. The Trust would encourage such use of our network.

## 9.6 Contaminated and Unstable Land

### *Policy 49*

#### **Canal & River Trust**

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

**T** 0303 040 4040 **E** [canalrivertrust.org.uk/contact-us](https://canalrivertrust.org.uk/contact-us) **W** [canalrivertrust.org.uk](https://canalrivertrust.org.uk)

Development upon contaminated or unstable land in proximity to our waterways could subject them to contamination or structural damage, which could threaten the ability of our network to provide a resource for the local community. Account for these hazards in the Local Policy, as proposed, would help protect our network, and help make the Local Plan more effective in meeting the aims of paragraph 183 from the NPPF.

### 12.3 Provision and Delivery of Infrastructure

#### *Policy ST58*

As explained previously, significant new developments in the vicinity of the canal network place extra liabilities and burdens upon the waterway infrastructure and it is therefore essential that appropriate contributions are secured from developers, where necessary, in order to mitigate the impact of new development on the Trust's assets.

Account given in paragraph policy ST58 that developer contributions will be required to meet the infrastructure requirements of new development should help account for the potential demands on the wider walking and cycling network in proximity to new development sites.

#### River Ryton Flood Management Impact Zone

The Local Plan makes reference to the proposed River Ryton Flood Storage Area (e.g. figure 31). The north east side of the Flood Storage area lies in proximity to the Chesterfield Canal. Stored water can impact land stability associated with existing retaining structures that support the canal in place. We therefore advise that the relevant authority makes contact with the Trust before the full development of proposals for the flood storage area so that the associated risks and any required mitigation works can be identified and designed into the scheme as appropriate.

I hope the above is of use. Please do not hesitate to contact me with any queries you may have.

Yours sincerely,



Area Planner



<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

#### Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

T 0303 040 4040 E [canalrivertrust.org.uk/contact-us](https://canalrivertrust.org.uk/contact-us) W [canalrivertrust.org.uk](https://canalrivertrust.org.uk)

# REF002



[REDACTED]

---

**From:**

[REDACTED]  
07 October 2021 15:18

**To:**

The Bassetlaw Plan

**Subject:**

Bassetlaw Local Plan 2020-2037

**Attachments:**

Response - Lound NPSG Comments on BDC Plan Oct. 2021.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Please find attached response to Bassetlaw Local Plan 2020-2037.

Regards

[REDACTED]





## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notice/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name:

[Redacted]

Signature:

[Redacted]

Date:

7 October 2021

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

-

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel:

[REDACTED]

Fax:

N/A

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

N/A

Organisation (if applicable):

N/A

Address:

N/A

Postcode:

N/A

Tel:

N/A

Fax:

N/A

Email:

N/A



## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Lound Neighbourhood Plan Steering Group

### 3. To which part of the Local Plan does your representation relate?

Policy: ST2

Paragraph: 3

Policies Map: N/A

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

#### 4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Lound Neighbourhood Plan Steering Group welcomes the Publication Version of the Bassetlaw Local Plan 2020-2037.

It is noted that the Housing Growth Requirement for Lound remains at 5%, which equates to 10 new dwellings. Consultation shows that the village overwhelmingly believes that this is a sustainable and proportionate contribution to the national housing shortage, given Lound's very limited facilities and narrow streets. This percentage number is subject to the correction of a mis-print of the table headings at the top of page 40 within Policy ST2, which appears to require 20% growth. This oversight has already been acknowledged in an email from Ms Karen Johnson, Bassetlaw District Council's Planning Policy Manager.

This representation, which falls within the "soundness" category, concerns Paragraph 3 of Policy ST2 of the Plan.

The previous version of the Bassetlaw Local Plan in November 2020 contained a Paragraph E in Policy ST2, which says "Where the percentage housing requirement for an eligible settlement has been achieved, additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan." This clear statement, in the spirit of Localism, means that additional development can still be achieved and, using the neighbourhood plan process in this way, must be the right way to demonstrate community support.

Unfortunately, now in the Publication Version of the Plan, the alternative of a developer-led pre-application community consultation has been added, instead of the route involving the revision of a neighbourhood plan. It is feared that this will weaken the neighbourhood plan or even be used to by-pass it. In the Draft Lound Neighbourhood Plan, which is currently at the Examination stage, developers are already being encouraged to participate in a pre-application community engagement process with the Parish Council, which is endorsed by the NPPF. The Steering Group believes that, where additional development above that which is required by the District is proposed, both processes should be used, but that the neighbourhood plan stage should remain as a mandatory gate to be passed.

**Continue on a separate sheet if necessary**

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

In line with the reasoning above, it is suggested that the text shown below in red strikethrough should be **removed** from Paragraph 3 of Policy ST2 of the Plan as follows:

“3. Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported where it can be demonstrated that it has the support of the community through the preparation of a neighbourhood plan (including a review), ~~or through a developer led pre application community consultation~~ where it is proposing:

- a) the appropriate conversion of an existing building(s) within an eligible settlement;
- b) to bring redundant, disused buildings and/or land into residential use and would enhance its immediate surroundings;
- c) accommodation for forestry or agricultural workers in accordance with Policy ST34;
- d) a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35;
- e) an exceptions site or First Homes exception site in accordance with Policy ST29.”

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

N/A

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

# REF003



**From:** planningconsultation@coal.gov.uk  
**Sent:** 07 October 2021 16:50  
**To:** The Bassetlaw Plan  
**Subject:** (6) Bassetlaw Local Plan 2020-2037 - Publication Version and the Bassetlaw Community Infrastructure Levy (CIL) - Draft Charging Schedule Consultation  
**Attachments:** Consultation-Response-PPO-012-420-217.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear The Bassetlaw Plan

Following the policy consultation on 02 September 2021, please find attached our comments relating to the above policy.

If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

W: <https://protect-eu.mimecast.com/s/hURFC86D0c6J6GwhnPfHw?domain=gov.uk>

Making a better future for people and the environment in mining areas. Like us on [https://protect-eu.mimecast.com/s/JTKfC9QEPfkZk0YHEhLP\\_?domain=facebook.com](https://protect-eu.mimecast.com/s/JTKfC9QEPfkZk0YHEhLP_?domain=facebook.com) or Facebook or follow us on <https://protect-eu.mimecast.com/s/rFWrC0VrPuGEGxrH2mTfs?domain=twitter.com> or Twitter and <https://protect-eu.mimecast.com/s/OTThCgL9NsAgA3YC33AM8?domain=linkedin.com>

authority?trk=company\_name" title="Join us on LinkedIn">LinkedIn</a>.  
<P>

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <https://protect-eu.mimecast.com/s/dDTuCjq9NFn6nryT13xNA?domain=symanteccloud.com>

---



The Coal  
Authority

**Bassetlaw Local Plan 2020-2037 - Publication Version and the Bassetlaw Community Infrastructure Levy (CIL) - Draft Charging Schedule Consultation**

Contact Details

Planning and Development Team  
The Coal Authority  
200 Lichfield Lane  
Berry Hill  
MANSFIELD  
Nottinghamshire  
NG18 4RG

Planning Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
Planning Enquiries: 01623 637 119

Date

7 October 2021

Dear Sir/Madam

**Bassetlaw Local Plan 2020-2037 - Publication Version and the Bassetlaw Community Infrastructure Levy (CIL) - Draft Charging Schedule Consultation**

Thank you for your notification received on the 2 September 2021 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

It is noted that this current consultation relates to a draft CIL Charging Schedule, I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully

*BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*

**Development Team Leader (Planning)**



# REF004



[REDACTED]

---

**From:**

[REDACTED]  
08 October 2021 11:45

**To:**

The Bassetlaw Plan

**Cc:**

**Subject:**

[REDACTED]  
Consultation on Bassetlaw Local Plan 2020-2037

**Attachments:**

Lound NPSG Comments on BDC Plan Oct21.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Planning Policy,

Please find our Representation Form attached for your attention.

Kind regards,

[REDACTED]  
Lound Neighbourhood Plan Steering Group



## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒


No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 5 October 2021

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name:	[REDACTED]
Organisation (if applicable):	Lound Neighbourhood Plan Steering Group (Sub-committee of Lound Parish Council)
Address:	[REDACTED]
Postcode:	[REDACTED]
Tel:	[REDACTED]
Fax:	N/A
Email:	[REDACTED]

### 2. Agent Details (if applicable)

Agent:	N/A
Organisation (if applicable):	N/A
Address:	N/A
Postcode:	N/A
Tel:	N/A
Fax:	N/A
Email:	N/A

## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Lound Neighbourhood Plan Steering Group

### 3. To which part of the Local Plan does your representation relate?

Policy: ST2

Paragraph: 3

Policies Map: N/A

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

#### 4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Lound Neighbourhood Plan Steering Group welcomes the Publication Version of the Bassetlaw Local Plan 2020-2037.

It is noted that the Housing Growth Requirement for Lound remains at 5%, which equates to 10 new dwellings. Consultation shows that the village overwhelmingly believes that this is a sustainable and proportionate contribution to the national housing shortage, given Lound's very limited facilities and narrow streets. This percentage number is subject to the correction of a mis-print of the table headings at the top of page 40 within Policy ST2, which appears to require 20% growth. This oversight has already been acknowledged in an email from Ms Karen Johnson, Bassetlaw District Council's Planning Policy Manager.

This representation, which falls within the "soundness" category, concerns Paragraph 3 of Policy ST2 of the Plan.

The previous version of the Bassetlaw Local Plan in November 2020 contained a Paragraph E in Policy ST2, which says "Where the percentage housing requirement for an eligible settlement has been achieved, additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan." This clear statement, in the spirit of Localism, means that additional development can still be achieved and, using the neighbourhood plan process in this way, must be the right way to demonstrate community support.

Unfortunately, now in the Publication Version of the Plan, the alternative of a developer-led pre-application community consultation has been added, instead of the route involving the revision of a neighbourhood plan. It is feared that this will weaken the neighbourhood plan or even be used to by-pass it. In the Draft Lound Neighbourhood Plan, which is currently at the Examination stage, developers are already being encouraged to participate in a pre-application community engagement process with the Parish Council, which is endorsed by the NPPF. The Steering Group believes that, where additional development above that which is required by the District is proposed, both processes should be used, but that the neighbourhood plan stage should remain as a mandatory gate to be passed.

**Continue on a separate sheet if necessary**

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

In line with the reasoning above, it is suggested that the text shown below in red strikethrough should be removed from Paragraph 3 of Policy ST2 of the Plan as follows:

“3. Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported where it can be demonstrated that it has the support of the community through the preparation of a neighbourhood plan (including a review), ~~or through a developer led pre application community consultation~~ where it is proposing:

- a) the appropriate conversion of an existing building(s) within an eligible settlement;
- b) to bring redundant, disused buildings and/or land into residential use and would enhance its immediate surroundings;
- c) accommodation for forestry or agricultural workers in accordance with Policy ST34;
- d) a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35;
- e) an exceptions site or First Homes exception site in accordance with Policy ST29.”

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.



**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

N/A

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

# REF005



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 08 October 2021 12:00  
**To:** The Bassetlaw Plan  
**Subject:** Consultation on Bassetlaw Local Plan 2020-2037  
**Attachments:** NMP Comments on BDC Plan Oct21.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Bassetlaw District Council,

Please find attached our comments on your latest plan.

Kind regards,

[REDACTED]

[REDACTED]



## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒


No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 7 October 2021

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name:	<div></div>
Organisation (if applicable):	N/A
Address:	<div></div>
Postcode:	<div></div>
Tel:	<div></div>
Fax:	N/A
Email:	<div></div>

### 2. Agent Details (if applicable)

Agent:	N/A
Organisation (if applicable):	N/A
Address:	N/A
Postcode:	N/A
Tel:	N/A
Fax:	N/A
Email:	N/A

## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: [REDACTED]

### 3. To which part of the Local Plan does your representation relate?

Policy: ST2

Paragraph: 3

Policies Map: N/A

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

#### 4.(3) Complies with the Duty to Cooperate

Yes ☒

No ☐

- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

I welcome the Publication Version of the Bassetlaw Local Plan 2020-2037.

I note that the Housing Growth Requirement for Lound remains at 5%, which equates to 10 new dwellings. Consultation shows that the village overwhelmingly believes that this is a sustainable and proportionate contribution to the national housing shortage, given Lound's very limited facilities and narrow streets. This percentage number is subject to the correction of a mis-print of the table headings at the top of page 40 within Policy ST2, which appears to require 20% growth. This oversight has already been acknowledged in an email from Ms Karen Johnson, Bassetlaw District Council's Planning Policy Manager.

This representation, which falls within the "soundness" category, concerns Paragraph 3 of Policy ST2 of the Plan.

The previous version of the Bassetlaw Local Plan in November 2020 contained a Paragraph E in Policy ST2, which says "Where the percentage housing requirement for an eligible settlement has been achieved, additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan." This clear statement, in the spirit of Localism, means that additional development can still be achieved and, using the neighbourhood plan process in this way, must be the right way to demonstrate community support.

Unfortunately, now in the Publication Version of the Plan, the alternative of a developer-led pre-application community consultation has been added, instead of the route involving the revision of a neighbourhood plan. It is feared that this will weaken the neighbourhood plan or even be used to by-pass it. In the Draft Lound Neighbourhood Plan, which is currently at the Examination stage, developers are already being encouraged to participate in a pre-application community engagement process with the Parish Council, which is endorsed by the NPPF. I believe that, where additional development above that which is required by the District is proposed, both processes should be used, but that the neighbourhood plan stage should remain as a mandatory gate to be passed.

**Continue on a separate sheet if necessary**



**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

In line with the reasoning above, it is suggested that the text shown below in red strikethrough should be removed from Paragraph 3 of Policy ST2 of the Plan as follows:

“3. Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported where it can be demonstrated that it has the support of the community through the preparation of a neighbourhood plan (including a review), ~~or through a developer led pre application community consultation~~ where it is proposing:

- a) the appropriate conversion of an existing building(s) within an eligible settlement;
- b) to bring redundant, disused buildings and/or land into residential use and would enhance its immediate surroundings;
- c) accommodation for forestry or agricultural workers in accordance with Policy ST34;
- d) a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35;
- e) an exceptions site or First Homes exception site in accordance with Policy ST29.”

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☐

No, I do not wish to participate in hearing session(s)

No ☒

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

N/A

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

# REF006



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 11 October 2021 12:16  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Attachments:** Response to Bassetlaw Local Plan  
reg-19-form-a-b-12pt (1).docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Please find attached Hayton Parish Councils response to the Draft Bassetlaw Local Plan.

Kind regards

[REDACTED]

[REDACTED]  
Parish Clerk and RFO





## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes x ☐

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes x ☐

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☐

No x ☐

Printed Name: 

Signature: 

Date: 11/10/21

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Hayton Parish Council

Address: [REDACTED]

Postcode: [REDACTED]

Tel: [REDACTED]

Fax: N/A

Email: clerk@haytonparish.co.uk

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Hayton Parish Council

### 3. To which part of the Local Plan does your representation relate?

Policy: ST32

Paragraph: Various

Policies Map:

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☐

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

#### 4.(3) Complies with the Duty to Cooperate

Yes ☐

No ☐



5. **Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

## Bassetlaw District Council Local Plan 2020- 2037 Consultation Document

### Comments

Hayton Parish Council have reviewed the proposed Bassetlaw Local Plan. We would like it noted that whilst information may have been available on the website, previous consultation packs received, made no mention of the proposal on which we will pass comment, nor was the item raised at the Rural Conference. We have been informed that the proposal of 17 pitches have been included since January 2021, however, Hayton Parish Council were not made aware of this pertinent amendment to the draft Plan and therefore have not provided a previous comment.

On the grounds listed in our comments below, Hayton Parish Council object to the proposed plans relating to additional pitches for Gypsy and Travelling Show People. As described in the Bassetlaw Local Plan 2020-2037 Consultation Document

#### ST32 Sites for Gypsies and Travellers.

The plan states that these developments should support the establishment or re- establishment on vacant plots and/or the extension of the existing authorised Gypsy & Traveller sites. Within Hayton Parish there is only one existing site based at Gypsy Corner. The site was granted permission with strict conditions (17/00102/VOC) additional planning was subsequently sought and declined (BDC Ref 18/01609/VOC), there have been no appeals to this decision.

It is believed by the Parish Council that the current site is in breach of the conditions set when planning was approved. This has been raised on several occasions with BDC, to our knowledge the size and extent of the site is currently unknown, however there is strong evidence to suggest that the site is now extensive and it is also being operated for commercial gain. Outwardly, the site appears to be full and so there is no space for further pitches and to our knowledge, there is no land adjacent to this site that could be developed. We also believe that the site fails under section –b, d, e, f, g, i & j (ST32 point 2) - comments in bold.

Development of new Gypsy and Traveller sites or extensions to other existing authorised Gypsy and Traveller sites over the plan period should:

- |  |
|--|
| a) address an unmet need identified in the Gypsy and Traveller Accommodation Needs Assessment 2019, or any successor;  |
| b) be located in a sequentially preferable location: within a settlement boundary, then in an edge of settlement location; and, only if suitable sites are not available should out of settlement sites be considered, evidenced by a sequential assessment;   |
| c) be located outside high flood risk areas as defined by national policy;   |
| d) in the case of an extension, be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land; <b>The proposal is not small scale, the site is currently authorised for 3 pitches the proposal of an additional 17 pitches is a 567% increase. Not a sustainable nor logical increase to such a small site It should be noted that it was in 2019 when BDC last visited the site so their assumption that there is room for additional pitches is flawed</b> |
| e) be within safe walking/cycling distance of a settlement, with access to a range of services including health and education provision in the locality; <b>The current site is not in safe walking/cycling distance of education/healthcare/shops</b>   |
| f) be of a scale that is appropriate to local character, its local services and infrastructure and would not dominate the nearest settled community; <b>The scale of the development is not appropriate to local character. Hayton is a small rural village</b>  |

- g) have suitable, safe and convenient access to the highway network;  
***the site is accessed from a tight bend on a narrow country lane, an increase in the volume of traffic would be unwelcome, the road is already heavily used by HGV's to avoid the railway bridge as well as farm traffic***
- h) have the ability to be well integrated into the local townscape or landscape, have no adverse impact on biodiversity and/or heritage assets and use boundary treatments and screening materials which are sympathetic to the existing urban or rural form;
- i) ensure the amenity of the Gypsy and Traveller community and the settled community is managed appropriately in accordance with Policy 48; and ensure that there is sufficient space for the planned number of caravans, outdoor space, day rooms, parking and the safe movement of personal and commercial vehicles; ***The site, to our knowledge is not of sufficient size to support 17 additional pitches, this would equate to upto 34 additional caravans. The proposal of 17 additional pitches would place upto 20 families living in very close proximity, this would not, in our opinion satisfy basic human living conditions. It would also exacerbate the risk of sewage overflow into the adjoining water course. As the original planning approval was for only three families. 17 additional pitches added to the original 3 would potentially be a fire hazard due to their close proximity***
- j) ensure that there is sufficient space for the planned number of caravans, outdoor space, day rooms, parking and the safe movement of personal and commercial vehicles; ***Again, we draw on the point that the site in question does not appear to be able to cope with such a large increase in pitches.***

7.20.6 As with sites identified for the settled community, it is important that Gypsy and Traveller sites are located in sustainable locations: National guidance states that new sites in the countryside, away from existing settlements, or where a site could dominate the nearest settled community, should be resisted. Similarly, it is vital that residents are able to access education, health and community facilities in the same way that the settled community can. Gypsy and Traveller sites also need to have good access to the road network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life. ***The current site is located on a tight bend on a narrow lane. The road already supports HGV's as a route to avoid the railway bridge in Welham. An increase in traffic on this scale would not be acceptable.***

7.20.8 A Gypsy and Traveller pitch is normally conditioned through a planning application to be for up to two touring caravans per pitch, one static caravan and a day room. This is dependent upon the size of the pitch/plot proposed, and the location of the site. Licenses are a legal requirement for all caravan sites, and must be obtained from the Council's Environmental Health Team prior to occupation of sites. ***The site is currently authorised for 3 pitches, although the true extent of the size of the development is not known. The site is not large enough to support an additional 17 pitches and to the best of our knowledge there is no surrounding land suitable for development.***

7.20.09 The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment 2019 identifies that there is a need for some form of emergency stopover provision for the Gypsy and Traveller community within the District. Negotiated stopping, accompanied by a protocol to be prepared by the Council's Strategic Housing team will help the Council and its

partners effectively manage unauthorised encampments in the District. ***Would this emergency stopover provision be in addition to the 17 proposed pitches? If so, how many additional pitches would be required, where would they be located?***

All points considered Hayton Parish Council object to the size and scale of the proposed increase. That has been identified in the Bassetlaw District Councils Local Plan 2020-2037 Consultation Document

**Continue on a separate sheet if necessary**

- 6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

The proposed scale of increase to the size of the site is too large. We would like to see the increase to be lowered to a level at which is more appropriate to the size of the site.

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

- 7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes x ☐

No, I do not wish to participate in hearing session(s)

No ☐

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

So that we are able to provide input at hearing stage rather than after decisions have already been made

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

# REF007



[REDACTED]

---

**From:**

[REDACTED]  
11 October 2021 17:12

**To:**

The Bassetlaw Plan

**Cc:**

**Subject:**

[REDACTED]  
Consultation on the Bassetlaw Local Plan, Publication Version

**Attachments:**

211011 Bassetlaw LP - Issued.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

FAO [REDACTED]

Hi [REDACTED]

Please find attached the formal response from National Highways in relation to the above referenced consultation.

Regards

[REDACTED]  
**Assistant Spatial Planner**

National Highways (Area 7), Stirling House, Lakeside Court, Osier Drive, Sherwood Business Park Nottingham NG15 0DS

**Tel:** 0300 470 4457  
[REDACTED]

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

**Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**

<https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)


*Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ*

Consider the environment. Please don't print this e-mail unless you really need to.



Our Ref:  
Your Ref:

The Bassetlaw Plan  
Planning Policy  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH  
Via Email: [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

  
National Highways (Area 7)  
Stirling House  
Lakeside Court  
Osier Drive  
Sherwood Business Park  
Nottingham  
NG15 0DS

Direct Line: 

[www.highwaysengland.co.uk](http://www.highwaysengland.co.uk)

11 October 2021

Dear Sir / Madam,

### **Consultation on the Bassetlaw Local Plan, Publication Version**

National Highways welcomes the opportunity to comment on the Publication Version of the Bassetlaw Local Plan which covers the period 2020 to 2037. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help support growth across the region.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Bassetlaw Local Plan, our principal interest is safeguarding the operation of the A1 which bisects the Local Plan area.

#### **Draft Local Plan Consultation**

In January 2021 National Highways provided comments on the draft version of the Local Plan. The current proposals remain largely unchanged, with this Publication Version aiming to deliver up to 9,735 jobs, with 3,857 of these anticipated at the Apleyhead Strategic Employment Site, adjacent to the A614 Blyth Road / A1 Apleyhead junction.

The Local Plan also has a minimum total housing requirement of 10,047 dwellings from 2020-2037. The Plan states that following consideration of existing completions, existing sites with planning permission, sites allocated in neighbourhood plans, and the windfall allowance, the residual Local Plan allocations for the period 2020-2037 is 3,639 new homes.

The Bassetlaw Garden Village has been proposed to accommodate a total of 4,000 dwellings, however we note that a minimum of 500 have been allocated for this Local

Plan period. Any development coming forward on this site should note that as the eastern boundary abuts the A1 trunk road, boundary treatment works and drainage will need to be considered to ensure the structural integrity of the network is not compromised.

More recently through a focussed consultation, we also noted that the Ordsall South strategic site which proposes to deliver 800 dwellings by 2037 (with an additional 450 thereafter), is located approximately 5km to the east of the Apleyhead junction.

Considering the large scale of growth in close proximity to the SRN, we expressed need for a robust transport evidence base to assess the traffic impacts and suitably inform the development of the infrastructure delivery plan.

### **Bassetlaw Local Plan Transport Study**

In September 2021 National Highways responded to a consultation on the Bassetlaw Local Plan Transport Study Update.

Within this response we advised that more detailed assessments take place as studies, to support the Development Plan Documents, rather than awaiting these assessments to be submitted in support of planning applications. The reason being, is that understanding the scale of traffic impacts and scope of highway infrastructure needs, to accommodate the full growth before sites are allocated for development, will ensure that a more coordinated, efficient and well-integrated set of improvement proposals are developed.

Our response also sought clarification on the inclusion of committed developments, and recommended that the full build out of large allocations which will continue past the end of the Local Plan period will need to be assessed to understand the scale of infrastructure improvements needed to accommodate these sites.

A number of queries were also raised regarding the highway impact assessments and although we raised no objections in principle to the proposed infrastructure improvements, we advised that more detailed assessments would be required to better understand the changes needed to accommodate the full growth aspirations of the Local Plan.

We highlighted that a robust transport evidence base will be required in order for National Highways to be content that the infrastructure identified is sufficient to accommodate the proposed allocations.

### **Transport Evidence Base**

We welcome that the Plan acknowledges the need for all major developments in the area to be supported by Transport Assessments to demonstrate the impacts on the highway network and determine the need for mitigation.

The combination of the Bassetlaw Garden Village and the proposed strategic employment site being located either side of the A1 Apleyhead junction, together with

the wider increase in housing and employment allocations, will have significant implications for traffic demand on the highway network across the District.

To ensure the growth aspirations are not limited by the capacity of the transport infrastructure, there is a need for a robust transport evidence base to provide the basis for assessing the impacts on the SRN and suitably informing and developing the infrastructure delivery plan (IDP).

By necessity, a transport evidence base should include the SRN roads and junctions within the District and immediately nearby with the plan's effects assessed on a site specific and cumulative basis. This will be instrumental in identifying the need for and form of any highway mitigation required. Any proposals for new SRN junctions or significant amendments to the SRN required by the Plan should be identified through the local plan making process and reflected in the supporting evidence.

We have no further comments to provide at this stage but reiterate that National Highways is committed to continued engagement with the Local Planning Authority in order to agree an approach for any future mitigation needed on the A1 to support the delivery of the planned growth.

Yours sincerely,

[Redacted signature]

[Redacted name]

Midlands Operations Directorate

[Redacted contact information]

# REF008



[REDACTED]

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** The Bassetlaw Plan  
**Attachments:** FW: Bassetlaw Plan Response  
Bassetlaw Plan October 2021.doc

FYI

---

**From:** [REDACTED]  
**Sent:** 12 October 2021 16:42  
**To:** [REDACTED]  
**Subject:** FW: Bassetlaw Plan Response

Hi [REDACTED]

Please could you record?

Cheers

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** Planning <[planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)>  
**Sent:** 12 October 2021 16:30  
**To:** [REDACTED]  
**Subject:** FW: Bassetlaw Plan Response

---

**From:** [REDACTED]  
**Sent:** 12 October 2021 16:26  
**To:** Planning <[planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)>  
**Subject:** Bassetlaw Plan Response

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Officers

This is my response to the Bassetlaw plan proposal

Kind regards

[REDACTED]

Planning

[REDACTED]

[REDACTED]

██████████ East Markham District Councillor on Bassetlaw District Council

Tuxford County Councillor , Nottinghamshire County Council

I have responded to previous Consultation rounds of the Bassetlaw Plan

3 responses March 2019, 2020, 2021

My final response follows.

In the initial draft plan a figure of 25% increase in building in villages was suggested. In this final version that figure has been reduced, following community and individual consultation responses which were critical of this figure. Many villages suffered the 25% increase in housing permissions during the initial consultation phase, including notable instances that Bassetlaw District Council rejected the applications, only for them to be granted on appeal. It was damaging to these communities that the 25% increase in building was documented as a proposal before and during consultation. It is a good thing that this proposal has since been removed from the plan.

## **Housing targets**

The Bassetlaw plan housing requirement is 280 house builds a year. The Bassetlaw Plan intends to build 591 houses a year. I cannot find any justification for this high target except the stated objective "growth".

The District Council administration has sought to obscure the source of the housing targets, by claiming that the higher figure of 591 houses is government policy and a government housing target. This claim to confuse the source of the targets may have put some people off responding to the consultation. The higher figure is not popular in East Bassetlaw .

As there are plenty of employment opportunities in Bassetlaw, the surrounding districts and regions, it is obscure why the extra house building will make a significant contribution. Digital transformation, Tourism and Leisure are areas where growth is likely to occur in the future. The proposed warehousing is not likely to need extra staff requirements as these distribution centres use more AI. The increase in real growth resulting from the proposed residential building , will be transitory and unlikely to be of great benefit to the people and businesses within the area.

I find the proposal concerning, as there is no reason to increase the population within Bassetlaw for them to commute back to the main employment centres at Doncaster, Sheffield, Nottingham, and Lincoln. This would be environmentally unfriendly and unsustainable in the future, as any of these commutes is congested for vehicles.

The existing Bassetlaw population is likely to be sufficient for the increases in employment expected. (including fusion station at West Burton) Boris Johnson and the government has come out against building on green fields. This proposal should be removed from the plan.

East Markham District Councillor on Bassetlaw District Council

Tuxford County Councillor , Nottinghamshire County Council

## **Retford**

Retford is a market town , which still has original character. The proposals are likely to transform Retford and area further as a commuter dormitory , but with a congested transport and highways system, creating difficulties for existing residents.

## **Retford Railway Mainline**

Due to increasing demand on the Kings Cross Edinburgh line, from expanding towns such as Doncaster, Leeds and Hull, the services in Retford have been reduced. These services are unlikely to be increased unless new capacity is financed throughout the line. There are no proposals to do so at the moment. for this reason the expansion of Retford is less desirable than the expansion of other towns and cities where there is a better provided rail service.

## **Garden Village**

There does not appear to be any justification for the proposed housing estate in open country. The "Garden Village". Around the urban centres such as Doncaster, Sheffield, Rotherham, Nottingham are areas of green belt. There is no such protection for the remaining open Country in Bassetlaw. The new village "proposed New Town" would be situated in attractive countryside 1 mile West of the existing Retford residential areas at Babworth Crossing. This would create a continuous urban area between Retford and Worksop, taking into consideration the industrial extension proposed in the plan, West of the existing Wilkinson's distribution centre, and East of the 5 Lane Ends.

There is a proposal to realign the road into the centre of the "Garden Village". This would be a mistake. The existing road should be left as a fast route to the A1 junction for other communities. In my experience every community complains of speeding vehicles and Heavy lorries. They want them slowing down, and that they are required to use alternative routes. It is a mistake to direct traffic into a residential area.

There is much detail, regarding the rural nature of the ambition. I would suggest that this is more presentational than a fundamental reality. The existing garden villages within Bassetlaw have suffered some brutally unchallenged planning decisions. These have resulted in urban extensions, densely built, and congested locations and highways, with a detrimental change to the local character .

The housing on this garden village is not required numerically, There is not a reason given to justify supplying this facility to a population from outside Bassetlaw. The provision of the garden village is promoted by a private entity and much could change in the design and density. of this development during the planning and application process to render it a normal hosing estate as with so many other grand schemes.

## **Proposed Station**

A station has been suggested. This is unlikely to be delivered as it is so close to existing stations in Retford and Worksop. Funding is short for existing required



■■■■ East Markham District Councillor on Bassetlaw District Council

Tuxford County Councillor , Nottinghamshire County Council  
upgrades all through the Northern Rail area. The upgrades that are likely to take place are late. The station is likely to be undeliverable in any future timescale.

### **Congestion**

The Bassetlaw Plan housing ambitions are likely to increase congestion experienced in the towns of Retford and Worksop, also in the villages, where difficulties in travelling are already experienced at recognised busy times of the day.  
My experience of Retford is that it is wise to avoid certain times and to do the weekly shop early on a Saturday morning.

### **Difficulty in Obtaining Services**

The inflated house building target of 591 buildings a year would detract from the quality of life of the existing communities. Their services are likely to be more difficult to access with the influx, and life satisfaction is likely to be reduced. None of this has been investigated, as the Bassetlaw Plan sponsors have assumed that extra services will be provided, which is not the case.

### **Bevercotes Colliery Site**

In earlier draft stages of the plan I suggested that this site be designated for commercial and industrial development, as an alternative to additional development at Tuxford industrial estate and original proposals to expand industrial and commercial activity beyond the existing Randal Way industrial estate.

This would allow heavy traffic to access the A1 Trunk without inconveniencing residential areas at Tuxford and Retford. This would allow business' that did not need to be in the residential towns to locate for the ease of access, that this site would entail.

This suggestion does not appear to have stimulated a response or used for consultation in subsequent drafts. This location is strategic to Eastern and Central Bassetlaw. The ex pit site is brown land. It has environmental and sustainable advantages for local employment and can provide contributory improvements in the environment of Tuxford and Retford.

### **Conclusion**

The government house building targets will do less to change the character of the area than the proposed Bassetlaw House building Targets. The lower targets would lead to a more sustainable and closer community. The Bassetlaw Plan has sought to put the issues such as service provision in an unrealistically favourable light , where only preliminary consultations have been carried out with service providers, and infrastructure providers, at the very least, and much that is presented has not been sufficiently researched and certainly not been included in deliverable policy. In some cases the vision is more fantasy than realistic. Ideally the community could have

██████████ East Markham District Councillor on Bassetlaw District Council

Tuxford County Councillor , Nottinghamshire County Council  
expected Bassetlaw District Council to be realistic in its expectation of service and infrastructure provision, and included realistic consultation from other public bodies.

The Plan is flimsy in its unrealistic expectations. There is a lot of positive text in favour of the fill but light on detail on justification for the vision, and insufficient consideration for how the communities are affected by the prodigious building targets. Constructive criticism has not been dealt with and investigated by the council with sufficient gravity and consideration.

Adopting the higher house building numbers suggested by Bassetlaw District Council, with an unjustified ambition, is not in the interests of the Bassetlaw Communities.

This is suppose to be a planning document , not an urban wish list.

# REF009



**From:** [REDACTED]  
**Sent:** 13 October 2021 10:19  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Representations to Publication Version Bassetlaw Local Plan Consultation - Land at Harworth & Bircotes  
**Attachments:** Reg 19 Form.pdf; Publication Bassetlaw Local Plan 2021 - Land at Harworth & Bircotes.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir/Madam

On behalf of my Client, [REDACTED], please find representations attached regarding their land interests at Harworth & Bircotes.

I trust that the attached are self-explanatory, however if you need any further information, please let me know.

Kind regards

[REDACTED]

[REDACTED]  
Senior Planner

For and on behalf of Fisher German LLP

01530566579  
[REDACTED]



The Estates Office - Norman Court - Ivanhoe Business Park- Ashby de la Zouch - LE65 2UZ



This e-mail message is confidential and for the use of the addressee only. If the message is received by anyone other than the addressee it must be deleted. Internet e-mails are not secure as information could be intercepted, corrupted, lost, arrive late or incomplete and may contain viruses. Fisher German accepts no liability for viruses contained in this e-mail or changes made to the message. Fisher German LLP is a limited liability partnership, registered in England. A list of members' names is available for inspection at the registered office: The Head Office, Ivanhoe Office Park, Ivanhoe Park Way, Ashby de la Zouch, LE65 2AB.  
*SAVE PAPER - Please do not print this e-mail unless absolutely necessary.*



## Bassetlaw Local Plan 2020-2037

### Publication Version Representation Form September to October 2021

Please submit electronically if possible to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: [www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

[www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

#### **Data Protection Notice:**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departamental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes ☒

No ☐

Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Local Plan.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Local Plan including with the Planning Inspectorate.

Yes ☒

No ☐

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan.

I would like to opt in to receive information about the Bassetlaw Local Plan.

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

13/10/2021

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Address:

c/o Agent, Fisher German LLP

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable):

Fisher German LLP

Address:

The Estates Office, Norman Court, Ivanhoe Business Park,  
Ashby de la Zouch, Leicestershire

Postcode:

LE65 2UZ

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

## Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Fisher German LLP

### 3. To which part of the Local Plan does your representation relate?

Policy: Bassetlaw Vision and Objectives, Policy ST1 and Policy ST15

Paragraph:

Policies Map:

### 4. Do you consider the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

#### 4.(1) Legally Compliant

Yes ☐

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

#### 4.(3) Complies with the Duty to Cooperate

Yes ☐

No ☐



- 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to the enclosed representations document.

**Continue on a separate sheet if necessary**

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible

Please refer to the enclosed representations document.

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

Yes, I wish to participate in hearing session(s)

Yes ☒

No, I do not wish to participate in hearing session(s)

No ☐

**8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

Our representations seek amendments to the emerging Local Plan to enable additional land to be allocated for development. This includes our Client's land at Harworth & Bircotes.

We wish to participate in the Examination Hearing Sessions to continue to support our position and respond to any queries or objections regarding our Client's land that may arise during the Examination.

**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

# Bassetlaw Local Plan 2020-2037

Publication Version (August  
2021)

Prepared by Fisher German LLP  
on behalf of 

**Project Title:**

Parcels of land to the south of Common Lane, east of Styrrup Road and north of Corner Farm (west of Tickhill Road), Harworth & Bircotes

**Agent:**

[REDACTED]

**Contact Details:**

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

[REDACTED]

01530 566 579

---

# 01 Introduction

- 1.1 These representations have been prepared by Fisher German on behalf of [REDACTED] in respect of his land interests at Harworth & Bircotes and relate to three parcels of land known as land to the east of Styrrup Road, land south of Common Lane and land north of Corner Farm (west of Tickhill Road).
- 1.2 These representations wish to reiterate that all of the sites comprise potential options for additional housing development to come forward at Harworth & Bircotes during the plan period. We consider that development on these sites would provide a valuable opportunity for the town to grow further during the plan period, in a manner commensurate with its status as a 'Main Town', as defined by the emerging Settlement Hierarchy.
- 1.3 All three sites have previously been submitted to the Council's Land Availability Assessment (LAA) and were assessed in the August 2021 version of the LAA under the following references:
- LAA225 – Land east of Styrrup Road (for approx. 76 dwellings)
  - LAA226 – Land south of Common Lane (for approx. 78 dwellings)
  - LAA227 – Rear of Corner Farm, west of Tickhill Road (for approx. 12 dwellings)
- 1.4 All three sites were considered appropriate for taking forward for further consideration for housing. For reference, Figures 1 to 3 below show the locations of the sites.



Figure 1: Land east of Styrrup Road (LAA225)





Figure 2: Land south of Common Lane (LAA226)



Figure 3: Land at Corner Farm, west of Tickhill Road (LAA227)

- 1.5 Whilst all three of the above sites are available for development in the short term, it is accepted that the Council may choose to allocate only one of, or reduced portions of the sites.

## 02 Consultation Response

### Bassetlaw Vision and Objectives

- 2.1 The Vision for Bassetlaw in 2037, states that the District will be a *“vibrant, prosperous place known for providing residents with a high quality of life and increased access to: quality, suitable housing, a wider range of higher skilled, well-paid jobs and training opportunities; and, high quality services and facilities which promote healthy and active lifestyles within a low carbon environment”*.
- 2.2 For the other Main Towns of Worksop and Retford, the Vision states that they will grow sustainably and appropriately with *“high quality new housing”* or *“a wider range of housing”*. However, the Vision in respect of Harworth & Bircotes (also a Main Town) does not mention housing growth. Instead, the Vision states that by 2037, *“the regeneration of Harworth & Bircotes Town Centre will be complete”* and the impact of HGV and general traffic on the town will have been reduced.
- 2.3 As will be detailed within our response to Policy ST1: Bassetlaw’s Spatial Strategy, below, we believe that the emerging Local Plan Vision and Policies should be amended to include reference to further housing growth coming forward within Harworth & Bircotes.

### Policy ST1: Bassetlaw’s Spatial Strategy

- 2.4 Policy ST1 sets the housing requirement for Bassetlaw during the period 2020-2037. As detailed within the supporting text, the Council have followed national policy and guidance utilising the Local Housing Need (LHN) as a starting point for establishing its housing requirement. It is noted that in December 2020 the Government published further changes to the Standard Method for assessing LHN, however, for Bassetlaw this results in no change from the existing method, albeit the LHN significantly increases for Sheffield.
- 2.5 The Planning Practice Guidance is clear that *“the standard method for assessing local housing need provides a **minimum starting point** in determining the number of homes needed in an area. **It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour**”* [our emphasis]. In this context, it is worth remembering the LHN is predominantly demographic led, and as such ‘policy-on’ considerations such as delivering infrastructure, increasing the supply of affordable housing or as is the case for Bassetlaw, ensuring economic growth and prosperity cannot always be achieved using this base figure.
- 2.6 In this regard, the Council’s approach to increase the Housing Requirement to 591 dwellings per annum (10,047 dwellings overall) is supported and has been effectively justified in the supporting Housing and Economic Development Needs Assessment (HEDNA) (Update 2020).



- 2.7 As recognised by the HEDNA, without suitable increases in housing, the Council's employment and economic goals are likely to be restricted due to lack of available working population. Or alternatively the lack of homes will lead to patterns of unsustainable travel movements as residents commute out of the District to access jobs. Moreover, if there is not enough housing, demand could outstrip supply for particular groups; potentially leading to young people being unable to stay in the area.
- 2.8 Increasing the Housing Requirement also reflects Government ambitions to boost significantly the supply of housing (NPPF Para 59). The Council's approach to increasing the requirement above the figure derived from the Standard Methodology is considered sound and is supported.
- 2.9 Notwithstanding the above, it should be noted that the recent changes to the Standard Method significantly increase the housing requirement for Sheffield City. It is therefore considered that additional flexibility should be built into Bassetlaw's emerging Plan so that in the event that Sheffield City confirm they are unable to meet their own housing needs, any share of the unmet need can be accommodated by Bassetlaw ahead of any review of the Plan.
- 2.10 The proposed Spatial Strategy within Policy ST1, which seeks to deliver sustainable development and growth, appropriate to the size of each settlement to meet the evidenced need for new homes and jobs in the District is generally supported.
- 2.11 With regards to spatial distribution, the Council intends to locate 65% of its housing requirement in the Main Towns of Retford, Worksop and Harworth & Bircotes. The approach focuses development in the most sustainable locations, whilst still enabling suitable rural growth which is essential for ensuring rural communities can support essential services and ensures their long-term vitality. Of the three Main Towns, Harworth & Bircotes is proposed to receive the lowest number of proposed dwellings (approx. 1,700 dwellings).
- 2.12 Regarding Harworth & Bircotes, the text associated with Policy ST1 (paragraph 5.1.49) states the following:
- "Over the past three years, Harworth & Bircotes has seen additional housing growth with over 364 homes being delivered. A significant amount of land is also committed with planning permissions for over 1676 homes, and 82 completions in 2020-2021. On that basis, no new allocations are proposed for Harworth & Bircotes as delivery will be largely met from existing commitments in this Plan which fulfils its role in the settlement hierarchy".*
- 2.13 The Council's proposed approach to not direct any further growth at Harworth & Bircotes purely as a result of the existing commitments for the town is not supported.
- 2.14 The January 2020 version of the Draft Local Plan advised that the number of homes 'in the pipeline' was 1,853 dwellings and Harworth & Bircotes was assigned a housing requirement of 2,000 dwellings. It is not clear why the housing requirement for Harworth has since been reduced to circa 1,700.

2.15 Whilst the Council's Spatial Strategy Paper 2021 claims to provide the rationale behind the Local Plan's Spatial Strategy and the approach taken to the growth of each settlement. It is noted that this does not explain why the number of homes assigned to Harworth within the January 2020 version of the plan (2,000 homes or 22% of the overall housing requirement) has been reduced considerably to just under 1,800 homes (1,758 homes, which is 16% of the housing requirement).

2.16 Paragraphs 9.24 to 9.30 of the 2021 Spatial Strategy Paper purport to explain a 'change in approach' between the January 2020 and the November 2020 versions of the Plan. Paragraphs 9.28 and 9.29 state that:

***"The ability to focus additional growth within the main towns became apparent through an update of the Council's Sustainability Appraisal, Site Selection Methodology, and evidence base updates.***

*Evidence from the Bassetlaw Land Availability Assessment has been updated and sites which are considered potentially suitable have been reviewed through the Sustainability Appraisal.*

***This has resulted in the allocation of seven sites in Retford, including land to the south of Ordsall, which proposes 800 dwellings plus associated infrastructure. It has also seen an increase in the number of homes being delivered by 2037 at Peaks Hill Farm; of the 1120 dwellings proposed, 1000 dwellings are expected to be completed by 2037. Worksop Town Centre will also see a significant increase in the number of dwellings delivered by to 2037 with around 700 new homes proposed in the Worksop Central Development plan Document".***

2.17 Whilst both Retford and Worksop were assigned more homes, paragraph 9.30 states that *"In terms of the scale of development, Harworth and Bircotes and Tuxford have remained largely unchanged from the January 2020 draft Plan proposals"*. However, this statement clearly isn't true given the reduction in overall housing requirement assigned to Harworth & Bircotes (22% of overall growth reduced to 16%).

2.18 Within the Council's Sustainability Appraisal (SA) Report (August 2021), reference is made to the growth for Worksop having been increased both in the November 2020 Draft Plan and the current 2021 Publication Local Plan:

*"It should be noted that in the November 2020 Draft Local Plan, the Council proposed that Worksop would receive 28% of the overall growth, which was slightly higher than the 24% previously considered. However, this slight change did not affect the SA findings reported previously as they reflected the broad principles of the distribution options rather than exact percentages. The Publication Local Plan now proposes that Worksop would receive 29.7% of the overall growth and the same point applies in relation to the options appraised previously".*

2.19 Whilst the SA is stating that the change doesn't impact the findings reported. It is notable that the August 2021 SA is still assessing Harworth & Bircotes as receiving **21%** of the overall housing growth (see Chapter 4, paragraph 4.18 of the 2021 SA). As Harworth & Bircotes is now receiving 16% of the growth, the SA should be assessing the impact of the reduction in housing the town. Whilst the

increase in numbers in Worksop may result in 'no affect' for Worksop. It is considered that the decrease in housing numbers for Harworth & Bircotes will unjustifiably limit the growth of the town.

- 2.20 The limited number of homes assigned to Harworth & Bircotes is stated within the current 2021 Publication Plan as being as a result of the Town's current commitments. Whilst it is recognised that the current housing commitments in the town will provide a much-needed boost to housing supply in the early years of the plan period, it is considered that allocating more homes to Harworth & Bircotes will enable the Plan to encourage further growth, into the later years of the plan period. Paragraph 67 of the NPPF sets out that planning policies should identify a supply of specific deliverable sites for years one to five and "*specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan*". Whilst it could be argued that the current commitments may deliver homes for the town for around a 10 year period, we are concerned that not allocating further homes now may stifle development in years 11 – 15 of the plan period. Indeed, if the Council wish to ensure that the ongoing regeneration of Harworth & Bircotes can continue into the latter years of the plan period, it will be important to provide enough homes to enable this to occur.
- 2.21 As the Council's Land Availability Assessment (August 2021) shows, there are a number of available sites at Harworth & Bircotes which could be allocated to future proof the Plan and ensure delivery throughout the whole plan period.
- 2.22 Allocating such sites now, or even safeguarding the land to enable them to be brought forward should other sites be delayed in delivery, would be appropriate given Harworth & Bircotes status as a 'Main Town' in the emerging Settlement Hierarchy. Moreover, crucially, this will continue to encourage further investment and support regeneration in the town centre, as well as its planned economic growth.
- 2.23 Finally, Harworth & Bircotes is a designated Neighbourhood Plan area and the Neighbourhood Plan was Made in December 2015. It is important that the District Council's Plan should set out a housing requirement for the Town which will encourage the Neighbourhood Plan to be reviewed in a timely manner to meet the development needs of the period up to 2037.

### **Policy ST15: Provision of Land for Housing**

- 2.24 As shown by the Housing Allocations table within this policy, there are no proposed housing allocations outlined for Harworth & Bircotes.
- 2.25 For the reasons set out in response to Policy ST1, it is considered that additional housing should be directed to Harworth & Bircotes in the emerging Local Plan and site allocations for the town be included within Policy ST15. As will be detailed below, the land put forward by these representations provide logical and suitable options for further housing growth during the plan period.

## 03 Land at Harworth & Bircotes

### Land east of Styrrup Road



- 3.1 The land east of Styrrup Road (as outlined above) is located to the south of Harworth & Bircotes and extends to approximately 2.8 ha. Existing residential development lies to the north of the site, and the neighbouring LAA site LAA222 (Land off Blyth Road) lies immediately to the east of the site. The former railway line forms the southern boundary of the site and Styrrup Road adjoins the western boundary.
- 3.2 The Bassetlaw Land Availability Assessment August 2021 (LAA) identified the land east of Styrrup Road (Ref: LAA225) as a potentially suitable site for residential development (approx. 76 dwellings). Within the assessment of suitability, the LAA states that the site is currently unsuitable due to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of the Harworth Colliery site and sites within the settlement boundary only. As such, this assessment does not preclude the Council from choosing to allocate the site within the emerging Local Plan.
- 3.3 The LAA states that the site is *“well related to the existing settlement and screened by planting alongside the former railway line”*. The LAA also notes the presence of power lines close to that boundary, and adjoining 45 Styrrup Road, which would need to be taken into account in any residential layout. However as the LAA recognises, this is not a fundamental constraint to development.



## Land south of Common Lane



- 3.4 The land south of Common Lane (outlined above) is located to the south west of Harworth & Bircotes and extends to approximately 2.9 ha. Existing residential development is located to the north of the site, further residential development and a cemetery lies to the east. The south-western boundary is formed by the A1(M) and land to the west is currently uncultivated scrub land.
- 3.5 The Bassetlaw Land Availability Assessment August 2021 (LAA) identified the land south of Common Lane (Ref: LAA226) as a potentially suitable site for residential development (approx. 78 dwellings). Within the assessment of suitability, the LAA states that the site is currently unsuitable due to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of the Harworth Colliery site and sites within the settlement boundary only. As such, as with the Styrrup Road site, this assessment does not prohibit the Council from choosing to allocate the site within the emerging Local Plan.
- 3.6 The LAA has also flagged the A1(M) as a potential constraint to development due to potential noise and air pollution issues. To address this, any future planning application on the site would be supported by a robust noise assessment and monitoring of air pollution levels to confirm the extent of these issues and how any negative impacts can be mitigated. Moreover, it is also considered that the development could provide an acoustic barrier (if necessary) plus open space/enhanced planting to buffer the A1(M) from the proposed and existing development.
- 3.7 As a consequence, we believe that there are no overriding constraints which would prevent this site from coming forward for residential development. We therefore urge the Council to consider the site as an available, suitable and achievable site for residential development.

## Land at Corner Farm, west of Tickhill Road



- 3.8 The final site which we also wish to highlight is the land at Corner Farm, west of Tickhill Road (outlined above). This site is located to the west of Harworth & Bircotes and extends to approximately 0.4 ha. Existing residential development lies to the north, east and south of the site. The western boundary is formed by existing tree planting.
- 3.9 The Bassetlaw Land Availability Assessment August 2021 (LAA) identified the land at Corner Farm (Ref: LAA227) as a potentially suitable site for residential development (approx. 12 dwellings). Within the assessment of suitability, the LAA states that the site is currently unsuitable due to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of the Harworth Colliery site and sites within the settlement boundary only. As such, as with the above sites, this assessment does not prohibit the Council from choosing to allocate the site within the emerging Local Plan.
- 3.10 The LAA states that there is a *"medium-high chance of archaeological remains. Little known from area but potential high, likely that alluvium covering archaeology"*. Also the presence of a Grade II Listed Church to the south of the site is also noted. To address this, any future planning application on the site would be accompanied by a Heritage Impact Assessment to fully assess and quantify the risk of archaeology and also the potential impacts on the Grade II listed Church.

## 04 Conclusion

- 4.1 These representations have been prepared on behalf of on behalf of Mr J Durdy in respect of his land interests at Harworth & Bircotes. Namely, three parcels of land known as land to the east of Styrrup Road, land south of Common Lane and land north of Corner Farm (west of Tickhill Road).
- 4.2 As has been outlined above, we are concerned that the Council's approach of not choosing to allocate any further housing development in Harworth & Bircotes over the period will unnecessarily and unjustifiably limit the growth of the Town.
- 4.3 Allocating such sites within the Plan now, or even safeguarding the land to enable them to be brought forward should other sites be delayed in delivery, would be appropriate given Harworth & Bircotes status as a 'Main Town' in the emerging Settlement Hierarchy. Moreover, crucially, this will continue to encourage further investment and support regeneration in the town centre, as well as its planned economic growth.
- 4.4 The sites put forward by these representations have all received favourable assessments within the Council's recent Land Availability Assessment 2021, and we therefore believe should be considered again as potential locations for housing growth. Whilst all three of the above sites are available for development in the short term, it is accepted that the Council may choose to allocate only one of, or reduced portions of the sites.

# REF010





**From:** [REDACTED]  
**Sent:** 13 October 2021 13:18  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** RE: Regulations 19 and 20: Bassetlaw Local Plan 2020-2037: Publication Version, August 2021 & Regulations 16 and 17: Bassetlaw Community Infrastructure Levy - Draft Charging Schedule  
**Attachments:** Bassetlaw 31.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

ST Classification: OFFICIAL PERSONAL

Dear Sir / Madam

Thank you for giving Severn Trent an Opportunity to comment on the Draft Bassetlaw Local Plan publication Version, Please find a copy of our response attached

Thank you for inviting us to comment on the Community Infrastructure Levy (CIL) Funding arrangements for Sewerage and Water infrastructure are agreed and reviewed by OFWAT therefore we are not able to request CIL, as such we feel that it would be inappropriate to comment on the charging structure.

Kind Regards

[REDACTED]  
Strategic Catchment Planner (Leics & Notts)  
Drainage and Wastewater Management Planning (DWMP)  
Severn Trent Water Ltd, PO Box 51, Raynesway, Derby, DE21 7JA (sat nav post code is DE21 7BE)

 **Consider the environment. Please don't print this e-mail unless you really need to.**

---

**From:** The Bassetlaw Plan <[TheBassetlawPlan@bassetlaw.gov.uk](mailto:TheBassetlawPlan@bassetlaw.gov.uk)>  
**Sent:** 02 September 2021 16:06  
**To:** The Bassetlaw Plan <[TheBassetlawPlan@bassetlaw.gov.uk](mailto:TheBassetlawPlan@bassetlaw.gov.uk)>  
**Subject:** Regulations 19 and 20: Bassetlaw Local Plan 2020-2037: Publication Version, August 2021 & Regulations 16 and 17: Bassetlaw Community Infrastructure Levy - Draft Charging Schedule



**Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2037: Publication Version, August 2021**

**Regulations 16 and 17 Community Infrastructure Levy Regulations 2010 (as amended) Bassetlaw Community Infrastructure Levy - Draft Charging Schedule**

13 October 2021

Our ref: Bassetlaw 31

Dear Sir/Madam

## **Bassetlaw Draft Local Plan Consultation Regulation 19 (Publication Version)**

Thank you for the opportunity to comment on your consultation,

### **Paragraph 4.14**

Severn Trent are supportive of the inclusion of paragraph 4.14, which highlights the need to manage climate change and flood risk through the use of sustainable drainage systems.

### **Paragraph 5.3.16**

Severn Trent are supportive of the approach outlined within paragraph 5.3.16 specifically the need for development to provide integrated flood management and SuDS as part of an appropriate drainage plan and that tie into the phasing of larger development sites

### **Paragraph 5.3.29**

Severn Trent are supportive of the need for water efficient design and integrated green/blue infrastructure within the garden village so that the garden village is designed to be resilient to the impacts of climate change

### **Policy ST3: Bassetlaw Garden Village Design framework**

Severn Trent are generally supportive of the principles outlined within Policy ST3 in particular bullet points c and f as these highlight the need to incorporate resilient design, SuDS, integrated green/blue infrastructure

### **Policy ST4: Bassetlaw Garden Village**

Severn Trent are generally supportive of the principles outlined within Policy ST4 in particular bullet points e, i and j which highlight the need to incorporate green/blue infrastructure, develop suitable drainage plans, informed by a flood risk assessment and surface water management masterplan.

We would however recommend that an additional bullet point is added to highlight the need to delivery water efficiency within this development, ensuring that vital water resource are utilise sustainably.

It is also important that the drainage strategy for the Garden Village follows the principles of the drainage hierarchy and that surface water flows are not directed to sewers wherever possible. The underlying strata for the garden village is indicated to have the potential to infiltrate, however it should be noted that the site is also situated within a Source Protection Zone, therefore any surface

water drainage system designed to infiltrate will need to incorporate appropriate treatment trains to protect the underlying aquifer.

### **Policy ST5: Workso Central**

Severn Trent are generally supportive of the principles outlined within Policy ST5 in particular bullet points f and h which highlight the need for multifunctional green/blue infrastructure and looks to reduce flood risk. We would also recommend that redevelopment sites consider the drainage hierarchy and look to utilise a sustainable outfall for surface water instead of assuming an automatic connection of surface water to the combined system, this approach will help to make urban areas more resilient to the impacts of climate change and help reduce the risk of sewer flooding.

### **Policy ST6: Cottam Priority Regeneration Area**

Whilst Severn Trent do not object to the proposed re-development of the former power station, it should be noted that previous discussion regarding the capacity of housing to be delivered on this site would be substantially larger than any of the existing settlements as such existing infrastructure for sewerage would not be adequately size to accommodate the development and sufficient lead in and confidence in the development will need to be provided to enable investment to be undertaken to initiate the provision of suitable capacity.

We are however supportive of the need to the regeneration are to protect and enhance the Wetlands and that this could be supported through the delivery of wider green/blue infrastructure including SuDS for the new development. We also support the principle to protect and enhance the River Trent, but would note that some enhancements to water quality will need to be balanced against the need to provide wastewater services, as reductions to permits could result in the delivery of wastewater treatment demand from growth not being viable. Severn Trent are however committed to delivering water quality improvements and implement these improvements as part of an agreed scheme of works with the Environment Agency.

We would support the statements in bullet point e which highlight the need for multifunctional green/blue infrastructure and looks to reduce flood risk and the need for a masterplan covering the drainage of the site, the development should also consider the principles of the drainage hierarchy to ensure that the most sustainable outfall are utilised.

### **Paragraph 6.3.6 and 10.1.8**

Severn Trent would support the implementation of BREEAM for employment allocations, such that they incorporate sustainable construction methods and implement water efficiency and water re-use.

### **Site Specific Policies**

Severn Trent have provided site specific comments regarding each of the allocations in our previous responses therefore have no further comments to make at this time other than to highlight that

All development sites should be designed to incorporate SuDS and that SuDS should be designed in accordance with current industry best practice the SuDS Manual C753, that development should be designed in accordance with the principles of the Drainage Hierarchy such that surface water flows are not directed towards sewers, resulting in development that is more resilient to the impacts of climate change.

We would also recommend that development is designed to be water efficient in terms of residential development we would recommend the optional water efficiency target detailed within Building Regulations Part G this approach would also support the wider aspirations of the Humber river basin catchment management plan for non-residential sites we would recommend the development of sites in line with BREEAM such that development meets very-good to excellent standard for water efficiency.

All development should incorporate the principle of green/blue infrastructure such that SuDS are incorporated into site wide designs that support biodiversity connectivity and amenity for the development site and the surrounding area.

We also note that a number of allocations are located in Source Protection Zones, as detailed site specific comment on this aspect have been provided in previous responses, but all development should ensure that appropriate treatment trains for surface water and protection of the aquifer from contamination.

#### **Policy 49: Contaminated and Unstable Land**

Severn Trent are generally supportive of the principles outlined within policy 49, but note that bullet point a reference waterways which would usually only apply to canals and navigable rivers, it is also important that all watercourses and sources of groundwater are also protected from contamination and recommend that point a references waterways, watercourses groundwater and the environment, to ensure that these key resources are protected.

#### **Policy 50: Reducing carbon Emissions, Climate change Mitigation and Adaptation**

Severn Trent are supportive of the principles outlined within Policy 50, in particular the approach to require development to meet BREEAM very-good excellent standards and the use of the tighter optional water efficiency requirement within residential developments and promotion of rainwater harvesting for non-potable water supply.

#### **Paragraph 10.3.9**

Severn Trent are supportive of the need to incorporate water management systems into all of the large developments mentioned in paragraph 10.3.9 and these developments incorporate SuDS, it is however also vital that these development consider the drainage Hierarchy so that controlled surface water flows are discharged to the most sustainable outfall

#### **Policy ST52: Flood Risk and Drainage**

Severn Trent are supportive of the principles within policy ST52, and the need for SuDS as detailed in section 4 of the policy, we also note that bullet point e of this section highlights the need to prevent surface water discharge to the sewerage system and that bullet point g highlights the need to utilise sustainable outfalls Severn Trent support these statement but would recommend that the drainage hierarchy is mentioned for clarity on what is meant by a sustainable outfall.

Bullet point f of section 4 details need to incorporate the SuDS with biodiversity and Amenity space, Severn Trent are supportive of this and would recommend that developers are directed the current industry best practice guidance The SuDS Manual (C753) to ensure that SuDS design meet the good quality standards of design.

### **Paragraph 10.4.1**

Severn Trent are supportive of the inclusion Paragraph 10.4.1 highlighting the need to protect Groundwater and surface water resources both of which are utilised to provide water to the Bassetlaw Area.

### **Policy ST53: Protecting Water Quality and Management**

Severn Trent are supportive of the need to meet the objectives of the Water Framework Directive and have an agreed programme of works with the Environment agency across our region to ensure to cover our fair share of water quality improvements.

We are generally supportive of the section 3 of policy ST3 in relation to sewerage capacity and the need to connect foul flows to the public sewers where possible.

Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

### **Position Statement**

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

### **Sewage Strategy**

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

### **Surface Water and Sewer Flooding**

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.



To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

## Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

## Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

## Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

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.

We would also encourage the use of rainwater harvesting on larger developments, either residential or commercial. This helps to reduce the demand on public supply, associated carbon impact of supply and also reduced site run off and sewer flows. Rainwater Harvesting as a development rather than on a property by property basis is more cost efficient and can produce greater benefits.

Both the [River Severn River Basin Management Plan](#) (Page 52) and the [Humber River Basin Management Plan](#) (page 46) recommend that Local Plan set out policies requiring homes to meet the tighter water efficiency standard of 110 litres per person per day *as described in Part G of Schedule 1 to the Building Regulations 2010*. As such Severn Trent's recommendation is consistent with wider objectives within our water supply regions.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

[Redacted Signature]

Strategic Catchment Planner

[growth.development@severntrent.co.uk](mailto:growth.development@severntrent.co.uk)