

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

Regulation 19 ESB Form Responses

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
1908459	Resident	No
1912509	Resident	No
1913922	Resident	No
1918508	Resident	No
1935100	Sheffield City Council	Yes
1935123	Sheffield City Council	Yes
1935133	Sheffield City Council	No
1935142	Sheffield City Council	No
1936572	Resident	No
1942532	Resident	No
1944335	Bassetlaw District Council Councillor and Notts County Councillor	Yes
1945074	Inovo Consulting on behalf of Hallam Land Management and Carlton Distribution Ltd	Yes - Represent a strategic allocation site
1945105	Inovo Consulting on behalf of Hallam Land Management	Yes - Represent a strategic allocation site
1945106	Bassetlaw District Council Councillor and Notts County Councillor	Yes
1945119	The Woodland Trust	No
1945371	Bassetlaw Conservatives Councillor Group	Yes
1945850	Resident	Yes

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
1945939	Resident	No
1945966	Resident	No
1945982	Resident	Yes
1946014	Bassetlaw District Council Councillor and Notts County Councillor	Yes
1946034	Resident	No
1946117	Resident	No
1946124	Rampton and Woodbeck Parish Council	No
1946246	Barton Wilmore on behalf of Heyford Developments Ltd	Yes
1946370	Asbury Planning	Yes
1946488	Bassetlaw District Council Councillor and Notts County Councillor	Yes
1946616	Resident	No
1946642	Resident	Yes
1946687	Resident	No
1946689	Bassetlaw District Council Councillor	Yes

1908459



Reference:	1908459	Date Created:	05/Sep/2021 07:58
Status:	Open	Created By:	System

Introduction

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

Please note:

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

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.

Data Protection

Data Protection Notice:

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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. 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 here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Draft 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 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.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
I confirm my consent for Bassetlaw District Council to publish and share my name/organisation and comments regarding the Bassetlaw Local Plan.	Yes
Please tick the box 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
Full Name	[REDACTED]
Date	05/Sep/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

****If an agent is appointed, please complete only the title, name and organisation boxes below but complete the full contact details of the agent in 2.**

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	The whole plan
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
4.(2) Sound	Yes
4.(3) Complies with the Duty to Co-operate	Yes
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.	
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	
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)?	No
8. 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	

Please tick the box below if you wish to enter another representation

Complete another representation	No
---------------------------------	----

Submit

Please click on submit below to submit your representation or back to amend your information

1912509



Reference:	1912509	Date Created:	12/Sep/2021 14:47
Status:	Open	Created By:	[REDACTED]

Introduction

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

Please note:

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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. 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 here.

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For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
I confirm my consent for Bassetlaw District Council to publish and share my name/organisation and comments regarding the Bassetlaw Local Plan.	Yes
Please tick the box 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
Full Name	[REDACTED]
Date	12/Sep/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

****If an agent is appointed, please complete only the title, name and organisation boxes below but complete the full contact details of the agent in 2.**

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	
To which part of the Local Plan does your representation relate?	
Policy	16
Paragraph	Site HS1
Policies Map	14
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	The original consultation was not widely advertised to the residents. A single poster appeared on a single lamppost near to the end of a cul-de-sac where the council knew would get few views. They actually told me at the consultation that they had done the legal minimum required. The initial consultation also took place at 3pm which restricted so many residents who couldn't attend due to child care as school pick up time, people who work were unable to attend as many can't just get time off for something like this. This is disgusting and unfair to thousands of residents who will be affected. The second consultation took place during a pandemic via Team / Zoom, totally unadvertised unless you were on a mailing list, limited to only 35 attendees, and unfair to a huge portion of the local population who don't have use of internet and understanding of online tools.
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	Every single resident should be personally contacted with the details of all planned meetings, how to attend, where they can access the information and request documents be posted to them. All consultations should be operated where every voice should be listened to rather than be told to email or write in ...and then still no answers given. It needs to be inclusive to every group including the elderly, infirm, housebound and those restricted by work hours and child care / school hours.

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)?	No
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	However i do believe not just local councillors should be part of the sessions but a full representation of the residents of the area. Including householders, education staff, business holders, road users to name just a few.

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

Please tick the box below if you wish to enter another representation

Complete another representation	No
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Submit

Please click on submit below to submit your representation or back to amend your information

1913922



Reference:	1913922	Date Created:	14/Sep/2021 16:50
Status:	Open	Created By:	System

Introduction

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I confirm my consent for Bassetlaw District Council to publish and share my name/organisation and comments regarding the Bassetlaw Local Plan.	Yes
Please tick the box 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
Full Name	[REDACTED]
Date	14/Sep/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

****If an agent is appointed, please complete only the title, name and organisation boxes below but complete the full contact details of the agent in 2.**

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Housing Estate
Paragraph	Don't know
Policies Map	Ordsall South
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	Yes
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.	4.1. It would hugely extend the town boundary south and west 4.2. Against government 'green' plan. Ignores need for large road development. Creates traffic danger and infrastructure overwork.
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	Reduction in size of Ordsall south building to reduce environmental damage to a green area and traffic density. Current road system already unfit for purpose in various areas. Access to A1 totally inadequate under current proposals.
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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	
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1918508



Reference:	1918508	Date Created:	22/Sep/2021 22:28
Status:	Representation Recorded	Created By:	System
Date Closed:	24/Sep/2021 09:23	Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	22/Sep/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	
To which part of the Local Plan does your representation relate?	
Policy	Bassetlaw Garden Village
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	<p>I can not see any justification for a brand new settlement on open farmland which will urbanise the area between Retford and Worksop . It will not only visually spoil an open area of land but there are many other villages with existing facilities that could be expanded. Dunham on Trent as an example has a school , shop pub , village hall and acres of land between them all.</p> <p>The villages surrounding Retford have space for expansion and some would probably welcome more population to keep facilities open.</p> <p>There is also brownfield sites at Bevercotes colliery site that could support a new village.</p> <p>I fail to see any justification fir this village on numerous counts .</p>
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 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)?	No
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	
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Please tick the box below if you wish to enter another representation	
Complete another representation	No

Submit

Please click on submit below to submit your representation or back to amend your information

1935100



Reference:	1935100	Date Created:	12/Oct/2021 16:45
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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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
Please tick the box 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
Full Name	[REDACTED]
Date	12/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Sheffield City Council
Address	Sheffield City Council Howden House 1 Union Street Sheffield S1 2SH
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Sheffield City Council
To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	Foreword and Contents Page
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	
4.(2) Sound	
4.(3) Complies with the Duty to Co-operate	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.	<p>Foreword and Contents Page</p> <p>There is only one mention of climate change in the Foreword, which gives an impression of a lack of priority regarding concerns around the global climate and biodiversity emergency. We recognise that there is significant content relating to these issues in the policies, but the headings and general text do not reflect this. For example, the majority of the climate change policies are under '10. Greening Bassetlaw'; the title of which gives the impression that the policy is just about planting vegetation. It gives an impression of a lack of emphasis on such important issues despite the compelling content within the policies.</p>
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 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)?	No
8. 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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
9. To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	paragraphs 1.5.5 and 1.16.1
Policies Map	
10. Do you consider the local plan is?	
10.(1) Legally compliant	
10.(2) Sound	
10.(3) Complies with the Duty to Co-operate	No
11. 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.	<p>1.0. Introduction</p> <p>The references to Sheffield City Region (now the South Yorkshire Mayoral Combined Authority) and their Strategic Economic Plan in paragraphs 1.5.5 and 1.16.1 page 9 should also include references to the SCR Strategic Employment Land Appraisal (SELA) Summary Report – see https://governance.sheffieldcityregion.org.uk/documents/s2676/Appendix%201%20S-ELA%20Final%20Summary%20Report.pdf. This analysed levels of need and supply of employment land across the city region and by individual authority. It concluded that there was a surplus of employment land in Bassetlaw of 40 hectares, based on a need of 68 hectares and a supply of 108. The level of supply proposed in the current draft Plan is much higher at 169 hectares (not including a strategic site of 118 hectares). The situation of an over-supply of employment land in Bassetlaw identified in the SELA is therefore an acknowledged cross-boundary issue that is exacerbated by further over-provision in the draft plan compared to the situation at the time of the SELA. The Bassetlaw Plan should recognise this well documented regional issue and address it, in order to justify the level of employment land allocations proposed.</p>
12. 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 11 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 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.

13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No
14. 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

Please tick the box below if you wish to enter another representation

Complete another representation	Yes
---------------------------------	-----

Part B 3

Part B - Your 3rd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
15. To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	Paragraph 4.4
Policies Map	
16. Do you consider the local plan is?	
16.(1) Legally compliant	
16.(2) Sound	No
16.(3) Complies with the Duty to Co-operate	No
17. 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.	<p>4.0 Vision and Objectives</p> <p>Paragraph 4.4 does not reflect the later policy wording that clearly states the Apleyhead strategic employment site will be focused specifically on meeting an identified need for logistics that may arise in the wider market area. The wording in this paragraph is overly aspirational given the limitations of the role of the strategic site. The wording should be clarified to ensure that the use of the site is limited to logistics only.</p>
18. 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 17 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	An amendment would make the different elements of the Plan consistent.
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.	
19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
20. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	To avoid an over provision of employment land that could jeopardise the aims of our and other local plans in the region to deliver sufficient employment land to meet individual authorities' needs.
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	

1935123



Reference:	1935123	Date Created:	12/Oct/2021 17:01
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

Data Protection

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 here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Draft 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 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.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	12/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Sheffield City Council
Address	Sheffield City Council Howden House 1 Union Street Sheffield S1 2SH
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Sheffield City Council
To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	Paragraph 5.1.15
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	5.0 Spatial Strategy Similar to the comments on Chapter 4.0, Paragraph 5.1.15 also refers to the Apleyhead strategic employment site in such a way as to suggest the site is included in the plan in order to improve the quality of jobs in the borough. This is not the justification for the site's inclusion which, is solely to meet an identified need for logistics in the wider market area.
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 different elements of the Plan need to be consistent in order to be sound.
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
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	An over provision of employment land could jeopardise the aims of our and other local plans in the region to deliver sufficient employment land to meet individual authorities' needs.
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
9. To which part of the Local Plan does your representation relate?	
Policy	Policy ST1: Bassetlaw's Spatial Strategy (page 35)
Paragraph	
Policies Map	
10. Do you consider the local plan is?	
10.(1) Legally compliant	
10.(2) Sound	No
10.(3) Complies with the Duty to Co-operate	No
11. 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.	<p>Housing</p> <p>Part 2 states: "Enabling the provision of housing land for a minimum of 10,047 dwellings (591 dwellings per annum)". The Housing and Economic Needs Assessment (November 2020) notes that the standard methodology produces a Local Housing Need figure of 288 per annum. The plan is proposing to provide more than double that baseline, a figure that is not supported by the evidence, making the plan potentially unsound.</p> <p>Employment</p> <p>Part 6 refers to "Contributing to the provision of approximately 9,735 additional jobs in the E(g), B2 and B8 Class between 2020 – 2037, through approximately 169ha of land at the General Employment Sites and for sub-regional/regional logistics use on approximately 118ha of land at the Apleyhead Strategic Employment Site;</p> <p>The proposed land allocation of 169 hectares (not including an additional 118 hectares at the Strategic Employment Site) is twice the 84 hectares that is needed according to the Housing and Economic Development Needs Assessment 2020 (see further comments below).</p>
12. 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 11 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 housing and employment allocations should be reduced to a level supported by the evidence base in order to be considered sound.
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.	
13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
14. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	To ensure there is no over-allocation of employment land in the Plan.
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 3

Part B - Your 3rd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
15. To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	Section 6.1
Policies Map	
16. Do you consider the local plan is?	
16.(1) Legally compliant	
16.(2) Sound	No
16.(3) Complies with the Duty to Co-operate	No
17. 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.	

<p>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.</p>	<p>6.0 Delivering Economic Prosperity - 6.1 Promoting Economic Growth</p> <p>To clarify the employment land position, paragraph 6.1.11 identifies an increased need of 84 hectares, as identified in the most recent evidence base, namely the Housing and Economic Development Needs Assessment 2020. The identified supply of 169 hectares is therefore twice what is needed, so represents a significant over-supply, which has the potential to undermine the ability of nearby areas such as Sheffield to meet their own identified needs.</p> <p>The plan attempts to justify this over-supply issue by suggesting a “supply-led” approach. However, there is no justification in the National Planning Policy Framework (NPPF) for such an approach. Paragraph 11 of the July 2021 NPPF states; “all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area”. It does not advocate meeting more than an area’s needs – this would have an adverse effect on other nearby authorities and would not be sustainable. Paragraph 27 of the Government’s Planning Practice Guidance on Housing and Economic Need (updated December 2020) states that “Strategic policy making authorities will need to develop an idea of future needs based on a range of data which is current and robust, such as:</p> <ul style="list-style-type: none"> • sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand) • demographically derived assessments of current and future local labour supply (labour supply techniques) • analysis based on the past take-up of employment land and property and/or future property market requirements • consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics. <p>Authorities will need to take account of longer term economic cycles in assessing this data, and consider and plan for the implications of alternative economic scenarios.”</p> <p>At no point does the Guidance suggest or advocate a “supply-led approach” that would justify the allocation of land at twice the level of need identified.</p> <p>Paragraph 6.1.24 of the draft Plan is welcomed, which states that: “Ongoing Duty to Cooperate and Statements of Common Ground with partner authorities including in the property market area will ensure any benefits associated with this policy are not lost at a strategic level to D2N2 LEP or Sheffield City Region LEP, and do not adversely impact upon the economic growth strategies of the District or any other authority in the property market area defined by the A1 Logistics Assessment 2021.” However, we have concerns previously referred to above that some of the other elements of the draft plan fail to address this issue.</p>
<p>18. 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 17 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).</p>	
<p>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</p>	<p>The proposed approach would lead to an over-allocation of employment land that is not supported by the evidence base.</p>
<p>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.</p>	
<p>19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>20. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>To ensure there is no over-allocation of employment land in the plan that is not supported by the evidence base.</p>
<p>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</p>	

Submit

Please click on submit below to submit your representation or back to amend your information

1935133



Reference:	1935133	Date Created:	12/Oct/2021 17:08
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

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Data Protection

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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 here.

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For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	12/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Sheffield City Council
Address	Sheffield City Council Howden House 1 Union Street Sheffield S1 2SH
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Sheffield City Council
To which part of the Local Plan does your representation relate?	
Policy	POLICY ST7: Provision of Land for Employment Development (page 63)
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	<p>POLICY ST7: Provision of Land for Employment Development (page 63)</p> <p>This states: "Strategic Employment Site 5. Land at SEM001: Apleyhead Junction (118.7ha), as identified on the Policies Map, will be developed to meet the needs for sub-regional and/or regional logistics needs in this plan period, in accordance with Policy ST9."</p> <p>We would add a reference here to "within the logistics property market area defined by the Bassetlaw A1 Logistics Assessment 2021" as per the wording in paragraph 6 d) and to provide a more accurate definition than "sub-regional and/or regional".</p> <p>The requirement in 6 h) for the site to provide for 3,857 jobs is unnecessary and is not justified, as there is already sufficient land identified elsewhere to meet the identified employment need. We would suggest that this element is removed.</p>

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	<p>We would add a reference here to "within the logistics property market area defined by the Bassetlaw A1 Logistics Assessment 2021" as per the wording in paragraph 6 d) and to provide a more accurate definition than "sub-regional and/or regional".</p> <p>The requirement in 6 h) for the site to provide for 3,857 jobs is unnecessary and is not justified, as there is already sufficient land identified elsewhere to meet the identified employment need. We would suggest that this element is removed.</p>
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)?	No
8. 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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
9. To which part of the Local Plan does your representation relate?	
Policy	POLICY ST40: Biodiversity and Geodiversity (page 150)
Paragraph	
Policies Map	
10. Do you consider the local plan is?	
10.(1) Legally compliant	
10.(2) Sound	No
10.(3) Complies with the Duty to Co-operate	No
11. 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.	We would suggest that the policy should include the need to protect biodiversity against the threats and risks from pests, diseases and invasive non-native species.
12. 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 11 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	We would suggest that the policy should include the need to protect biodiversity against the threats and risks from pests, diseases and invasive non-native species.
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.	
13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No

14. 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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 3

Part B - Your 3rd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
15. To which part of the Local Plan does your representation relate?	
Policy	POLICY ST54: Transport Infrastructure and Improvement Schemes (page 188)
Paragraph	
Policies Map	
16. Do you consider the local plan is?	
16.(1) Legally compliant	
16.(2) Sound	Yes
16.(3) Complies with the Duty to Co-operate	Yes
17. 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.	<p>11.0 Transport and Connectivity</p> <p>POLICY ST54: Transport Infrastructure and Improvement Schemes (page 188)</p> <p>In ST54 d), we note the potential impact on the A57, which links into Sheffield, from increased development along the route, and the Improvement Plan for the A57 outlined in paragraph 11.1.7. We would be keen to understand the scope of the Improvement Plan and the implications for the wider network where it feeds into Sheffield, as the A57 corridor is one of the routes in Sheffield which experiences regular congestion.</p> <p>We have no comments on the transport schemes set out in policy ST54 as they are relatively local to the sites.</p>
18. 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 17 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 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.	
19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No
20. 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	

1935142



Reference:	1935142	Date Created:	12/Oct/2021 17:17
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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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.

Data Protection

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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 here.

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	12/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Sheffield City Council
Address	Sheffield City Council Howden House 1 Union Street Sheffield S1 2SH
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Sheffield City Council
To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	10.0 Greening Bassetlaw
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	
4.(2) Sound	Yes
4.(3) Complies with the Duty to Co-operate	Yes
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.	10.0 Greening Bassetlaw See our earlier comments on the Foreword and Contents Page.
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 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)?	No
8. 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

Please tick the box below if you wish to enter another representation

Complete another representation	Yes
---------------------------------	-----

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Sheffield City Council
9. To which part of the Local Plan does your representation relate?	
Policy	POLICY ST56: Safeguarded Land (page 194)
Paragraph	
Policies Map	
10. Do you consider the local plan is?	
10.(1) Legally compliant	
10.(2) Sound	Yes
10.(3) Complies with the Duty to Co-operate	Yes
11. 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.	<p>12.0 Infrastructure and Delivery</p> <p>POLICY ST56: Safeguarded Land (page 194)</p> <p>We support the proposal for a new rail station (Policies ST56 & ST4) at the Bassetlaw Garden Village which will enable enhanced rail connections to Sheffield in the longer term, providing opportunity for longer distance trips to be made by more sustainable modes in future. We would request that Sheffield City Council and South Yorkshire City Region are kept updated on the development work in relation to the station, particularly with regards to any impact on Sheffield to Lincoln rail services and stations, and any interactions with the potential development of the Barrow Hill Line.</p>
12. 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 11 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 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.	
13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No
14. 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

Please tick the box below if you wish to enter another representation

Complete another representation	No
---------------------------------	----

Submit

Please click on submit below to submit your representation or back to amend your information

1936572



Reference:	1936572	Date Created:	13/Oct/2021 18:30
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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	No
Full Name	[REDACTED]
Date	13/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	The proposed housing on Ollerton Road, Tuxford will increase the traffic considerably. The traffic through the small town centre roads of Tuxford is already busy and the traffic along Ollerton Road is actually quite dangerous. A van parked outside 20 Ollerton Road was crashed into last week by a passing vehicle and I daren't park my car on the road outside my house. I would estimate that the increase in traffic due to new housing will mainly be between Markham Moor and Ollerton Road past our house. It is very difficult to reverse onto our drive due to the volume of traffic. The HGV traffic is also considerable, probably mainly due to the industrial estate and Clipper. This will therefore increase during construction.
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	There are already several houses (The Maltings, Eldon Green, etc.) in Tuxford which have not yet sold, so there is not a need for 60+ new houses in Tuxford. This small, peaceful market town is rapidly going to lose its village feel.
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)?	No
8. 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	
Please tick the box below if you wish to enter another representation	
Complete another representation	No

Submit

Please click on submit below to submit your representation or back to amend your information

1942532



Reference:	1942532	Date Created:	18/Oct/2021 16:43
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	18/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Highway
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	Yes
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.	No thought has been given to school children crossing Babworth Road at the junction with Ordsall road. The "safe islands" shown are uncontrolled islands. This in turn will hold up traffic for children to cross and will be a safety issue. The new so called bus stop area will still affect traffic as it is still close to the junction.
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	I still do not believe that a set of traffic lights will ease congestion at this junction. You will realise that when there is a problem with the A1 traffic then all vehicles are filtered down Ordsall road. With a set of proposed traffic lights at the junction with Babworth Road all hell will break out. So we have a junction controlled by traffic lights, with a bus stop within a few yards of the junction, with school children crossing the roads and an Island a few hundred yards further down where the entrance to Retford Oaks is situated and where we already have standing traffic every day.

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

No

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

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Please tick the box below if you wish to enter another representation

Complete another representation

No

Submit

Please click on submit below to submit your representation or back to amend your information

1944335



Reference:	1944335	Date Created:	20/Oct/2021 01:11
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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	No
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Bassetlaw District Council
Address	Bassetlaw District Council Offices Bassetlaw District Council Potter Street Worksop S80 2AH
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Bassetlaw District Council
To which part of the Local Plan does your representation relate?	
Policy	28
Paragraph	
Policies Map	Site HS14
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	Yes
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.	

<p>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.</p>	<p>This proposal of 75 Dwellings on Ollerton Road is not sound. This is due to the fact that other sites have not been reasonably considered. This is especially true considering that Tuxford Town Council wishes to add housing allocations to their Neighbourhood Plan. This change would not have included HS14. This is because other sites throughout Tuxford are much more suitable. The Local Plan has failed to properly assess all reasonable alternatives in terms of site assessment options. This appears to be as a consequence of the decision to treat Tuxford differently to all other 'Large Rural Settlements' by looking to allocate a site in the Local Plan rather than have all site allocations considered in the Neighbourhood Plan process. Furthermore, other viable sites are land east side of Tuxford off Lincoln Road and south of Tuxford east of Ashvale Road.</p> <p>Tuxford is the only area to have a hybrid approach of having one site allocation with the remainder to be found by the Neighbourhood Plan also. Paragraph 5.1.52 explains how Tuxford has this strange model. The Local Plan undermines the review of Tuxford's Neighbourhood Plan. A Local Plan must be produced reasonably, fairly and transparently. However, the Local Plan hides behind the review of the Neighbourhood Plan as a reason not to allocate every possible site in Tuxford.</p>
<p>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).</p>	
<p>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</p>	<p>To re-open consultation on this site and properly consider alternative options, which the Town Council and the majority of residents are in favour of, if indeed the strange hybrid approach this plan has adopted for Tuxford is to be maintained.</p> <p>Alternatively, allow the review of Tuxford's Neighbourhood Plan to allocate housing, as is the case in other 'Large Rural Settlements'. This will ensure that Tuxford is not being treated differently, and transparency is maintained, which has not been the case throughout this confusing consultation period. I.e. with the Local Plan and Neighbourhood Plan being consulted on around similar points in time.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>As the District Councillor for this ward, I have spent a lot of time considering this site, and speaking with the Town Council and residents. I understand why this site is not sound, alternatives must be considered, or a similar approach should be adopted for all large rural settlements.</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1945074



Reference:	1945074	Date Created:	20/Oct/2021 15:41
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

Data Protection

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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 here.

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Hallam Land Management & Carlton Distribution Ltd
Telephone Number	
Fax Number	
Email Address	

2. Agents Details (if applicable)

Agent	[REDACTED]
Organisation (if applicable)	Inovo Consulting
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Hallam Land Management and Carlton Distribution Ltd
To which part of the Local Plan does your representation relate?	
Policy	ST1
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
4.(2) Sound	Yes
4.(3) Complies with the Duty to Co-operate	Yes
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.	<p>1.1. Our clients recognise and support the strategic objective of meeting housing needs of the Borough over the plan period and in particular note and support the references in para. 5.1.9 of the Draft Local Plan in relation to facilitating a step change in the District's economy and aligning economic growth with the housing offer in the Borough by providing the right type of new homes, in the right places.</p> <p>1.2. Further, our clients also agree with and support the statement in para. 5.1.19 of the Draft Local Plan which recognises that pursuing a housing target based purely on Government household projections, would mean the plan would provide an insufficient number of dwellings to support economic growth objectives of the District. The housing requirement figure of 591 dwellings per annum (10,047 dwellings by 2037) is therefore supported and considered achievable.</p> <p>1.3. We consider that these statements of intent are all the more important given the impact of the Covid 19 pandemic, through which it has become apparent that a permanent change in the way people work, with more home working, is likely in the future. It is even more important therefore to ensure that housing numbers and housing sizes reflect the economic growth target of the District and this likely change in working patterns.</p>

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

No modification required

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

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

Our clients control the strategic allocation at Peaks Hill Farm

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

Please tick the box below if you wish to enter another representation

Complete another representation

Yes

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:

Hallam Land Management and Carlton Distribution Ltd

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

Policy

ST1:2

Paragraph

Policies Map

10. Do you consider the local plan is?

10.(1) Legally compliant

Yes

10.(2) Sound

Yes

10.(3) Complies with the Duty to Co-operate

Yes

11. 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.

1.4. Our clients support proposed Policy ST1, in particular ST1:2 the provision of land for a minimum of 10,047 dwellings at an annual delivery of 591 dwellings per annum and the distribution of housing development with the settlement hierarchy identified in ST1:2 and particularly (a) 2569 dwellings in the Worksop Outer Area. They also support ST1:5 in terms of the provision of at least 169 hectares of general employment land in the plan period.

12. 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 11 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

No modification required

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.

13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
14. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Our clients control the strategic allocation at Peaks Hill Farm
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 3

Part B - Your 3rd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Hallam Land Management and Carlton Distribution Ltd
15. To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	
Policies Map	
16. Do you consider the local plan is?	
16.(1) Legally compliant	Yes
16.(2) Sound	Yes
16.(3) Complies with the Duty to Co-operate	Yes
17. 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.	<p>1.5. Policy ST15: Provision of Land For Housing is supported in conjunction with Policy ST1 in its proposals to provide a minimum of 3,011 new homes to 2037 and particularly, the allocation of 1,000 dwellings to site HS1 Peaks Hill Farm, Worksop under Policy 16. Noting these figures are approximate, so flexibility is provided such that if delivery at Peaks Hill Farm is stronger than projected, then the total delivery of dwellings on the site may be more than 1,000, noting the reference to the allocation in total being 1,120 houses and 5.6 hectares of additional employment land at Peaks Hill Farm some of which the plan anticipates will be delivered beyond 2037.</p> <p>1.6. We note the reference in para. 7.2.4 in recognition of the complex nature of delivering a large urban extension, however, it is considered that the expectation for delivery not to proceed 2026 is unduly pessimistic. Work is already underway in preparing a masterplan for the site and the promoters of the site remain committed to working and engaging with the Council in the preparation of supporting studies and surveys for a planning application during the Local Plan process. This will enable end users and developers to be secured to ensure early delivery from the site. It is therefore considered that the site could deliver dwellings as early as 2024/5 which would also support the potential for more dwellings than 1,000 coming forward within the plan period.</p>
18. 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 17 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	Modification to 7.2.4 and the Housing trajectory required to reflect commencement of development at Peaks hill Farm in 2024/5
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.	
19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes

20. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Our clients control the strategic allocation at Peaks Hill Farm
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	

Submit

Please click on submit below to submit your representation or back to amend your information

1945105



Reference:	1945105	Date Created:	20/Oct/2021 15:57
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Hallam Land Management
Telephone Number	
Fax Number	
Email Address	

2. Agents Details (if applicable)

Agent	[REDACTED]
Organisation (if applicable)	Inovo Consulting
Address	2 Edmonton Court Loughborough Road West Bridgford NOTTINGHAM NG2 7EQ
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Hallam Land Management and Carlton Distribution Ltd
To which part of the Local Plan does your representation relate?	
Policy	
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
4.(2) Sound	Yes
4.(3) Complies with the Duty to Co-operate	Yes
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.	1.7. Our clients support Policy 16; HS1; Peaks Hill Farm, Worksop but would make the following observations and recommendations regarding the some of the specific requirements for this site. In relation to sub-paragraph: • 2. (a) (iv). Our clients note the reference to use of level access accommodation and bungalows along the urban-rural interface. Noting that this falls under the heading relating to "Good quality design and local character" it would seem the objective of this requirement is to enable a visual transition along the new urban-rural boundaries of the site that will be created by the development. This objective is supported in principle but the specific reference to bungalows is considered overly prescriptive and should be omitted.
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	Omit reference to bungalows in Policy16.2(a) (iv)
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
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Our clients control the strategic allocation at Peaks Hill Farm.
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 2

Part B - Your 2nd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Hallam Land Management and Carlton Distribution Ltd
9. To which part of the Local Plan does your representation relate?	
Policy	ST16 & ST 29
Paragraph	
Policies Map	
10. Do you consider the local plan is?	
10.(1) Legally compliant	
10.(2) Sound	
10.(3) Complies with the Duty to Co-operate	
11. 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.	1.8. The requirement for a mix of housing types and tenures at ST16:2 e) to meet local needs including affordable housing is acknowledged. However we have concerns regarding the requirements for affordable housing as set out in Policy ST 29. ST 29: 7 makes reference to amendments to planning permissions resulting in a reduction in affordable housing from the original permission on the basis of viability and it is considered that this approach should be adopted in the consideration of the original planning application where viability is challenging. In respect of large scale strategic sites such as peaks Hill Farm it will be important to recognise that the large scale infrastructure requirements may have viability implications and these should be assessed at the original outline stage of the planning process. we would therefore suggest that Policy ST16:2e) should acknowledge this as should Policy ST 29. We note that policy 58 goes some way to acknowledging this but there appears to be some inconsistency in the way this is approached in these policies. Policy 29:4 appears to only consider a financial contribution for off site provision of affordable housing where viability of development is challenging. It is unclear how a financial contribution in lieu of on site provision would assist viability if that contribution is equivalent in cost.
12. 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 Question11 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).	

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13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
14. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	These policies have implications for the Strategic allocation at Peaks Hill Farm controlled by our clients.
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	Yes

Part B 3

Part B - Your 3rd representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Hallam Land Management and Carlton Distribution Ltd
15. To which part of the Local Plan does your representation relate?	
Policy	ST31
Paragraph	
Policies Map	
16. Do you consider the local plan is?	
16.(1) Legally compliant	Yes
16.(2) Sound	No
16.(3) Complies with the Duty to Co-operate	Yes
17. 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.	
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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	1.9. Concern is expressed with regard to the requirements of policy ST 31:3 in that it appears to duplicate the provisions of Part M of the building regulations. we would suggest that this provision is omitted as it is unnecessary.
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19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
20. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	This policy has implications for the development of the strategic allocation at Peaks Hill Farm controlled by our clients.

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

Submit

Please click on submit below to submit your representation or back to amend your information

1945106



Reference:	1945106	Date Created:	20/Oct/2021 15:58
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Member of Nottinghamshire County and Bassetlaw District Councils
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Policy 27: HS13: Ordsall South, Retford
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	

<p>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.</p>	<p>At public consultations it has been repeatedly commented on that a Primary School is agreed with Nottinghamshire County Council. This is incorrect. The Members of Bassetlaw District Council have been advised of the agreement for a school. This is incorrect and has been demonstrably proven to the Chief Executive of BDC on 19/10/21. It has also been stated publicly that the Bassetlaw Local Plan housing numbers of almost 10,000 homes are due to government requirements. This again is untrue and using the national formulae, then actual requirement is only 4,896. This again is a misrepresentation of facts to the Public and Council Members. The Plan is not sound, it suggests a number of potential provisions but few are actually agreed, such as school, healthcare and infrastructure. Ordsall cannot cope with the potential additional vehicle movements from up to 1250 households. The suggestion that alternative routes or public transport will take up most of the new vehicle movements is not feasible. The Retford Road Traffic Assessment is still based on 800 homes and there is no sensitivity analysis of the impact of the additional 450 homes when the development rises to 1250 homes. There is no integrated assessment for what happens when the development begins of Bassetlaw Garden Village. There is no integrated analysis of the Bassetlaw Local Plan in its entirety and the impact of developments on each other. There is insufficient consideration of what the developer contributions should be used for. Many of the smaller developments will attract little or zero developer contributions. There needs to be an access road to London Road to prevent dangerous traffic situations in Ordsall and Eaton villages. The cycle path suggestions are incongruous to safe road use, they in many cases such as Brecks Rd, West Hill Rd and Ordsall Rd to A620 as the roads are not wide enough to facilitate a cycle lane and there fore would render them dangerous as well as any cycle lanes would impact residential parking which then creates another issue and potential hazard.</p>
<p>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).</p>	
<p>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</p>	<p>I must say that I have no issue with development. We need more houses but with appropriate infrastructure.</p> <p>It would be better to pick an area and provide 4,000 homes with the correct infrastructure of roads, healthcare and education services as well as transport and retail provision. It is also adjacent to the east-west rail line and as such could become a significant environmentally friendly new town in its own right similar to Cambourne in Cambridgeshire or Buckshaw Village in Lancashire where new small residential villages have been developed from scratch. Bassetlaw Garden Village is planned for an additional 3,000 plus homes post 2037. Why not reduce the developments elsewhere and build 4,000 in the period to 2037. It would attract much more positive funding both from government and also developers due to the scale of such a project. Conversely the current plan to build 500 homes at Bassetlaw Garden Village to 2037 is insufficiently large to make it economically viable given its location. Even Ordsall South would benefit from being larger with the correct infrastructure rather than 1,250 with no infrastructure or the 'promise' of potential infrastructure at some point.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>I am both the County Councillor and District Councillor Member for this area and represent over 3,000 people most immediately impacted by this development and a similar number who are less directly impacted in the Retford East County Division.</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1945119



Reference:	1945119	Date Created:	20/Oct/2021 16:09
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	The Woodland Trust
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	The Woodland Trust
To which part of the Local Plan does your representation relate?	
Policy	Site allocations HS13, HS1 and EM005
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	
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).	

<p>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</p>	<p>We welcome the strong protection given to ancient woodland and ancient/veteran trees in the Trees and Woodland policy (41). This is in line with national policy and specifically para 175c of the NPPF, which says that any damage to ancient woodland or ancient trees due to development must be wholly exceptional.</p> <p>However, we have checked the site allocations later in the plan and have concerns that several of them have some limited impact on veteran or notable trees, which are recorded on the Woodland Trust's Ancient Tree Inventory (accessible via our website at www.woodlandtrust.org.uk). Specifically, the allocation HS13 at Ordsall South is near to a notable oak tree (ATI number: 186338) and allocations HS1 and EM005 at Peaks Hill Farm are near to a veteran beech tree (ATI number: 212560).</p> <p>We would like you to reconsider these allocations, as otherwise they could make the plan unsound by breaching both NPPF policy and your own local plan policy on ancient/veteran tree protection. If they do go ahead, we would like to see adequate buffering put in place to protect the affected trees from likely adverse impacts from the development. Further discussion of what buffering might be appropriate can be found in the Woodland Trust's Planners Manual on Ancient Woodland and Veteran Trees, which can be downloaded from the publications section on our website.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>No</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1945371



Reference:	1945371	Date Created:	20/Oct/2021 21:33
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Bassetlaw Conservative Councillors Group
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Bassetlaw Conservative Councillors Group
To which part of the Local Plan does your representation relate?	
Policy	The plan has been developed based on false information
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	Officers from Bassetlaw District Council have misled members and the public by declaring that infrastructure projects/plans have been agreed with Nottinghamshire County Council when the fact is they have NOT been agreed.
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 Plan for Ordsall South, Retford The plan to build a school has NOT been agreed with Nottinghamshire County Council. The development of any school will need to be paid for from developer contributions of more than £4.9m Bassetlaw District Council has not been instructed to approve the development of 10,000 houses

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
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	<p>We wish to see the evidence of what has been agreed with Nottinghamshire County Council.</p> <p>Conservative Councillors from BDC wish to confirm their position on the local plan as follows.</p> <p>On 26th August 2021 we called an extraordinary meeting of Bassetlaw District Council where we requested a pause to the local plan in order to allow more consideration and careful planning to take place. Our requested was out voted by the Labour controlling group. Again at a full council meeting on 23rd September 2021 we requested a pause of 3 months to the plan but we were once again voted down by both Labour and Independent Councillors.</p> <p>We maintain that the approval of 10,000 new houses in the local plan is excessive and way beyond requirements. Following government guidelines we only need to approve 4,896 houses.</p> <p>Bassetlaw District Council intends to approve the development of far too many houses in our district and without real planning for new infrastructure.</p> <p>Residents of the planned major developments in Thievesdale, Worksop for 1,000 houses and Ordsall, Retford for 1,250 houses are strongly opposed to the plans and we support them. These developments should be stopped.</p> <p>Today we once again call upon BDC to pause the local plan and re-think the number of houses planned for our area.</p> <p>We wish to remind Bassetlaw residents of the following facts:</p> <ol style="list-style-type: none"> 1. The government did NOT instruct BDC on the number of houses to build. 2. The government did NOT decide the location of new housing in our district. <p>We are extremely concerned, as we believe residents are too, about the lack of infrastructure planning. Schools, Roads, Doctors Surgeries, and other services. We cannot continue to build more houses without proper infrastructure planning.</p> <p>The local plan should be developed in a strong partnership with Nottinghamshire County Council where infrastructure can be planned together between district and county. We need to plan for better roads, schools, health services and all support services through partnership.</p>

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

Please tick the box below if you wish to enter another representation

Complete another representation	No
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Submit

Please click on submit below to submit your representation or back to amend your information

1945850



Reference:	1945850	Date Created:	21/Oct/2021 09:37
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Private person
To which part of the Local Plan does your representation relate?	
Policy	Langold
Paragraph	Housing
Policies Map	West side Doncaster Road
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	The plan has not taken on the fact that the proposal to build the houses on this land will cause more CO2 in the atmosphere more traffic on the roads more people travelling to work along with where do the children go to school, the local school will not be sufficient to cope with the houses being built on east side Doncaster Road and on the Firbeck Pit site. Accessing GP's and medical services Bassetlaw Hospital would have a longer waiting list than now. The shopping area does not support local shopping as it does not have enough diversity in the services offered. Which takes it back to people travelling and CO2 this is against the Green Plans from the Government. Also consider the areas around the proposed site is SSSI and some very diverse rare creatures live in it, also the historical area of the county boundaries
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	Do not approve the building on this area of land west side Doncaster Road Langold and consider do we need 10,000 properties to be built the town centre needs more development to make people want to use it. The town has brown field sites build on them but make sure the infrastructure is in place to support the houses being built
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
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	To listen to the argument for the properties and discussion around why the planning department thinks we need all these homes
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	No

Submit

Please click on submit below to submit your representation or back to amend your information

1945939



Reference:	1945939	Date Created:	21/Oct/2021 10:25
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Langold
To which part of the Local Plan does your representation relate?	
Policy	Building to the north of chestnut Road
Paragraph	All of them
Policies Map	Langold
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	This vast amount of houses planned for our small village has been brought about with no public consultation. And it disregards local opinion completely.
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 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)?

No

8. 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

Please tick the box below if you wish to enter another representation

Complete another representation

No

Submit

Please click on submit below to submit your representation or back to amend your information

1945966



Reference:	1945966	Date Created:	21/Oct/2021 10:37
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

Data Protection Notice:

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For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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.	No
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Equality Impact Assessment
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	The Equality Impact Assessment (EIA) contained in the Draft Local Plan misrepresents the nine protected characteristics of the Equalities Act (2010) by replacing 'Sex' with 'Gender'. This misreading of the EA undermines the accuracy of the EIA and therefore casts doubt on the soundness of the EIA.
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 EIA contained within the Draft Local Plan should be withdrawn, and then redrafted with the corrected list of the protected characteristics exactly as listed in the EA of 2010.

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)?

No

8. 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

Please tick the box below if you wish to enter another representation

Complete another representation

No

Submit

Please click on submit below to submit your representation or back to amend your information

1945982



Reference:	1945982	Date Created:	21/Oct/2021 10:45
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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	No
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Private Individual
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	N/A
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	
Paragraph	
Policies Map	Langold
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	Yes
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.	

<p>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.</p>	<p>Langold is currently going through a huge change and expansion, without any consideration to the current inhabitants. The local School is at capacity, with the addition of these extra houses where will the children be educated? To gain access to the local GP Surgery is, with or without the current pandemic, nigh on impossible. To obtain an appointment can take up to 2 (two) weeks. Having these extra homes and occupancy will burden the GP Surgery even more! The plan does not show the current developments which occupy the old Firbeck Colliery Site, which will have a significant impact on Langold with the above statements. Currently there is an on going development on the A60 Doncaster Road, heading North out of Langold. Which is directly opposite this proposal, the introduction of the extra traffic along this stretch of road will have a severe negative impact to an already busy road. Village individuality is being quickly eroded, with the Fibeck Site Langold will be joining Carlton-in-Lindrick via Costhorpe. With this development to the North coupled to the current one being built, Langold will be attached to Oldcotes. Then there is the loss of Green Fields or Green Belt, stop eroding our Green spaces! Yes Firbeck Colliery is being built on, not before time, so concentrate on development of Brown Sites. The plan does not have 1 (one) Social Housing house within the development. What Bassetlaw needs, just look at the waiting list, is Social Housing.</p>
<p>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).</p>	
<p>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</p>	<p>Stop this plan build, there is enough housing developments occurring within Bassetlaw Area local to Langold and Worksop</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>To hear any arguments for or against the plan, to hear any justification for this proposal.</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946014



County Councillor [REDACTED]

Reference:	1946014	Date Created:	21/Oct/2021 10:57
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	County Councillor [REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	County Councillor [REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Notts County Council
To which part of the Local Plan does your representation relate?	
Policy	N/A
Paragraph	N/A
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	
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	<p>1. Less new homes, BDC are proposing to build more than double the number required by government. FACT</p> <p>2. Bassetlaw's resources, services, including schools, GP Practices, hospitals, care system are already stretched and struggling to cope with current demand, there is no plan to mitigate the lack of resources, services.</p> <p>3. There appears to have been a lack of conversation with partners such as the County Council, Bassetlaw Hospital Trust, local schools, GP Practices, these conversations are a necessity.</p>

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Bassetlaw District Council is not considering the added demand that the 10,000 new homes will have on local resources and services.

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

Please tick the box below if you wish to enter another representation

Complete another representation	No
---------------------------------	----

Submit

Please click on submit below to submit your representation or back to amend your information

1946034



Reference:	1946034	Date Created:	21/Oct/2021 11:06
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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.	No
Please tick the box 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	No
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Housing
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	The density of new housing is not equally shared across the district. Why build thousands of houses in a small area rather than spread them across all areas and villages?
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).	
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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	No
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	
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Please tick the box below if you wish to enter another representation	
Complete another representation	No

Submit

Please click on submit below to submit your representation or back to amend your information

1946117



Reference:	1946117	Date Created:	21/Oct/2021 11:48
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	19/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Personal representation
To which part of the Local Plan does your representation relate?	
Policy	Spatial Strategy
Paragraph	5.1.34 onwards
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	

<p>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.</p>	<p>I do not believe the Plan is sound because it proposes an inflated, unnecessary number of new houses. It fails to describe and ensure adequate infrastructure to support the number of houses proposed and, as verified by the Prime Minister on 20th November 2021, (https://www.youtube.com/watch?v=c0kpkoluvuc) it is not consistent with government housing policy.</p> <p>Inadequate preparation has been made to accommodate the 2,000 extra cars (this is a minimum) that will be used to travel from Ordsall to Retford. Every possible entry point to Retford will be congested without radical changes to the roads, which are presently inadequate to take the volume of traffic following the building of the Ordsall properties. Evidence of future traffic flows, and related subjects, needs to be provided before the Ordsall proposal is agreed.</p> <p>There is insufficient evidence about schools and medical facilities in the Plan. Retford's GP services are hard-pressed and there needs to be a guarantee that more GPs, accommodated in a building near to the Ordsall development will be delivered as houses are built.</p> <p>There is also inadequate evidence about schools to educate children from the new development. An analysis of school numbers and proposals for a primary school (s) needs to be set out before any properties are built.</p> <p>There has also been no consideration to how the Ordsall development will impact on Retford Town Centre. It could revive shopping opportunities but, as it does that, adequate parking facilities, the impact of the environment of more cars and changes to routes into the town must be addressed. The present Plan does not address these matters.</p> <p>I am very much in favour of the proposed Green Village. It is strange that no consideration was defining the Ordsall development as a similar village. Such a designation would have changed the proposed housing estate into a village with an identity. As it stands, the Ordsall development remains an estate on the outskirts of Retford that will have very little to define it as a community. We know that such places provide little for young people. Indeed, they can foster negative behaviours. They are poor environments for older people, who will rely on excellent (not good, excellent) transport into the town.</p> <p>Finally, the very large housing numbers are related to expected employment growth. Apart from the inaccuracies associated with predicting such growth, the consultancy report published by the Council has not taken into account the effects of the pandemic or Brexit. More accurate numbers are required.</p> <p>I am less sure what Duty to Co-operate means but for me this suggests listening to public views and taking them into account when revising a plan. This has not happened with the current plan. Despite views to the contrary and the indications of why a local council seat changed from the Labour Party to the Conservatives. Housing allocation in Ordsall was central to the election and, although people might have voted for the wrong reasons, a democratic process indicated that there was something very wrong with the proposed number of houses in Ordsall. No account has been made in the plan, accommodating this clear public opinion.</p> <p>Bassetlaw needs a Strategic Plan and it is more than unfortunate that public views have not been able to influence the final draft submitted for inspection. The withdrawal of the Ordsall scheme would satisfy the vast majority of Retford residents. I simply do not understand why the Council has persisted with its ideas for Ordsall when a clear public view to the contrary has been expressed.</p>
<p>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).</p>	
<p>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</p>	<p>See my comments above.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>No</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

1946124



[REDACTED] Locum Clerk to Rampton and Woodbeck Parish Council

Reference:	1946124	Date Created:	21/Oct/2021 11:53
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

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Data Protection

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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 here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Draft 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 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.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED] Locum Clerk to Rampton and Woodbeck Parish Council
Date	21/Oct/2021

Part A

This form has two parts:
Part A - Personal details – only complete once.
Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED] Locum Clerk
Organisation (if applicable)	Rampton and Woodbeck Parish Council
Address	Village Hall Treswell Road Rampton RETFORD DN22 0JU
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Rampton and Woodbeck
To which part of the Local Plan does your representation relate?	
Policy	
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	

<p>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).</p>	
<p>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</p>	<p>The Parish Council's primary focus of the Bassetlaw Draft Local Plan consultation is the proposed transformation from heavy industry to housing at the Cottam site. The plans for the site have not been sufficiently well defined but the summary of the Parish Council's considerations is that the site is not suitable for housing.</p> <p>This summary is set against a backdrop of the number of houses proposed in the Bassetlaw Draft Local Plan, which appear rather inflated compared to Government figures. Has a Bassetlaw (only) needs-based analysis been conducted to justify the number of houses proposed? Have the housing numbers been increased to reflect unmet demand in neighbouring boroughs and districts potentially exposing Bassetlaw residents to the burden of undesirable housing sited in the wrong areas which will negatively effect communities?</p> <p>Returning to the Cottam site, there would seem to be an almost easy, convenience factor in assigning this location over to housing. A summary of the Parish Council's concerns and objections are:</p> <ol style="list-style-type: none"> 1. What evidence is there that the site is viable for housing given the inevitable levels of contamination and the potential on-going risk to public health and the environment? 2. Details of the environmental protection and provision considerations especially following the expiration of the 5 year aftercare requirement for the disposal of ash in/around the lagoons. 3. Has a wildlife, trees, flora and fauna audit been completed in advance of the housing proposal? 4. Which agencies have been assigned to protect and ensure the Cottam Wetlands Wildlife Site? 5. What analysis and mitigation has been undertaken in relation to the lack of network infrastructure such as roads, bridges, bus services etc and the corresponding detrimental impact to the surrounding villages in relation to school, health services and the like would erode the rural nature of the area? 6. It is not a suitable location for housing because its proposed scale and dominance would change the character of the area. 7. The Parish Council is aware of two pre-planning consultations for solar projects that refer to Cottam. What is the interplay between the solar projects and other potential industrial uses for the site and housing?
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>No</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946246



Reference:	1946246	Date Created:	21/Oct/2021 13:11
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Heyford Developments Ltd
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	[REDACTED]
Organisation (if applicable)	Barton Willmore
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Heyford Developments Ltd
To which part of the Local Plan does your representation relate?	
Policy	ST1
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
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	Yes
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.	<p>See covering letter</p> <p>We continue to object to Policy ST1. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.</p>
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).	

<p>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</p>	<p>Suggested changes:</p> <ol style="list-style-type: none"> 1. The difference between the Plan's total requirement (10,047) and the cumulative total of the draft allocations (10,884) should be explained. Clarification is required as to what level of growth will be delivered for each of the Rural Settlements (and whether Neighbourhood Plan allocations have been double counted) and what the contribution is to the overall housing requirement. 2. The anticipated supply set out in Policy ST1 and the supporting evidence (particularly around viability) should be reviewed in light of the evidence of deliverability for Bassetlaw Garden Village (see our concerns set out in response to Policy ST4). 3. The growth targets for specific settlements should be updated to contain mechanism for guarding against non-delivery of housing through Neighbourhood Plans (see Policy ST2). 4. In light of the matters raised in relation to Policy ST1, and issues around supply, trajectory and deliverability, further growth should be directed to the sustainable settlement of Blyth.
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>We think ST1 is unsound</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>Yes</p>

Part B 2

Part B - Your 2nd representation

<p>Please fill in a separate Part B sheet for each representation you wish to make.</p>	
<p>Name or Organisation:</p>	<p>Heyford Developments Ltd</p>
<p>9. To which part of the Local Plan does your representation relate?</p>	
<p>Policy</p>	<p>ST2</p>
<p>Paragraph</p>	
<p>Policies Map</p>	
<p>10. Do you consider the local plan is?</p>	
<p>10.(1) Legally compliant</p>	<p>Yes</p>
<p>10.(2) Sound</p>	<p>No</p>
<p>10.(3) Complies with the Duty to Co-operate</p>	<p>Yes</p>
<p>11. 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</p>	
<p>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.</p>	<p>See covering letter.</p> <p>We object to Policy ST2. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.</p>
<p>12. 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 11 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).</p>	

<p>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</p>	<p>Suggested changes:</p> <ol style="list-style-type: none"> 1. The Policy should set out clearly what the breakdown is in terms of commitments (including reductions for lapse rates) and new housing, with a particular focus on clarifying whether Neighbourhood Plan allocations have been double counted in the commitments. It should also address the imbalance between the significantly higher quantum of development that the Small Rural Settlements are set to accommodate compared to the Large Rural Settlements. This can be rebalanced if there is a shortfall due to double counting. 2. The draft Plan should revisit the 20% growth requirement/cap applied to Large Rural Settlements and should account for lapse rates. Additional growth should be directed to more sustainable settlements such as Blyth. This should consider the relationship between employment and housing growth as noted in our response to Policy ST1. 3. The policy should remove reference to the weight to be afforded to local community support in determining applications as this could undermine the assessment of an application on its merits. This should be replaced with a more appropriate set of criteria (see 4 below also). 4. The policy should incorporate an ongoing monitoring of delivery and supply within the Rural Settlements, with a policy basis to support additional supply in the event Neighbourhood Plan allocations and other commitments are not being delivered.
<p>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.</p>	
<p>13. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>14. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>Policy ST2 is unsound</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>Yes</p>

Part B 3

Part B - Your 3rd representation

<p>Please fill in a separate Part B sheet for each representation you wish to make.</p>	
<p>Name or Organisation:</p>	<p>Heyford Developments Ltd</p>
<p>15. To which part of the Local Plan does your representation relate?</p>	
<p>Policy</p>	<p>ST4</p>
<p>Paragraph</p>	
<p>Policies Map</p>	
<p>16. Do you consider the local plan is?</p>	
<p>16.(1) Legally compliant</p>	<p>Yes</p>
<p>16.(2) Sound</p>	<p>No</p>
<p>16.(3) Complies with the Duty to Co-operate</p>	<p>Yes</p>
<p>17. 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.</p>	
<p>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.</p>	<p>See covering letter.</p> <p>The evidence base, particularly the IDP and Viability Assessment do not demonstrate there is a reasonable prospect that the proposals will be developed. As such we consider that the 500 dwellings should be deleted from the supply and the site should be considered an ambition for growth beyond the Plan period, with further detail to be set out through a DPD or similar. Without the changes below we object to Policy ST4 as it is not justified or effective due to the lack of proportionate evidence to demonstrate deliverability.</p>

18. 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 17 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	<p>Suggested change:</p> <p>Address the significant concerns in relation to the IDP and Viability Assessment regarding the infrastructure requirements and deliverability of the proposed Garden Village. Further detail is required to demonstrate that it can contribute 500 dwellings within the Plan period in a sustainable manner in line with the Garden Community Principles set out in Policy ST3.</p>
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.	
19. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?	Yes
20. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Policy ST4 is undeliverable and so is unsound
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	

Submit

Please click on submit below to submit your representation or back to amend your information

Planning Policy
Queen's Buildings
Potter Street
Worksop
S80 2AH

VIA EMAIL

29883/A3/MAS/JB/bc

21st October 2021

Dear Sir/Madam

REPRESENTATIONS TO THE DRAFT BASSETLAW LOCAL PLAN (PUBLICATION VERSION – REGULATION 19): SEPTEMBER – OCTOBER 2021

We write on behalf of our Client, Heyford Developments Ltd and welcome the opportunity to respond to the Draft Bassetlaw Local Plan (the 'draft Plan'). We respond in respect of our Client's land interests at Park Farm, Blyth ('the site', as shown on the appended red line plan).

The site was promoted through the Blyth Neighbourhood Plan ('BNP') for around 50 dwellings, which has now been formally 'made' following the referendum held on the 6th May 2021.

We have responded to previous versions of the draft Plan, most recently the Regulation 18 consultation in November 2020 – January 2021. We do not consider that the revisions address our concerns.

As was the case in the November 2020, The Council's assessment through the August 2021 Land Availability Assessment (LAA) (Appendix J) concludes that our Client's site (reference LAA435) has a capacity of 54 dwellings, is considered "suitable" for development and has "no significant constraints identified at this stage". We consider it is an appropriate site to allocate through the Local Plan to deliver much needed housing in a sustainable rural large village. This is demonstrated on the Vision Document also appended.

We set out our response to the current draft Plan consultation in chronological order below.

Policy ST1: Bassetlaw's Spatial Strategy

The draft Policy identifies that the District will provide a minimum of 10,047 dwellings (591 dwellings per annum) for the plan period 2020-2037. This figure is marginally higher than the target in the previous draft Plan Regulation 18 (10,013 or 589 dwellings per annum). We welcome the inclusion of additional sites in excess of this, plus the windfall allowance, to increase flexibility in supply (total supply being 12,198 dwellings). However, we continue to raise issues with the manner in which the



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housing supply is distributed within the District, and we consider that more growth should be directed to the Large Rural Settlements, particularly Blyth.

Policy ST1 states the District's housing need will be delivered in accordance with the settlement hierarchy below:

- a) **"at the Main Towns:**
 - (i) **approximately 2,569 dwellings in Worksop Outer Area;**
 - (ii) **approximately 700 dwellings in the Worksop Central DPD;**
 - (iii) **approximately 2,128 dwellings in Retford;**
 - (iv) **approximately 1,758 in Harworth and Bircotes;**
- b) **by supporting the delivery of 1,496 dwellings in the Large Rural Settlements;**
- c) **by supporting the delivery of 1,733 dwellings in the eligible Small Rural Settlements;**
- d) **by supporting the development of 500 dwellings through a site allocation at the Bassetlaw Garden Village".**

The spatial strategy now splits out Worksop Outer Area, Worksop Central, Retford and Harworth / Bircotes, with a total of 7,155. When the above (a) to (d) are added together, it comes to 10,884 dwellings. The January 2021 housing requirement totalled 10,013.

The difference appears to be as a result of an increase in 328 dwellings in Retford, 165 dwellings in Worksop Outer Area, 56 dwellings in Harworth / Bircotes, 94 dwellings in the Large Rural Settlements and 231 dwellings in Small Rural Settlements. The difference between the Plan's total minimum requirement (10,047) and the cumulative total of the sites (10,884) should be explained.

We continue to have no objections and no specific comments to the growth being directed to the main towns, providing there is sufficient infrastructure to support the allocations and they are backed up by evidence around viability and deliverability. Our principal concern is with the Garden Village and Rural Settlements.

We continue to have concerns around the distribution of growth and spatial strategy in our response to draft Policy ST2 below. We also set out concerns around the deliverability of the 500 dwellings at the Garden Village in response to draft Policy ST4. Whilst we support the ambition to deliver beyond the Plan period, we do not consider these 500 dwellings are deliverable in the Plan period and should be removed from the overall supply.

As we set out in our previous responses to the draft Plan, the growth identified in Policy ST1 (and ST2) is in part reliant on the Neighbourhood Plans. Whilst we generally support the locally-led approach which underpins the neighbourhood plan process, the recently adopted Blyth Neighbourhood Plan is reliant on one site to deliver the majority of its housing requirement, despite our view that it is of questionable deliverability / developability. This therefore presents a risk to the Council meeting its housing growth targets.

We continue to object the arbitrary 20% growth cap for Large Rural Settlements, including Blyth (see Policy ST2 below for further detail).

In our response to Policy ST2 we also raise issues with the list of settlements and growth allocated to each. From the five Large Rural Settlements, the total delivery over the Plan period is expected to be 1,496 dwellings, made up of 48 completions (2020-21), 1,171 extant permissions, 202 made Neighbourhood Plan allocations and 75 new dwellings allocated in Tuxford.

In the Land Availability Assessment (August 2021), the extant permissions and Neighbourhood Plan allocations appear to be as follows:

- Blyth – 78
- Carlton - 410

- Costhorpe – 0
- Langold/Hodstock – 465
- Misterton – 134
- Tuxford – 86
- Total – 1,173

With the completions (48) and 75 new dwellings in Tuxford, this totals 1,296. This is 200 dwellings less than the specified 1,496 dwellings. Under Policy ST2 it requires each settlement to by 20%, and together this list on page 39 totals only 1,297 dwellings; 199 less than the settlement hierarchy states. Clarification is required as to what level of growth will delivered for each of the Large Rural Settlements and what the contribution is to the overall housing requirement. We think Neighbourhood Plan allocations have been double counted.

The same table on page 39 has Small Rural Settlements totalling 510 dwellings if each is to grow by 20%. No new allocations are proposed as there are 324 completions (2020-21), 1,188 extant permissions and 261 made Neighbourhood Plan allocations; totalling 1,773 dwellings. Again, this list of commitments should be checked and the relationship between them and the 20% Growth Requirement clarified.

As we set out in representations to previous versions of the draft Plan, the spatial strategy needs to ensure that housing and employment needs are aligned, so that housing is proposed where there is demand for employment. As paragraph 3.6 of the draft Plan notes:

“The logistics sector continues to grow, with significant investment taking place, and market interest evidenced, along the A57 and A1 growth corridors”.

The recently upgraded A1 junction to the north of Blyth offers a significant opportunity to meet this need and assist in delivering economic growth in the District, particularly in sustainable rural locations to ensure growth is balanced. Housing should be located nearby to ensure jobs and workers are closely located and accessible by public transport – there are regular buses running between Blyth and the A1 roundabout to the north.

In summary, we therefore continue to object to Policy ST1. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.

Suggested changes:

1. The difference between the Plan’s total requirement (10,047) and the cumulative total of the draft allocations (10,884) should be explained. Clarification is required as to what level of growth will delivered for each of the Rural Settlements (and whether Neighbourhood Plan allocations have been double counted) and what the contribution is to the overall housing requirement.
2. The anticipated supply set out in Policy ST1 and the supporting evidence (particularly around viability) should be reviewed in light of the evidence of deliverability for Bassetlaw Garden Village (see our concerns set out in response to Policy ST4).
3. The growth targets for specific settlements should be updated to contain mechanism for guarding against non-delivery of housing through Neighbourhood Plans (see Policy ST2).
4. In light of the matters raised in relation to Policy ST1, and issues around supply, trajectory and deliverability, further growth should be directed to the sustainable settlement of Blyth.

Policy ST2: Rural Bassetlaw

The Bassetlaw Rural Settlement Study Update (November 2020) acknowledges at page 4 that an out-of-date Plan in the past has:

“contributed to the inconsistent management of rural growth across Bassetlaw. Some settlements have grown by hundreds of houses and others have had none, contributing to a growing conflict between the balance of sustainable growth and the benefits that generally accompany new development.

In Bassetlaw, these conflicts are translated – most apparently - into a lack of infrastructure being delivered to support a growing population and a large oversupply of residential planning permissions (or commitments) in areas – particularly those that, perhaps, do not have an adequate level of services and facilities to support such a high level of growth.

We note that the Council do not consider a blanket growth requirement for all the Rural Settlements to be appropriate, as set out in paragraph 5.2.7 in the Draft Plan. This is suggested by differentiating between Large and Small Rural Settlements. Whilst we support splitting the settlements and the methodology behind it, there is a blanket growth approach for both Large and Small Rural Settlements. Blyth is one of the Large Rural Settlements determined to be eligible to grow by 20% in the plan period, along with several others, in addition to several eligible Small Rural Settlements. However, there is no distinction between the level of services, facilities and amenities between the settlements and the a blanket growth requirement will perpetuate this imbalance and unsustainable growth that has been created in a policy vacuum. Instead, further growth should be directed to sustainable settlements, such as Blyth, which has a higher capacity for growth than the arbitrary 20% cap allows. The policy in its current form raises concerns over its consistency with the NPPF's objective to significantly boost the supply of homes (paragraph 60).

Growth in Rural Settlements is largely dependent on commitments, but as above, the Plan is unclear as to what will be delivered. There is an apparent inconsistency between Figure 8 (suggesting total growth of 1,496 dwellings in Large Rural Settlements) and the commitments in the Land Availability Assessment (suggesting 1,296 dwellings, when taking into account the proposed allocation in Tuxford). It appears that the Neighbourhood Plan allocations have been double counted. We query whether the same has been done for Small Rural Settlements. This needs to be addressed, otherwise there is a potential shortfall of at least 202 dwellings and possibly 463 dwellings or more.

The revised housing distribution at Policy ST1 appears to suggest an increase over and above the January 2021 consultation of 94 dwellings in the Large Rural Settlements and 231 dwellings in Small Rural Settlements. It is difficult to understand why this is the case given the findings of the Bassetlaw Rural Settlement Study Update and Spatial Strategy Background Paper (Update November 2020), which clearly set out the distinction between Small and Large Rural Settlements and their comparative capacity for growth. If there is an issue with double counting Neighbourhood Plan commitments, then the shortfall should be directed towards Blyth.

Part 3 of Policy ST2 sets out the principles for which additional residential development will be supported above the 20% growth requirement. The only mechanism appears to be a community-led approach via the neighbourhood plan process. We strongly object to Part 3 on the basis that it will limit growth coming forward in sustainable locations given the strict adherence to a cap. Whilst the opinions of the local community are important to consider through the planning process, there are a wider range of material considerations that should also be appropriately assessed. It is considered that this element should be removed and replaced with a more specific set of criteria to which applications should be assessed. This is particularly important given the points we raise above in relation to Policy ST1 and the potential for Neighbourhood Plans to allocate sites which may not be ultimately deliverable or developable in the Plan period. If there is no requirement or mechanism to

require a review of a Neighbourhood Plan, then there is no means of approving alternative housing under Policy ST2 Part 3.

To assist with this, Policy ST2 should also include a reference to the need for ongoing monitoring of delivery and supply within the Rural Settlements. It should make provisions for instances where Neighbourhood Plan allocations (or permissioned sites) are not being implemented, and the 20% growth not being achieved (see LAA which states a historic lapse rate of 24% for such sites). The policy should state that in these circumstances a review of those allocations will be necessary and additional supply will be brought forward ahead of such reviews via a reasonable criteria-based policy, so as to ensure an ongoing supply of housing (in accordance with NPPF paragraphs 74-77). The criteria-based policy could reflect that of the current Bassetlaw District Core Strategy (2011) Policy CS1 and approach of the Council in relation to developments outside of the settlement boundaries (as stated in the Authority Monitoring Report (AMR) 2020/21 in relation to Indicator H5: Number of houses built and permitted outside the settlement boundaries).

We therefore continue to object to Policy ST2. It is not justified as the evidence supporting it is not clear how the housing requirement will be delivered, meaning it is also not positively prepared or effective. As insufficient growth is directed to Blyth, the Plan will not deliver balanced growth spread across the more sustainable rural settlements and so this will not be consistent with the NPPF and its aims to deliver sustainable development.

Suggested changes:

1. The Policy should set out clearly what the breakdown is in terms of commitments (including reductions for lapse rates) and new housing, with a particular focus on clarifying whether Neighbourhood Plan allocations have been double counted in the commitments. It should also address the imbalance between the significantly higher quantum of development that the Small Rural Settlements are set to accommodate compared to the Large Rural Settlements. This can be rebalanced if there is a shortfall due to double counting.
2. The draft Plan should revisit the 20% growth requirement/cap applied to Large Rural Settlements and should account for lapse rates. Additional growth should be directed to more sustainable settlements such as Blyth. This should consider the relationship between employment and housing growth as noted in our response to Policy ST1.
3. The policy should remove reference to the weight to be afforded to local community support in determining applications as this could undermine the assessment of an application on its merits. This should be replaced with a more appropriate set of criteria (see 4 below also).
4. The policy should incorporate an ongoing monitoring of delivery and supply within the Rural Settlements, with a policy basis to support additional supply in the event Neighbourhood Plan allocations and other commitments are not being delivered.

Policy ST4: Bassetlaw Garden Village

In relation to the proposed Bassetlaw Garden Village, we have previously raised significant concerns in the deliverability of this allocation. Whilst we welcome the ambition to deliver growth at scale beyond the Plan period, and the production of the Bassetlaw Garden Village Vision Statement (September 2021), we do not consider this addresses our previous comments.

As we have previously raised, we think it is inappropriate to draw direct comparisons between the Garden Village proposed and other large schemes in the District (namely the Harworth Colliery site) which appear to be very different in both scale and site-specific circumstances. Harworth Colliery is a site within single ownership in an established urban area that benefits from existing residents, services, facilities and public transport. The proposed Garden Village is relatively isolated from Worksop and Retford and has significant infrastructure requirements, including transport and utilities.

The LAA states that the Harworth Colliery site had a lead in time of approximately 8 years. Assuming adoption of the Plan in 2022, this suggests a similar lead-in time for the Garden Village. Given it is some four times the size of the Colliery site, we consider more evidence is needed to support the draft Plan's assertion that this site will deliver housing in the Plan period, particularly given the lack of supporting evidence around viability (further commentary provided below). Whilst we support the ambition, we do not think any reliance can be placed upon this allocation within the Plan period, even for 500 dwellings.

We continue to raise concerns around the ability to deliver sustainable housing in the Plan period in line with Garden Community Principles. The LAA acknowledges the importance of this:

"The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement."

The level of services, facilities and/or public transport early on in the life of the development is essential, and there is no detail to set out how this is expected to viably be delivered.

The Bassetlaw New Station Feasibility Technical Note 2 (November 2020) does not demonstrate that there is sufficient capacity on the line to allow the new station to be delivered, particularly as the existing 'slack' which may currently be there may not be available at the point at which the new station is actually delivered (this will not be for some time). The estimated £8-11m cost is significant and this station is unlikely to be delivered early given there will not be any new dwellings before at least 2031/32, and even then the number of new residents will be so low that significant revenue support would be required to subsidise the service. A draft SoCG with Network Rail has only been discussed, rather than agreed. The proposals are therefore dependent on a good bus service in the early years.

The updated Infrastructure Delivery Plan (IDP (August 2021) sets out a substantial list of infrastructure requirements. The IDP suggests a contribution of £460,000 towards the bus service. It is not clear whether this is just for the 500 dwellings or the full 4,000. Even for 500 dwellings this seems very low.

All key infrastructure costs need to be considered carefully, including as access (increased cost given A1), other transport improvements (including costly A57 improvements), utilities and other social / education infrastructure and services / facilities to ensure a sustainable community is created. Many of the costs associated with the IDP are left blank (including the highway infrastructure works listed at Policy ST54). Therefore it is not clear what the total costs will be, when they are required and how they will be funded.

The updated Viability Assessment (August 2021) sets out a series of key assumptions for the strategic site assessments in terms of contributions. In respect of the Bassetlaw Garden Village, the assumptions are:

"216Ha Greenfield (40% green infrastructure)

500 Dwellings 45000qm

Land Value £11,025,000

S106 Contributions Total £11,144,750

Education £3,789,445

School transport £55,000

Health £339,500

Public Transport £588,400

Transport & Highways £5,000,000

Sports facilities £172,405

Open Space £1,000,000

Play Space £150,000

Tree Planting/Biodiversity £50,000

20% net gain"

It does not explain how the Council has arrived at these figures, which we consider to be substantially short of the real costs, particularly the transport and highways figure, which has decreased since the previous October 2019 version. The IDP and the Viability Assessment are also not consistent with each other. Education is stated in the IDP as £500,000, which is based on a generic per pupil approach; presumably based on expanding an existing school. The Viability Assessment assumes £3,789,445, which we assume is the per pupil approach for 4,000 dwellings rather than 500. This would not be sufficient to even build a primary school and so the approach needs to be explained.

The Viability Assessment notes at paragraph 1.23:

"The study is a strategic assessment of whole plan viability and as such is not intended to represent a detailed viability assessment of every individual site. The study applies the general assumptions in terms of affordable housing, planning policy costs impacts and identified site mitigation factors based on generic allowances. It is anticipated that more detailed mitigation cost and viability information may be required at planning application stage to determine the appropriate level of affordable housing and planning obligation contributions where viability issues are raised. The purpose of the study is to determine whether the development strategy proposed by the Plan is deliverable given the policy cost impacts of the Plan with sufficient additional viability margin for CIL."

Whilst Planning Practice Guidance advises that not every site needs to be assessed for viability, it does advise that *"in some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies."*¹

It goes on to specify that typologies may be appropriate, but that strategic sites should be assessed:

"It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites."²

The Viability Assessment does not carry out a specific assessment of the Garden Village and its likely significant upfront infrastructure costs.

The Council has continued to take a general approach to development across the draft Plan, rather than looking at the very specific and significant costs and cash flow issues for a new settlement. It states that the approach to abnormal construction costs (including utilities diversions) is "based on generic tests" (page 30) and then assumes a generic cost of mitigation of between £1,750 and £6,000 per dwelling. The Council's estimation is substantially short of the real costs of delivering a development of this scale in this location. The Aecom January 2018 publication 'Garden towns and

¹ Paragraph: 003 Reference ID: 10-003-20180724

² Paragraph: 005 Reference ID: 10-005-20180724

villages cost model' suggests that a new garden village in 5,000 residential units on a 350 hectare greenfield site in the South East of England would have construction costs of £53,568 per unit. The very high cost of strategic infrastructure and the impacts on cash flow (which isn't mentioned in the Council's evidence), needs to be considered in detail to demonstrate that this site will be delivered in the timescales set out.

As such it has not been demonstrated that the 500 dwellings in the plan period are viable or deliverable. Whilst we appreciate the difficulty in planning for development of this scale that is largely beyond the Plan period, there needs to be evidence that the site will deliver sustainable growth in this Plan period and beyond. Planning Practice Guidance states:

"The government recommends that when preparing a plan strategic policy-making authorities use available evidence of infrastructure requirements to prepare an Infrastructure Funding Statement. This should set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination this can be used to demonstrate the delivery of infrastructure throughout the plan-period.

...

Where plans are looking to plan for longer term growth through new settlements, or significant extensions to existing villages and towns, it is recognised that there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is produced. In these circumstances strategic policy-making authorities will be expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged."³

The evidence base, particularly the IDP and Viability Assessment do not demonstrate there is a reasonable prospect that the proposals will be developed. As such we consider that the 500 dwellings should be deleted from the supply and the site should be considered an ambition for growth beyond the Plan period, with further detail to be set out through a DPD or similar. **Without the changes below we object to Policy ST4** as it is not justified or effective due to the lack of proportionate evidence to demonstrate deliverability.

Suggested change:

Address the significant concerns in relation to the IDP and Viability Assessment regarding the infrastructure requirements and deliverability of the proposed Garden Village. Further detail is required to demonstrate that it can contribute 500 dwellings within the Plan period in a sustainable manner in line with the Garden Community Principles set out in Policy ST3.

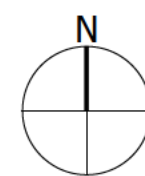
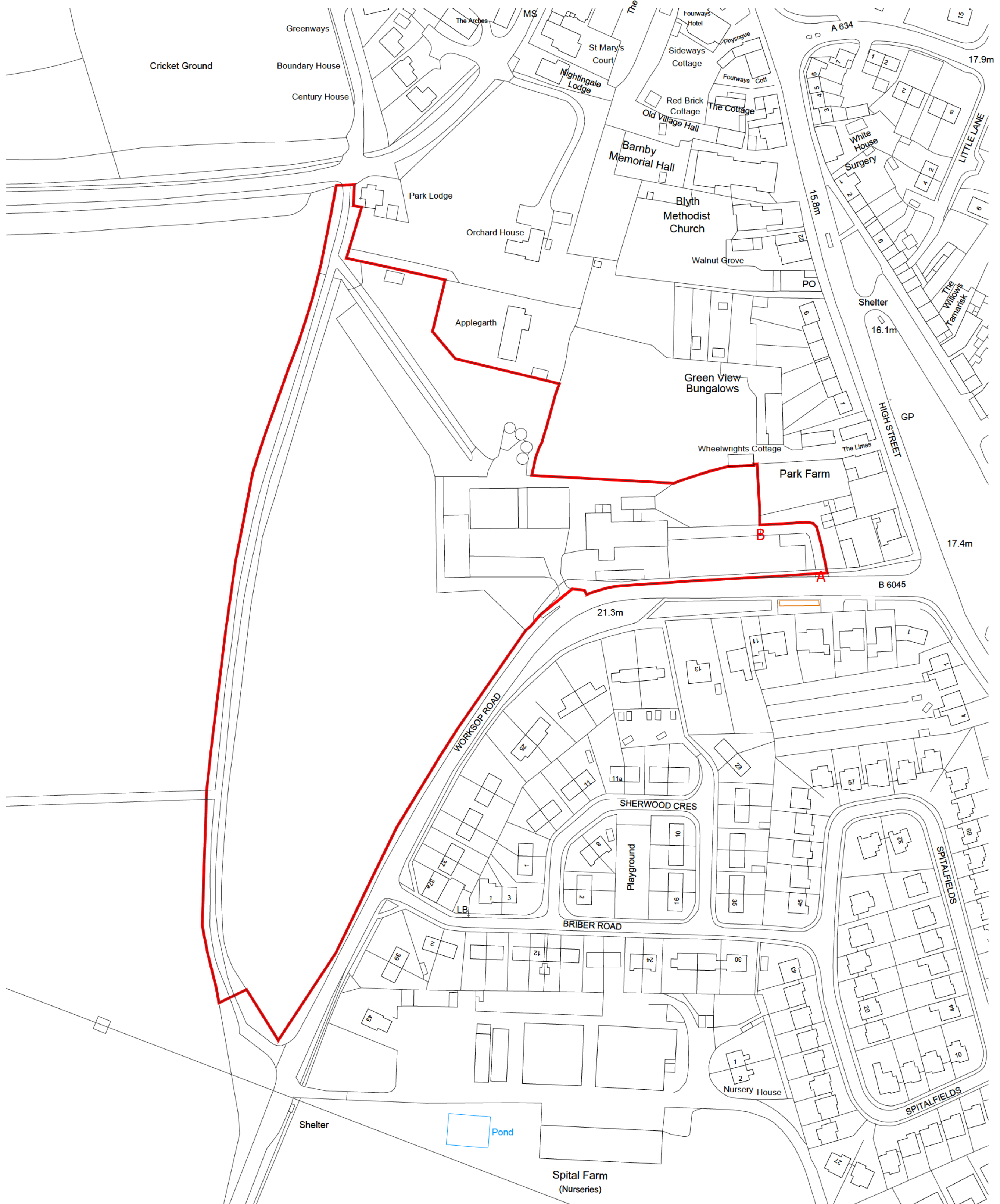
We trust these representations are helpful to inform the preparation of the Local Plan. Should you require any clarifications of the points raised please contact me or Mark Singer.

Yours sincerely

[Redacted Signature]

Associate Planner

³ Paragraph: 059 Reference ID: 61-059-20190315



Project
Park Farm, Blyth

Drawing Title
Contract Plan

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“ To provide **a sustainable development** that offers **a variety of high-quality housing for the local community**, within the centre of Blyth. The development seeks to be **responsive to its setting and context; to historic, built and natural assets** that contribute to the distinct identity of the village. ”





I. Introduction

The Vision Document has been prepared on behalf of Heyford Developments Ltd, to support proposals for residential development at Park Farm, Blyth.

The purpose of this document is to support the promotion of the site at Park Farm, Blyth to accommodate residential development. The key aims and objectives of the document are to:

- » present a vision and design framework to guide and shape the proposals
- » review the site in the context of current planning policy
- » present an initial understanding of the site and the local context, and
- » present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.

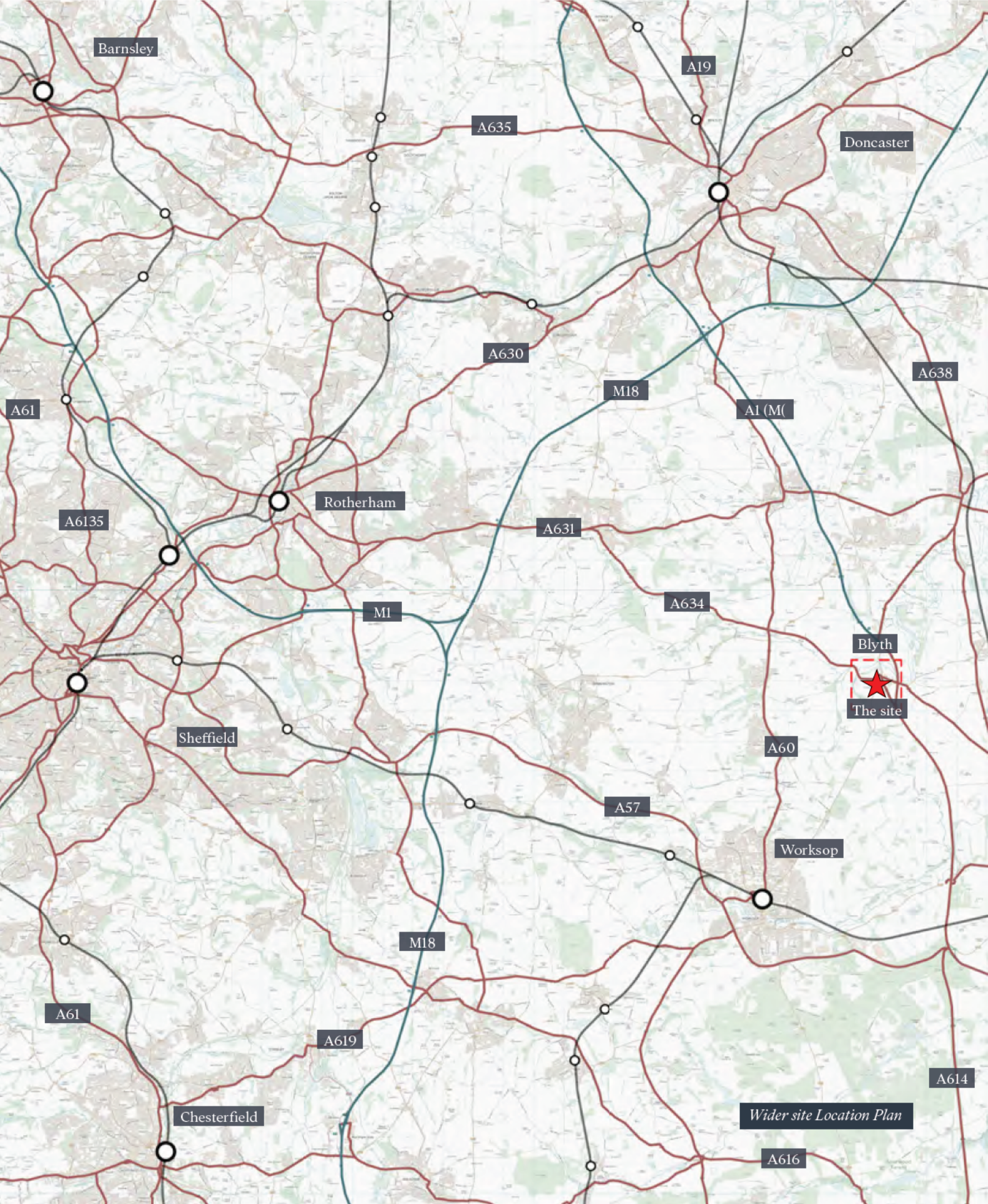
Site Context

The site is located to the south-west of Blyth, a village and civil parish in the Bassetlaw district of the county of Nottinghamshire (East Midlands). It is located six kilometres north of Worksop and broadly midway between Worksop, Retford and Bawtry.

Blyth is easily accessible from the adjacent A1(M) at the Blyth roundabout, which provides excellent connectivity to the wider strategic road network A631, A634, A60 and M18. Worksop Railway Station can be reached via a 15-minute bus journey and provides hourly services to key destinations such as Leeds, Lincoln and Nottingham and bus services to Doncaster, Worksop and Gainsborough.



Looking east towards Worksop Road



Barnsley

A19

A635

Doncaster

A630

A638

M18

A1(M)

A61

A6135

Rotherham

A631

M1

A634

Blyth

The site

Sheffield

A60

A57

Worksop

M18

A619

A61

Chesterfield

A614

Wider site Location Plan

A616

The site

The site is approximately 3.9 hectares (ha), on land most recently used as a farm. It includes a number of agricultural buildings and structures, as well as agricultural grassland.

The site lies to the south-west of Blyth and is bounded by the A634 and existing development to the north, residential and commercial development to the east, Worksop Road (B6045) to the south and an unnamed access track (accommodating a Public Right of Way (PRoW) with agricultural fields beyond to the west.



View of site from north west site boundary



A634

A634

A634 High Street

B6045 Workop Road

Aerial site Plan

2. Planning Policy Context

Development Plan

The Development Plan in relation to this site comprises the Bassetlaw District Council (BDC) Core Strategy and Proposals Maps (adopted 22 December 2011):

Bassetlaw Core Strategy

The Core Strategy sets out an overall housing requirement of 6,384 houses (355 per annum) over the Plan Period 2010 – 2028). It identifies Blyth as a ‘Rural Service Centre’ in the settlement hierarchy, offering a range of services and facilities, and the access to public transport, that makes them suitable locations for limited growth (Policy CS8). According to Policy CS8, up to 10% (599 houses) of the District’s housing requirement will be delivered in the Rural Service Centres. The affordable housing target for Blyth is 25%.

Within the Proposals Maps, Blyth is shown on Inset Map 02. The site is shown as sitting outside the development boundary and adjacent to (within a small area falling within) the Conservation Area boundary, which is limited to the eastern site boundary to the rear of Park Farm.

The Plan also includes development management policies which are key for informing both the Concept Masterplan within this Vision Document, but also any future planning application.

Other Material Considerations

National Planning Policy Framework (NPPF February 2019)

The NPPF (2019) continues to require Councils to significantly increase the supply of housing and several important changes have been made to reflect the need to demonstrate and ensure deliverability, including the Housing Delivery Test and the Standard Method for calculating housing needs. The Draft Bassetlaw Local Plan will need to respond to these requirements.

Emerging Policy

Draft Bassetlaw Local Plan (2018–2035)

A new Local Plan is currently being prepared. A Regulation 18 consultation for the Part 1 Strategic Plan took place between 14th January and 10th March 2019, which suggested an overall housing requirement of 6,630 dwellings (390 per annum). The draft Plan encourages Neighbourhood Plans to allocate housing development to meet local requirements. The indicated housing requirement for Blyth between 2018 and 2035 is 56 dwellings (representing 10% growth), with a capped growth (20%) of 106 dwellings.

Part 2 of the Local Plan consultation is timetabled to take place in June 2019, with a Regulation 19 draft expected in January 2020 and formal adoption of the full Local Plan in February 2021.

Blyth Neighbourhood Plan (2018–2035)

The site falls within the boundary of the Blyth Neighbourhood Plan area, which was designated on 28th September 2017. A Regulation 14 Consultation took place between 18th February and 7th April 2019. The draft Neighbourhood Plan looks to deliver the full capped growth of 106 dwellings as proposed in the draft Local Plan. The draft Neighbourhood Plan seeks to meet this primarily through a draft allocation for 53 new dwellings, located to the south-east of Blyth. As we set out in this Vision Document, the site being that of the site at Park Farm to the west of Blyth is a more appropriate and sustainable site to deliver the village’s housing needs.

Design Policy Summary:

Policy Reference	Policy Name	Key Points
Core Strategy (December 2011)		
Policy DM4	Design and Character	Key policy and guidance for residential layouts
Policy DM5	Density	Reflect specific characteristics of the site/area



Looking north from Worksop Road

3. Local Context

Access and Movement

The site is located on and is accessible via Worksop Road (B6045), which runs along the eastern boundary of the site. The site is also accessible via sustainable modes of transport. The site also benefits from excellent foot and cycle linkages to local schools, the High Street, bus stops and formal sports and recreational facilities.

Worksop Road (A6045)

Worksop Road is a single carriageway B-road, subject to a 40mph speed limit. Worksop Road varies between 5.6m in width at points along the frontage of the site, to 7.3m width adjacent to the southern boundary of the site. There is a footway on the eastern side of the carriageway measuring 1.7m in width and separated from the carriageway by a 1.6m grass verge. On the northern side of the carriageway, east of the proposed site, a 1.6m footway runs for a distance of 80m from the priority junction with High Street.

High Street (A634)

The A634 runs to the north of the site in a west-east alignment. This road runs through the heart of the village and provides access to a range of local amenities, retail and community uses. This road is subject to National Speed Limit until the road approaches Blyth, where it is reduced to a 30mph speed limit. The A634 varies between 5.6m and 6.2m in width along its route with footways on either side of the carriageway at 2.1m in width.



Worksop Road (B6045)

Public Transport

Local bus stops are located within walking distance from the site, providing regular services to local destinations such as Doncaster, Worksop and Gainsborough. The nearest bus stop to the site is located on Worksop Road, approximately 150m walking distance from the proposed site access. There is a further stop located on Retford Road, 350m from the proposed pedestrian access, from which further bus services can be accessed.

The closest railway station to the site is Worksop Station, located approximately 5 km south of Blyth. Worksop Station is accessible via the Stagecoach 25 Bus Service from Worksop Road, an approximate journey time of 15 minutes. Worksop Station provides rail services to Leeds, Lincoln and Nottingham (all depart once per hour).

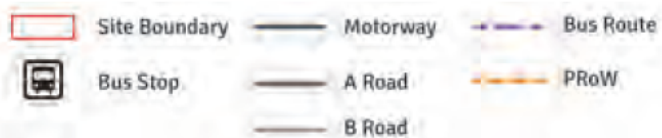
Pedestrians and Cycles

The site also benefits from excellent foot and cycle linkages to local schools, Blyth High Street, bus stops, formal sports and recreational facilities.

A PRoW is located to and forms the western boundary of the site.



High Street (A634)



Local Facilities

Blyth offers a good range of local facilities, services and excellent transport links to the A1(M). The site is located within walking distance of the majority of facilities and amenities, within 5-10 minutes walking journey.

Key facilities are as follows:

Key Facility/Amenity	Average walking distance/time
Local supermarkets and pubs	500 – 1200 metres
Angel Inn	(5 – 13 minutes walking journey)
Red Hart Inn	
Fourways Hotel	
White Swan	
Blyth Memorial Hall	
Blyth Medical Surgery	
Cricket Ground and Pavilion	
Blyth Primary School	
Bowling Green and Pavilion	
St Mary and St Martin Church	
Play Park (Biber Road)	1200 – 1700 metres
Play Park (Spital Road)	(13 – 18 minutes walking journey)
Dental Surgery	

The proximity of local amenities and the ability to reach such facilities by foot and cycle is a key consideration when determining the sustainability of development.

Guidance provided by the Institution of Highways and Transportation (IHT) in ‘Guidelines for providing journeys on foot’ (2000) suggests that in terms of *‘commuting, walking to school and recreational journeys, walking distances of up to 2 km can be considered as a preferred maximum with ‘desirable’ and ‘acceptable’ distances being 500m and 1000m respectively’.*

The site is therefore considered to be accessible via sustainable modes of transport and there are a variety of amenities within IHT guidelines for walking distances.



High Street Shops



High Street



Angel Inn, High Street



	Site Boundary		Doctors		Pub		Cricket Club
	Green Space		Dentist		Village Hall		Bowls Club
	Recreation Space		Local Shop		Primary School		Care Home
	Bus Route		Bus Stop		Pub/Restaurant		Church
	PRoW						

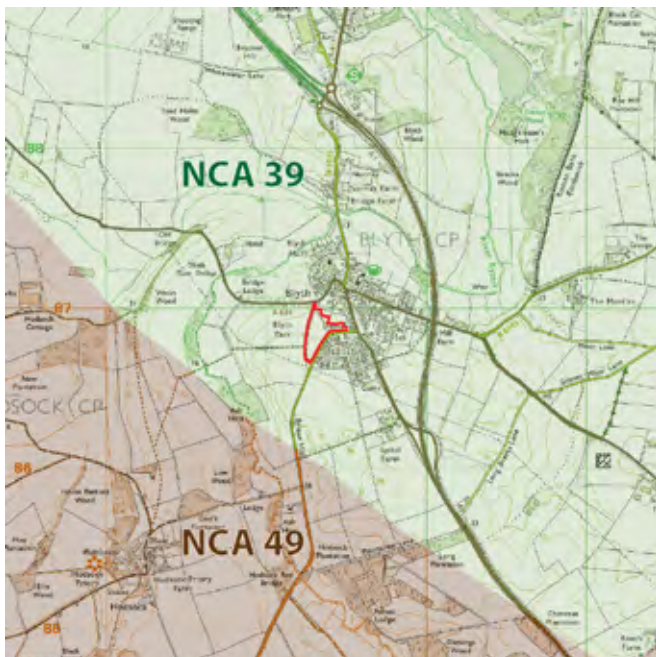
Key Facilities Plan

Landscape Character

National Landscape Character: NCA: 39 Humberhead Levels

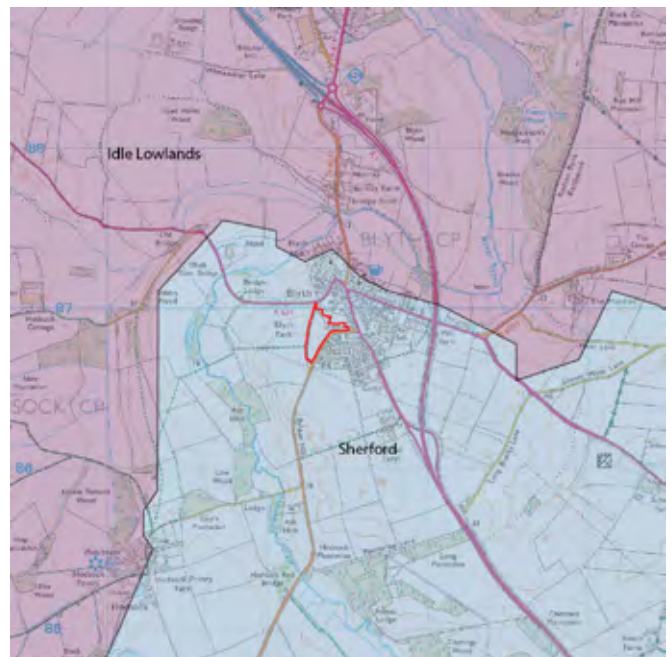
The site and its immediate surroundings lie within the National Character Area profile: NCA 39 Humberhead Levels. The site and its surroundings are situated at the south-western edge of NCA 39. Humberhead Levels extends to a considerable area (171,805 ha). The site at 3.5 ha in area and the setting, exhibits a few of the key characteristics of the national NCA:

- » A low-lying, predominantly flat landscape...
- » Views to distant horizons are often long and unbroken, with big expansive skies, and vertical elements like water towers, power stations and wind turbines are very prominent
- » Despite settlements, motorways and main roads, there is still a sense of remoteness to be experienced on the Levels



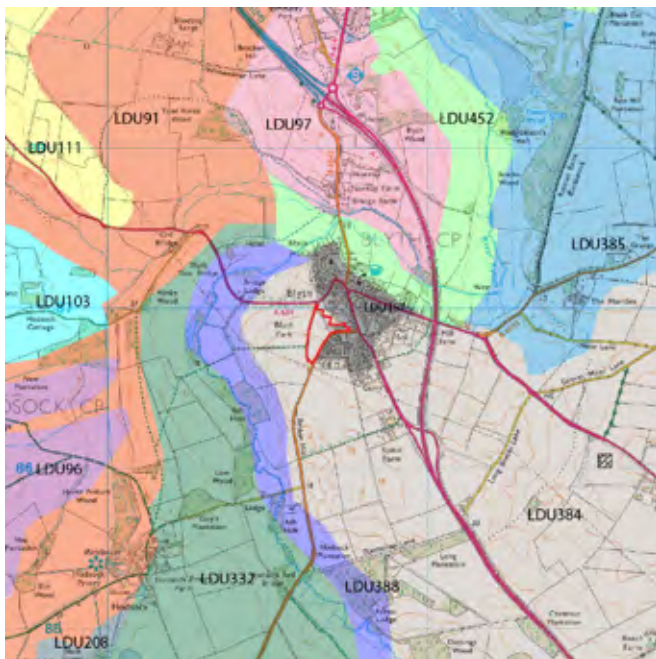
Regional Landscape Character: Bassetlaw Landscape Character Assessment (2009)

The Bassetlaw Landscape Character Assessment (BLCA) defines the landscape character of the administrative area of Bassetlaw District Council (BDC). The BLCA divides the area into five regional Landscape Character Areas. The site and its immediate surroundings lie within the northern edge of 'Sherwood' character area.



Local Landscape Character: Landscape Description Units

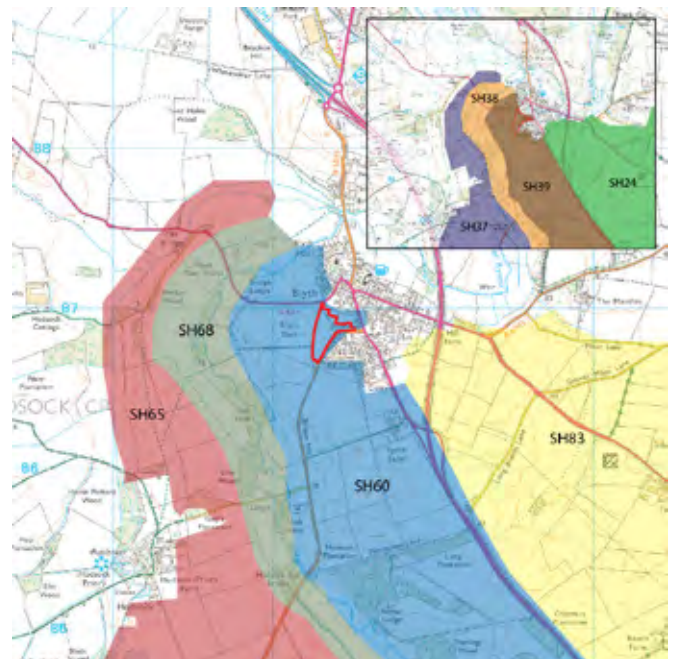
The ‘Sherwood’ regional character area has been subdivided into smaller homogeneous units at a local scale known as Landscape Description Units (LDUs). The site and the majority of its setting lies within LDU 384. The eastern surroundings of the site, being part of the urban area of Blyth, falls under LDU 157. The LDUs have been further divided into survey units known as Landscape Character Parcels (LCPs).



Local Landscape Character: Landscape Character Parcels

The LCPs are assessed in terms of their individual landscape character. The site and its surroundings fall within LCP SH60. The landform of SH60 is gently undulating and comprises *“fields interspersed with small areas of mixed and coniferous woodland and bounded with well maintained trimmed hawthorn hedges.”*

LCPs that have similar attributes have been combined to form Policy Zones (PZs). The site lies within the northern end of SH PZ 39: Blyth which is in very good landscape condition with a coherent pattern of elements with few detracting features. The area *“retains a rural character despite the close proximity of the AI”*. The PZ has *“a moderate sense of place combined with moderate visibility equates to moderate landscape sensitivity”*. The overarching policy for SH PZ 39 is ‘Conserve’.



Landform of the site and the setting

Landform is a key component of landscape character as it influences many other attributes of landscape character: land use, settlement pattern, tree cover etc. The site has a gently sloping landform falling northwards towards River Ryton further north. The landform is characteristic of the wider landscape being gently undulating. The many watercourses including River Ryton and Oldcotes Dyke form shallow valleys, giving the land its undulation.

Landform across the wider setting, tends to rise towards the north at Styrrup with Oldcotes and the west, past Doncaster Road (A60). Some hills are noted within the landscape including Bracken Hill to the north, Blyth Law Hill to the south and Malpas Hill to the north-west amongst others. These hills are generally not very high and thereby providing the undulation to the land.

Land Use and Settlement Pattern

The site adjoins the village of Blyth to the north, east and south-east. The closest town to the site is Worksop, the largest town in Bassetlaw District with a population of 41,820 in the 2011 Census. The centre of Worksop lies approximately 8km to the south-west of the site. The site is located to the west of relatively new (late 20th century) housing along Worksop Road (B6045). However, to the north along Sheffield Road (A634) and east along the High Street, the site is situated adjacent to and in parts within a more historic area which comprises the Blyth Conservation Area.

The landscape is criss-crossed by major transport corridors generally traversing in a north-south alignment including the A1, A638 and A60. Another major route, the A634, crosses the landscape from the north-west to the south-east through the centre of Blyth. The B6045 running alongside the site's eastern boundary is the primary link between Blyth and Worksop. Settlements are common in the wider landscape and tend to be nucleated. Some scattered farmsteads are present across the landscape.

The site, being situated to the south of the A634 and west of the B4065 and adjoining the established urban area is well related to the settlement to the north and east.



Landform Plan

Tree Cover of the Setting

Extensive tree cover is present within the wider setting (approximately 15km from the site) comprising generally blocks of woodland and hedgerow trees. Many of these woodland blocks are situated in close proximity to watercourses that cross this valley landscape. These woodlands include Broom Hill Wood to the south, Toad Holes Wood to the north amongst others. Plantation blocks are common as well, with several in the wider landscape, generally to the south of the site. Some of these include Hodsock Plantation, Steeple Plantation and Long Plantation. Blyth Wood, approximately 1.2km to the north of the site is an Ancient and Semi-Natural Woodland.

Much of the tree cover in the immediate setting of the site (approximately 1km from the site), lies within the parkland in association with the erstwhile Blyth Hall to the north of Sheffield Road, hedgerow trees, street trees in particular the avenue of limes flanking Sheffield Road and woodland cover such as Ash Holt and Low Wood along the River Ryton corridor. The well managed hedgerows in the surroundings are occasionally interspersed with mature oak trees.





Blyth FP2 PROW

View from Blyth FP2 PROW looking south along the site's western boundary

4. Opportunities and Constraints

The findings from the initial site and context assessment have been evaluated to identify the emerging constraints and opportunities relevant to the development of the site.

The plan in this section presents an analysis of these elements, the qualities of the site and technical surveys that provides the context for future development proposals. It should read alongside the following technical summaries:

Access and Movement

Vehicle access to the site will be provided from a new access on Worksop Road, to meet the required visibility based on measured vehicle speeds. There is the potential to retain the existing farmhouse access on Worksop Road in the form of a private drive, providing access to a small number of dwellings.

Pedestrian access and facilities can be provided utilising existing infrastructure, such as the existing footway along Worksop Road. There is the potential for a further pedestrian access points from Worksop Road and to the north of the site.

Pedestrian linkages also provide the opportunity to connect across the site to the existing PRoW and Bridgeway that bounds the site to the west. This will provide a variety of routes and decrease walking distances to local amenities within Blyth and improve the permeability of the site.



Ecology

An extended Phase 1 Habitat Survey and desk-based data search was undertaken in April 2019, to identify any key ecological features associated with the site and the surrounding area and to inform future development.

In summary, the site is currently generally grassland and ephemeral vegetation with boundary scrub, trees and hedgerow, and hard standing surrounding the existing farm buildings.

The site has potential to support nesting birds, and roosts for Tawny Owl within the boundary vegetation. The site may also support foraging and commuting bats, with several farm buildings on site and trees on the boundary identified as having potential for roosting.

Surveys of these identified species are recommended within the PEA in line with The Conservation of Habitats and Species Regulations 2010 which include provisions for European Protected Species, and will be considered as appropriate to support any future planning applications. Appropriate mitigation measures will be reviewed in line with the development proposals.

Arboriculture

The site is lined on the western boundary by a group of mature Category B trees, which form a canopy for the PRow. A number of mature trees (Category B and C) and hedgerows are located along Worksop Road (B6045). A single mature Category A tree exists in the eastern section of the site, this Sycamore is on the site boundary and adjacent to the access for farm buildings.

Generally, the tree resource is confined to the boundaries, and this vegetation will be retained and enhanced, where possible. Ecological and arboricultural features associated with the site (where specified) should be retained and inform any future development proposal.

Arboricultural input will continue to inform the design process and an Arboricultural Impact Assessment will be provided at the appropriate standards and guidance once the layout is finalised.

Appropriate tree protection measures will be provided during any future construction phase in accordance with BS standard 5837:2012 and best practice policy and procedures.



Tree canopy located along the PRow to the western boundary of the site

Heritage and Archaeology

A desk-based review of the site and its locality with regard to potential impacts on archaeological and heritage assets has been undertaken as part of the initial site analysis.

There are no designated or non-designated heritage assets within the boundary. Within 1km of the site there are 40 listed buildings.

Listed Buildings

The closest Listed Buildings are the Grade II Park Farm House and Grade II Parish Room which lie approximately 50m to the east of the site. Park Farm House will be subject to impact by development in the east of the site as the existing vegetation between the site and Park Farm House is unlikely to provide comprehensive screening. This impact would be reduced by sensitive development orientation, and rear gardens backing onto the eastern boundary. The Parish Room is less likely to experience an impact due to being single storey and the presence of existing farm outbuildings and vegetation acting as a barrier to the site.

22 and 24/26 High Street, c 120m to the northeast of the site may experience some impact from development of the site although this cannot be confirmed at present. However, due to distance and separation of these buildings from the site, and the existing buildings in the intervening spaces, this impact is likely to be low/negligible.

The main clustering of listed buildings is along the north to south A634 High Street and to the north at the junction of the A634 and B6045, the majority of these will be screened by the existing 19th/20th century development and vegetation.

The exception to this is the Grade I Listed Blyth Priory Church of St Mary and Saint Martin which lies c 300m to the north of the site. Whilst the site would not be inter-visible from ground level, it is likely that a significant proportion of the site, barring those locations screened by existing mature vegetation, would be visible from the church tower resulting in some impact, if the entire site were to be brought forward for development. Similarly,

development is likely to impact upon views towards the church tower when approaching Blyth from the south along the B6045 Worksop Road.

Despite this, mid-20th century residential development to the east of the site (Spitalfields/ Briber Road) has already impacted and defined the southern extent of Blyth when approaching from the south west along Worksop Road and looking southwards from the church tower.

The sole Listed Building not associated with the village core is the Grade I Blyth New Bridge located c 600m to the northwest; this is screened from the site by topography and vegetation.

Conservation Area

The site lies immediately to the south and west of the Blyth Conservation Area which therefore, without sensitive masterplanning could be impacted upon due to the aforementioned designated heritage assets which are considered to contribute towards the character of the Conservation Area.

There are three Scheduled Monuments within 1km of the site, the former Blyth Priory, the former St John's Hospital chapel (referred to in the scheduling report as Blyth School) and Blyth New Bridge.

There are also 79 non-designated assets recorded by the Nottinghamshire Historic Environment Record within 1 km, some of which are repetitions of previously mentioned assets such as the Listed Buildings and Scheduled Monuments.

Of the non-designated, archaeological assets, the nearest is a ring ditch of unknown date recorded via aerial photography which lies immediately adjacent to the western boundary. The site also lies immediately to the east of the unregistered park and garden, Blyth Park.

Overall from a desk-based review, the designated asset requiring most consideration, will be the setting of the Grade I Listed Building which will be considered through careful design within the masterplan.



Church of St Mary and St Martin

Drainage and Flood Risk

A desk based assessment has been undertaken as part of the initial site analysis. The site is in Flood Zone 1 and therefore is at a low risk of flooding.

The surface water strategy will explore all Sustainable Drainage System (SUDs) options. A desk-based review of the topography indicates that the site falls from the highest point in the south of the site away to the lowest point in the north. The information from the British Geological Society (BGS) online resource suggests that the site could be suitable for soakaway solutions for surface water drainage.

To inform suitable drainage solutions, a number of options will be assessed including the viability of soakaways on the site. These will be assessed further through infiltration testing, with a view to including soakaway based drainage opportunities potentially for each individual property.

Foul water flows generated from the development will be directed into the public foul sewer system in consultation with Severn Trent Water Ltd.

Noise

A desk-based review was undertaken as part of the initial site analysis. A potential source of noise which has been identified is the A1 bypass which passes Blyth to the east of the village and a large group of agricultural buildings to the south east of the site. The local highway network within Blyth will also contribute to overall noise sources. The residential properties situated between the proposed development site and the A1 will provide some screening in terms of noise attenuation.

The masterplan will be designed to ensure adequate buffers and screening are considered in the context of these potential sources of noise and will include appropriate considerations of current guidance.

If required, a Noise Assessment will be undertaken to support any future planning application for the site. Should noise survey measurements be required to inform assessment, these will be discussed with the local planning authority's Environmental Health Officer and undertaken as appropriate.



View from the north of the site towards the highest point in the south

Ground

A preliminary desk-based review has been undertaken using available information for the site to access the current and past uses of the site.

The site falls within a designated Nitrate Vulnerable Zone. This is an area designated as being at risk from agricultural nitrate pollution; this designation covers approximately 55% of land within England. This may restrict the farming uses of nitrogen fertilisers; however, this does not pose any potential impacts or constraints to the proposed residential future use.

Geological mapping from the BGS for the area states that the site is underlain by the Chester formation, a form of sandstone. Further investigations will be undertaken post planning submission to inform the SUDs design proposals for the individual plots.

Reference to the Coal Authority Interactive Mapping website confirms that the site is within a Coal Mining Reporting Area; however, it is in a Low Risk Area- where past coal mining activity has taken place at sufficient depth that it poses low risk to new development.

Soils

The most current and detailed Agricultural Land Classification (ALC) data for the site (the Provisional 1:250,000 mapping provided by DEFRA) shows that the site is ALC Grade 3 (potential Best and Most Versatile (BMV) land).

Data from the National Soil Resources Institute (NSRI) identifies the site is within soilscape grade 10, which suggests that the site is freely draining, slightly acid sandy soil.

The majority of the wider area has a similar quality of soil and therefore in this context there appears to be no significant loss of BMV in the area as a result of the development proposals.



View from the southern corner of the site

Landscape of the site

The site has well defined boundaries. Sheffield Road and field boundaries define the northern boundary, properties on the High Street and Worksop Road form the eastern and south-eastern boundaries. Field boundary in combination with the Public Right of Way (PRoW) – Blyth FP2 define the site's western limit.

The landform of the site is gently sloping towards the north and north-east ranging from 19m AOD to the north-east to 28m AOD to the south. The site is of an irregular shape following the existing field pattern and Worksop Road. It comprises two fields that are pastureland and several built units part of the Park Farm located within the northern and eastern part of the site. The fields are located on either side of the farm buildings – the larger to the west and the smaller to the east. A smaller shed is located at the northern boundary edge.

Mature trees border the site along the western, southern and eastern boundaries. The double line of trees, on either side of the PRoW, to the west form a tunnelled canopy walkway forming a key feature of the site. The fields in general are open with tree cover in the remaining areas being limited to the boundary hedgerow vegetation along the field boundaries. Although mature trees line Worksop Road, the understorey in parts is thin providing permeability to the site and a greater connection with existing built area of Blyth.

There is one Public Rights of Way (PRoW) on site, located at the western edge Blyth FP2 which runs in a north-south alignment. PRoW Blyth FP1, although not on site, adjoins with Blyth FP2 in an east-west direction providing connectivity to the wider countryside.



- Site Boundary
- Listed Building
- Settlement
- Public Right of Way
- Blyth Conservation Area

- Baseline: Landform**
 - Contours
 - Slope
- Baseline: Vegetation on Site**
 - Tree Cover and field trees
 - Hodgerow

- Landscape Edge Characteristics**
 - North: Residential & S Recreation Ground
 - East: Residential
 - South east: B6045 Workshop Road
 - West: Countryside

- Local Visual Analysis**
 - Clear/open Viewline
 - Filtered/Partial Viewline
 - Truncated Viewline
 - Important View F: Village Entrance From Workshop Road (Blyth Drain Neighbourhood Plan 2016 - 2030)

Views and Visual Amenity

The site is visually contained from its immediate setting to the west and the north due to the dipping topography. From the south-east and east visibility is limited to the immediate setting of Worksop Road. The urban area of Blyth to the north and east, limits views further north and east. On the approach to Blyth from the south, the site is visible through the trees and is part of one of the first views of Blyth.

Views from the north are limited due to the built-up area of Blyth which borders the site, providing almost no public views. The land also dips to the north which causes the site to be contained. The northern tip of the site can be seen as it borders Sheffield Road and views along the access road provide a degree of visibility of the site.

Views of the site are afforded from the immediate boundaries due to the close proximity to the site. Filtered views of the site are noted all along Worksop Road, with the occasional more open view due to an access gate or break in vegetation. Park Farm and the built form in association with it are also seen from this direction. Clear views in are rare from the south-eastern boundary, although clear views of the built form on site are noted along Worksop Road. Further east, the site is not seen due to the intervening built form.

Views from the south are afforded in close proximity to the site, however most of these views are limited to the vegetation boundary, with the occasional view of the shed and other buildings of Park Farm. The Church of St. Mary and St Martin is a notable feature in the skyline and is present in most views from this direction, in some instances filtered by the intervening site boundary vegetation. The site lies within the foreground of this view, although it is viewed alongside the properties off Worksop Road

Views from the west are wide, due to the countryside. The site is seen through the boundary vegetation from PRoW Blyth FP1 against the backdrop of the properties along Worksop Road. In the wider view, the Church of St. Mary and St Martin is also seen to the far left rising above and forming a key feature in the skyline. Views of the site diminish further west. The roll of the land assists in concealing the site further west.

From within the site, along the PRoW Blyth FP2 to the west the Church of St Mary and St Martin is experienced at varying degree. In places the trees frame the church tower, in others it provides filtered views and at times the trees obscure views of the church. Where the church is seen, it is viewed over the tops of the buildings within the village and is a key landmark in the skyline.



Site Sketch - from existing PROW



Buildings on
Park Farm

Properties along B6045
Worksop Road



Site

On site on Blyth FP2 PRoW looking north west across the site towards the Church of St Mary and St Martin.

Church of
St Mary and
St Martin

Blyth Conservation
Area

PRoW Blyth FP2



Park Farm



Off site view from PRow Blyth FPI, looking east towards the site

Buildings part of
Park Farm



Site



Properties along
Worksop Road



On site view from the northern end of the site looking south-east



Shed part of
Park Farm

Workshop Road



Buildings part of
Park Farm



Off site view from Worksop Road looking east towards Park Farm












5. Concept Plan

The concept masterplan plan for the site has been informed by the vision, site analysis and identified constraints and opportunities. The concept masterplan shows the key design principles which underpin the development of the site, as set out below:

- » The proposals provide approximately 2.1ha of residential development land, achieving 53 dwellings using an average density of 25 dwellings per hectare (dph).
- » Vehicular access to the site will be provided from Worksop Road. A potential second local access could also be taken from Worksop Road that serves a small number of dwellings.
- » The existing PRoW has been retained and integrated with a new network of informal footpath routes, aiding the creation of easy and accessible linkages for pedestrians.
- » Heritage, both designated and non-designated assets and their setting have been sympathetically considered within the development proposals.
- » The structure of development blocks has been arranged to ensure the creation of a permeable and legible places that promotes safe streets and spaces.
- » Development blocks will overlook streets and spaces. This will also help to ensure the provision of an attractive and active green corridor that adjoins the western boundary of the site.
- » Existing green capital has been retained wherever possible and will be enhanced to promote a distinctive character for the development. The public open space and attenuation / swale area creates important and valuable green infrastructure, maintains a wildlife corridor and could enhance biodiversity habitat.
- » A significant area of public open space adjoins the western area of the site, recognising the importance of the existing PRoW and mature tree planting. It will be multi-functional in nature, accommodating areas for recreation, formal play, attenuation and ecological enhancement.
- » The new area of public open space is also located to retain the view line to the Church, ensuring that development is not located on higher land within the southern area of the site. The approach to storey heights will also consider this view, being restricted to a maximum of 2 storeys.



LEGEND

 Site boundary	 Attenuation/Swale
 Proposed vehicular access point	 Existing tree/hedgerow planting
 Potential vehicular access point	 Proposed tree planting
 Existing footpath/Public Right of Way (PROW)	 Play Area/Equipment
 Residential	 Proposed informal pedestrian route
 Public open space	

Concept Plan

6. Landscape Strategy

The objective of the Landscape Strategy is to set the development into the host landscape in a manner that achieves a sympathetic and successful assimilation in the countryside at the settlement edge

The key objectives for Landscape Strategy are:

- » to make an important contribution to integrating the development with the host landscape of the immediate setting;
- » to create a development that respects the setting of the Church of St Mary and St Martin;
- » to create a public asset of attractive green space to serve the needs of the development; and
- » to ensure the effects of the development are limited and contained in a manner that makes an attractive and in essence a new edge to the settlement.

Existing components: Field pattern, hedgerows and trees, in association with new green spaces will give form and structure to the new Green Infrastructure (GI). The existing components will be connected by new areas of public open space to form a network of biodiverse planted linked spaces and habitats. It will also provide linkage to other GI assets beyond the site. The existing components will be retained and further enhanced where appropriate, and the development arranged around it, to provide strategic and meaningful space with a strong sense of place.

The Landscape Strategy has at this early stage of conceptual development design work, been identified by Landscape and Visual Appraisal work that is set out in this VD. Landscape Character at a national and local level has informed the understanding of the site and its relationship to the countryside and settlement. A high-level GI and

Landscape Strategy proposes the division and softening of the development, retention of the tree and hedgerow boundaries and addresses the setting of the Church by retaining public open space along the main identified viewlines. This led to a scheme informed by the visual constraints to respond to the needs of the wider setting. The development units are therefore located to the north-east and east.

New publicly accessible open green space within the development will be created that follows a linear north-south route, with the area of green space widening towards the south. This would assist in providing an appropriate green setting for the views towards the Church of St Mary and St Martin. Both areas of green space feature at the pedestrian entrances of the site providing an attractive gateway to the site.


The public open space along the site's western end would allow the countryside to bleed into the site, providing a suitable soft edge to the settlement. The retained double row of trees at the boundary would be retained and provided with sufficient green setting to ensure the site retains its distinctive boundary edge.

The Sustainable Urban Drainage system will incorporate a basin to attenuate surface water along the eastern edge in addition to the existing boundary vegetation, ensuring the GI connectivity. The edge planting to the west would also assist the development on site to assimilate with the wider settlement pattern.

The Sustainable Urban Drainage system will require a storage basin to be created to attenuate rainwater along the site's north-western and western extent. This has been located to serve drainage operational requirements and is likely to be ephemeral in nature. This would also have a biodiversity role as well as providing an enhancement to the development. The basin will be designed, planted and managed in a manner that serves as a public amenity.



Existing Components

-  Site boundary
-  Countryside
-  Settlement
-  Public Right of Way

-  Roads









Vegetation

-  Tree cover
-  Hedgerow

Visual

-  Important View F: Village Entrance From Workshop Road (Mlyn Ddu II Neighbourhood Plan 2018-2035)
-  View from PRoW

Proposed Components

-  Public green space
-  Development entrance
-  Trees & Hedgerow
-  Attenuation pond
-  Green links into site
-  Road
-  Informal pedestrian route
-  Development area

7. Summary of Aspirations



This document sets out how our proposals for Park Farm, Blyth could deliver the vision, alongside the following key benefits:

- » **Quality Living Environment and New Homes**
High quality development that can deliver up to 53 new dwellings, in a range of types and tenures including up to 13 affordable dwellings
- » **Local Distinctiveness**
Positive features retained and incorporated into the scheme to strengthen local distinctiveness
- » **Accessibility and Sustainability**
A site that benefits from a sustainable location, with easy connections to the wider range of facilities and services Blyth has to offer
- » **Public Open Space and Landscape**
New areas of open space that will be publicly accessible and provide an attractive and usable open space for the wider community
- » **Responsive Design to Local Context**
Development that considers and responds to existing site features and assets, opportunities and constraints within the development proposal
- » **Best Practice**
Attractive development that is based upon best practice design principles to create a safe, active place that has its own identity

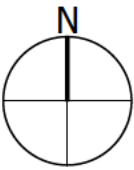


The following page is an amended Concept Masterplan submitted to the January 2020 Blyth Neighbourhood Plan consultation, following discussions with Bassetlaw District Council regarding heritage and landscape



LEGEND

- | | | | |
|--|--|--|------------------------------------|
| | Site boundary | | Existing tree/hedgerow planting |
| | Proposed vehicular access point | | Proposed tree planting |
| | Existing footpath/Public Right of Way (PROW) | | Play Area/Equipment |
| | Residential | | Proposed informal pedestrian route |
| | Public open space | | Shared surface |
| | Attenuation/Swale | | |



Project
Park Farm, Blyth

Drawing Title
Revised Concept Masterplan

Date 15.05.19	Scale 1:1000 @ A2	Drawn by GSB	Check by CdB
Project No 29883	Drawing No 9300	Revision -	

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Reference:	1946370	Date Created:	21/Oct/2021 14:16
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Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

Data Protection

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 here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Draft 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 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.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Aspbury Planning
Address	Aspbury Planning Limited 20 Park Lane Business Centre Park Lane Nottingham NG6 0DW
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	Aspbury Planning
To which part of the Local Plan does your representation relate?	
Policy	ST2
Paragraph	Figure 8: Distribution of housing growth
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.

There appears to be potentially great inconsistencies in the housing completion and housing commitments for the small rural settlements set out in Figure 8 9 based on April 2021 and the Council's monthly published Rural Monitoring Table at April 2021. I have had communication with the LPA and been unable to secure a conclusive outcome. The self explanatory email dialogue is below. In view of the unresolved issues, the Inspector should be requiring the Council to set out its land supply position in a topic paper report which clearly sets out current housing commitments as at April 2021 and only includes housing completions from April 2020 as the base date of the local plan and not before.

Good Morning

I refer to a telephone message left this morning with Karen Johnson with regard to the origins of the housing completions and commitments within Figure 8 – Distribution of Housing Growth within the Publication Version of the Draft Bassetlaw Local Plan 2020-2037. My specific interest is in respect of the Small Rural Settlements where housing completions 2020/21 are recorded at 324 dwellings and extant planning permissions at 1188 as at 1st April 2021. I have sought to compare these figures against the Council's Rural Monitoring Table as at April 2021. According to this table, completions in the SRS's since April 2020 total just 2 and commitments since 2020 total just 239 for these 34 Settlements. One of the columns in the table also sets out total housing completions and commitments for 2018-20 and 20-21 per settlement added together. Adding up the total for the SRS's this comes to 967 – still way short of the 324+1188 in Figure 8. Moreover, with local plan base date of April 2020, I presume any completions recorded between 2018 and 2020 would be excluded from the housing requirement as Figure 8 suggests.

Unless I am missing something, there is a major shortfall between the April 2021 Monitoring table housing completion and commitment stats and the figures contained within Figure 8 which form the basis of the local plan housing distribution strategy and potentially the 5% growth strategy applied to the SRM's.

I hope you can respond promptly, so that I can understand the situation and potentially avoid an objection to ST1/ST2 if it is my assumptions that are wrong and/or I am using the wrong comparison data. With the potential discrepancy in housing numbers in the order of hundreds of dwellings it is a potentially significant issue.

Hi M ke,

Thank you for your email. Our housing Policy Officer is still on leave, so we have had a look at your query and it appears that the housing completion discrepancy you refer to, between figure 8 in the publication version of the Local Plan and the Council's Rural Monitoring table, exists because ST1 housing monitoring (figure 8 in the Local Plan) takes into consideration completions from planning applications prior to 01/04/2020. Effectively, this forms part of the overall housing supply for the District.

Whereas the Rural Monitoring Framework only counts completions from 01/04/2020 onwards and for only those settlement identified within Policy ST2. Indeed, the Rural Monitoring table has been created purely to monitor the growth identified for the said settlements within Policy ST2 to help them understand their position when creating a Neighbourhood Plan. In addition, there is often a lag (of a couple of a month or so) between housing commitments appearing on the Rural Monitoring table so this can also contribute to the slight distorted figures between the two tables you refer to.

We will double check the Rural Monitoring figures at our end, but if you refer to the housing information within the Local Plan rather than the Rural Monitoring Framework, then this will help you as it is linked to the housing supply for the Local Plan.

If you need anything else, then please let me know

Hi Luke

Thanks for the email One fundamental question. if this is the Bassetlaw Plan 2020 - 2037 then surely completions prior to 2020 should not form part of the emerging plan's housing supply. You would effectively be shifting completions forward from the previous plan period and also double counting them as they will have contributed to the Council's very healthy 5 year supply over the last 2-3 years.

I look forward to your early response

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	At this point in time we are unable to establish whether there is an error in Figure 8 or whether the figures are correct and the Rural Monitoring Table is inaccurate. We also have to establish the precise number of qualifying completions to ensure the land supply is robust. If Figure 8 is inaccurate and considerably overstates completions and /or commitments for the small rural settlements then this would have a knock-on implication for the implementation of ST2 and the 5% growth cap.
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
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary	Housing is one of the key issues of the plan and so the components of housing supply need to be robustly examined. My clients control significant holdings in Bassetlaw and are major contributors to the local economy.
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	
Please tick the box below if you wish to enter another representation	
Complete another representation	No

Submit

Please click on submit below to submit your representation or back to amend your information

1946488



Reference:	1946488	Date Created:	21/Oct/2021 15:08
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

Data Protection Notice:

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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 here.

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	Cllr [REDACTED]
Organisation (if applicable)	Nottinghamshire County Council
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	Cllr [REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Entire Local Plan
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	

<p>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.</p>	<p>In order for the plan to be Sound it must be - (a) Positively prepared - providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;</p> <p>(b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;</p> <p>(c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and</p> <p>(d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.</p> <p>With respect to being positively prepared, I believe that the set housing numbers decided by Bassetlaw District Council is unclear in how it will achieve sustainable development in addition as to how these numbers were met. How will these numbers enable and improve a wide variety of employment prospects in Bassetlaw itself? I cannot find a basis for how the over 10,000 homes being planned by BDC is in accordance with sustainable development.</p> <p>It is my belief that following previous consultations, the plan has not taken in to account reasonable alternatives for housing allocation sites. No reasons have been provided as to why certain areas have been allocated in contrast to other sites, and in particular why sites such as the Peaks Hill Farm was chosen despite environmental concerns and other concerns such as traffic. Further to this, there appears to be a lack of joined up approach between the multiple different areas such as Worksop, Retford, and the garden village proposal and how the new housing will interact with one another and their town centres. This lack of taking in to account reasonable alternatives based on proportionate evidence, means in my view it is not justified.</p>
<p>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).</p>	
<p>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</p>	<p>Justification with respect to housing numbers being sustainable (there are too many in my view and no evidence for the number reached), and alternative site allocations. Details on the integration between plans in Worksop, Retford and the garden village proposal with respect to infrastructure and employment.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>As County Councillor, I represent an area within the Bassetlaw Draft Plan.</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946616



Reference:	1946616	Date Created:	21/Oct/2021 16:06
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Data Protection

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For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	Peaks Hill Farm
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	No
4.(2) Sound	Yes
4.(3) Complies with the Duty to Co-operate	
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 don't feel that enough effort was made to inform local people especially those that do not have access to social media and putting a sign on one lamppost at the bottom of Winster grove and none at the top closest to the homes that would be affected was deliberate.
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).	

<p>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</p>	<p>I don't feel the plan is sound as there will be too many houses for local infrastructure to cope with. There are not enough secondary school places for children in Worksop and adding in more homes with mean people are not going to want to move to a town where there are not school places for their children. This is will also become a problem with primary schools as they fill up. The amount of proposed are too many and are far more than the correct government propose this was backed up by Boris Johnson at question time the other day. The habitat of wildlife rich as deer and different birds will be destroyed. It could also put health services under pressure as gp surgeries are struggling to accommodate appointments and we currently don't have a children's ward at Bassetlaw hospital. I also think it is completely wrong to build on farmland and the council should be looking at alternative sites if more houses must be built. Plus it has been stated there were no plans to join up worksop and Carlton-in-Lindrick yet these homes will practically do that. The traffic at the cannon lights will be a huge problem and people will not go through gateford as was suggested at an online meeting I attended as they are likely to be heading to town, schools or supermarkets.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>No</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946642



Reference:	1946642	Date Created:	21/Oct/2021 16:24
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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	No
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	
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	No
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	

<p>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.</p>	<p>The Bassetlaw Draft Local Plan [BDLP] in its current form is not fit for adoption and should be re-worked to better reflect the needs and desires of the local community for which it is set to be adopted for.</p> <p>The National Planning Policy Framework [NPPF] sets out that locally developed plans should contribute to the achievement of sustainable development, a standard which the BDLP does not currently meet.</p> <p>The BDLP currently allocates for 10,000 dwellings across Bassetlaw, this is despite the Government's own target for Bassetlaw sitting only at 4,896 dwellings, a figure which the Prime Minister Boris Johnson confirmed in the House of Commons. Thus the BDLP advocates for the unsustainable building of 5,000 additional dwellings on top of the required level.</p> <p>In addition to this unsustainable level of development, the BDLP fails to set out an overall strategy plan for infrastructure or community facilities as set out in the NPPF to even cope with its allocated level of building.</p> <p>Clear examples of this lack of strategy can be found within the allocations for Ordsall South and Peaks Hill Farm, where very little to no detail can be found on a strategy to address concerns regarding educational provision, healthcare, infrastructure for transport and the conservation of the natural environment.</p> <p>The excessive and unsustainable level of dwellings which the DBLP contains combined with no coherent strategy to ensure adequate infrastructure is put in place to support the dwellings which this plan calls for, means not only will there be a significant impact on the environmental sustainability of this plan but also on the economic and social sustainability of the communities where these dwellings are set to be allocated to. For these reasons alone the plan should be reworked to better reflect the needs of communities in Bassetlaw, but also to better comply with the NPPF.</p>
<p>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).</p>	
<p>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</p>	<p>Housing numbers should be reduced to be more in line with the Government target.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	<p>I am Parish Councillor and Chairman in Bassetlaw</p>
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946687



Reference:	1946687	Date Created:	21/Oct/2021 16:49
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	[REDACTED]
Date	21/Oct/2021

Part A

This form has two parts:

Part A - Personal details – only complete once.

Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	ST1
Paragraph	5.1.19 & 5.1.20 HS13
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	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.	

<p>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.</p>	<p>Included in BDC own plan at 5.1.19 it shows the requirement for the whole of Bassetlaw to be 288 per year equivalent to 4896 over the 17 years of the plan. The council has chosen not to use this 'Standard Methodology' & has arrived at a 'requirement' in 5.1.20 of 10,047 houses by using instead a calculation based on hoped for employment. There is little in the plan to demonstrate the likelihood of sufficient opportunity being developed to warrant this inflated number. The plan cannot be deemed 'sound' when the basic premise that it uses to calculate the number of houses needed is hope & aspiration for employment opportunities. There is a definite need for some genuinely affordable housing but not in the numbers being proposed or of the type that developers will undoubtedly wish to build. HS13 There is a danger that Ordsall South will have housing but the jobs will be elsewhere in or outside of Bassetlaw. The infrastructure does not exist and there are no concrete promises it will be built in. Let us have the employment & infrastructure that will service the houses before they are built rather than build then hope for jobs, schools etc.</p> <p>It is impossible to improve or adapt the existing roads from the site to anything approaching the ability to accommodate the number of vehicles that will be generated by the proposal for Ordsall whether it be 800 or 1250. Ordsall Road already struggles to cope with the increase resulting from the Fairways development. Ongoing & proposed developments on London Road also impact Ordsall Road & Ollerton Road rather than trying to navigate Retford Centre.</p> <p>It is well publicised that the lack of doctors & dentists is not going to be resolved in the near future due to national shortages in these professions. There is a definite and easily evidenced lack of school places at both Primary & Secondary level. Parents are already being alerted to inadequate provision throughout Bassetlaw for those due in coming weeks to begin Secondary admissions process for 2021-22. There is also a lack of places in Retford for Primary admissions although Notts County Council stated in December 2020 that there is sufficient capacity in existing schools.</p> <p>The last two paragraphs clearly demonstrate that there is a lack of 'Compliance with the Duty to Co-operate' as required in 4.(3) above when Bassetlaw Councillors & Notts County Council have for some time given contradictory information.</p>
<p>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).</p>	
<p>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</p>	<p>Revisit the calculations for 'required' houses and provide real evidence of real need to go beyond the 288 required number. Notts CC & BDC comply with their Duty to Co-operate by properly consulting on all infrastructure most especially the provision of school places & roads/traffic.</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>No</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

Please click on submit below to submit your representation or back to amend your information

1946689



Cllr [REDACTED]

Reference:	1946689	Date Created:	21/Oct/2021 16:50
Status:	Open	Created By:	System
Date Closed:		Allocated To:	Local Plan 2021

Introduction

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

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.

Data Protection

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 here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Draft 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 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.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
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
Please tick the box 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
Full Name	Cllr [REDACTED]
Date	21/Oct/2021

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Part A- Personal Details

1. Personal Details

Name	Cllr [REDACTED]
Organisation (if applicable)	
Address	[REDACTED]
Telephone Number	[REDACTED]
Fax Number	
Email Address	[REDACTED]

2. Agents Details (if applicable)

Agent	
Organisation (if applicable)	
Telephone Number	
Fax Number	
Email Address	

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.

Name or Organisation:	[REDACTED]
To which part of the Local Plan does your representation relate?	
Policy	HS13
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	
4.(2) Sound	No
4.(3) Complies with the Duty to Co-operate	
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.	

<p>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.</p>	<p>It is my belief that the Local Plan is unsound due to the uncertainty of what appears to be inflated numbers in the plan, as well as the lack of planned infrastructure.</p> <p>It is stated that 288 dwellings per year are required over the 17 year period, for a total of 4,896 homes. The plan allows for 591 dwellings per year to allow for job growth. Economic growth is vital and a worthy ambition, dwellings are necessary to go with the jobs and to ensure that there are enough homes. However, is this level of growth realistic considering the lack of planned infrastructure? Dwellings are important, but it is important to build communities, not just houses.</p> <p>Concerns have been raised regarding the infrastructure for policy HS13.</p> <p>Paragraph 7.14.15 talks of a new primary school. However, I don't believe that this has been agreed or guaranteed by the county council. With 1,250 dwellings planned, this is a lot of extra demand for school places. Policy 27 then goes on to say that there will be provision of serviced land for a primary school. This is not the same thing as guaranteeing it will happen, yet people believe that there are firm plans in place.</p> <p>It is noted that improvements will be made to the highway infrastructure in the locality of the site. Further details on these improvements would be useful. It also does not address the fact that there are already issues - for instance, parts of Ordsall are subject to heavy flooding, making it almost inaccessible via Whitehouses and causing traffic to back up on London Road and at the Babworth Junction. Further detailing on how this will be addressed would be appreciated. Improved cycle and walking routes and a bus route will help, but there will still be increased traffic from 1,250 new homes.</p> <p>Flooding is an issue in Retford, with Ordsall suffering from this. 7.14.13 talks about the River Idle in close proximity and 7.14.14 talks about surface water ponding on site. It is acknowledged building will remain within Flood Zone 1 in accordance with national policy, but has the impact of a changing climate been taken into account? What may not be an issue now may change drastically in 10 years time.</p>
<p>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).</p>	
<p>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</p>	<p>The plan needs to be modified to give more consideration to local infrastructure needs, particularly with regards to Policy HS13, which will impact on all of Retford.</p> <p>Greater transparency is required with regards to the school in HS13. It is believed that a school is part of the plan, but provision for land is not the same thing.</p> <p>The employment growth targets need to be revisited to ensure that they are realistic. If the numbers are not found to be unrealistic, then more consideration needs to be given to local infrastructure needs to ensure a plan that works for all of Bassetlaw. Alternatively, could some of the dwellings planned at sites such as Ordsall be accommodated in the proposed Garden Village?</p>
<p>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.</p>	
<p>7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p>	<p>Yes</p>
<p>8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary</p>	
<p>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</p>	
<p>Please tick the box below if you wish to enter another representation</p>	
<p>Complete another representation</p>	<p>No</p>

Submit

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