

**Bassetlaw Local Plan 2020-2038: Publication Version  
Second Addendum Regulation 19 Consultation May 2022 –  
June 2022**

**SA-REF Responses 011-020**

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
<a href="#">SA-REF011</a>	Barton Willmore (Stanstec) on behalf of Caddick Developments	Yes
<a href="#">SA-REF012</a>	National Trust	Yes
<a href="#">SA-REF013</a>	Harris Lamb on behalf of Muller Property Group	Yes
<a href="#">SA-REF014</a>	Marrons Planning	Yes
<a href="#">SA-REF015</a>	Derek Kitson Architectural Technologist Lts	Yes
<a href="#">SA-REF016</a>	Planning Issues on behalf of Churhcill Retirement Living	No
<a href="#">SA-REF017</a>	Heaton Planning on behalf of William Davis Homes	No
<a href="#">SA-REF018</a>	Spawforths on behalf of Albemarle Homes	Yes
<a href="#">SA-REF019</a>	Spawforths on behalf of HBD	Yes
<a href="#">SA-REF020</a>	Spawforths on behalf of Network Space	Yes

# SA-REF011





[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 June 2022 17:21  
**To:** The Bassetlaw Plan; [REDACTED]  
**Subject:** Caddick Developments representations to the Publication Version Second Addendum  
**Attachments:** 34170.A5.NP.lw.LocalPlanReps Final 20.06.22.pdf; Representations Form (Caddick).pdf

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

Dear [REDACTED],

Please see attached representations, on behalf of Caddick Developments, to the Publication Version Second Addendum.

We are more than happy to discuss the representations should that be of use.

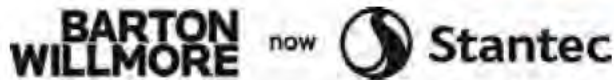
Kind regards

[REDACTED]

[REDACTED]  
Planning Associate Director



[REDACTED]  
bartonwillmore.co.uk  
1st Floor, 14 King Street, Leeds, West Yorkshire, LS1 2HL



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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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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 at: [Council's Privacy Notice Webpage](#)

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Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

20 June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

Organisation (if applicable): Caddick Developments Ltd

Address: (c/o agent)

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Barton Willmore

Address: 1<sup>st</sup> Floor, 14 King Street, Leeds

Postcode: LS1 2HL

Tel:

[REDACTED]

Fax:

-

Email:

[REDACTED]

## Part B - Your representation

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

Name or Organisation: Caddick Developments Ltd

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

Policy: ST7

Paragraph:

Policies Map: SEM001

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

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

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☒

No ☐

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

Please refer to the enclosed representations letter.

**Continue on a separate sheet if necessary**



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

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

Please refer to the enclosed representations letter.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☒

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

No ☐

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

Caddick is the promoter and developer of site SEM001 (see Policies ST7 and Policy 9) which is the single largest employment allocation in the plan and therefore critical to plan delivery.

Caddick wishes to attend the Hearings to support the allocation of the site and to provide further evidence and justification for necessary policy changes to ensure the site remains deliverable.

**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.

BIRMINGHAM  
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Bassetlaw District Council  
Planning Policy  
Queens Buildings  
Potter Street  
Worksop  
S80 2AH

**By email only**

34170/A5/NP

20 June 2022

Dear [REDACTED]

**DRAFT BASSETLAW LOCAL PLAN 2020-2037: PUBLICATION VERSION SECOND ADDENDUM  
CONSULTATION (MAY 2022)**

**REPRESENTATIONS ON BEHALF OF CADDICK DEVELOPMENTS**

These representations are submitted on behalf of Caddick Developments ('Caddick'), regarding the 'Draft Bassetlaw Local Plan 2020-2037: Publication Version Second Addendum (May 2022)'. The representations largely follow those submitted to the Publication Version consultation (October 2021) and Publication Version Addendum consultation (January 2022) in respect of the matters raised aside from additional comments as set out in this letter where they relate to relevant policies.

Caddick continue to promote land at Apleyhead Junction for approximately 4.7m sqft of large scale employment uses (predominantly B8 with some B2, and ancillary offices), and are actively assessing the options for delivery of this strategic opportunity.

Caddick support the emerging plan and particularly the allocation of Apleyhead (site SEM001). The allocation is entirely sound, and the site is deliverable within the plan period. Notwithstanding this, we consider certain plan policies (Policy 9 in particular) would benefit from revised and simplified wording to ensure delivery of the site is not unnecessarily constrained by policy requirements.

**1. Apleyhead Junction – progress update**

Since the Publication Version and Publication Version Addendum consultations we have continued to progress the technical work required to submit a planning application such that we are now in a position that an Outline planning application could be submitted in the short term. The Environmental Statement and associated technical reports in final draft form and overall assumptions within those reports is aligned with consultee feedback received during the pre-application state.

We held public consultation (November 2021) which provided generally positive feedback, with respondents particularly supportive of new job and investment. This public consultation sat alongside other consultee and stakeholder focussed engagement.

There is active occupier interest in units of up to 1.2m sqft, showing the strength of the market and the attractiveness of Apleyhead Junction as a major location. We are now assessing how these occupiers could be accommodated within the site and how the resultant phases could be delivered.

It is therefore prudent to review the timings for submission of an application until the detail of the interest is confirmed with the proposal then specifically geared to meet these known occupier requirements. As a result, there is potential that a Hybrid planning application could be submitted, with the detailed elements of the application tailored to meet these occupier requirements. Whilst this means a planning application may not be submitted immediately in Outline, a later Hybrid application could in reality result in an earlier start on site and first phase delivery as far greater detail will be provided up front. Significant progress has been, and continues to be, made towards delivering the site.

## **2. Comments on the Publication Version Second Addendum plan**

Caddick continues to support the emerging plan and in particular allocation of the Apleyhead Junction site. The allocation is sound, and the site is capable of being delivered within the plan period. However, we consider that certain plan policies (Policy 9 in particular) should be revised to be simpler to interpret and to ensure they do not unnecessarily constrain the opportunity at Apleyhead.

### Policy ST7: Provision of Land for Employment Development

#### *General comments on ST7*

We continue to support the overall strategic direction of ST7 in that it correctly identifies the importance of Apleyhead Junction as a strategic employment site. However, Caddick consider the ST7 revisions where they relate to Apleyhead to be unjustified.

Part 3 of ST7 considers Apleyhead Junction specifically. We have consistently made representations highlighting the site-specific elements of ST7 are better placed in the site-specific Policy 9 and should be modified to be sound, irrespective of whether these items are within ST7 or Policy 9.

#### *Part 3(e) of ST7*

In particular, the Second Addendum version of ST7 contains a firmer requirement for proposals at the site to not adversely impact on other growth strategies and allocations in the Bassetlaw plan and/or other local plans in the area (ST7 Part 3(e)). We continue to question the necessity of such an approach. We have concerns with a requirement for alignment with other adopted local authorities' plans and strategies, as ultimately alignment with other authority plans is a matter for the local plan process and not the planning application process.

Although other local authorities are seemingly supportive of the plan, ST7 part 3(e) currently creates unnecessary risk that an adjacent authority could unreasonably object to the application which in turn gives authorities other than Bassetlaw greater control over how the site is delivered. Furthermore, the local plan evidence base is clear on the reasons for, and benefits of, allocating the site. Part 3(e) of ST7 should be removed, and particularly where it refers to other authorities plans.

#### *Part 4 of ST7*

Part 4 of ST7 (as introduced in the Second Addendum consultation) then seeks to limit Apleyhead Junction to B8 and ancillary uses only. However, the policy lacks flexibility as the site could quite conceivably accommodate a large scale B2 or mixed B2/B8 Use unit that could not be accommodated elsewhere. In that eventuality, such a proposal could be contrary to ST7 as currently drafted which introduces unnecessary risk that major inward investment to Bassetlaw is lost due to unnecessarily constraining planning policy requirements. ST7 should be modified to include B2 in addition to B8, to ensure there is flexibility to meet market requirements.

## **3. Comments on the plan evidence base**

### Bassetlaw Housing & Economic Needs Assessment: Addendum (April 2022)

We have no comments on the addendum assessment methodology in terms of setting housing and employment needs. However, it is relevant in terms of employment land need that there is significant demand and a lack of supply for employment space through the UK and particularly in both the East Midlands and Yorkshire, Humber & the North East (this site can serve both markets). The supply and demand position are picked up in the councils logistics assessment (as below).

The Housing & Economic Needs Assessment Addendum also reconfirms the need for Apleyhead in terms of wider employment land supply as, following the updated employment land supply position shown in the addendum assessment there is a small shortfall in supply. Paragraphs 2.3 and 2.4 of the addendum state:

*'2.3 In order to consider the employment required to support deliveries in the 2020-38 period, the supply has been assessed. Appendix A of the 2020 HEDNA identified the Bassetlaw employment land supply position for 2020-37 and resulting anticipated full time equivalent jobs arising. This has been updated overleaf based on:*

- Removal of the Garden Village and associated employment provision*
- Removal of Marnham employment site*
- Inclusion of Bevercotes Colliery permission in supply*

*2.4 This updates the supply position to 189.4ha - which is slightly below the HEDNA requirement of 196.7ha, before considering the Apleyhead Junction strategic site of an additional 118.7ha.'*

Therefore, it is evident that without Apleyhead Junction there is likely to be a small shortfall in predicated supply based on the addendum report findings. This reinforces the need to ensure the delivery of the Apleyhead site.

#### A1 Corridor Logistics Assessment: Addendum (April 2022)

The assessment conclusions are noted. We support the clear and robust conclusions that:

*'... the inclusion of the Apleyhead Junction site in the Bassetlaw Local Plan remains appropriate in meeting the wider Property Market Area / sub regional logistics need in the context of planning ahead for at least 15 years and in the context of the very strong demand that continues to be experienced in the logistics market.'*

Apleyhead is a unique opportunity to deliver a significant development which can meet the widest possible range of occupier requirements from smaller scale to upwards of 4m sqft in a single building.

We are commissioning further market evidence to update the 'Market and Economic Needs Report' (October 2021) which supported the Publication Plan representations. This evidence will be presented in a forthcoming planning application as well as at the local plan hearings, and is expected to show there remains significant demand for large scale employment uses across the UK and particularly in this area and there is insufficient supply in the form of readily deliverable opportunities.

#### **4. Comments on infrastructure matters**

##### Whole Plan & Community Infrastructure Levy Viability Assessment (April 2022)

The Second Addendum consultation includes an updated Viability Assessment (the 'Whole Plan & Community Infrastructure Levy Viability Assessment (April 2022)'). The assessment concludes that employment use development cannot reasonably contribute through CIL, and therefore recommends a CIL rate of £0 per sqm.

These conclusions are supported, particularly in the context of the Apleyhead Junction site, as the Viability Assessment correctly recognises that sites such as this will have significant upfront costs which have a significant effect on viability. It is therefore critical that the plan, having recognised the challenging viability of such sites, does not then place unnecessary or onerous infrastructure requirements on these developments. We go on to consider the infrastructure requirements in the context of the updated Infrastructure Delivery Plan ('IDP')

### Infrastructure Delivery Plan (May 2022)

Caddick does not object to the principle of financial contributions to new infrastructure (as noted in Appendix 2 of the IDP), nor delivering new infrastructure as part of a development. However, any contributions must pass the tests set out in Part 122 of the Community Infrastructure Levy Regulations. Therefore, further detail is needed on how the costs in the updated IDP have been calculated, noting the draft plan and IDP indicate several allocations (not just this site) may necessitate infrastructure improvements.

The revised IDP is unclear on the total cost of infrastructure works, following the Garden Village being omitted from the plan. For example, the previous IDP (January 2022) at Appendix 2 identified a 'total cost' for each infrastructure item along with an amount that each site may need to contribute (noted in the appendix as a 'funding gap'). However, the updated IDP (May 2022) no longer shows a total infrastructure cost, albeit the notes column allows for an approximate calculation.

By calculating the cost apportionments from the 'notes' column in the latest IDP it appears the total infrastructure costs are identical in the two IDPs (January and May). However, as the Garden Village is now omitted it is reasonable to conclude the plan results in a lesser infrastructure burden (even accepting the Garden Village was only likely to deliver a limited number of units in the plan period). We would usually anticipate the overall cost of infrastructure and particularly infrastructure close to a strategic site such the former Garden Village (e.g., A57/A1/A614 roundabout) would reduce if the site were no longer progressed as is the case here.

Furthermore, the IDP indicates the potential for significant s106 costs (of some £11.25m) for highway infrastructure alone of which some £3.2m is towards junction improvements on the A57 / A60 / A619 to the west and north west of Worksop. We would question the likelihood and necessity for such significant works resulting from the Apleyhead Junction site given the likely vehicle patterns and trip distribution generated by development at Apleyhead is predominantly directed to the A1 which lies immediately to the east (this being one of the site's major advantages for employment use).

The plan wide viability assessment recognises the challenges associated with delivering major sites in this area and hence the infrastructure requirements must be set appropriately. As such, overall infrastructure requirements will be discussed with the council in due course and can be agreed through a future planning application.

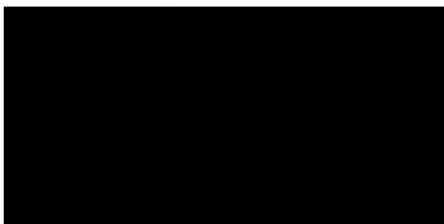
### **5. Summary**

Caddick support the emerging plan and particularly the allocation of Apleyhead (site SEM001). The site is available, suitable, and deliverable, and is controlled by Caddick as a willing and established developer with a proven track record of delivering major employment sites. The progress toward submission of a planning application for the site reinforces the certainty around expected delivery.

Caddick support the emerging plan and the allocation of Apleyhead. However, Policy ST7 and Policy 9 in particular) should be modified to be sound, and the modifications would enable a more coherent and simplified wording for strategic (ST7) and site specific (Policy 9) matters. Objections are raised in respect of ST7 part 3(e). Comments are also made against certain evidence base documents.

We trust the representations are clear. However, should officers require anything further then please do not hesitate to contact me.

Yours sincerely



Planning Associate Director

# SA-REF012





[REDACTED]

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**From:**

[REDACTED]  
21 June 2022 09:19

**To:**

The Bassetlaw Plan

**Subject:**

National Trust response to Local Plan 2nd Addendum

**Attachments:**

National Trust response to Bassetlaw LP 2nd Addendum.pdf

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

Please find attached a response from the National Trust to the Bassetlaw Local Plan 2<sup>nd</sup> Addendum.

Many thanks,

[REDACTED]

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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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Please tick/ delete as appropriate:

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

Yes ☒ X

No ☐

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

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

Yes ☒ X


No ☐

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

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

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 21/06/2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): National Trust

Address: Hardwick Hall, Doe Lea, Derbyshire

Postcode: S44 5QJ

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

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

Name or Organisation: National Trust

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

Policy: Vision and Objectives

Paragraph: Strategic Objective 11

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☐

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☐

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

We are concerned to note the removal of the reference to 'making more sustainable use of land' from Strategic Objective 11, particularly bearing in mind that this plan seeks to allocate a very large amount of greenfield land for development.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☐

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

No X

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





## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

#### Part B - Your representation

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

Name or Organisation: National Trust

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

Policy: ST7 – Provision of Land for Employment Development

Paragraph:

Policies Map:

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

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

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

Yes ☐

No ☐

##### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☐

**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.

Following changes to Policy ST7 including removal of employment land at the Garden Village and adjustments to supply at other sites, the overall employment land supply in the Local Plan Second Addendum has been boosted to a total of over 300 hectares.

The evidence base identifies that Snape Lane and Bevercotes Colliery are capable of accommodating larger employment units. Nevertheless, the major greenfield Strategic Employment Site of over 100 hectares at Apleyhead also remains in the plan.

We remain concerned by the level of greenfield development promoted by this plan, with potential ramifications for the capacity of the highway network and for the local environment. Chapter 11 of the NPPF sets out the ways in which planning policies and decisions should seek to make effective use of land, making as much use as possible of previously-developed 'brownfield' land and taking account of the availability and capacity of infrastructure.

We welcome the inclusion at ST7(e) of a policy proposal that development at Apleyhead should not compromise delivery of other adopted employment allocations in Bassetlaw or the wider property market area, although it is not clear how this will work in practice. We also remain concerned by the uncertainty around transport impacts on the A57 corridor (the Transport Study has not been updated at this consultation stage), the ability of the road network to cope with increased traffic levels, and the cost/feasibility and environmental impacts of any required transport improvements. Should the level of additional traffic generated require road widening at the eastern end of the A57, this is likely to have direct impacts on a local nature site and/or National Trust 'inalienable' land within Clumber Park Grade I Registered Historic Park and Gardens. The feasibility of this has not been established.

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

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

National Trust considers that the proposed employment supply for the district should be reviewed with the aim of providing a reasonable, sustainable level of development. This should have regard to environmental and transport impacts and the capacity of existing highway infrastructure.

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

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

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

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

Yes ☒

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

No ☐

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

To ensure that any discussions about changes to the overall strategy, and key policies relating to strategic allocations including Apleyhead, have proper regard to the potential impacts of those schemes and the transport interventions required to achieve them. This includes potential road widening which may impact on National Trust inalienable land.

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



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**This form has two parts:**

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

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

#### Part B - Your representation

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

Name or Organisation: National Trust

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

Policy: ST40 Biodiversity and Geodiversity (& former ST40A)

Paragraph: 8.6.10 – 8.6.11

Policies Map:

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

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

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

Yes ☐

No ☐

##### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☐

**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 Bassetlaw Local Plan continues to promote a very high level of new housing development, with a total supply of 12,551 dwellings in the Local Plan. Despite the removal of the Garden Village at the Second Addendum Stage, this actually represents an increase from the 12,198 dwellings referred to in the original Pre-Submission consultation.

It is therefore unclear why, as suggested at paragraph 8.6.10 of the Local Plan Second Addendum, the need to mitigate recreational impacts on Clumber Park would fail to justify a strategic solution following removal of the Garden Village from the plan. The Clumber Park SSSI Recreational Impact Assessment March 2022 notes that a large amount of proposed development within the Bassetlaw Local Plan and Newark and Sherwood Local Plan is within 7.5km of the Clumber Park SSSI boundary, stating that:

“In the absence of mitigation, it is predicted that there will be an increase in visitor use of 55% within the SSSI compared to current use (i.e. at the time of survey) as a result of the increase in dwellings from the allocations in the Bassetlaw and Newark and Sherwood Local Plans.” (p9)

9% of this increase was attributed to the Garden Village, with 46% therefore being attributed to other sites. The study goes on to suggest a 24.7km zone of influence around Clumber Park. This brings into question the adequacy of Policy ST40.

Consequently, we are concerned about the wholesale removal of Policy ST40A from the plan. The supporting text at 8.6.11 suggests that the policy will be replaced with a requirement that any sites falling within an ‘Impact Risk Zone’ of an SSSI ‘give appropriate consideration to that SSSI’ when developing proposals, with potential for mitigation to be required in certain circumstances although only on-site mitigation is referred to. This requirement has not been carried forward into Policy ST40, nor is it clear how it would be implemented. Confusingly, the Habitats Regulations Assessment treats this statement as if it is a policy requirement, but then goes on to state that:

“However, none of the proposed allocations lie within a relevant Impact Risk Zone (that is, where residential development is identified as a risk) for any of the SSSIs that overlap with the ppSPA”.

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

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

We recommend that the Council reconsiders the evidence in relation to potential recreational impacts on Clumber Park SSSI and Sherwood Forest ppSPA and considers reinstating a strategic solution for mitigation.

Any supporting text that is intended to reflect a policy requirement needs to be translated into Policy ST40. Further clarity is required around what is meant by an ‘Impact Risk Zone’, whether any site allocations are likely to fall within one and therefore what effect this policy might have in practice.

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

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

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

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

Yes ☒ X

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

Policy ST40 has implications for the recreational impact of future development on Clumber Park SSSI, of which National Trust is the owner.

**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.

**SA-REF013**





**From:** [REDACTED]  
**Sent:** 21 June 2022 09:36  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan - Second Addendum to Pre-Submission Consultation - Response by Muller Property Group  
**Attachments:** reg-19-form-a-b-14pt-may-2022 MPG ST1 Spatial Strategy .docx; reg-19-form-a-b-14pt-may-2022 MPG Vision and Objectives.docx; 220621 Bassetlaw Plan Second Addendum Pre-Submission Consultation FINAL.pdf; reg-19-form-a-b-14pt-may-2022 MPG Retford Housing Allocations Omission site.docx

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

Dear Sir or Madam

Please find attached representations submitted by Muller Property Group to the Second Addendum to Pre-Submission Consultation on the Local Plan.

If you can confirm the read receipt option when prompted please?

We look forward to receiving notification that the Plan has been submitted for examination.

Kind regards

[REDACTED]  
Associate

DDI 0121 410 2066

SWITCHBOARD 0121 455 9455  
[REDACTED]  
[REDACTED]

**harris**  
PROPERTY CONSULTANCY

[WWW.HARRISLAMB.COM](http://WWW.HARRISLAMB.COM)

Harris Lamb Ltd | 75-76 Francis Road | Birmingham | B16 8SP



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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

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

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name

of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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Please tick/ delete as appropriate:

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

21<sup>st</sup> June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

Organisation (if applicable): Muller Property Group

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Harris Lamb

Address: 75 – 76 Francis Road, Birmingham

Postcode: B16 8SP

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

## Part B - Your representation

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

Name or Organisation: Muller Property Group

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

Policy: Vision and Objectives

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 X ☐

No ☐

#### 4.(2) Sound

Yes ☐

No X ☐

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

Yes X ☐

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 Vision and Objectives for the Plan had been prepared originally on the basis of the inclusion of a Garden Village delivering a significant proportion of the District's employment land requirements along with new housing, both within the current Plan Period and beyond. Since the Garden Village has proven to be no longer viable or deliverable, as one of the main landowners has withdrawn their land from development, the Council are correct in deleting references to the Garden Village from the Plan. However, the Vision and Objectives do not appear to have been updated to reflect the revised spatial strategy that the Council will now be pursuing. The only changes set out in the Vision that indicate a change are the deletion of the Garden Village and that Harworth and Bircotes will now accommodate slightly more development than they had previously been expected to accommodate.

The Vision and Objectives do not, therefore, relate to the intended strategy as now proposed and to all intents and purposes are the same as before with the exception that reference to a Garden Village has been deleted. If the Strategy can be so easily changed to fit current circumstances when a central tenet of it is no longer available it must be questioned whether a Garden Village was ever needed in the first place.

The changes to the Vision and Objectives do not appear to have been fully justified following the deletion of the Garden Village proposal and as such, we consider that they are unsound as they do not relate to the revised spatial strategy for development that the Council are now seeking to pursue.

**Continue on a separate sheet if necessary**

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

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The change that we seek are for the Vision and Objectives to be recast to relate to the current spatial strategy that the Plan now seeks to pursue.

**Continue on a separate sheet if necessary**



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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, I wish to participate in hearing session(s)

Yes X ☒

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

No ☐

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

We are a promotor of a significant sized alternative housing allocation for Retford and have a number of concerns about the strategy and changes to this since the new settlement has been omitted from 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.



## Bassetlaw Local Plan 2020-2038

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Please tick/ delete as appropriate:

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

21<sup>st</sup> June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

Organisation (if applicable): Muller Property Group

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent: 

Organisation (if applicable): Harris Lamb

Address: 75 – 76 Francis Road, Birmingham

Postcode: B16 8SP

Tel: 

Fax:

Email: 

## Part B - Your representation

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

Name or Organisation: Muller Property Group

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

Policy: ST1 – Spatial Strategy

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 X ☐

No ☐

#### 4.(2) Sound

Yes ☐

No X ☐

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

Yes X ☐

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.

We have previously commented on the spatial strategy and remain of the view that the Plan adequately seeks to balance economic/job growth with the provision of housing. We do not object to the principles underpinning the amount of employment land proposed and generally agree that the level of housing that is sought to accommodate the economic growth sought is appropriate. We still welcome the fact that the Council have decided against pursuing a housing requirement based on its minimum standard method housing requirement and that instead has chosen a housing requirement that will help achieve economic growth, add choice in the housing market and provide some flexibility in delivering this. Whilst we do not seek to object to the headline figures for employment land we do have some reservations about the housing requirement and housing supply and how this has been derived. Furthermore, we maintain our previous objections about the choice of housing allocations, specifically in Retford, having regard to the updated Site Selection Methodology Paper (May 2022) that is published alongside the Second Addendum to the Pre-Submission Draft.

The current Plan Period is due to run from 2020 to 2038. However, due to the delays in the Plan making process and the fact that the Council are currently consulting on a Second Addendum to the Pre-Submission Draft of the Local Plan it is debatable whether the Plan Period will run for 15 years from the date of adoption as advised in paragraph 22 of the Framework. As the current Plan is yet to be submitted for Examination we envisage that the earliest that the Plan will be adopted is in late 2023 but possibly early 2024. As such, and to accord with Framework, we contend that the Plan Period should be extended by a further year to run to 2039 to ensure that the Plan's strategic policies run for 15 years from the date of adoption.

If the Plan Period is extended by a further year, this would necessitate an additional 582 dwellings be added to the housing requirement thus increasing the minimum requirement to 11,058 dwellings over the period 2020 to 2039.

Turning to the housing supply, Figure 7 sets out the sources of housing supply in the District, bringing this up to date to reflect the latest monitoring as at 31<sup>st</sup> March 2022. Paragraph 5.1.28 confirms that the proposed allocations (excluding windfalls) will result in an 8% supply buffer above the objectively assessed housing need but that when the windfall allowance is included this would equate to a 17% buffer over and above the housing requirement. Figure 7 does not include any allowance for non-implementation of sites with planning permission. As these account for nearly half of the identified supply we consider this over states the ability of these sites to deliver. A typical non-implementation allowance that is generally applied is 10%. If such an allowance was applied, this would negate the 8% over supply that the Council are currently proposing.

Turning to the windfall allowance, paragraph 5.1.29 confirms that this has been established having regard to the Housing Land Supply Background Paper (August 2021). The Background Paper states at paragraph 8.18 that the average annual windfall rate on small sites is 115 dwellings per annum and that on this basis the windfall allowance in the proposed trajectory should be 100 dwellings per year. We do not disagree. However, when the windfall allowance for small sites is set out in the trajectory at Appendix 3 of the Second Addendum to the Pre-Submission draft, this states that 156 and 124 dwellings were completed in years 2020/21 and 21/22 respectively and then 148 dwellings per year in each of the next 5 years are expected. This exceeds the historic average delivery on small sites and is in excess of the allowance that is included from 2026/27 onwards. It is not clear why two different figures are included. There is also a year of double counting in year 2026/27 where 148 units are included as small site windfalls whilst a further 100 dwellings are also included in the general windfall allowance.

To correct the above, the small sites windfalls should only run from 2022/23 – 2025/26 and be included at 100 dwellings per annum, whilst the 148 included for 2026/27 should be deleted due to duplication. This would reduce the supply by 388 dwellings.

Interestingly, the Council state that the inclusion of the windfall allowance will increase the size of the buffer to 17% which will help with additional housing supply through the Plan Period and provide flexibility should unforeseen circumstances delay bringing sites forward. However, the Council then state that it (the windfall allowance) is included in order to minimise opportunities for speculative unplanned development. We completely disagree with this point. The only way to negate speculative applications is to over allocate sites rather than rely on windfalls coming forward. Windfalls by their very definition are unplanned for development. If the Council wish to guard against speculative development then we would urge them to over allocate sites instead. This point is reinforced by the fact that the windfall allowance accounts for nearly a quarter of new supply that the Plan is allocating/identifying.

In light of the comments above, we do not consider the Plan sound as it is not positively prepared in that upon adoption it will not cover 15 years from the date of adoption and as such, it will not meet the area's minimum objectively assessed needs. Furthermore, due to how the supply has been dealt with and the assumptions around the windfalls in the trajectory we do not consider it accords with national policy.



**Continue on a separate sheet if necessary**

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

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The changes that we seek to the Plan are:

- Extend the Plan Period by a year to cover the period 2020 – 2039
- Add a further 582 dwellings to the housing requirement meaning a minimum of 11,058 dwellings to be delivered
- Reduce the supply from small sites with planning permission in the trajectory by 388 dwellings
- Find alternative sites and allocations to make up for the loss of 388 dwellings in the supply, the additional 582 dwellings needed for the additional year of the Plan Period, and to propose allocations instead of the windfall allowance of 1,200 units (either in full or in part)
- Consider the land at Bigsby Road, Retford, as a potential allocation to address these shortfalls/additional allocation (please see further representations below on this matter)

**Continue on a separate sheet if necessary**

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

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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, I wish to participate in hearing session(s)

Yes X ☒

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

No ☐

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

We are a promotor of a significant sized alternative housing allocation for Retford and have a number of concerns about the strategy and changes to this since the new settlement has been omitted from the Plan

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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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

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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 at: [Council's Privacy Notice Webpage](#)

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Please tick/ delete as appropriate:

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

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

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

Yes X ☐

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

21<sup>st</sup> June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

Organisation (if applicable): Muller Property Group

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Harris Lamb

Address: 75 – 76 Francis Road, Birmingham

Postcode: B16 8SP

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

## Part B - Your representation

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

Name or Organisation: Muller Property Group

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

Policy: ST1 – Spatial Strategy

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 X ☐

No ☐

#### 4.(2) Sound

Yes ☐

No X ☐

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

Yes X ☐

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.**

MPG have previously objected to the inclusion of Site HS13: Ordsall South, Retford on the basis that its development would have an unacceptable impact on the Green Gap between Retford and Eaton. We maintain our objection to the draft allocation for the same reasons.

Since the original Pre-Submission Draft consultation on the Plan, the Council has updated its evidence in relation to its Site Selection Methodology publishing an updated version in May 2022 to accompany the current consultation. The land that MPG are promoting is land at Bigsby Road, Retford which has the reference LAA022 in the Site Selection Paper. Following the deletion of the Garden Village proposal from the Plan the Site Selection paper has been updated. We note that the Bigsby Road site passed through the first three stages of the assessment but was not taken through to Stage 4 and as such, was not identified as a draft allocation in the Plan.

The land at Ordsall South was, and is, identified as a draft allocation under policy HS13. We wish to object to the draft allocation on the basis that the assessment of the Ordsall South via the Sustainability Appraisal and the Site Selection Methodology resulted in similar findings to that of the Bigsby Road site. It is noted that the Ordsall South site is located in a Green Gap and any development within this will erode the gap between Retford and Eaton. It is, therefore, surprising that it is the preferred site when there are clearly other sites around Retford that are not located in a Green Gap, such as the land at Bigsby Road. The Site Selection Report notes that both the Ordsall and Bigsby Road sites would have an impact on the landscape albeit that the Bigsby Road site would not have an impact on the Green Gap.

Whilst Officers have taken the view that the Ordsall South site was preferable as an allocation, we contend that a number of the issues raised regarding the land at Bigsby Road are capable of being addressed through the preparation of a detailed masterplan and careful design of the scheme. This had been accepted by Officers following consideration of a planning application on part of the site with Officers recommending approval on the basis that there were no heritage, landscape or highway matters that would warrant refusal. This demonstrates that an appropriately designed scheme could come forward if needed. Furthermore, Bigsby Road would also be able to deliver the same benefits as Ordsall South in terms of housing, associated infrastructure and open space.

In light of our comments about the components of the supply and the need to identify a further 582 dwellings as a result of increasing the Plan Period by a further year, the land at Bigsby Road has the potential to deliver in the region of 450 dwellings which would help address the shortfall in the current supply and add flexibility in the future provision of dwellings. Furthermore, the housing market in Retford is particularly attractive with a number of developers developing the town, indicating that it is attractive to both occupier and builders.

We do not consider the plan sound as it is not effective and that the proposed SUE to the south west of Retford will not deliver as expected.

**Continue on a separate sheet if necessary**

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

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

To address our concerns, we consider that alternative SUEs around the more sustainable settlements such as the land north of Bigsby Road in Retford should be considered as an alternative allocation to add to the supply and provide flexibility in the delivery of housing in an attractive housing market within the District.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes X ☒

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

No ☐

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

We are a promotor of a significant sized alternative housing allocation for Retford and have a number of concerns about the strategy and changes to this since the new settlement has been omitted from 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.



Our Ref: P1556/JP  
Date: 21<sup>st</sup> June 2022

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP

Planning Policy  
Bassetlaw District Council  
Queens Building  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

T 0121 455 9455  
F 0121 455 6595

**BY EMAIL ONLY:** [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

Dear Sir or Madam

**Bassetlaw Plan – Second Addendum to Pre-Submission Draft  
Response by Muller Property Group**

We are instructed by Muller Property Group ('MPG') to submit representations to the Second Addendum to the Pre-Submission Draft of the Bassetlaw Local Plan. We have previously submitted a response to the initial Pre-Submission Draft consultation that concluded in October 2021 and wish to maintain our objections to the Plan as set out in that response.

Our original representations sought the deletion of the proposed Bassetlaw Garden Village and its replacement with alternative housing allocations in order make up the housing requirement that the Council are planning for. Since those representations were submitted, one of the landowners of the proposed Garden Village has withdrawn their land making the proposed allocation unviable and undeliverable. As such, the Council have decided to delete this proposal from the Plan. Whilst the deletion of this site addresses our original objection in part, the Council have not sought to allocate alternative or replacement sites to make up for the shortfall in the supply that the removal of the Garden Village from the Plan has caused.

We, therefore, continue to object to the Plan due to its failure to allocate alternative sites to make up for the deletion of the Garden Village allocation and these comments should be read in view of the fact that MPG are promoting land to the north east of Retford for residential development. In total, MPG control and are promoting approximately 20 hectares of land to accommodate in the region of 450 dwellings. It is with this objective in mind that these representations should be read. We set out our detailed comments below.

BIRMINGHAM  
0121 455 9455

NOTTINGHAM  
0115 947 6236

STOKE-ON-TRENT  
01782 272555

WORCESTER  
01905 22666



## **Vision and Objectives**

The Vision and Objectives for the Plan had been prepared originally on the basis of the inclusion of a Garden Village delivering a significant proportion of the District's employment land requirements along with new housing, both within the current Plan Period and beyond. Since the Garden Village has proven to be no longer viable or deliverable, as one of the main landowners has withdrawn their land from development, the Council are correct in deleting references to the Garden Village from the Plan. However, the Vision and Objectives do not appear to have been updated to reflect the revised spatial strategy that the Council will now be pursuing. The only changes set out in the Vision that indicate a change are the deletion of the Garden Village and that Harworth and Bircotes will now accommodate slightly more development than they had previously been expected to accommodate.

The Vision and Objectives do not, therefore, relate to the intended strategy as now proposed and to all intents and purposes are the same as before with the exception that reference to a Garden Village has been deleted. If the Strategy can be so easily changed to fit current circumstances when a central tenet of it is no longer available it must be questioned whether a Garden Village was ever needed in the first place.

The changes to the Vision and Objectives do not appear to have been fully justified following the deletion of the Garden Village proposal and as such, we consider that they are unsound as they do not relate to the revised spatial strategy for development that the Council are now seeking to pursue.

The change that we seek are for the Vision and Objectives to be recast to relate to the current spatial strategy that the Plan now seeks to pursue.

## **Policy ST1: Bassetlaw's Spatial Strategy**

We have previously commented on the spatial strategy and remain of the view that the Plan adequately seeks to balance economic/job growth with the provision of housing. We do not object to the principles underpinning the amount of employment land proposed and generally agree that the level of housing that is sought to accommodate the economic growth sought is appropriate. We still welcome the fact that the Council have decided against pursuing a housing requirement based on its minimum standard method housing requirement and that instead has chosen a housing requirement that will help achieve economic growth, add choice in the housing market and provide some flexibility in delivering this. Whilst we do not seek to object to the headline figures for employment land we do have some reservations about the housing requirement and housing supply and how this has been derived. Furthermore, we maintain our previous objections about the choice of housing allocations, specifically in Retford, having regard to the updated Site Selection Methodology Paper (May 2022) that is published alongside the Second Addendum to the Pre-Submission Draft.

The current Plan Period is due to run from 2020 to 2038. However, due to the delays in the Plan making process and the fact that the Council are currently consulting on a Second Addendum to the Pre-Submission Draft of the Local Plan it is debatable whether the Plan Period will run for 15 years from the date of adoption as advised in paragraph 22 of the Framework. As the current Plan is yet to be submitted for Examination we envisage that the earliest that the Plan will be adopted is in late 2023 but possibly early 2024. As such, and to accord with Framework, we contend that the Plan Period should be extended by a further year to run to 2039 to ensure that the Plan's strategic policies run for 15 years from the date of adoption.

If the Plan Period is extended by a further year, this would necessitate an additional 582 dwellings be added to the housing requirement thus increasing the minimum requirement to 11,058 dwellings over the period 2020 to 2039.

Turning to the housing supply, Figure 7 sets out the sources of housing supply in the District, bringing this up to date to reflect the latest monitoring as at 31<sup>st</sup> March 2022. Paragraph 5.1.28 confirms that the proposed allocations (excluding windfalls) will result in an 8% supply buffer above the objectively assessed housing need but that when the windfall allowance is included this would equate to a 17% buffer over and above the housing requirement. Figure 7 does not include any allowance for non-implementation of sites with planning permission. As these account for nearly half of the identified supply we consider this over states the ability of these sites to deliver. A typical non-implementation allowance that is generally applied is 10%. If such an allowance was applied, this would negate the 8% over supply that the Council are currently proposing.

Turning to the windfall allowance, paragraph 5.1.29 confirms that this has been established having regard to the Housing Land Supply Background Paper (August 2021). The Background Paper states at paragraph 8.18 that the average annual windfall rate on small sites is 115 dwellings per annum and that on this basis the windfall allowance in the proposed trajectory should be 100 dwellings per year. We do not disagree. However, when the windfall allowance for small sites is set out in the trajectory at Appendix 3 of the Second Addendum to the Pre-Submission draft, this states that 156 and 124 dwellings were completed in years 2020/21 and 21/22 respectively and then 148 dwellings per year in each of the next 5 years are expected. This exceeds the historic average delivery on small sites and is in excess of the allowance that is included from 2026/27 onwards. It is not clear why two different figures are included. There is also a year of double counting in year 2026/27 where 148 units are included as small site windfalls whilst a further 100 dwellings are also included in the general windfall allowance.

To correct the above, the small sites windfalls should only run from 2022/23 – 2025/26 and be included at 100 dwellings per annum, whilst the 148 included for 2026/27 should be deleted due to duplication. This would reduce the supply by 388 dwellings.

Interestingly, the Council state that the inclusion of the windfall allowance will increase the size of the buffer to 17% which will help with additional housing supply through the Plan Period and provide flexibility should unforeseen circumstances delay bringing sites forward. However, the Council then state that it (the windfall allowance) is included in order to minimise opportunities for speculative unplanned development. We completely disagree with this point. The only way to negate speculative applications is to over allocate sites rather than rely on windfalls coming forward. Windfalls by their very definition are unplanned for development. If the Council wish to guard against speculative development then we would urge them to over allocate sites instead. This point is reinforced by the fact that the windfall allowance accounts for nearly a quarter of new supply that the Plan is allocating/identifying.

In light of the comments above, we do not consider the Plan sound as it is not positively prepared in that upon adoption it will not cover 15 years from the date of adoption and as such, it will not meet the area's minimum objectively assessed needs. Furthermore, due to how the supply has been dealt with and the assumptions around the windfalls in the trajectory we do not consider it accords with national policy.

The changes that we seek to the Plan are:

- Extend the Plan Period by a year to cover the period 2020 – 2039

- Add a further 582 dwellings to the housing requirement meaning a minimum of 11,058 dwellings to be delivered
- Reduce the supply from small sites with planning permission in the trajectory by 388 dwellings
- Find alternative sites and allocations to make up for the loss of 388 dwellings in the supply, the additional 582 dwellings needed for the additional year of the Plan Period, and to propose allocations instead of the windfall allowance of 1,200 units (either in full or in part)
- Consider the land at Bigsby Road, Retford, as a potential allocation to address these shortfalls/additional allocation (please see further representations below on this matter)

### **Retford Allocations – Omission Site – Land at Bigsby Road, Retford**

MPG have previously objected to the inclusion of Site HS13: Ordsall South, Retford on the basis that its development would have an unacceptable impact on the Green Gap between Retford and Eaton. We maintain our objection to the draft allocation for the same reasons.

Since the original Pre-Submission Draft consultation on the Plan, the Council has updated its evidence in relation to its Site Selection Methodology publishing an updated version in May 2022 to accompany the current consultation. The land that MPG are promoting is land at Bigsby Road, Retford which has the reference LAA022 in the Site Selection Paper. Following the deletion of the Garden Village proposal from the Plan the Site Selection paper has been updated. We note that the Bigsby Road site passed through the first three stages of the assessment but was not taken through to Stage 4 and as such, was not identified as a draft allocation in the Plan.

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To address our concerns, we consider that alternative SUEs around the more sustainable settlements such as the land north of Bigsby Road in Retford should be considered as an alternative allocation to add to the supply and provide flexibility in the delivery of housing in an attractive housing market within the District.

We would like to attend the Examination and present our case in person and ask to be notified once the Plan has been submitted for Examination.

Should you have any queries about the comments above please do not hesitate to contact me.

Yours faithfully

[Redacted Signature]

[Redacted Name]

**Associate**

[Redacted Title]

cc S Bourne – Muller Property Group



**SA-REF014**



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 10:34  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan 2020-2038 - Publication Version Second Addendum - Representations by Marrons Planning on behalf of Vistry Group  
**Attachments:** image001.png; Mimecast Large File Send Instructions

I'm using Mimecast to share large files with you. Please see the attached instructions.

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

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

Dear Sir or Madam,

I am pleased to submit representations to the above consultation.

This submission is made by Marrons Planning on behalf of our client, Vistry Group.

The following documents are attached to this e-mail:

- Form – Part A – Personal Details
- Form – Part B – Policy ST1 (Spatial Strategy)
- Form – Part B – Policy ST2 (Residential Growth in Rural Bassetlaw)
- Form – Part B – Policy ST15 (Provision of Land for Housing)
- Appendices:
  - Appendix 1 – Site Location Plan (Tiln Lane)
  - Appendix 2 – Concept Masterplan
  - Appendix 3 – Vision Document
  - Appendix 4 – Landscape Overview
  - Appendix 5 – Transport & Access Appraisal
  - Appendix 6 – Ecological Assessment
  - Appendix 7 – Heritage Setting Report
  - Appendix 8 – Flood Risk and Drainage

I would be grateful if you could confirm safe receipt of this e-mail and its attachments. If there are any queries regarding the attached then please let me know.

Kind regards

[REDACTED]  
Associate Director

[REDACTED]

[REDACTED]



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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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 at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

21.06.2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): Vistry Group

Address: Cleeve Hall, Bishops Cleeve, Cheltenham, Gloucestershire

Postcode: GL52 8GD

Tel:

[REDACTED]

Fax:

N/A

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Marrons Planning

Address: Bridgeway House, Bridgeway, Stratford upon Avon

Postcode: CV37 6YX

Tel:

[REDACTED]

Fax:

[REDACTED]

Email:

[REDACTED]



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

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

#### Part B - Your representation

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

Name or Organisation: Marrons Planning on Behalf of Vistry Group

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

Policy: ST1, ST2 & ST15

Paragraph:

Policies Map:

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

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

**4.(1) Legally Compliant**

Yes ☐

No ☐

**4.(2) Sound**

Yes ☐

No ☒

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

Yes ☐

No ☐



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

## **SUMMARY**

The following representations should be read alongside Vistry Group's previous submissions in response to the Publication Version of the Bassetlaw Local Plan (BLP) (October 2021) and Addendum (February 2022), including supporting masterplan and technical assessments (also appended here) with respect to Site LAA071 Tiln Lane.

The BLP is unsound with respect to the spatial strategy set out in **Policy ST1**, alongside associated **Policies ST2: Residential Growth in Rural Bassetlaw** and **ST15: Provision of Land for Housing**. The spatial strategy is not positively prepared (National Planning Policy Framework (NPPF) para. 35 test of soundness (a)), justified (NPPF35 test of soundness (b)) nor consistent with national policy (NPPF35 test of soundness (c)) for the following reasons.

1. **Housing requirement:** Whilst the overall uplift to the LHN in support of economic growth is supported, a further uplift should be applied to reflect a significant shortfall in affordable housing and need of 214 homes per annum, consistent with national policy and guidance.

**Proposed change – increase the housing requirement to help address identified affordable housing needs.**

2. **Windfalls:** A reliance on windfalls of 100dpa is unnecessary and will constrain the ability to meet affordable housing needs. There are specific sustainable and deliverable sites for allocation which will be capable of delivering up to 25% on-site (e.g. Site LAA071).

**Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations capable of addressing affordable housing needs (e.g. 25% on-site for greenfield allocations).**

3. **Spatial strategy:** Directing 33% of Bassetlaw's growth to rural areas, with just 22% to the second largest settlement of Retford - a settlement at the top of the hierarchy with rail access on the East Coast Mainline - conflicts with the need to deliver sustainable patterns of development. Reducing the need to travel by car, mitigating future climate change (reducing CO<sub>2</sub> emissions) and supporting healthy lifestyles by focussing development in the most sustainable and accessible locations is a clear national planning policy requirement.

**Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations**

4. **Provision of land for housing:** There are further deliverable, suitable and sustainable options for allocation at Retford, including Site LAA071, which could support achievement of the BLP's wider strategic objectives (including 25% affordable housing), also minimising the need for less sustainably located allocations and those affected by flooding.

5. **Site selection process:** The SA and Site Selection Paper are out-of-date and inconsistent with the up-to-date Land Availability Assessment (LAA, May 2022). Site LAA071 was rejected based on reasons now clearly resolved and acknowledged in the LAA.

**Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical ‘Phase 2’ to the adjoining Linden Homes scheme which is already under construction**

## **FURTHER JUSTIFICATION**

### **1. LHN uplift for affordability**

NPPF60 sets out the government’s objective to boost the supply of homes, providing a supply and variety of land to ensure “*that the needs of groups with specific housing requirements are addressed*”. NPPF62 states that those who require affordable housing (amongst other groups) should be assessed and reflected in planning policies. National Planning Practice Guidance (NPPG) 039 explains the importance of identifying the needs of specific groups when taking the ‘steps’ to build up the evidence of housing needs in their area (Reference ID: 61-039-20190315, Revision date: 15 03 2019).

The NPPF and accompanying National Planning Practice Guidance (NPPG) therefore identify the need to support the delivery of affordable housing, setting out how this should be addressed in developing a plan’s housing requirement and its strategic policies. At present, the BLP does not proactively seek to address these needs. Against an identified need for 214 affordable homes per annum (identified in the HEDNA), the total planned requirement of 582dpa is unlikely to be able to positively respond to the need for affordable homes. The issue is compounded by a reliance on windfalls and a limited number of new allocations.

Further explanation is set out in representations submitted in October 2021, in response to the August 2021 Publication Version of the BLP (refer paras. 14-16, page 4) (Marrons Planning for Vistry Group, October 2021).

### **2. Windfalls**

Vistry Group’s previous representations addressed the contribution from windfalls, which now stands at over 11% of the BLP’s total supply (refer paras. 27-30, page 6, Marrons Planning for Vistry Group, October 2021).

Windfalls are smaller sites that are unlikely to sustain or support affordable housing delivery in the context of the needs identified above. The allocation of specific greenfield allocations which can contribute 25% affordable provision on-site is a more sustainable and positive approach to plan-making in response to SA Objective 2. A reliance on windfalls may also hinder economic objectives – e.g. a pressure to redevelop existing small-scale employment sites which could otherwise have been resisted through making sufficient deliverable site allocations.

### 3. Spatial strategy

NPPF11 sets out the presumption in favour of sustainable development at the heart of the NPPF. With respect to plan-making NPPF11(a) states that all plans “*should promote a sustainable pattern of development.*” This follows into NPPF16(a) whereby plans should “*be prepared with the objective of contributing to the achievement of sustainable development*” (a legal requirement, as explained in NPPF Footnote 11) and (b) “*be prepared positively, in a way that is aspirational but deliverable*”.

Reasonable alternative strategies are to be tested through the Sustainability Appraisal (SA) process. NPPF32 requires that significant adverse impacts on economic, social and environmental objectives should be avoided and “*where possible, alternative options which reduce or eliminate such impacts should be pursued*”. The whole basis for NPPF section 15 (Promoting Sustainable Transport) is to direct development to sustainable and accessible locations. This rightly follows through in the BLP’s SA process (SA Objective 6: Transport) and is central to BLP draft policy ST55.

However, the SA conclusions and consequent BLP approach to direct 33% of planned growth to rural areas (implemented via Policy ST2) and just 22% to the highest tier settlement of Retford (second largest settlement in the district, with rail access on the East Coast Mainline, as well as existing and planned employment) cannot be considered sustainable in transport terms.

The adverse impacts of the rural growth distribution proposed under Policy ST2 are clearly recognised as negatives in the SA given increased reliance on the car and related consequences in terms of climate change and CO<sub>2</sub> emissions and air quality (refer SA paras. 7.27, 7.40 and 7.46, for example). The SA also highlights that some allocations are proposed in areas affected by flood risk (refer SA paragraph 7.37).

The BLP Addendum does not propose to make any new allocations in response to the removal of the Garden Village proposal. Adding to the existing proposed allocations would bolster the housing land supply in terms of the range of sites available to protect against further unforeseen circumstances and the risk of a slowdown in housing completions due to economic cycles experienced during the plan period.

Retford’s role and sustainability credentials are clear and mentioned throughout the BLP and SA (e.g. para. 6.37, 6.100, 6.101 & 6.102 in the SA and para 5.1.48, page 22, BLP), with its key role actually delivering growth specifically acknowledged (para 5.1.49, page 22, BLP). To divert growth away from such a sustainable and accessible location cannot be considered sound against the requirements of NPPF11(a), NPPF16(a), NPPF32 and NPP35 in particular.

The adverse impacts identified in the SA with respect to the rural distribution can clearly be avoided or at the very least minimised as NPPF32 requires.

The SA identifies potential issues associated with higher levels of growth at Retford with respect to transport (SA6), flood risk (SA9), cultural heritage (SA13) and townscape (SA14) – none of these issues are overriding constraints on Site LAA071 Tiln Lane. With respect to LAA071 significant negative effects on land use and soils, water quality, cultural heritage and townscape are identified, alongside minor adverse impacts on transport and biodiversity.

Nevertheless, similar issues are raised for Retford sites LAA485, LAA490 and LAA413 (negatives against SA8: Water), site LAA485 (negatives against SA8: Water and SA13: Cultural Heritage), sites LAA133&134 (negatives against SA7: Land Use & Soils, SA8: Water, SA9: Flood Risk, SA12: Resource Use and Waste, SA13: Cultural Heritage and SA14: Landscape and Townscape), LAA127 & LAA246 (negatives against SA7: Land Use and Soils, SA8: Water, SA13: Cultural Heritage and SA14: Landscape & Townscape) yet these are still proposed for allocation.

Furthermore, the SA matters raised for LAA071 have already been addressed in submissions to previous consultation stages, providing additional technical work undertaken to test the suitability of the site for development (refer masterplan and supporting technical assessments appended).

These issues are now addressed in turn.

- The LAA conclusions regarding traffic congestion and construction traffic are applied inconsistently given that both issues are raised in the SA for growth options where development allocations are still proposed. This includes allocations made in the rural areas which are, in any event, less sustainable options than Retford as a top tier settlement. The key determining factor in locating growth should be the ability to secure sustainable patterns of development as per SA Objective 6 and the NPPF.
- Flood risk is a common issue across the whole district, and, in fact, the SA notes that some allocations are proposed in flood risk zones (SA para 7.37). It is clearly possible to avoid this outcome, given the availability of alternative site allocations in Bassetlaw and at Retford in particular. For example, LAA071 (Tiln Lane) is in Flood Zone 1 and sequentially preferable to those sites in flood risk areas risk in NPPF161 & 162 terms.
- With respect to impacts on townscape and heritage the SA is out-of-date given that the Council has already accepted that it should be possible to allocate additional growth at Retford without harm to landscape and townscape, subject to developing a landscape-led masterplans. For site LAA071, at page 43 the LAA clearly states that “...*Conservation have reviewed the additional evidence / a design solution submitted by the landowner. **It is considered that, with an appropriate design which incorporates open space and landscape buffers, it is likely that the site may be suitable for development***” (our emphasis). And “...*Some new development could be accommodated provided that a landscape led approach is taken.*)

- The SA conclusions for LAA071 are incorrect where it states that the site is more than 400m from a bus stop. This is important since it appears to be one of the determining factors behind the site being discounted for allocation. A bus stop clearly adjoins the site: 'Matilda Drive' on Bus Service 123, a route which provides a direct service to Retford train station. A 'positive' score should be provided, consistent with the treatment of other proposed allocations at Retford (e.g. LAA127/HS11 and LAA485/HS8 where proximity to a bus stop within 400m achieves a positive SA score).

Further observations relating to site LAA071 Tiln Lane are now provided.

#### 4. LAA071 Tiln Lane

Vistry Group site at Tiln Lane (LAA071) is an example of inconsistencies in the SA and site selection process, resulting in a plan which is not justified under NPPF35(d)'s test of soundness.

The SA and Site Selection Paper both discount the site based on it being more than 700m from a bus stop. As set out above this is incorrect, with the site adjoining the Matilda Drive bus stop, providing access to Service 123.

In addition, LAA071 was rejected in the SA and Site Selection Paper based on incorrect and out-of-date information that does not reflect the LAA. Page 43 of the LAA clearly concludes that townscape and heritage matters were addressed to the satisfaction of officers via a landscape-led masterplan approach. This reflects the content of Vistry Group's previous submissions to the BLP process and approach to addressing the Council's comments.

The allocation of LAA071 Tiln Lane would be a positive addition to the Local Plan and would clearly avoid or minimise the need to allocate less sustainable sites in the rural area (locations with negative transport, climate change and air quality consequences identified in the SA) as well as sites otherwise affected by flood risk (also identified in the SA). Paragraphs 42-69 of Vistry Group representations to the Publication Version of the BLP (October 2021) explain the masterplan benefits and suite of technical assessments which underpins it. To summarise:

- A. The site is deliverable, available and achievable, in the single ownership of a Vistry Group, forming a Phase 2 to development that they are already constructing. It would provide flexibility in the Council's housing trajectory, following withdrawal of the 500 dwellings from the garden village.
- B. It can deliver up to 120 new homes, including 25% affordable homes.
- C. It is a highly sustainable and accessible location at the tier 1 of the settlement hierarchy, within walking distance of Carr Hill Primary School and adjoining an existing bus stop which provides frequent services into the town centre and rail station, with access to the East Coast Mainline.
- D. Impacts on heritage and townscape can be avoided and minimised through a positively prepared landscape-led approach to the masterplan as recognised by Council Officers.

- E. Biodiversity net gain can be achieved.
- F. The site is sequentially preferable in flood risk terms.

Site LAA071 also demonstrates that there are clearly options at Retford which allow it to take a greater share of growth – consistent with its role and the points presented in section 3 – i.e. in one of the district's most sustainable and accessible locations, and rail access on the East Coast Mainline. Further specific deliverable and sustainable allocations such as this will help the Council to meet its objectively assessed needs and, in particular, address a pressing requirement for affordable housing (much more so than a reliance on windfalls and smaller scale allocations in rural areas) alongside investment in other infrastructure via S106/CIL as required.

**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

Proposed change – increase the housing requirement to help address identified affordable housing needs. This would ensure that the plan accords with NPPF60, NPPF62 and NPPG039.

Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations (e.g. LAA071) (again, to better align with NPPF60 & 62 in terms of the ability to meet affordable housing needs, in particular). Additional allocations would also provide flexibility in the Council's housing trajectory, particularly following withdrawal of the 500 homes from the garden village.

Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations. Further allocations at Retford would help minimise the impacts associated with development in less sustainable locations, consistent with NPPF32, NPPF section 15, SA Objective 6 and draft BLP policy ST55.

Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical 'Phase 2' to the adjoining Linden Homes scheme which is already under construction. In doing so, the SA needs to be updated to reflect the site's proximity to an existing bus stop and that heritage and townscape matters can be resolved via a landscape-led masterplan. This would also ensure a plan that complies with NPPF35(d) addressing inconsistencies in the BLP's evidence base.

**Continue on a separate sheet if necessary**



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

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

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

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

Yes ☒

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

No ☐

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

In order to address the main points outlined above – critical matters of soundness which go to the heart of the BLP's spatial strategy, ability to positively address objectively assessed needs and deliver sustainable patterns of development.

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



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**This form has two parts:**

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

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

#### Part B - Your representation

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

Name or Organisation: Marrons Planning on Behalf of Vistry Group

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

Policy: ST1, ST2 & ST15

Paragraph:

Policies Map:

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

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

**4.(1) Legally Compliant**

Yes ☐

No ☐

**4.(2) Sound**

Yes ☐

No ☒

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

Yes ☐

No ☐

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

## **SUMMARY**

The following representations should be read alongside Vistry Group's previous submissions in response to the Publication Version of the Bassetlaw Local Plan (BLP) (October 2021) and Addendum (February 2022), including supporting masterplan and technical assessments (also appended here) with respect to Site LAA071 Tiln Lane.

The BLP is unsound with respect to the spatial strategy set out in **Policy ST1**, alongside associated **Policies ST2: Residential Growth in Rural Bassetlaw** and **ST15: Provision of Land for Housing**. The spatial strategy is not positively prepared (National Planning Policy Framework (NPPF) para. 35 test of soundness (a)), justified (NPPF35 test of soundness (b)) nor consistent with national policy (NPPF35 test of soundness (c)) for the following reasons.

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**Proposed change – increase the housing requirement to help address identified affordable housing needs.**

2. **Windfalls:** A reliance on windfalls of 100dpa is unnecessary and will constrain the ability to meet affordable housing needs. There are specific sustainable and deliverable sites for allocation which will be capable of delivering up to 25% on-site (e.g. Site LAA071).

**Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations capable of addressing affordable housing needs (e.g. 25% on-site for greenfield allocations).**

3. **Spatial strategy:** Directing 33% of Bassetlaw's growth to rural areas, with just 22% to the second largest settlement of Retford - a settlement at the top of the hierarchy with rail access on the East Coast Mainline - conflicts with the need to deliver sustainable patterns of development. Reducing the need to travel by car, mitigating future climate change (reducing CO<sub>2</sub> emissions) and supporting healthy lifestyles by focussing development in the most sustainable and accessible locations is a clear national planning policy requirement.

**Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations**

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**Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical ‘Phase 2’ to the adjoining Linden Homes scheme which is already under construction**

## **FURTHER JUSTIFICATION**

### **1. LHN uplift for affordability**

NPPF60 sets out the government’s objective to boost the supply of homes, providing a supply and variety of land to ensure “*that the needs of groups with specific housing requirements are addressed*”. NPPF62 states that those who require affordable housing (amongst other groups) should be assessed and reflected in planning policies. National Planning Practice Guidance (NPPG) 039 explains the importance of identifying the needs of specific groups when taking the ‘steps’ to build up the evidence of housing needs in their area (Reference ID: 61-039-20190315, Revision date: 15 03 2019).

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Reasonable alternative strategies are to be tested through the Sustainability Appraisal (SA) process. NPPF32 requires that significant adverse impacts on economic, social and environmental objectives should be avoided and “*where possible, alternative options which reduce or eliminate such impacts should be pursued*”. The whole basis for NPPF section 15 (Promoting Sustainable Transport) is to direct development to sustainable and accessible locations. This rightly follows through in the BLP’s SA process (SA Objective 6: Transport) and is central to BLP draft policy ST55.

However, the SA conclusions and consequent BLP approach to direct 33% of planned growth to rural areas (implemented via Policy ST2) and just 22% to the highest tier settlement of Retford (second largest settlement in the district, with rail access on the East Coast Mainline, as well as existing and planned employment) cannot be considered sustainable in transport terms.

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Retford’s role and sustainability credentials are clear and mentioned throughout the BLP and SA (e.g. para. 6.37, 6.100, 6.101 & 6.102 in the SA and para 5.1.48, page 22, BLP), with its key role actually delivering growth specifically acknowledged (para 5.1.49, page 22, BLP). To divert growth away from such a sustainable and accessible location cannot be considered sound against the requirements of NPPF11(a), NPPF16(a), NPPF32 and NPP35 in particular.

The adverse impacts identified in the SA with respect to the rural distribution can clearly be avoided or at the very least minimised as NPPF32 requires.

The SA identifies potential issues associated with higher levels of growth at Retford with respect to transport (SA6), flood risk (SA9), cultural heritage (SA13) and townscape (SA14) – none of these issues are overriding constraints on Site LAA071 Tiln Lane. With respect to LAA071 significant negative effects on land use and soils, water quality, cultural heritage and townscape are identified, alongside minor adverse impacts on transport and biodiversity.

Nevertheless, similar issues are raised for Retford sites LAA485, LAA490 and LAA413 (negatives against SA8: Water), site LAA485 (negatives against SA8: Water and SA13: Cultural Heritage), sites LAA133&134 (negatives against SA7: Land Use & Soils, SA8: Water, SA9: Flood Risk, SA12: Resource Use and Waste, SA13: Cultural Heritage and SA14: Landscape and Townscape), LAA127 & LAA246 (negatives against SA7: Land Use and Soils, SA8: Water, SA13: Cultural Heritage and SA14: Landscape & Townscape) yet these are still proposed for allocation.

Furthermore, the SA matters raised for LAA071 have already been addressed in submissions to previous consultation stages, providing additional technical work undertaken to test the suitability of the site for development (refer masterplan and supporting technical assessments appended).

These issues are now addressed in turn.

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Further observations relating to site LAA071 Tiln Lane are now provided.

#### 4. LAA071 Tiln Lane

Vistry Group site at Tiln Lane (LAA071) is an example of inconsistencies in the SA and site selection process, resulting in a plan which is not justified under NPPF35(d)'s test of soundness.

The SA and Site Selection Paper both discount the site based on it being more than 700m from a bus stop. As set out above this is incorrect, with the site adjoining the Matilda Drive bus stop, providing access to Service 123.

In addition, LAA071 was rejected in the SA and Site Selection Paper based on incorrect and out-of-date information that does not reflect the LAA. Page 43 of the LAA clearly concludes that townscape and heritage matters were addressed to the satisfaction of officers via a landscape-led masterplan approach. This reflects the content of Vistry Group's previous submissions to the BLP process and approach to addressing the Council's comments.

The allocation of LAA071 Tiln Lane would be a positive addition to the Local Plan and would clearly avoid or minimise the need to allocate less sustainable sites in the rural area (locations with negative transport, climate change and air quality consequences identified in the SA) as well as sites otherwise affected by flood risk (also identified in the SA). Paragraphs 42-69 of Vistry Group representations to the Publication Version of the BLP (October 2021) explain the masterplan benefits and suite of technical assessments which underpins it. To summarise:

- A. The site is deliverable, available and achievable, in the single ownership of a Vistry Group, forming a Phase 2 to development that they are already constructing. It would provide flexibility in the Council's housing trajectory, following withdrawal of the 500 dwellings from the garden village.
- B. It can deliver up to 120 new homes, including 25% affordable homes.
- C. It is a highly sustainable and accessible location at the tier 1 of the settlement hierarchy, within walking distance of Carr Hill Primary School and adjoining an existing bus stop which provides frequent services into the town centre and rail station, with access to the East Coast Mainline.
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- E. Biodiversity net gain can be achieved.
- F. The site is sequentially preferable in flood risk terms.

Site LAA071 also demonstrates that there are clearly options at Retford which allow it to take a greater share of growth – consistent with its role and the points presented in section 3 – i.e. in one of the district's most sustainable and accessible locations, and rail access on the East Coast Mainline. Further specific deliverable and sustainable allocations such as this will help the Council to meet its objectively assessed needs and, in particular, address a pressing requirement for affordable housing (much more so than a reliance on windfalls and smaller scale allocations in rural areas) alongside investment in other infrastructure via S106/CIL as required.

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Proposed change – increase the housing requirement to help address identified affordable housing needs. This would ensure that the plan accords with NPPF60, NPPF62 and NPPG039.

Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations (e.g. LAA071) (again, to better align with NPPF60 & 62 in terms of the ability to meet affordable housing needs, in particular). Additional allocations would also provide flexibility in the Council's housing trajectory, particularly following withdrawal of the 500 homes from the garden village.

Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations. Further allocations at Retford would help minimise the impacts associated with development in less sustainable locations, consistent with NPPF32, NPPF section 15, SA Objective 6 and draft BLP policy ST55.

Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical 'Phase 2' to the adjoining Linden Homes scheme which is already under construction. In doing so, the SA needs to be updated to reflect the site's proximity to an existing bus stop and that heritage and townscape matters can be resolved via a landscape-led masterplan. This would also ensure a plan that complies with NPPF35(d) addressing inconsistencies in the BLP's evidence base.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☒

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

No ☐

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

In order to address the main points outlined above – critical matters of soundness which go to the heart of the BLP's spatial strategy, ability to positively address objectively assessed needs and deliver sustainable patterns of development.

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



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**This form has two parts:**

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

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

#### Part B - Your representation

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

Name or Organisation: Marrons Planning on Behalf of Vistry Group

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

Policy: ST1, ST2 & ST15

Paragraph:

Policies Map:

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

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

**4.(1) Legally Compliant**

Yes ☐

No ☐

**4.(2) Sound**

Yes ☐

No ☒

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

Yes ☐

No ☐

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

## **SUMMARY**

The following representations should be read alongside Vistry Group's previous submissions in response to the Publication Version of the Bassetlaw Local Plan (BLP) (October 2021) and Addendum (February 2022), including supporting masterplan and technical assessments (also appended here) with respect to Site LAA071 Tiln Lane.

The BLP is unsound with respect to the spatial strategy set out in **Policy ST1**, alongside associated **Policies ST2: Residential Growth in Rural Bassetlaw** and **ST15: Provision of Land for Housing**. The spatial strategy is not positively prepared (National Planning Policy Framework (NPPF) para. 35 test of soundness (a)), justified (NPPF35 test of soundness (b)) nor consistent with national policy (NPPF35 test of soundness (c)) for the following reasons.

1. **Housing requirement:** Whilst the overall uplift to the LHN in support of economic growth is supported, a further uplift should be applied to reflect a significant shortfall in affordable housing and need of 214 homes per annum, consistent with national policy and guidance.

**Proposed change – increase the housing requirement to help address identified affordable housing needs.**

2. **Windfalls:** A reliance on windfalls of 100dpa is unnecessary and will constrain the ability to meet affordable housing needs. There are specific sustainable and deliverable sites for allocation which will be capable of delivering up to 25% on-site (e.g. Site LAA071).

**Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations capable of addressing affordable housing needs (e.g. 25% on-site for greenfield allocations).**

3. **Spatial strategy:** Directing 33% of Bassetlaw's growth to rural areas, with just 22% to the second largest settlement of Retford - a settlement at the top of the hierarchy with rail access on the East Coast Mainline - conflicts with the need to deliver sustainable patterns of development. Reducing the need to travel by car, mitigating future climate change (reducing CO<sub>2</sub> emissions) and supporting healthy lifestyles by focussing development in the most sustainable and accessible locations is a clear national planning policy requirement.

**Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations**

4. **Provision of land for housing:** There are further deliverable, suitable and sustainable options for allocation at Retford, including Site LAA071, which could support achievement of the BLP's wider strategic objectives (including 25% affordable housing), also minimising the need for less sustainably located allocations and those affected by flooding.



5. **Site selection process:** The SA and Site Selection Paper are out-of-date and inconsistent with the up-to-date Land Availability Assessment (LAA, May 2022). Site LAA071 was rejected based on reasons now clearly resolved and acknowledged in the LAA.

**Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical ‘Phase 2’ to the adjoining Linden Homes scheme which is already under construction**

## **FURTHER JUSTIFICATION**

### **1. LHN uplift for affordability**

NPPF60 sets out the government’s objective to boost the supply of homes, providing a supply and variety of land to ensure “*that the needs of groups with specific housing requirements are addressed*”. NPPF62 states that those who require affordable housing (amongst other groups) should be assessed and reflected in planning policies. National Planning Practice Guidance (NPPG) 039 explains the importance of identifying the needs of specific groups when taking the ‘steps’ to build up the evidence of housing needs in their area (Reference ID: 61-039-20190315, Revision date: 15 03 2019).

The NPPF and accompanying National Planning Practice Guidance (NPPG) therefore identify the need to support the delivery of affordable housing, setting out how this should be addressed in developing a plan’s housing requirement and its strategic policies. At present, the BLP does not proactively seek to address these needs. Against an identified need for 214 affordable homes per annum (identified in the HEDNA), the total planned requirement of 582dpa is unlikely to be able to positively respond to the need for affordable homes. The issue is compounded by a reliance on windfalls and a limited number of new allocations.

Further explanation is set out in representations submitted in October 2021, in response to the August 2021 Publication Version of the BLP (refer paras. 14-16, page 4) (Marrons Planning for Vistry Group, October 2021).

### **2. Windfalls**

Vistry Group’s previous representations addressed the contribution from windfalls, which now stands at over 11% of the BLP’s total supply (refer paras. 27-30, page 6, Marrons Planning for Vistry Group, October 2021).

Windfalls are smaller sites that are unlikely to sustain or support affordable housing delivery in the context of the needs identified above. The allocation of specific greenfield allocations which can contribute 25% affordable provision on-site is a more sustainable and positive approach to plan-making in response to SA Objective 2. A reliance on windfalls may also hinder economic objectives – e.g. a pressure to redevelop existing small-scale employment sites which could otherwise have been resisted through making sufficient deliverable site allocations.

### 3. Spatial strategy

NPPF11 sets out the presumption in favour of sustainable development at the heart of the NPPF. With respect to plan-making NPPF11(a) states that all plans “*should promote a sustainable pattern of development.*” This follows into NPPF16(a) whereby plans should “*be prepared with the objective of contributing to the achievement of sustainable development*” (a legal requirement, as explained in NPPF Footnote 11) and (b) “*be prepared positively, in a way that is aspirational but deliverable*”.

Reasonable alternative strategies are to be tested through the Sustainability Appraisal (SA) process. NPPF32 requires that significant adverse impacts on economic, social and environmental objectives should be avoided and “*where possible, alternative options which reduce or eliminate such impacts should be pursued*”. The whole basis for NPPF section 15 (Promoting Sustainable Transport) is to direct development to sustainable and accessible locations. This rightly follows through in the BLP’s SA process (SA Objective 6: Transport) and is central to BLP draft policy ST55.

However, the SA conclusions and consequent BLP approach to direct 33% of planned growth to rural areas (implemented via Policy ST2) and just 22% to the highest tier settlement of Retford (second largest settlement in the district, with rail access on the East Coast Mainline, as well as existing and planned employment) cannot be considered sustainable in transport terms.

The adverse impacts of the rural growth distribution proposed under Policy ST2 are clearly recognised as negatives in the SA given increased reliance on the car and related consequences in terms of climate change and CO<sub>2</sub> emissions and air quality (refer SA paras. 7.27, 7.40 and 7.46, for example). The SA also highlights that some allocations are proposed in areas affected by flood risk (refer SA paragraph 7.37).

The BLP Addendum does not propose to make any new allocations in response to the removal of the Garden Village proposal. Adding to the existing proposed allocations would bolster the housing land supply in terms of the range of sites available to protect against further unforeseen circumstances and the risk of a slowdown in housing completions due to economic cycles experienced during the plan period.

Retford’s role and sustainability credentials are clear and mentioned throughout the BLP and SA (e.g. para. 6.37, 6.100, 6.101 & 6.102 in the SA and para 5.1.48, page 22, BLP), with its key role actually delivering growth specifically acknowledged (para 5.1.49, page 22, BLP). To divert growth away from such a sustainable and accessible location cannot be considered sound against the requirements of NPPF11(a), NPPF16(a), NPPF32 and NPP35 in particular.

The adverse impacts identified in the SA with respect to the rural distribution can clearly be avoided or at the very least minimised as NPPF32 requires.

The SA identifies potential issues associated with higher levels of growth at Retford with respect to transport (SA6), flood risk (SA9), cultural heritage (SA13) and townscape (SA14) – none of these issues are overriding constraints on Site LAA071 Tiln Lane. With respect to LAA071 significant negative effects on land use and soils, water quality, cultural heritage and townscape are identified, alongside minor adverse impacts on transport and biodiversity.

Nevertheless, similar issues are raised for Retford sites LAA485, LAA490 and LAA413 (negatives against SA8: Water), site LAA485 (negatives against SA8: Water and SA13: Cultural Heritage), sites LAA133&134 (negatives against SA7: Land Use & Soils, SA8: Water, SA9: Flood Risk, SA12: Resource Use and Waste, SA13: Cultural Heritage and SA14: Landscape and Townscape), LAA127 & LAA246 (negatives against SA7: Land Use and Soils, SA8: Water, SA13: Cultural Heritage and SA14: Landscape & Townscape) yet these are still proposed for allocation.

Furthermore, the SA matters raised for LAA071 have already been addressed in submissions to previous consultation stages, providing additional technical work undertaken to test the suitability of the site for development (refer masterplan and supporting technical assessments appended).

These issues are now addressed in turn.

- The LAA conclusions regarding traffic congestion and construction traffic are applied inconsistently given that both issues are raised in the SA for growth options where development allocations are still proposed. This includes allocations made in the rural areas which are, in any event, less sustainable options than Retford as a top tier settlement. The key determining factor in locating growth should be the ability to secure sustainable patterns of development as per SA Objective 6 and the NPPF.
- Flood risk is a common issue across the whole district, and, in fact, the SA notes that some allocations are proposed in flood risk zones (SA para 7.37). It is clearly possible to avoid this outcome, given the availability of alternative site allocations in Bassetlaw and at Retford in particular. For example, LAA071 (Tiln Lane) is in Flood Zone 1 and sequentially preferable to those sites in flood risk areas risk in NPPF161 & 162 terms.
- With respect to impacts on townscape and heritage the SA is out-of-date given that the Council has already accepted that it should be possible to allocate additional growth at Retford without harm to landscape and townscape, subject to developing a landscape-led masterplans. For site LAA071, at page 43 the LAA clearly states that “...*Conservation have reviewed the additional evidence / a design solution submitted by the landowner. **It is considered that, with an appropriate design which incorporates open space and landscape buffers, it is likely that the site may be suitable for development***” (our emphasis). And “...*Some new development could be accommodated provided that a landscape led approach is taken.*)

- The SA conclusions for LAA071 are incorrect where it states that the site is more than 400m from a bus stop. This is important since it appears to be one of the determining factors behind the site being discounted for allocation. A bus stop clearly adjoins the site: 'Matilda Drive' on Bus Service 123, a route which provides a direct service to Retford train station. A 'positive' score should be provided, consistent with the treatment of other proposed allocations at Retford (e.g. LAA127/HS11 and LAA485/HS8 where proximity to a bus stop within 400m achieves a positive SA score).

Further observations relating to site LAA071 Tiln Lane are now provided.

#### 4. LAA071 Tiln Lane

Vistry Group site at Tiln Lane (LAA071) is an example of inconsistencies in the SA and site selection process, resulting in a plan which is not justified under NPPF35(d)'s test of soundness.

The SA and Site Selection Paper both discount the site based on it being more than 700m from a bus stop. As set out above this is incorrect, with the site adjoining the Matilda Drive bus stop, providing access to Service 123.

In addition, LAA071 was rejected in the SA and Site Selection Paper based on incorrect and out-of-date information that does not reflect the LAA. Page 43 of the LAA clearly concludes that townscape and heritage matters were addressed to the satisfaction of officers via a landscape-led masterplan approach. This reflects the content of Vistry Group's previous submissions to the BLP process and approach to addressing the Council's comments.

The allocation of LAA071 Tiln Lane would be a positive addition to the Local Plan and would clearly avoid or minimise the need to allocate less sustainable sites in the rural area (locations with negative transport, climate change and air quality consequences identified in the SA) as well as sites otherwise affected by flood risk (also identified in the SA). Paragraphs 42-69 of Vistry Group representations to the Publication Version of the BLP (October 2021) explain the masterplan benefits and suite of technical assessments which underpins it. To summarise:

- A. The site is deliverable, available and achievable, in the single ownership of a Vistry Group, forming a Phase 2 to development that they are already constructing. It would provide flexibility in the Council's housing trajectory, following withdrawal of the 500 dwellings from the garden village.
- B. It can deliver up to 120 new homes, including 25% affordable homes.
- C. It is a highly sustainable and accessible location at the tier 1 of the settlement hierarchy, within walking distance of Carr Hill Primary School and adjoining an existing bus stop which provides frequent services into the town centre and rail station, with access to the East Coast Mainline.
- D. Impacts on heritage and townscape can be avoided and minimised through a positively prepared landscape-led approach to the masterplan as recognised by Council Officers.

- E. Biodiversity net gain can be achieved.
- F. The site is sequentially preferable in flood risk terms.

Site LAA071 also demonstrates that there are clearly options at Retford which allow it to take a greater share of growth – consistent with its role and the points presented in section 3 – i.e. in one of the district’s most sustainable and accessible locations, and rail access on the East Coast Mainline. Further specific deliverable and sustainable allocations such as this will help the Council to meet its objectively assessed needs and, in particular, address a pressing requirement for affordable housing (much more so than a reliance on windfalls and smaller scale allocations in rural areas) alongside investment in other infrastructure via S106/CIL as required.

**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

Proposed change – increase the housing requirement to help address identified affordable housing needs. This would ensure that the plan accords with NPPF60, NPPF62 and NPPG039.

Proposed change – remove/reduce windfall allowance and replace with specific deliverable and sustainable site allocations (e.g. LAA071) (again, to better align with NPPF60 & 62 in terms of the ability to meet affordable housing needs, in particular). Additional allocations would also provide flexibility in the Council's housing trajectory, particularly following withdrawal of the 500 homes from the garden village.

Proposed change – increase Retford's share of the housing requirement given its spatial role and ability to deliver further sustainable and deliverable allocations. Further allocations at Retford would help minimise the impacts associated with development in less sustainable locations, consistent with NPPF32, NPPF section 15, SA Objective 6 and draft BLP policy ST55.

Proposed change – allocate LAA071 for approximately 120 homes, supporting green spaces and infrastructure as a logical 'Phase 2' to the adjoining Linden Homes scheme which is already under construction. In doing so, the SA needs to be updated to reflect the site's proximity to an existing bus stop and that heritage and townscape matters can be resolved via a landscape-led masterplan. This would also ensure a plan that complies with NPPF35(d) addressing inconsistencies in the BLP's evidence base.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☒

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

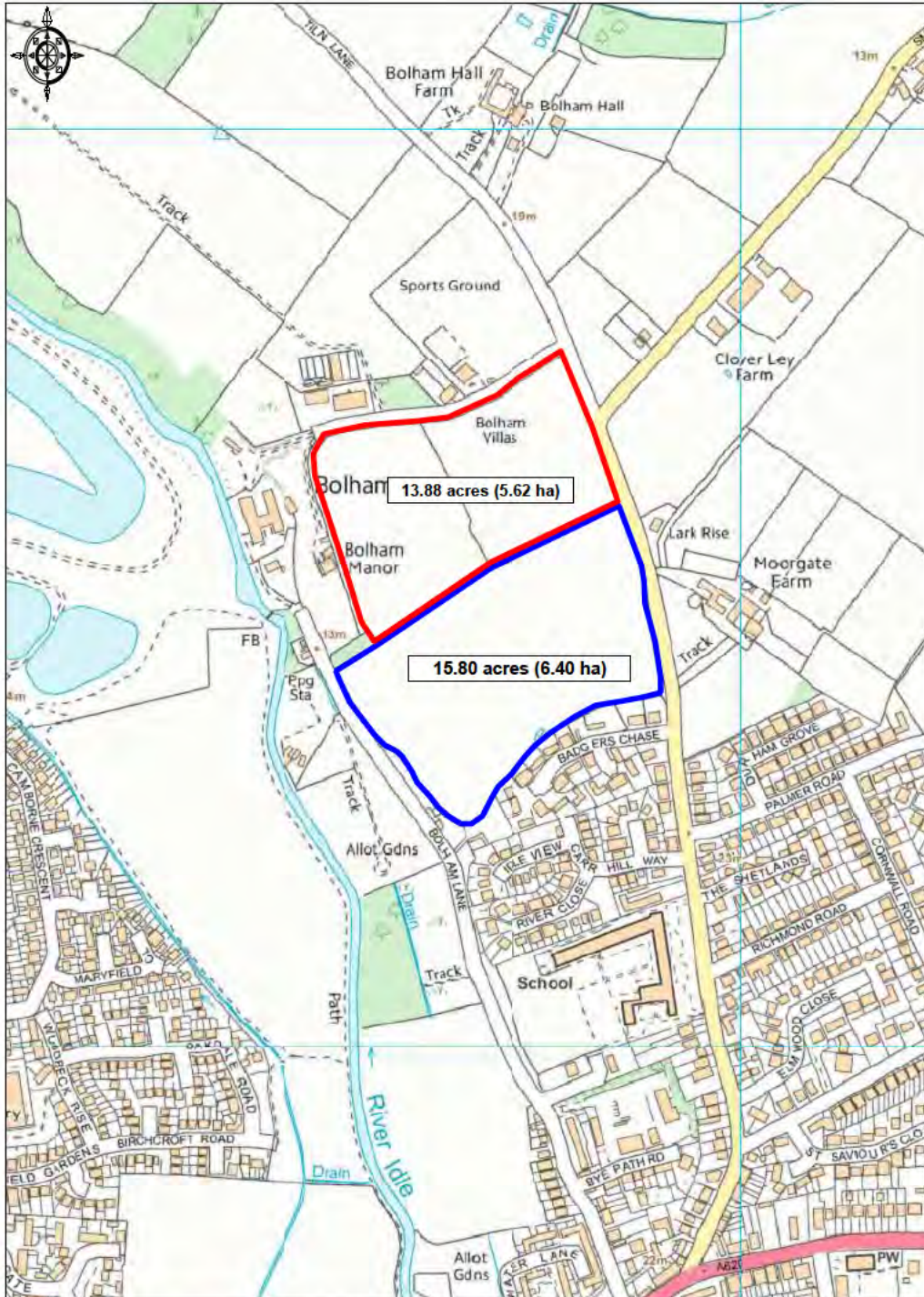
No ☐

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

In order to address the main points outlined above – critical matters of soundness which go to the heart of the BLP's spatial strategy, ability to positively address objectively assessed needs and deliver sustainable patterns of development.

**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.









- Site Boundary: 5.88ha
- Proposed residential area: 2.9ha  
Up to 120 new homes
- Proposed primary vehicular access points
- Proposed pedestrian link
- Consented pedestrian link to Bolham Lane
- Pedestrian route between the Site and Bolham Lane
- Public Rights of Way
- Potential recreational routes
- Existing vegetation to be retained where appropriate
- Public open space to serve the new development
- Children's play area incorporating natural play
- Proposed sustainable drainage basin (SuDS)
- Proposed wildlife ponds
- Proposed orchard tree planting
- Above ground local HV Electricity supply
- Existing BT apparatus
- Existing STW Rising Main (6m easement)
- Existing STW Combined Sewer (6m easement)
- Existing Water Main (6m easement)
- Proposed foul pump station (15m offset required)
- Proposed surface water pump station
- Listed Buildings
- Non designated heritage asset
- Non designated Park and Garden

B	19.01.21	SB	BNG.
Rev	Date	By	Description
<b>CSA</b> environmental <small>Drillers Arms, High Street Aldwark, West Yorkshire WF7 5HT 01422 743447 info@csaenvironmental.co.uk csaenvironmental.co.uk</small>			
Project	Land west of Tiln Lane, Retford		
Title	Concept Masterplan		
Client	Vistry Group		
Scale	1:2500 @ A3	Drawn	SB
Date	Jan 2021	Checked	RR
Drawing No.	CSA/5209/104	Rev	B





# VISION DOCUMENT

LAND WEST OF TILN LANE  
RETFORD

JANUARY 2021

Prepared by:



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On behalf of:

# Vistry Group

## Disclaimer

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## CONTENTS

### PREFACE

<b>01</b>	Introducing the Site	<b>02</b>
<b>02</b>	A Sustainable Location	<b>08</b>
<b>03</b>	Site Opportunities and Constraints	<b>14</b>
<b>04</b>	Concept Design and Vision	<b>24</b>
<b>05</b>	Sustainable Development	<b>30</b>
<b>06</b>	Delivery	<b>32</b>

### VISION STATEMENT





## PREFACE

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The Vision Document promotes the development of Land West of Tiln Lane, Retford (the Site). It demonstrates how the Site could be brought forward as a comprehensively planned development to deliver a high quality, exciting and sustainable new neighbourhood for around 120 new homes, including 20% affordable housing. The proposals shown are set within a connected network of green infrastructure, to include new landscaping and habitat creation, children's play provision and the creation of new recreational routes, which allow the new development to successfully integrate into the wider community. The proposed development can deliver a minimum of 10% biodiversity net gain in accordance with proposed policy.







## 01. INTRODUCING THE SITE



# 01. INTRODUCING THE SITE

*This Vision Document supports the promotion of Land West of Tiln Lane, Retford for around 120 new homes.*

## 1.1 INTRODUCTION

Vistry Group are working with the landowners of Land West of Tiln Lane, Retford (the Site), to promote the Site for residential development. The 5.88 hectare Site presents an exciting opportunity to create a sustainable new neighbourhood to address the future housing need of both Retford and the wider District of Bassetlaw.

Bassetlaw District Council are currently preparing their new Local Plan, which upon adoption, will replace the 2011 Core Strategy and Development Management Policies Development Plan Document. The new Local Plan will include strategic policies to guide development, as well as proposed site allocations for housing opportunities. The purpose of this Vision Document is, therefore, to demonstrate that the Site represents a logical and sustainable residential development opportunity which should be allocated for new housing in the new Bassetlaw Local Plan.

The Vision Document shows that there are no technical impediments which would preclude the development at Land West of Tiln Lane, Retford. It also demonstrates how environmental matters such as ecology, landscape and heritage could be mitigated at the detailed design stage. Vistry has undertaken a comprehensive suite of technical and environmental assessments to understand fully the Site's constraints and opportunities and to ensure the masterplan for the proposed development is deliverable and sustainable.

Vistry Group now welcome further discussion with Bassetlaw District Council and local stakeholders, as we look to realise this exciting development opportunity, and secure the delivery of a housing site that can readily provide further homes during the emerging Local Plan period.

The Vision Document articulates the development potential of the Site, describes the Site's characteristics and technical considerations, and assesses its sustainability performance. The document covers the following:

- **Planning Policy Context** – Describes the current planning position in Bassetlaw District Council.
- **Site and Surroundings** – Sets out the Site's context and describes how Retford represents a sustainable location for development.
- **Opportunities and Constraints** – Identifies the opportunities and constraints that will shape the Site's development.
- **The Vision** – Outlines the overall Site vision and the Site's delivery potential

## 1.2 PLANNING POLICY CONTEXT

Bassetlaw Council is currently reviewing its Local Plan in order to guide development up to the year 2037. Land to the west of Tiln Lane was identified as a potential development site in January 2019, in representations made to the draft Part 1 Strategic Plan.

The December 2020 draft Local Plan recognises that not all of the District's development needs can be met on previously developed land or within existing settlement boundaries. There is therefore a need to allocate additional greenfield site to meet housing and employment needs.

The Local Plan seeks to distribute development in accordance with the established settlement hierarchy. Retford is a Main Town at the top of the hierarchy and is a suitable location for new development. The land at Tiln Lane is in a sustainable location adjacent to the built up area of Retford and could contribute to meeting the identified housing needs of the Town and District, consistent with sustainable development principles.





### 1.3 REGIONAL CONTEXT

Retford is located in the heart of the District of Bassetlaw and is the second largest town in the District with a population of 22,013 people (ONS, 2019). It lies 3.5 miles (5.6km) to the east of the A1 and 3.2 miles (5.1km) to the north of the A57. Nottingham is located 27 miles (44km) to the south west and Lincoln is located 18 miles (30km) to the south east.

Retford has a wide range of services, shops, employment opportunities and good public transport links, including a railway station which acts as an important interchange between the East Coast Main Line, with trains taking around two hours to London King's Cross, and the Sheffield to Lincoln Line, which provides links to Sheffield, Lincoln Gainsborough, Worksop, Grimsby and Cleethorpes.

The Draft Bassetlaw Local Plan (November 2020) recognises that Retford is a sustainable location for both housing and employment growth due to its ability to maximise opportunities for sustainable and public transport choices. The Draft Bassetlaw Local Plan (November 2020) sets out that there is a requirement to allocate land for around 1,800# dwellings in Retford to meet local needs over the plan period.

The Site is located on the northern edge of Retford. Immediately to the south of the Site is a consented residential development of 175 new homes which is currently being built by Linden Homes (part of the Vistry Group). Tiln Lane bounds the Site to the east and Bolham Way abuts the Site to the north.



Figure 1.1: Regional Context Plan



## 1.4 INTRODUCING VISTRY – WHO WE ARE

Formed in January 2020, Vistry Group is made up of Vistry Housebuilding – featuring the Bovis Homes and Linden Homes brands - and Vistry Partnerships, which is the partnerships and regeneration section of the business. With a heritage that can be traced back to 1885, we are modern and forward-thinking and focused on delivering high quality new homes for our customers in landscape led communities that support a healthy and active lifestyle.

With developments from Northumberland to Cornwall and Cheshire to Norfolk, Vistry Group is one of the top five housebuilders in the UK by volume. A real powerhouse of a business, creating fantastic opportunities for our customers, clients and communities.





## Vistry House design:

Vistry Group is one of the country's leading housebuilders, with well-known brands that have an established reputation for quality that runs through their homes' design, build, specification and customer service. The range of properties across the Linden and Bovis Homes brands is wide and flexible - with designs that can be adapted to the changing needs of the market, the customer and the environment in which we build.

We build homes based on the following key design principles:

- **Arrival:** from designing external elevations and creating attractive street scenes through to maximising the flow and size of the rooms to meet modern lifestyle needs, we aim to create well-designed places that are functional, accessible and sustainable;
- **Proportion:** the relocation of cloakrooms and kitchens has enabled deeper windows to be used on the property fronts creating well-proportioned, balanced elevations that maximise solar gain;
- **Light:** the size, positioning and number of windows has created bright and airy homes which relate positively to the private and public spaces around them;
- **Movement:** careful consideration has been given to the flow and layout of new homes to accommodate today's lifestyles and facilitate flexibility in the way rooms can be used;
- **Quality:** the homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Vistry, through Bovis Homes and Linden Homes, has built its heritage and brand since 1885.



## Vistry Building Sustainability:

We've improved the thermal efficiency of the walls, windows, and roofs by refining our designs and using proven, effective materials

We've used the latest energy efficient heating and hot water systems that will reduce CO2 emissions

We've introduced some of the latest features designed to encourage lower water consumption











## 02. A SUSTAINABLE LOCATION

## 02. A SUSTAINABLE LOCATION

*An assessment of the Site's context has been undertaken to assess the Site and Retford's sustainability in terms of its location.*

### 2.1 SETTLEMENT CONTEXT




















Retford is located on the River Idle. It was first settled on the western side of a ford that crossed the river, although as it grew it also occupied the land on the eastern side of the ford, which eventually became the more important part of the town, resulting in Retford's official name of East Retford. The historical importance of the eastern part of the town is evident with the location of the town centre immediately to the east of the River Idle. A defining feature of Retford is its large market square, which is overlooked by the impressive Town Hall with its central domed roof, clock tower and arched windows. Retford was granted a Royal Charter by Henry III in 1246 allowing a market to be held each Thursday. In 1275 Edward I extended the charter to allow a Saturday market as well. This tradition still continues today, along with a further market on a Friday.

Retford is a thriving town and has a range of shops, services and facilities, with the town centre a particular focus for offices, leisure, entertainment, arts and cultural activities. Retford also has a number of employment areas, including Randall Way, Hallcroft Industrial Estate, Thrumpton Goods Yard, Thrumpton Lane and West Carr Industrial Estate, which together provide a good range of employment opportunities.

Figure 2.1 opposite illustrates the range of services, facilities and employment opportunities Retford has to offer. The nearest bus stop to the Site is located adjacent to Carr Hill Primary School, approximately 600 metres from the centre of the Site to the south. This bus stop is served by service no. 123, which connects to the centre of Retford, including the town's bus station. Retford Railway Station provides regular connections to a number of destinations, including London King's Cross, York, Newcastle and Edinburgh via the East Coast Main Line, and Sheffield, Lincoln, Leeds, Gainsborough, Grimsby and Cleethorpes via the Sheffield to Lincoln Line.





-  Site Boundary
-  Residential development under construction by Linden Homes (Vistry Group)
-  **Town Centre**  
Facilities Include: retail facilities, banks, restaurant, pharmacies, theatre, museum, gallery, parking, market, sports facilities, Public Open Space, takeaways
-  Railway line and station
-  Existing roads and bus stops
-  Public Footpath
-  Bridleway
-  Canal/river
-  Educational facilities
-  Religious facilities
-  Post Office
-  Healthcare facilities
-  Grocery/retail facilities
-  Sporting facilities
-  Public open space & sports pitches
-  Cemetery
-  Public House/restaurant/ takeaway
-  Petrol station
-  Business park

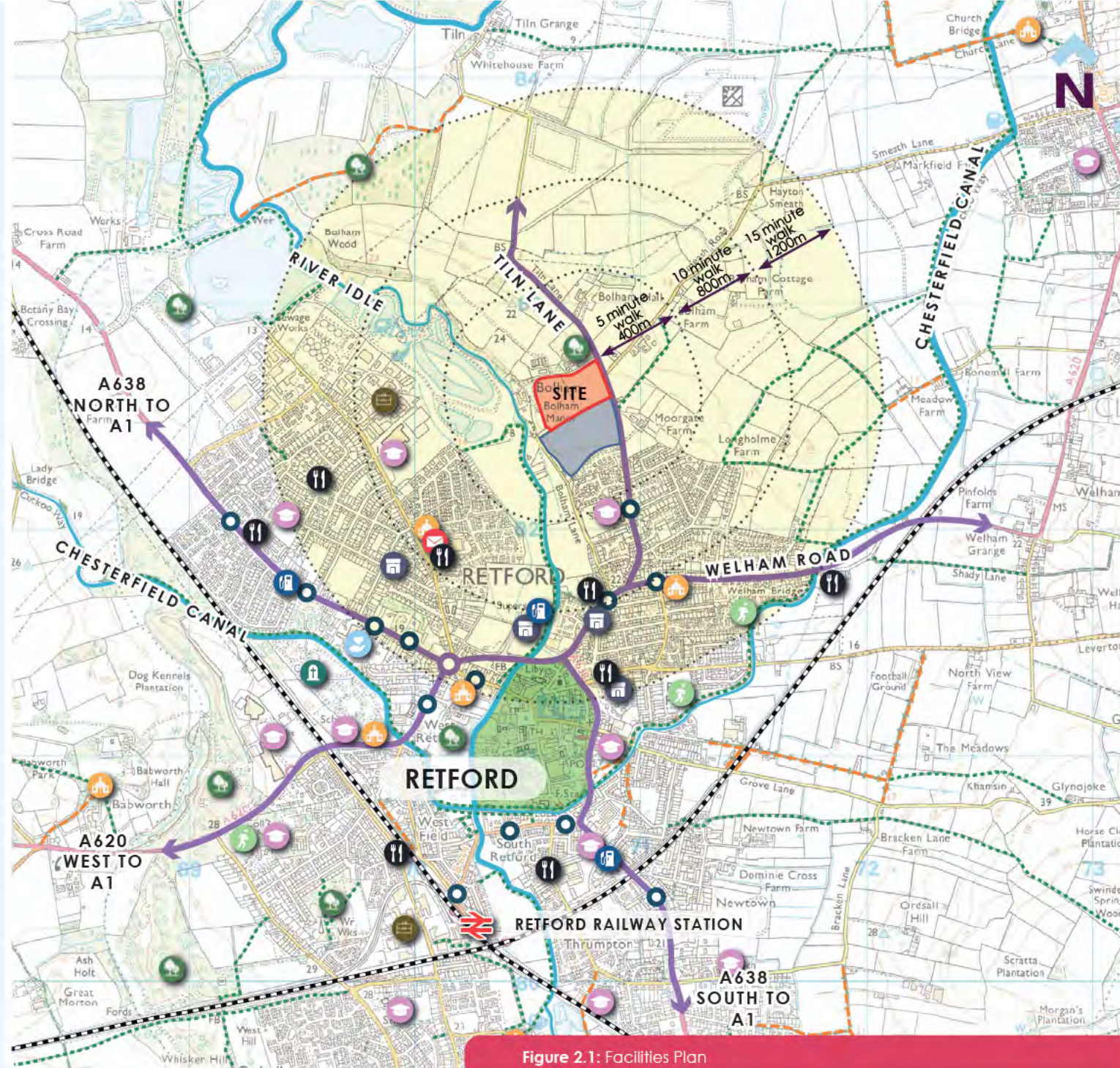


Figure 2.1: Facilities Plan



### 2.3 THE SITE AND ITS IMMEDIATE CONTEXT

The Site comprises two arable fields located to the south of Bolham Way and to the west of Tiln Lane. The two fields are separated by a north-south aligned hedgerow, which has some gaps, and a mature oak of balanced form within the hedgerow at the northern end.

The Site's northern boundary is formed of a hedgerow and several hedgerow trees along Bolham Way. Its eastern boundary is similarly formed of a hedgerow along Tiln Lane with several gaps for farm access.

The Site's southern boundary runs adjacent to the aforementioned new residential development currently under construction to the south. The southern boundary of the western field is presently undefined on the ground due to its temporary use as part of the construction site. Along the southern edge of the eastern field, there is a line of trees, of varying maturity and species. The Site's western boundary is formed of mature trees and a trimmed, continuous hedgerow that follows the curtilage of Bolham Manor.

The curtilage of Bolham Manor extends along the majority of the length of the Site's western boundary. The rear elevation of Bolham Manor overlooks the Site and a number of the manor's associated outbuildings also sit close to the Site's western boundary. Bolham Lane is located west of the manor with Clumber Court Care Home located off the northern end of the lane, to the north west of Bolham Manor. The River Idle lies west of Bolham Lane running south to north. The floodplain of the river is largely free from development and forms a grassland corridor extending southwards towards the centre of Retford.

Residential development extends to the south of the adjacent construction site. Carr Lane Primary School is located within this residential area, some 575 metres from the Site. Built development continues southwards with the town centre of Retford located approximately 0.78 miles (1.25km) to the south of the Site.

To the north of the Site is Bolham Way, which comprises a narrow lane leading westward from Tiln Lane. Bolham Villas (residential properties), Retford Amateur Boxing Club, together with a disused playing field (overgrown at the time of our site visits) and a disused pumping station are located north of this road. At the time of our visits it was unclear if the Boxing Club was still in use due to it being padlocked and overgrown in areas around the building. However, it is noted that the playing field is identified on the Local Plan Policies Map of the Draft Bassetlaw Local Plan as a sport and recreational facility, with Policy ST49 (Promoting Sport and Recreation) setting out such facilities should be protected from their loss, and where appropriate, enhanced to encourage healthier and more active lifestyles. The access into Bolham Manor is located at the western end of the lane. Mixed arable and pastoral farmland extends north of these properties and is scattered with blocks of woodland.

The Site is bound to the east by Tiln Lane along which is a hedgerow with some gaps for field access. East of Tiln Lane is Smeath Lane which continues north eastwards to the village of Claborough. Bolham Farm is located a short distance east of the Site along Smeath Lane. Moorgate Farm is located immediately south east of Tiln Lane adjacent to the new residential development under construction to the south of the Site.



**The Site is well positioned to accommodate further residential development to contribute to the District's future housing needs. It is located immediately to the north of a new residential development and benefits from convenient connections to the rest of Retford, including Carr Lane Primary School, which is located within walking distance of the Site.**



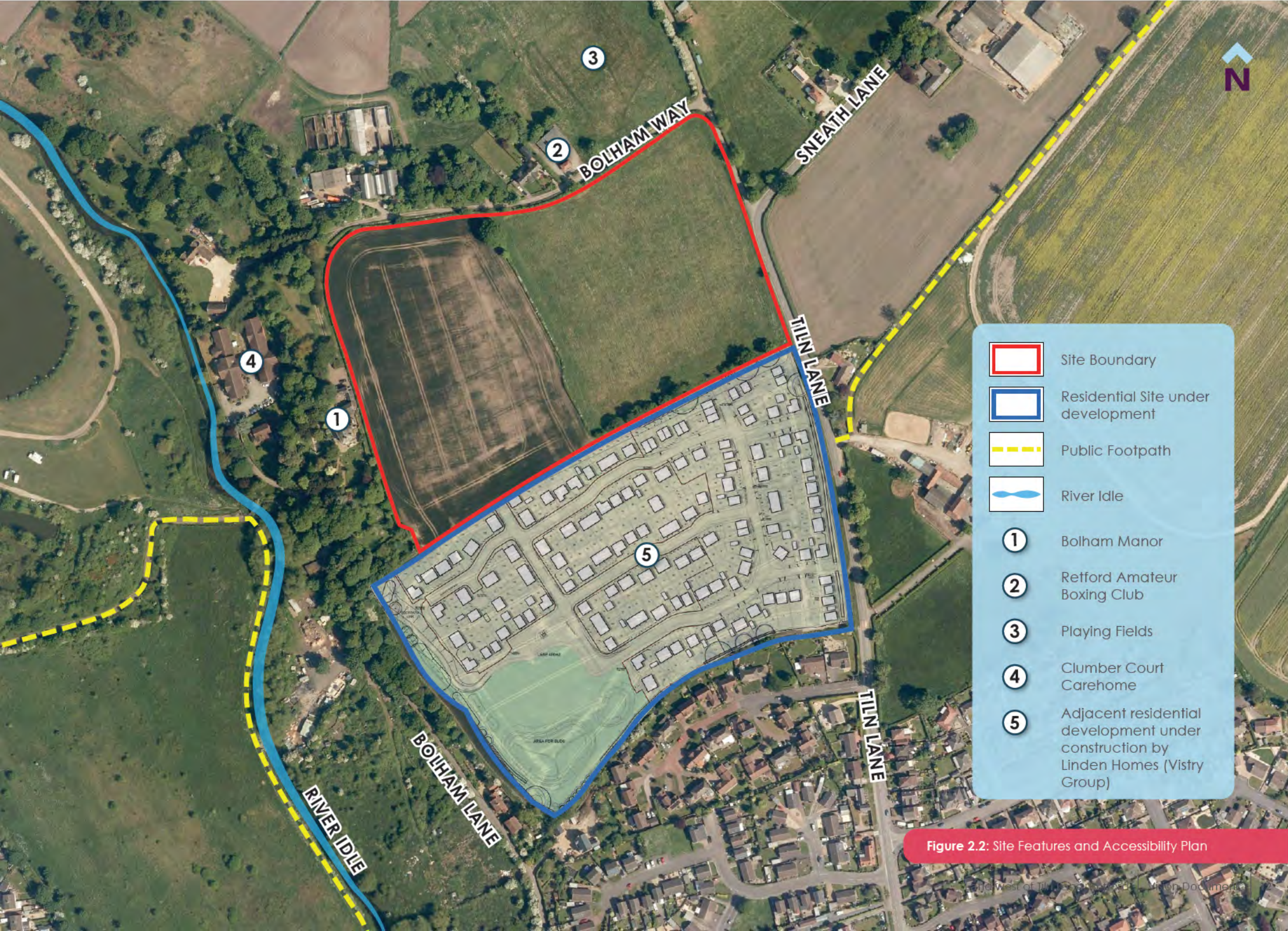


Figure 2.2: Site Features and Accessibility Plan





Photo of Bolham Manor viewed from the Site





### 03. SITE OPPORTUNITIES & CONSTRAINTS

## 03. SITE OPPORTUNITIES AND CONSTRAINTS

*An assessment of the Site and its context has been undertaken to inform the masterplanning process.*

---

### 3.1 TECHNICAL STUDIES

As part of any future development proposals, a specialist team of consultants will undertake a series of detailed surveys and appraisals of the Site and its surroundings. These technical studies will assess the Site's ability to accommodate a sustainable residential development, taking into account landscape, ecology, heritage, drainage, and highways. Their initial findings have not identified any issues that would prevent a successful, high quality proposal from coming forward in this location.

### 3.2 LANDSCAPE AND VISIBILITY CONSIDERATIONS

#### Public Rights of Way

The Site is not publicly accessible and there are no public rights of way located crossing it or along its boundaries.

#### Tree Preservation Orders

The Site contains no trees covered by Tree Preservation Orders. This was confirmed via email from the planning department at Bassetlaw District Council on 23<sup>rd</sup> November 2020.

#### Topography

The Site is generally flat, falling away slightly to the north east and west. The highest points of the Site are in the north western corner and the central southern part of the Site, which both lie at approximately 23m Above Ordnance Datum (AOD). The lowest point of the Site is located at the north eastern corner, which lies at approximately 19m AOD.

To the west of the Site, the landform falls to 13m AOD, forming a cliff feature along the eastern edge of Bolham Lane, a locally designated geological

site. The fisheries to the west are located at a similar elevation between 13 and 14m AOD. To the north of the Site, the land lies at approximately 22m AOD before descending gently to the north of Bolham Hall to 9m AOD near to Guns Beck solar farm, approximately 0.93 miles (1.5km) north of the Site.

East of the Site, the land continues to plateau until just beyond Moorgate Farm, north of which it descends gently downwards to the base of the valley, near the Chesterfield Canal, which lies at approximately 11m AOD. East of Clarborough, the land rises again to high points of 67m AOD near Howbeck Lane and 90m AOD at Schrog Hill.

#### Visibility and Suitability To Accommodate Development

The Site is not covered by any designations for landscape character or quality. The Site is bound by various hedgerows which are in good condition, together with a mature oak tree within the central hedgerow near to the northern boundary which is an attractive landscape feature. The Site's existing landscape features are worthy of retention.

The adjacent residential development to the south, which is under construction, exerts an urbanising influence over the Site's character which will increase once it is complete. Overall, the Site is assessed as being of medium landscape quality and value, with the surroundings similarly assessed as being of medium landscape quality and value. The Site is considered to have a good ability to accommodate residential development, and is assessed as being of medium landscape sensitivity.

The landscape appraisal of the Site found that a sensitively designed proposed development could be brought forward which would respect the amenity and have regard to the setting of the adjacent Bolham Manor. To respect the character of the approach into Retford from Smeath and Tiln Lanes, the appraisal recommends that the proposals include structural planting to the north eastern and eastern boundaries of the Site with the new homes set back from these boundaries.

Furthermore, no new vehicular accesses from Tiln Lane are proposed because the development could be brought forward utilising existing access points from the development to the south. This would further limit any effects on the character of the lane. This will create a strong, green northern edge to Retford which would also restrict further development to the north or east, and aid in assimilating the new homes into the townscape in the limited number of instances where it is visible to the east.

As such, the landscape appraisal concluded that a sensitively designed proposed development would not result in material adverse landscape and visual effects than on the Site and its immediate vicinity.



-  Site Boundary
-  Adjacent residential development under construction by Linden Homes (Vistry Group)
-  Conservation Areas
  1. Retford
  2. Retford Station & West Fields
  3. Retford South
-  Ancient Woodland
-  Ancient Replanted Woodland
-  Local Nature Reserve (LNR)
-  Site of Special Scientific Interest (SSSI)
-  Registered Parks and Gardens (REG)
-  Grade II\* Listed Buildings & Structures within 1.5km
  1. Church of St Michael the Archangel
  2. Retford War Memorial
  3. 25, Grove Street
  4. Amcott House
  5. Parish Church of St Swithun
  6. Sloswick's Hospital Almshouses
-  Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
  7. Moorgate House
  8. Bolham Hall
  9. Group of 3: Former Stables to 19 Welham Road; Moorgate Villa; 25 and 27, Welham Road
  10. Group of 2: St Saviour's Church; The Old Vicarage
  11. Group of 2: 55, Moorgate; 53, Moorgate
  12. Grove Mill
  13. Chesterfield Canal, Whitsunday Pie Lock Bridge 60

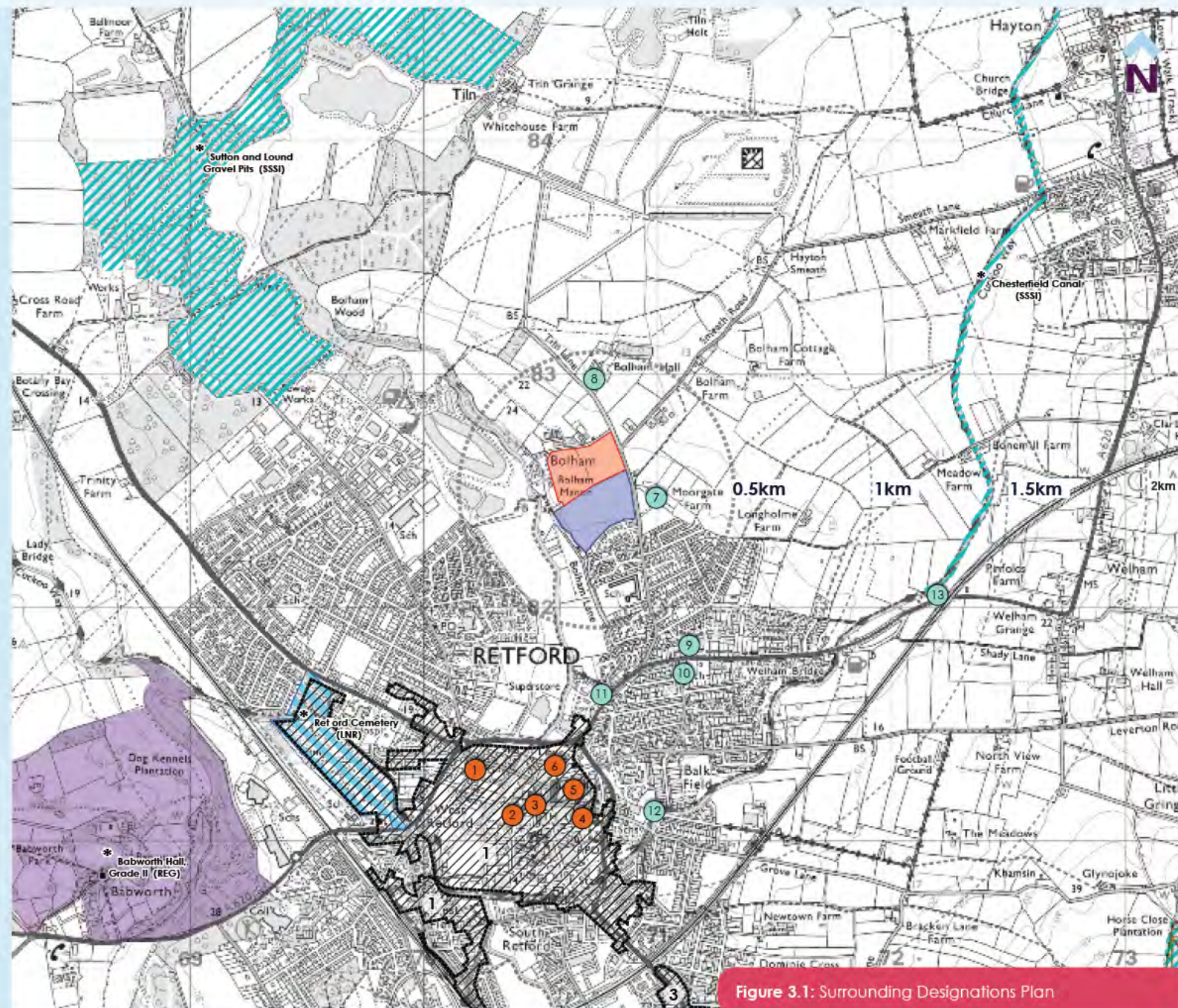


Figure 3.1: Surrounding Designations Plan



### 3.3 HERITAGE

The Site is within the historic agricultural landholding of the Grade II listed Bolham Hall. There are glimpsed views to the Listed Building from the eastern area of the Site and there will be filtered views of this area of the Site from Bolham Hall. Formulation of design plans have taken into account the proximity of Bolham Hall and include for open space in the north eastern area of the Site, as well as enhanced boundary planting to offset built form and further filter views. With these measures in place any harm to the significance of Bolham Hall through the alteration of part of its wider agricultural landscape would be negligible, that is to say less than substantial harm at the lowermost end of this harm spectrum. The HER records a non-designated Park and Garden surrounding Bolham Hall east of the Site. Any harm to the significance of the non-designated Bolham Hall Park and Garden would be negligible at most. Development of the Site would not adversely impact any other designated heritage assets.

The Site is located immediately south of a non-designated Water Pumping Station first recorded on 1920s Ordnance Survey mapping. Current design plans include for open space at the northern/north western edge of the Site, allowing for the retention of views to the pumping station from adjacent areas. Any harm resulting from the loss of adjacent agricultural land and non-key views would be negligible at most.



*Bolham Manor*

The Site is located to the rear of the non-designated Bolham Manor, a mid-19<sup>th</sup> century mill owner's/manager's house. Bolham Manor is located within a designed wooded plot, above the former mill site. The principal elevation looks west, and Bolham Manor is designed to be viewed from the west, not from within the Site. Formulation of design plans have taken into account the proximity of Bolham Manor and utilise open space to offset built form. Any harm as a result of the loss of non-key views and alteration of adjacent agricultural land would be minimal. The key setting of Bolham Manor, i.e. its surrounding wooded plot, will be retained.

#### **Archaeology**

Previous geophysical survey did not record any anomalies of likely archaeological interest within the Site. Trial trench evaluation to the south of the Site recorded a limited number of undated features, but no significant remains. There is no evidence to suggest significant archaeological remains are likely to be present within the Site.

### 3.4 HIGHWAYS AND ACCESS

Vehicular access into the Site will be taken from the adjacent residential development currently under construction by extending the two streets into the Site which currently terminate adjacent to the Site's southern boundary. 2.0m wide footways to either side of the carriageways will also be extended into the Site. It is noted that when complete, the new housing development to the south will facilitate a link to the existing public footpath to the south west, which provides connections to Bolham Lane and areas of Retford to the west, together with a traffic-free pedestrian route which runs alongside the River Idle to the centre of Retford.

In order to maximise integration with the Site's wider context, it is considered the opportunity may exist to provide a pedestrian connection onto Bolham Way, to facilitate convenient access to the adjacent playing field.



*Southern vehicular access point from Tiln Lane serving the adjacent Linden Homes development.*

### 3.5 FLOOD RISK AND DRAINAGE

The Environment Agency mapping shows that the Site is located in Flood Zone 1 (low probability of fluvial flooding) and that the risk of Surface water flooding is Very Low. Any future planning application would be accompanied by a Flood Risk Assessment (FRA). The Assessment would demonstrate that the proposed development would be safe from flood risk and would not increase flood risk elsewhere, for the lifetime of the development. The Assessment would also present a surface water drainage scheme based on Sustainable Drainage Systems (SuDS) principles, in accordance with planning policy and relevant technical guidance. Technical work undertaken to date has demonstrated that SUDS facilities could be incorporated into the proposed development and that sufficient space could be provided within the land available.

### 3.6 UTILITIES

An underground foul sewer runs along the southern boundary of the Site; to the east it runs within the adjacent new housing development within the rear gardens of the new homes. The sewer would remain in-situ either within rear gardens or open space, with maintenance easements provided as required. A potable water supply pipe runs adjacent to the east, west and northern boundaries of the Site. Where the pipe is located within the Site, it will be located within an area of open space. Again, the necessary maintenance easements would be provided.



*View looking south across the western field of the Site.*

### 3.7 SUMMARY OF SITE'S OPPORTUNITIES AND CONSTRAINTS

The specific features and characteristics of the Site described in the preceding pages have been drawn together to prepare an initial Opportunities and Constraints Plan for the Site. These are illustrated in Figure 3.2 on Page 23, and are summarised below:

#### OPPORTUNITIES

- To provide high quality, sustainable and sensitively designed new market and affordable homes.
- Sustainable location given access to centre of Retford (including railway station) and nearby bus stops.
- Contribute towards the District's housing figures.
- Creation of a locally distinctive development which draws upon the local vernacular.
- The Site represents a logical extension to Retford, being well-contained in physical terms by the existing settlement edge to the south, Tiln Lane to the east, Bolham Way to the north and existing built development and Bolham Lane to the west.
- Access to be taken from the new housing development to the south – no need for access to be taken from Tiln Lane.
- To provide a potential pedestrian connection to the playing field to the north of Bolham Way – the opportunity may also exist to provide contributions to assist with the improvements of the playing field.
- To significantly enhance the existing hedgerows and trees through infill and buffer planting to increase habitat connectivity and species diversity.
- To provide a range of ecological enhancement measures in order to maximise the Site's biodiversity value and biodiversity net gain.
- To provide a children's play area located within the north eastern part of the Site to maximise its accessibility for the new residents.
- To provide a sustainable drainage basin (SuDS) located in the lower part of the Site, which can form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation.

#### CONSTRAINTS

- An underground 90mm diameter potable water pipe runs through the Site adjacent to the Site's western boundary. It is to remain in-situ within an area of open space.
- An underground 315mm diameter rising main runs through a small section of the Site, adjacent to the western section of the Site's southern boundary. It is to remain in-situ either within rear gardens or open space.
- The Site lies within the wider setting of the Grade II listed Bolham Hall, a designated heritage asset, and adjacent to the area of non-designated Park and Garden. Harm can be reduced through locating open space/screening planting in the northern parts of the Site to avoid the introduction of views between the proposed new homes and Bolham Hall and the park and garden.
- The non-designated Bolham Manor is located adjacent to the Site's western boundary. Harm can be minimised through the use of open space and planting within the western part of the Site to offset and soften the appearance of the new built form.
- The new homes currently under construction to the south back onto the Site's southern boundary. Equally, the mature trees along the eastern section of the Site's southern boundary should be retained. Therefore, careful consideration should be given to respect the amenity of the new dwellings, while retaining the existing trees and hedgerows in this location.





*The development has the potential to create a locally distinctive development which draws upon the local vernacular*







Figure 3.2: Opportunities and Constraints Plan





Site Boundary: **5.88ha**

## CONNECTIONS



Potential primary vehicular access points



Potential pedestrian link



Consented pedestrian link to Bolham Lane



Pedestrian route between the Site and Bolham Lane



Public Rights of Way



Potential recreational routes

## OPPORTUNITIES



Potential residential developable area



Potential dwelling frontages to create an outward looking development



Existing vegetation to be retained where appropriate



Potential open space and new landscaping



Opportunity for green corridors to be enhanced with new tree and hedgerow planting



Potential open space and new landscaping



Potential wildlife ponds



Potential orchard tree planting



New homes to form a logical extension to consented scheme



Opportunity to create large areas of open space and set back residential edge from heritage assets

## CONSTRAINTS



Potential location for sustainable drainage basin (SuDS)



Above ground local HV Electricity supply



Existing BT apparatus



Existing STW Rising Main (6m easement)



Existing STW Combined Sewer (6m easement)



Existing Water Main (6m easement)



Potential foul pump station (15m offset will be required)



Potential surface water pump station



Listed Buildings



Non-designated heritage asset



Non-designated Park and Garden



The background of the page is a faded aerial photograph of a residential neighborhood. A large, thick red arrow with a white outline is superimposed on the map, pointing towards a specific area in the lower-left quadrant. This area appears to be a residential plot with several buildings and a road. The arrow's tip is positioned near a cluster of trees and a road intersection. The overall image has a soft, artistic feel with muted colors.

## 04. CONCEPT DESIGN AND VISION



## 04. CONCEPT MASTERPLAN

*The Concept Masterplan demonstrates the general design principles for the Site.*

### 4.1 INITIAL CONCEPT MASTERPLAN

The vision for the proposed development of the Site is to form a logical extension of the new housing development to the south, building upon the new community which is already being established by Linden Homes who are part of the Vistry Group.

A mix of housing types and tenures, including first time buyer homes and family homes, will be provided to assist in creating a sustainable and inclusive community

Drawing on the assessment of the Site's Opportunities and Constraints, an initial Concept Masterplan has been prepared to illustrate how a sustainable, high quality new neighbourhood can be readily assimilated into the existing community of Retford.

#### Land Use and Density

The Site is anticipated to accommodate circa 2.9 hectares of residential development, which equates to approximately 120 new homes. 20% of these homes will be affordable. The new homes will be located within a framework of carefully located green spaces, to respond to the Site's context with regards to respecting nearby heritage assets and mitigating landscape impact. The green spaces will also provide space to significantly increase the level of hedgerow and tree planting on the Site and help to deliver a range of biodiversity improvements.

#### Connectivity

Vehicular access to the Site will be from the adjacent residential development by extending northwards the new streets which have been designed to terminate at the Site's northern boundary. 2.0m wide footways to either side of the carriageways will also be extended into the Site.

In order to maximise integration with the Site's wider context, the Concept Masterplan shows how a potential pedestrian connection onto Bolham Way could be provided to facilitate convenient access to the adjacent playing field.

-  Site Boundary: **5.88ha**
-  Proposed residential area: **2.9ha**  
**Around 120 new homes**
-  Proposed primary vehicular access points
-  Proposed pedestrian link
-  Proposed potential pedestrian link to Bolham Lane
-  Pedestrian route between the Site and Bolham Lane
-  Public Rights of Way
-  Potential recreational routes
-  Existing vegetation to be retained where appropriate
-  Public open space to serve the new development
-  Children's play area incorporating natural play
-  Proposed sustainable drainage basin (SuDS)
-  Proposed wildlife ponds
-  Proposed orchard tree planting
-  Above ground local HV Electricity supply
-  Existing BT apparatus
-  Existing STW Rising Main
-  Existing STW Combined Sewer
-  Existing Water Main
-  Proposed Foul Pump Station
-  Proposed Surface Water Pump Station
-  Listed Buildings
-  Non-designated heritage asset
-  Non-designated Park and Garden





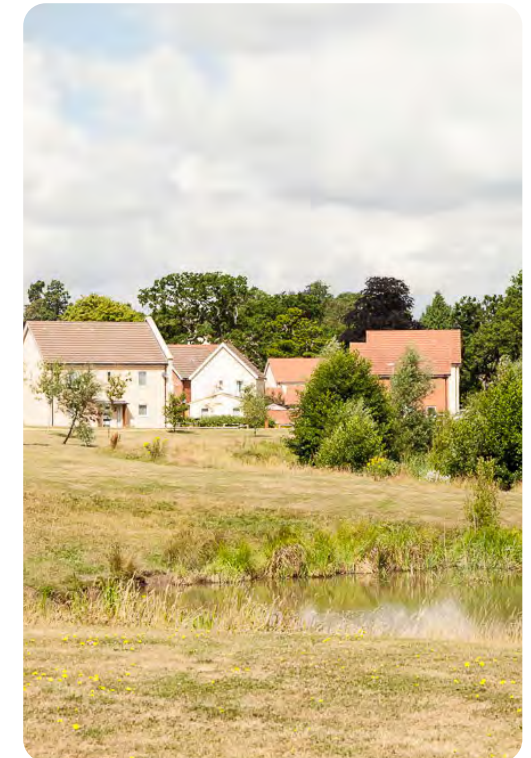
**Figure 4.1: Concept Masterplan**



### Green Infrastructure

The Concept Masterplan shows a connected and accessible network of green open spaces. These green spaces will comprise a range of functions and characters as follows:

- A widened area of open space and new landscaping located adjacent to the Bolham Manor will offset and soften the appearance of the proposed new homes from the non-designated heritage asset.
- Open space and new landscaping within the northern part of the Site will avoid the introduction of views between the proposed new homes and the Grade II Listed Bolham Hall and its non-designated garden.
- Open space and new landscaping within the north eastern part of the Site and alongside Tiln Lane will assist in creating a soft, well-landscaped edge with the countryside beyond and assist in maintaining a green gateway to Retford from the northerly approach from Tiln Lane and the north easterly approach from Smeath Lane.
- The recreational routes running through the green corridors present the opportunity to incorporate trim trail stations to support active lifestyles and, therefore, a greater sense of health and wellbeing.
- New native planting throughout the open spaces, including specimen trees, thicket planting and wildflower grassland, will build upon the Site's existing hedgerow network and contribute to the development's green infrastructure.



The amount of open space would meet the standards of Policy ST48 (Delivering Quality, Accessible Open Space) of the Draft Bassetlaw Local Plan as follows:

Type of Space	Quantity Standard	Quantity required for around 120 new homes	Quantity proposed within the new development
Parks	0.61 ha per 1,000 people within 1,000m walk of a park	0.18ha	0.75ha provided on-site
Children's play space	0.14ha per 1,000 children within a 10 minute walk	0.01ha	0.01ha play area provided on-site
Amenity open space	1.03ha of amenity greenspace per 1,000 people within a 10 minute walk	0.30ha	0.58ha provided on-site
Natural and Semi-Natural Greenspace	2.40ha per 1,000 people within a 15 minute walk	0.69ha	1.61ha provided on-site (includes SuDS features)
Allotments	0.28 ha per 1,000 people	0.08ha	Contribution towards off-site provision
Local Nature Reserve	1 ha per 1,000 people	0.29ha	Contribution towards off-site provision

In addition to the delivery of the above open space typologies, the opportunity may exist to also make a financial contribution towards assisting with the improvements of the playing field to the north of Bolham Way.





*The development will provide new areas of open space which are rich in biodiversity, attractively landscaped and designed to provide opportunities for social interaction and physical activity.*



## 05. SUSTAINABLE DEVELOPMENT

**The opportunity for this new neighbourhood at Retford represents a sustainable and deliverable solution to meet Bassetlaw District Council's housing needs. The new neighbourhood has the potential to generate significant economic, social and environmental benefits, whilst supplying a wide range and mix of market and affordable homes. Any future development would comply with the Framework's Core Planning Principles, and the three strands of sustainable development.**

### 5.1 SOCIAL OBJECTIVE

- The delivery of around 120 market and affordable homes (20%) will deliver a wide range of tenure and dwelling types to address both the District's and Retford's future housing needs.
- Opportunity to provide a potential pedestrian connection onto Bolham Way to facilitate convenient access to the adjacent playing field will help to encourage physical activity. The opportunity may also exist to provide contributions to assist with the improvements of the playing field.
- The provision of a high-quality residential development that has the potential to create an attractive and well-designed place in which to live.
- The delivery of informal and formal on-site green space, including a children's play area, routes for walking and trim trail stations, to provide opportunities for recreation, and to support the creation of a healthy and vibrant community, which promotes a strong sense of health and wellbeing.

### 5.2 ECONOMIC OBJECTIVE

- Support for existing businesses and opportunities for the creation of new enterprises, by attracting and retaining staff in the local area.
- Support for local construction firms and material suppliers during the construction phase of the development.
- Increased spending power and patronage to support existing services and facilities in Retford and the wider surrounding area.

### 5.3 ENVIRONMENTAL OBJECTIVE

- The delivery of a range of green spaces and the creation of a high-quality landscape framework that has the potential to greatly diversify the existing range of on-site habitats and secure net-biodiversity gains.
- The provision of SuDS features will be used to avoid any adverse impacts in terms of flood risk and have the potential to create new habitats and ecosystems.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.









## 06. DELIVERY

Vistry Group believe that Land West of Tiln Lane, Retford provides a viable, realistic and logical opportunity to help the Council fulfil its housing needs over the Local Plan period. It is considered, therefore, that the Site should be allocated for new housing in the new Local Plan for Bassetlaw District Council.

- This Vision Document comprehensively demonstrates how the Site has the potential to support a sustainable neighbourhood for around 120 dwellings, of which 20% will be affordable.
- The Site is within the control of Vistry, a national housebuilder with an established reputation and the experience and expertise to successfully guide a proposal through to implementation. Vistry is committed to delivering a viable and sustainable development as soon as possible.
- The Site is sustainably located in relation to Retford's many services and facilities, including Carr Hill Primary School, which is located to the south of the Site on Tiln Lane.
- There are no technical impediments or environmental constraints that could not be addressed through a sensitive and successful design, to deliver a high-quality proposal in this location.

Vistry Group would now welcome further discussions with the Council's officers as we look to realise this exciting development opportunity, and deliver a carefully integrated and sustainable neighbourhood for Retford, which builds upon the new community currently being established by Linden Homes (part of the Vistry Group) immediately to the south of the Site.

## VISION STATEMENT

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Land West of Tiln Lane, Retford represents an exciting opportunity to create a vibrant, well-integrated and sustainable new neighbourhood for Retford. Our proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF, and respond to the technical opportunities and constraints of the Site.

Our vision for the Site is to deliver the housing requirement to support the sustainable growth of Retford without negatively impacting on the surrounding character. This will deliver high quality, mixed tenure homes in a sustainable and well-connected location to help meet the housing requirements of Bassetlaw District Council.

Around half of the Site will remain as open space and green infrastructure and will include a children's play area, new recreational routes and space for new landscaping and ecological enhancements. The proposed development can deliver a minimum of 10% biodiversity net gain in accordance with proposed policy.

Land West of Tiln Lane, Retford offers a key opportunity to deliver a proportionate and well-integrated housing development for Retford.

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Land west of Tiln Lane, Retford

## **Landscape and Visual Overview**

Prepared by  
CSA Environmental

on behalf of  
Vistry Group

Report No: CSA/5209/02

January 2021

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/5209/02	-	27/11/2020	PH	JJ	Draft Issue
	A	14/01/2021	PH	JJ	Amended to proposed layout



# CONTENTS

## Page

<b>1.0</b>	<b>Introduction</b>	<b>2</b>
<b>2.0</b>	<b>Landscape Policy Context and Character Studies</b>	<b>4</b>
<b>3.0</b>	<b>Site Context and Description</b>	<b>8</b>
<b>4.0</b>	<b>Suitability of the Site to Accommodate Development</b>	<b>15</b>
<b>5.0</b>	<b>Conclusion</b>	<b>20</b>

## Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: MAGIC Map and Local Plan Extract

Appendix E: Extract from Bassetlaw Landscape Character Assessment

Appendix F: Concept Masterplan

Appendix G: Methodology for Landscape and Visual Assessment

## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Vistry Group to undertake a landscape and visual overview of land west of Tiln Lane, Retford (the 'Site'). The Site is being promoted through the Local Plan process for residential development. The report is being submitted as part of representations to Bassetlaw District Council.
- 1.2 The Site comprises two rectangular arable fields. The Site lies within the administrative area of Bassetlaw District Council. The Site comprises two fields which have been left fallow. Part of the western field of the Site is currently being used for temporary construction compound and spoil heaps associated with an adjacent residential development which is under construction (application ref. 14/00503). The development, once complete, will comprise 175 new dwellings, access from Tiln Lane and associated public open space. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.
- 1.4 A Concept Masterplan (contained in **Appendix F**) has been developed for the Site, which form the basis of the consideration of the potential landscape and visual effects. The proposals comprise residential development of up to 138 dwellings, access from the adjacent residential development and public open space.

### Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in November 2020. The weather conditions at the time were sunny turning to cloudy in the afternoon. Visibility was very good for the duration of the visit.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology for the landscape and visual assessment utilised in this report is contained in **Appendices G**.



- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 LANDSCAPE POLICY CONTEXT AND CHARACTER STUDIES

### Local Policy Context

#### Bassetlaw District Core Strategy & Development Management Policies DPD

- 2.1 The Site lies within the administrative area Bassetlaw District Council. Adopted policy relating to the District comprises the Core Strategy which was adopted in 2011.
- 2.2 Policies of relevance to the Site and the landscape include:
- Policy CS3: Retford
  - Policy DM3: General Development in the Countryside
  - Policy DM4: Design and Character
  - Policy DM9: Green Infrastructure, Biodiversity & Geodiversity, Landscape, Open Space & Sports Facilities.
- 2.3 The emerging Draft Bassetlaw Local Plan 2020 for the District was published for consultation between January and February 2020. An updated draft was published for consultation in November 2020. Policies of relevance to the Site and the landscape include:
- Draft Policy ST37: Design Quality
  - Draft Policy ST39: Landscape Character. This policy specifies, among other things, that landscape proposals contribute towards the conservation of the natural features identified within the relevant Policy Zone of the Bassetlaw Landscape Assessment.
  - Draft Policy ST41: Green and Blue Infrastructure
  - Draft Policy ST42: Biodiversity and Geodiversity
  - Draft Policy ST43: Trees, Woodlands and Hedgerows
  - Draft Policy ST44: The Historic Environment
  - Draft Policy 45: Heritage Assets
  - Draft Policy ST48: Delivering Quality, Accessible Open Space
  - Draft Policy 50: Protecting Amenity.

## **Landscape Character Assessments**

### Bassetlaw Landscape Character Assessment (Extract in **Appendix F**)

- 2.4 The Bassetlaw Landscape Character Assessment forms part of the evidence base for Bassetlaw District Local Plan. It divides the District into a series of landscape types, within which smaller, finer grain landscape policy zones are defined. The Site is identified as lying within the Idle Lowlands landscape type and within the southern part of landscape policy zone (LCZ) 08: Retford.
- 2.5 As set out within the study (extract in **Appendix F**), LCZ 08 wraps around the north east and east of Retford between the Chesterfield Canal on its eastern boundary and the River Idle and Sutton in the west. The study describes that most of the policy zone is a low lying river valley floor which rises slightly towards Retford which lies immediately south. It also notes that views are more restricted in the south due to high hedges lining roads and field boundaries. The characteristic features of the Retford LCZ 08 are as follows:
- *“Mixed open farmland divided by drainage ditches and well maintained hedgerow with occasional trees. Individual trees are evident within the fields;*
  - *Low lying river valley floor;*
  - *Bolham Hall and Manor;*
  - *Includes recreational facilities;*
  - *Isolated red brick farmsteads;*
  - *Lincoln to Sheffield railway corridor.”*
- 2.6 The landscape action for the LCZ is to ‘conserve’ the landscape, and it includes a series of management strategies for landscape features and built features.
- 2.7 With regard to landscape features, and with relevance to the Site, the actions include:
- *“Conserve and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone;*
  - *Conserve the ecological diversity and setting of the designated SINC, seeking to enhance where appropriate;*

- *Conserve the historic field pattern, maintain existing strong hedgerow structure, restore and reinforce poor hedgerow boundaries where necessary and reinforce with additional hedgerow trees as appropriate; and*
- *Conserve network of drainage ditches."*

2.8 With regard to built features, and with relevance to the Site, the actions include:

- *"Conserve the open rural character of the landscape by concentrating new development around the north-eastern fringe of Retford;*
- *Conserve and be sympathetic towards the local architectural style in any new development;*
- *Conserve and respect the character, setting and historic integrity of Bolham Hall and Manor House;*
- *Contain new development within existing field boundaries; and*
- *Create woodland areas to contain and soften built development, preferably in advance of new development."*

#### Bassetlaw Site Allocations: Landscape Study 2019 and Addendum 2020

2.9 The Council produced this study in support of the emerging Local Plan and it examines a total of 27 potential site allocations. An addendum to the study was prepared in September 2020. The Site is not included in this study.

#### Summary

2.10 From our own assessment of the Site and immediate surroundings, we broadly concur with the findings of the Bassetlaw Landscape Character Assessment. The Site's hedgerows and trees are characteristic of the wider landscape, and Bolham Manor and Hall lie in proximity to the Site. These elements will need to be respected when designing a layout for development of the Site. From observations on Site, we note that the Site is relatively well contained from the wider landscape by trees and hedgerows on its boundaries and the adjacent wooded corridor along the River Idle, Bolham Lane and the western end of Bolham Way. The vast majority of views into the Site are restricted to the landscape local to the Site with only some middle and longer distance views from the landscape near to Claborough, to the east. In addition, the Site's character is influenced by the adjoining settlement and most notably



the new residential development to the immediate south which is under construction.

## 3.0 SITE CONTEXT AND DESCRIPTION

### Site Context

- 3.1 The Site is located south of Bolham Way (a cul-de-sac off Tiln Lane) on the northern built edge of Retford, approximately 6km east of the A1. It comprises two arable fields, both of which have been left fallow. To the immediate south is a consented residential scheme which is currently under construction (application reference: 14/00503). Part of the western field of the Site is currently in temporary use for the construction compound and spoil heaps associated with the construction of the adjacent development.
- 3.2 Residential development extends to the south of the construction site. Carr Lane Primary School is located within this residential area. Built development continues southwards with the centre of Retford located approximately 1.25km south of the Site.
- 3.3 To the west of the Site is Bolham Manor, the curtilage of which extends along the majority of the length of the Site's western boundary. Bolham Lane is located west of the manor with Clumber Court Care Home located off the northern end of the lane, to the north west of Bolham Manor. The River Idle lies west of Bolham Lane running south to north. The floodplain of the river is largely free from development and forms a grassland corridor extending southwards towards the centre of Retford. Beyond the river to the north west is Hallcroft Fishery and Caravan Park. An area of large warehouse buildings and the secondary school, Elizabethan Academy, is located west of the fisheries together with further residential development within Retford.
- 3.4 North of the Site is Bolham Way; a single lane cul-de-sac. Bolham Villas (residential properties), Retford Amateur Boxing Club, together with a disused playing field (it was overgrown at the time of the site visit) and a disused pumping station are located north of this road. At the time of the visit it was unclear if the Boxing Club was still in use due to it being padlocked and some areas outside the building being overgrown. The access into Bolham Manor is located at the western end of the road. Mixed arable and pastoral farmland extends north of these properties and is scattered with blocks of woodland.
- 3.5 The Site is bound to the east by Tiln Lane along which is a hedgerow with some gaps for field access. East of Tiln Lane is Smeath Lane which continues north eastwards to the village of Clarborough. Bolham Farm is located a short distance east of the Site along Smeath Lane. Moorgate Farm is located immediately south east of Tiln Lane adjacent to the new residential development under construction to the south of the Site.

Farmland extends east of Moorgate Farm across a low-lying, wide valley bottom. At the base of the valley is the Chesterfield Canal together with the Sheffield-Lincoln railway line. Clarborough is located on the eastern side of this valley.

### **Designations and Heritage Assets**

- 3.6 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Adopted Policies Maps indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Local Plan Extract in **Appendix D**).
- 3.7 No designated heritage assets are located within or adjacent to the Site. Those in the vicinity of the Site include: Grade II Listed Moorgate House approximately 190m south east of the Site; Grade II Listed Bolham Hall approximately 250m north of the Site. Those further afield include the Grade II\* Listed churches of St. Swithun's and St. Michael Archangel in the centre of Retford, within the Conservation Area.
- 3.8 There are various non-designated heritage assets adjacent to the Site which include Bolham Manor, immediate to the west and the Mill site immediately east of the manor; the pumping station (disused) immediately north of the Site; and Bolham Hall Park and Garden which extends from the Hall southwards covering the land immediately north east of Tiln Lane and Smeath Lane. More information on these assets is provided in the Heritage Note also prepared for these representations by CSA Environmental.
- 3.9 The Site contains no trees covered by Tree Preservation Orders. This was confirmed via email from the planning department at Bassetlaw District Council on 23<sup>rd</sup> November 2020.

### **Topography**

- 3.10 The Site is generally flat, falling away slightly to the north east and west. The highest points of the Site are in the north western corner and the central southern part of the Site which both lie at approximately 23m Above Ordnance Datum (AOD). The lowest point of the Site is located at the north eastern corner which lies at approximately 19m AOD.
- 3.11 To the west of the Site, the landform falls to 13m AOD, forming a cliff feature along the eastern edge of Bolham Lane, a locally designated geological site. The fisheries to the west are located at a similar elevation between 13 and 14m AOD. To the north of the Site, the land lies at approximately 22m AOD before descending gently to the north of

Bolham Hall to 9m AOD near to Guns Beck solar farm, approximately 1.5km north of the Site.

- 3.12 East of the Site, the land continues to plateau until just beyond Moorgate Farm, north of which it descends gently downwards to the base of the valley near the Chesterfield Canal which lies at approximately 11m AOD. East of Clarborough, the land rises again to high points of 67m AOD near Howbeck Lane and 90m AOD at Schrog Hill.

### **Site Description**

- 3.13 The Site comprises two rectangular fields. At the time of the site visit, both fields were fallow with approximately half of the western field in temporary use as a construction compound and spoil heap for the adjacent residential development to the south that is under construction. The two fields are separated by a hedgerow, which has some gaps, and a mature, oak tree of balanced form within the hedgerow at the northern end.
- 3.14 The Site's northern boundary is formed of a hedgerow and several hedgerow trees along Bolham Way. The Site's eastern boundary is similarly formed of a hedgerow along Tiln Lane with several gaps for farm access.
- 3.15 The Site's southern boundary runs adjacent to the new residential development under construction to the south. The southern boundary of the western field is currently undefined on the ground due to its use as part of the construction site. Along the southern edge of the eastern field, there is a line of trees, of varying maturity and species.
- 3.16 The Site's western boundary is formed of mature trees and a trimmed, continuous hedgerow that follows the curtilage of Bolham Manor.

### **Visibility**

- 3.17 The Site is relatively well contained in views from the wider landscape, with the eastern field being slightly more visible than the western field. Views of the Site are mostly limited to those from the immediate surroundings, with some partial middle and longer distance views possible from the areas nearby to Clarborough where the land rises east of the Chesterfield Canal. A selection of representative views from these locations can be seen on the photographs in **Appendix C**.

#### Views from within the Site

- 3.18 Views from within the Site are not publicly available. There are some glimpsed views of the top of the tower of Church of St. Swithun's within Retford town centre available from across the Site (**photographs 01** and



**06**). There are some limited instances where the spire of the Church of St Michael the Archangel and the Town Hall, also within the town, is visible from the easternmost part of the Site. It is however anticipated that these will become screened by the adjacent residential development when it is complete.

- 3.19 There is a glimpsed view towards Bolham Hall (Grade II Listed) from the north eastern part of the Site (**photograph 11**). Bolham Manor and the old pumping station to the north west of the Site (both non-designated heritage assets) are visible from within the Site (**photographs 02, 08 and 10**).
- 3.20 There are some heavily filtered views westwards through the vegetation in the curtilage of Bolham Manor towards the school and warehouse buildings west of the River Idle and the rising land to the west of Retford (**photograph 09**). However, due to the density of the vegetation adjacent to the Site, there are no distant reciprocated views of the Site from the west.
- 3.21 There are views eastwards above the hedgerow field boundaries to the rising land east of Clarborough, including a view of the mast at Shrog Hill (**photograph 04**).

#### North

- 3.22 There are filtered views into the Site available from Bolham Way, adjacent to the northern Site boundary (**photographs 12 to 14**). The residential properties along Bolham Way, have views from upper storey windows into both areas of the Site. Views from lower storeys are filtered by the hedgerow on the northern Site boundary (reciprocal view shown in **photograph 03**).
- 3.23 From Tiln Lane, north of the Site, the majority of views are screened by intervening hedgerow and tree vegetation. However, there are a few instances for glimpsed views of the trees on the boundaries of the Site, where gaps in this vegetation allow (**photograph 15**). Further north along the lane past Bolham Hall, the land descends slightly screening views of the Site. Views from the sports field north of the Site (which was very overgrown at the time of the site visit) look southwards over the hedgerow on Bolham Way to the buildings on Bolham Way and trees on Site (**photograph 16**).
- 3.24 There are partial views of the eastern part of the Site from the upper storeys of Bolham Hall (reciprocal view **photograph 11**). Views from lower storeys are heavily filtered by intervening vegetation.

#### West

- 3.25 The residential property, Bolham Manor, has direct views across the Site from upper storey windows. Views from ground floor windows are heavily filtered by the dense hedgerow and trees on the curtilage of the property (reciprocal view shown in **photograph 07** and **10**).
- 3.26 From along Bolham Lane, west of the Site, there are views of the cliff-like landform to the east of the lane. Above this landform there are some glimpsed views into the construction site south of the Site, but views into the Site are screened by the intervening vegetation (**photographs 26** and **27**).
- 3.27 From the footpath west Bolham Lane and the River Idle, there are heavily filtered, partial views of the Site behind the dense vegetation and trees which surround Clumber Court Care Home and Bolham Manor (**photograph 29**). From the footpath alongside the River Idle, there are heavily filtered views of the Site and construction equipment south of the Site is visible (**photograph 26**).

#### South

- 3.28 Views from Tiln Lane, south of the Site, are screened by the intervening built form within Retford and the houses currently under construction south of the Site (**photographs 17 – 20**).
- 3.29 Views from the residential properties on Badgers Chase and Idle View, located south of the construction site, currently have some partial views of the western part of the Site, but these will become screened by the new housing south of the Site once the development is complete.
- 3.30 The residential properties on Matilda Drive, within the new development to the south, will have direct views north into the Site from upper and lower storeys, once the development is complete (reciprocal views shown in **photograph 01**).

#### East

- 3.31 There are views of the hedgerow on the eastern Site boundary, upper storeys of Bolham Manor and the spoil heap on the Site, from Tiln Lane to the east of the Site, near to the junction with Smeath Lane (**photograph 22**). Further east, along Smeath Lane, there are partial views of the hedgerow on the eastern Site boundary (**photograph 23** and **24**). These are then progressively filtered and screened by intervening landform as the road descends further north east. Residential properties located a short distance east of the Site on Smeath Lane have partial views towards the Site and the adjacent residential development (under construction) from upper and lower storeys.

- 3.32 Users of the footpath north of Moorgate Farm have very limited views towards the Site because of the intervening hedgerow and because the topography descends further north east of the Site. However, where gaps in the hedgerow allow there are limited glimpses of the existing properties on Bolham Way north of the Site (**photograph 25**).
- 3.33 Views from Moorgate Farmhouse are screened by the intervening residential development (under construction) to the south of the Site and the existing bungalow west of Tiln Lane (reciprocal view shown on **photograph 01**).
- 3.34 Further east, there are middle distance views from the Cuckoo Way (a recreational route), near Clarborough, which runs alongside the Chesterfield Canal. The majority of these views are screened by virtue of the hedgerow and trees which grow alongside the path. However, there are instances where middle distance views back towards Retford are possible. The crane and new roofs of the houses in the residential development south of the Site are visible on the horizon in these views (**photograph 30**).
- 3.35 Similarly, the new residential development to the south of the Site is visible from Bonemill Lane and the nearby footpaths to it, south west of Clarborough (**photograph 31**). From here, and the Cuckoo Way, it is worth noting that the Site is not readily discernible and forms a very small part of these views.
- 3.36 There are also wide-ranging panoramic views possible from footpaths at Shrog Hill and Howbeck Lane, east and south east of Clarborough (**photographs 32 and 33**). There is also potential for similar views from footpaths nearby to Grove, further south from Clarborough. This is another local highpoint in the landscape. However, at the time of the site visit, these footpaths were inaccessible due to livestock in fields, so the quality and character of the views could not be confirmed. The Site forms a very small part of these wider views and is similarly not immediately discernible from neighbouring existing development within Retford.

### **Landscape Quality, Value and Sensitivity**

- 3.37 The Site is not covered by any statutory or non-statutory designations for landscape quality or value. The Site comprises two rectangular fields, which are ordinary in character. At the time of the visit part of the western field was in temporary use as a construction compound and location for a spoil heap with the remainder of the Site left fallow. When considering the Site without these temporary uses, the Site is not considered to be out of the ordinary and is not of any architectural or historic value, or interest. The hedgerows on the western, northern and

eastern Site boundaries, and between the two fields of the Site are good landscape features of medium quality. The mature oak tree towards the northern end of the hedgerow in the centre of the Site is considered to be an attractive landscape feature of medium to high landscape quality. Overall, the Site is considered to be of medium landscape quality.

- 3.38 The Site lies adjacent to two non-designated heritage assets: Bolham Manor to the west and the Water Pumping Station to the north. There is intervisibility between the Site and both assets, both of which have attractive frontages. There are also partial views of the eastern part of the Site from the upper storeys of Bolham Hall (Grade II Listed) to the north east off Tilm Lane. The aforementioned mature oak tree within the hedgerow in the centre of the Site is considered to be a feature of medium landscape value. The Site is not publicly accessible and there are no public rights of way located crossing it or along its boundaries. Overall, the Site is considered to be of medium landscape value and is not considered to form part of a valued landscape for the purposes of NPPF paragraph 170.
- 3.39 The adjacent residential development to the south, which is under construction, exerts an urbanising influence over the Site's character which will increase once it is complete. Overall, the Site is assessed as being of medium landscape quality and value, with the surroundings similarly assessed as being of medium landscape quality and value. The Site is considered to have a good ability to accommodate residential development, and is assessed as being of medium landscape sensitivity.



## 4.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 4.1 This section provides a brief appraisal of the suitability of the Site to accommodate residential development, in terms of the landscape and visual constraints and potential effects.
- 4.2 As shown on the Concept Masterplan in **Appendix F**, the Site could be developed for up to 140 new dwellings, public open space and access from the adjacent residential development. The key layout and design principles shown on the Concept Masterplan, include:
- Vehicular access from adjacent residential development to the south;
  - New homes will be a maximum of 2 storeys in height;
  - Retention of an area of open space adjacent to Bolham Manor and Bolham Way to respect the amenity of the building and to retain the more rural character of Bolham Way;
  - Offset the proposed built form from the mature oak tree in the central hedgerow on the Site so that it is retained and its setting incorporated into an open space; and
  - Incorporation of new wooded belt along the eastern boundary and north eastern corner of the Site to help screen views from Tiln Lane and from Bolham Hall. This will also help to mitigate effects on the approach into Retford as experienced along Tiln Lane and Smeath Lane.

### Relationship to Settlement

- 4.3 The proposed development will lie adjacent to the existing houses in the adjoining residential development, and in close proximity to Bolham Manor and Bolham Villas to the west and north. The proposed development would be well contained by the existing vegetation and buildings to the south, west and north, with the existing hedgerow and proposed structural vegetation on the eastern boundary and north eastern corner adding to this containment.
- 4.4 The proposed development can be sensitively designed to create an attractive, inward facing development edge by utilising the existing accesses off Tiln Lane from the development to the south. The existing vegetation to the west and north, combined with the proposed vegetation to the east and north east, will create a strong and green northern edge to Retford. The new recreational footways within the

open space would link to the development to the south and ultimately to the town. There is also an opportunity to link them to Bolham Lane via the development to the south which would provide connectivity to the wider recreational network further west and along the River Idle.

### **Visual Effects**

- 4.5 As set out in Section 3, the Site is relatively well contained in views from the wider landscape, with the eastern field being slightly more visible than the western one. Views of the Site are mostly limited to those from the immediate surroundings, with some partial middle and longer distance views possible from the areas nearby to Clarborough where the land rises slightly east of the Chesterfield Canal. The following section summarises the potential visual effects of the development from representative vantage points in the immediate and wider areas to the Site.

#### North

- 4.6 There will be filtered views of the new housing available from Bolham Way through the retained hedgerow and proposed wooded belt along the north eastern and eastern boundaries. Residential properties along Bolham Way will have similar views from lower and upper storeys.
- 4.7 From further north, along Tiln Lane, there will be glimpsed, filtered views towards the new housing where gaps in intervening hedgerows allow. From Bolham Hall, there will be partial views of the new houses in the eastern part of the Site. Once established these views will become filtered by the new woodland planting.

#### West

- 4.8 Bolham Manor will have direct views of the new homes set back behind an area of public open space which will be planted with trees which will soften views as they mature.
- 4.9 Further west, from along Bolham Lane, there will be filtered views of the upper portions of the new homes from certain locations where the vegetation is less dense. Similar views will be available from the footpaths west of Bolham Lane and along the River Idle. In these views the new homes will be seen set back behind the existing trees to the west of the Site and in conjunction with Bolham Manor and Clumber Court Care Home, which are also visible in these views.

### South

- 4.10 Views from Tiln Lane, south of the Site, will be screened by the intervening built form within Retford and that which is currently under construction immediately to the south of the Site.
- 4.11 The residential properties on Matilda Drive, within the new development to the south, will have direct views of the new homes and public open spaces once they are complete. There will be some tree planting along the southern Site boundary between the two developments which will help to soften views over time, but views from Matilda Drive will remain along the connecting roads.

### East

- 4.12 From Tiln Lane, directly east of the Site, there will be filtered views of the new homes through the retained hedgerow along the road and the proposed structural planting along the eastern Site boundary. Similar views will be available from Smeath Lane but these will diminish in extent and will be increasingly screened from further east due to intervening vegetation and the descending landform.
- 4.13 Residential properties located a short distance east of the Site on Smeath Lane, will have filtered views of the new homes in the eastern part of the Site seen through the retained and proposed planting on the eastern Site boundary.
- 4.14 Users of the footpath north of Moorgate Farm will have occasional filtered views towards the new homes on the Site where gaps in the hedgerow adjacent to the path allow.
- 4.15 All these near distance views from the east are anticipated to become more heavily filtered as the proposed structural planting on the eastern boundary matures.
- 4.16 From further east, there will be distant, occasional, glimpsed views of the northern edge of Retford from certain locations along the Cuckoo Way, where gaps in intervening vegetation allow. The roofs of the new homes on the Site will be seen in conjunction with other existing development adjacent to the Site.
- 4.17 Similar views will also be available from Bonemill Lane near Clarborough and the surrounding footpaths nearby. It is anticipated that as the proposed structural planting on the eastern Site boundary matures, views of the new homes will become heavily filtered, such that they will not be readily discernible from the neighbouring development in Retford.

- 4.18 From high points east of Clarborough (for example, footpaths at Shrog Hill and Howbeck Lane) the new homes will be visible in the distance but are unlikely to be immediately discernible from neighbouring development. The effects on these views will further decrease as the proposed structural planting on the eastern Site boundary matures which will filter views once it is mature.

#### Summary

- 4.19 The visual effects of the proposed development are anticipated to largely be limited to receptors within the immediate vicinity of the Site, with the effects on limited middle and longer distance views expected to be limited and increasingly filtered as the proposed planting establishes.

#### **Landscape Effects**

- 4.20 As set out in Section 3, the Site is assessed as being of medium landscape quality, medium landscape value and medium landscape sensitivity. The proposed development would be contained by the existing development to the south, west and north, with views similarly contained to the local vicinity of the Site. The proposed structural vegetation to the north east and east will provide further containment as it establishes. The Concept Masterplan shows how a development could come forward, which can be sensitively designed to respect the amenity and setting of the adjoining Bolham Manor, while connecting to the development to the south.
- 4.21 To respect the character of the approach into Retford from Smeath and Tiln Lanes the proposals include structural planting to the north eastern and eastern boundaries of the Site with the new homes set back from these boundaries. Furthermore, no new vehicular accesses from Tiln Lane are proposed because the development could be brought forward utilising existing access points from the development to the south. This would further limit effects on the character of the road, and would create a strong, green northern edge to Retford which would also restrict further development to the north or east.
- 4.22 The proposals are capable of being well designed in terms of its layout and architectural style to reflect the vernacular of the neighbouring development to ensure character continuity. The proposed housing would be set back behind public open space on the western side of the development to respect the amenity of Bolham Manor, and provide open space for the new residents. New habitats and ecological mitigation areas could be incorporated within the open space, and the proposals would allow for an increase in native tree and structural vegetation cover. It could also provide new recreational and walking



opportunities which could connect to the wider recreational network to the west of Bolham Lane.

- 4.23 While the character of the Site would change from fallow arable fields to residential development, it would not be incongruous with the neighbouring residential land uses or character. As the Site is largely well contained, both physically and visually, the proposed development would not have a material effect on the wider townscape or countryside. The proposed structural vegetation along the eastern and north eastern boundary would ensure the creation of a strong, well defined edge to the settlement at this location, and would also aid in assimilating the new development into the existing landscape and townscape, in the instances where it is visible from the east and west.

## 5.0 CONCLUSION

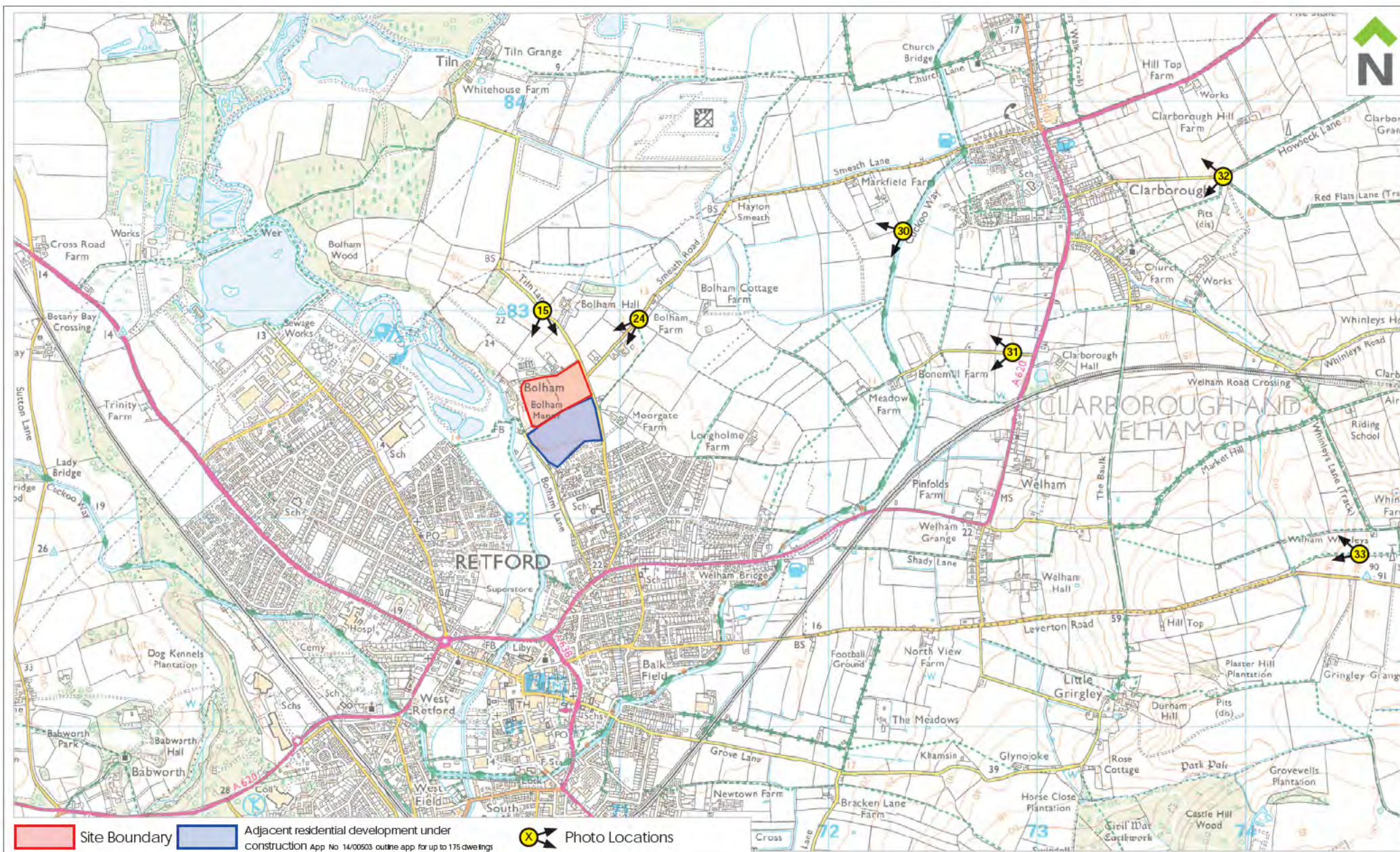
- 5.1 The Site, to the west of Tiln Lane, Retford, is being promoted for residential development. It comprises two rectangular arable fields which have been left fallow. Part of the western field of the Site is currently in use for the temporary construction compound and spoil heaps associated with an adjacent residential development which is under construction (application ref. 14/00503). The development to the south of the Site, once complete, will comprise 175 new dwellings, access from Tiln Lane and associated public open space.
- 5.2 To the west of the Site, is Bolham Manor and its associated curtilage beyond which is a cliff feature which drops sharply to Bolham Lane where Clumber Court Care Home is located. Further west is the River Idle and its associated valley bottom, the majority of which is undeveloped. North of the Site is Bolham Way; a single lane cul-de-sac. Bolham Villas (residential properties), Retford Amateur Boxing Club, together with an overgrown playing field and a disused pumping station are located north of this road. The access into Bolham Manor is located at the western end of the road. Mixed arable and pastoral farmland extends north of these properties and is scattered with blocks of woodland. To the east of the Site is Tiln Lane, which continues northwards and southwards, with Smeath Lane continuing off it to the north east. Beyond this is a large expanse of mixed farmland which descends to a flat and wide valley with the Chesterfield Canal and Sheffield – Lincoln Railway line at the bottom of the valley.
- 5.3 The Site is not covered by any designations for landscape character or quality. It is bound by various hedgerows which are in good condition together with a mature oak tree within the central hedgerow near to the northern boundary which is an attractive landscape feature. There are no listed buildings within or on the boundaries of the Site. The nearest listed buildings are Bolham Hall which is located approximately 250m north of the Site, and Moorgate Farmhouse approximately 190m east of the Site. There are various non-designated heritage assets adjacent to the Site which include Bolham Manor, immediately to the west and the Mill site immediately east of the manor; the pumping station (disused) immediately north of the Site; and Bolham Hall Park and Garden which extends from the Hall southwards covering the land immediately north east of Tiln Lane and Smeath Lane. The Site is not publicly accessible. Overall, the Site is assessed as being of medium landscape quality, value and sensitivity to residential development.
- 5.4 As shown on the Concept Masterplan on **Appendix F**, the Site could be developed for around 138 dwellings.

- 5.5 The appraisal shows that a sensitively designed proposed development could be brought forward which would respect the amenity and have regard to the setting of the adjacent Bolham Manor. To respect the character of the approach into Retford from Smeath and Tilm Lanes the proposals include structural planting to the north eastern and eastern boundaries of the Site with the new homes set back from these boundaries. Furthermore, no new vehicular accesses from Tilm Lane are proposed because the development could be brought forward utilising existing access points from the development to the south. This would further limit any effects on the character of the road. This will create a strong, green northern edge to Retford which would also restrict further development to the north or east, and aid in assimilating the new homes into the townscape in the limited number of instances where it is visible to the east.
- 5.6 As such, it is considered that a sensitively designed proposed development would not result in material adverse landscape and visual effects wider than the Site and its immediate vicinity.

## **Appendix A**

### Site Location Plan





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Ashwell, Hertfordshire SG7 5NT  
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<b>Project</b>	Land west of Tilt Lane, Retford
<b>Drawing Title</b>	Site Location Plan
<b>Client</b>	Vistry Group


<b>Date</b>	November 2020	<b>Drawing No.</b>	CSA/5209/100
<b>Scale @ A4</b>	NTS	<b>Rev</b>	-
<b>Drawn</b>	PH	<b>Checked</b>	CA



## **Appendix B**

Aerial Photograph



 <div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</div>	Project	Land west of Tilt Lane, Retford	Date	November 2020	Drawing No.	CSA/5209/101
	Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	-
	Client	Vistry Group	Drawn	PH	Checked	CA

## **Appendix C**

Photosheets



New residential development south of  
Site

St. Swithun's Church



View from within Site, looking south. **Photograph 01**

Bolham Manor



View from within Site, looking west. **Photograph 02**

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**Project** Land West of Tilt Lane, Retford

**Drawing Title** Photosheets

**Client** Vistry Group

**Drawing No.** CSA/5209/102

**Rev** -

**Date** November 2020

**Drawn** SP

**Checked** PH



Residential properties on Bolham Way

Retford Boxing Club on Bolham Way

Trees surrounding Bolham Hall



View from within Site, looking north. **Photograph 03**

Residential properties off Smeath Road

Mast at Shrog Hill



View from within Site, looking east. **Photograph 04**

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**Project** Land West of Tilt Lane, Retford

**Drawing Title** Photosheets

**Client** Vistry Group

**Drawing No.** CSA/5209/102

**Rev** -

**Date** November 2020

**Drawn** SP

**Checked** PH



Construction compound and bund on Site



View from within Site, looking east. **Photograph 05**

Construction compound and bund on Site

St. Swithun's Church

Bolham Manor



View from within Site, looking south. **Photograph 06**



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Bolham Manor



View from within Site, looking west. **Photograph 07**

Disused sewage works north of Site



View from within Site, looking north. **Photograph 08**



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Large warehouse buildings west of River  
Idle



Construction compound within Site

View from within Site, looking west. **Photograph 09**  
Bolham Manor



View from within Site, looking south. **Photograph 10**



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Residential properties on Bolham Way

Retford Boxing Club

Bolham Hall



View from within Site, looking north west. **Photograph 11**

Hedgerow on northern Site boundary



View from Bolham Way, looking south east across Site. **Photograph 12**

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New residential development south of Site

Site

Construction compound and bund on Site

Site



View from Bolham Way, looking south across Site. **Photograph 13**

New residential development south of Site

Approximate extent of Site



View from Tiln Lane, looking south west towards Site. **Photograph 14**

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Bolham Hall

Trees on southern Site boundary



Approximate extent of Site  
Residential properties on Bolham Way  
Retford Boxing Club

View from Tiln Lane, looking south towards Site. **Photograph 15**  
Disused football referee huts



View from disused sports field north of Bolham Way, looking south towards Site. **Photograph 16**

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New residential development south of  
Site



View from Tiln Lane, looking north west towards Site. **Photograph 17**

New residential development south of  
Site

Moorgate Farm



View from Tiln Lane, looking north west towards Site. **Photograph 18**

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New residential development south of Site



View from Tiln Lane, looking north west towards Site. **Photograph 19**

New residential development south of Site

Site



View from Tiln Lane, looking north west towards Site. **Photograph 20**



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View from Tiln Lane, looking north west towards Site. **Photograph 21**



View from Tiln Lane, looking west towards Site. **Photograph 22**



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View from Smeath Lane, looking south west towards Site. **Photograph 23**



View from Smeath Lane, looking south west towards Site. **Photograph 24**



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New residential development to south of Site

Approximate extent of Site

Residential properties on Bolham Way



View from public footpath east of Tiln Lane, looking west towards Site. **Photograph 25**

Development site to south of Site



View from Bolham Lane, looking east towards Site. Site obscured by development to the south. **Photograph 26**

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Curtilage of Bolham Manor



View from public footpath west of Bolham Lane, looking east towards Site. **Photograph 27**

Construction equipment south of Site



View from public footpath along River Idle, looking north east towards Site. **Photograph 28**



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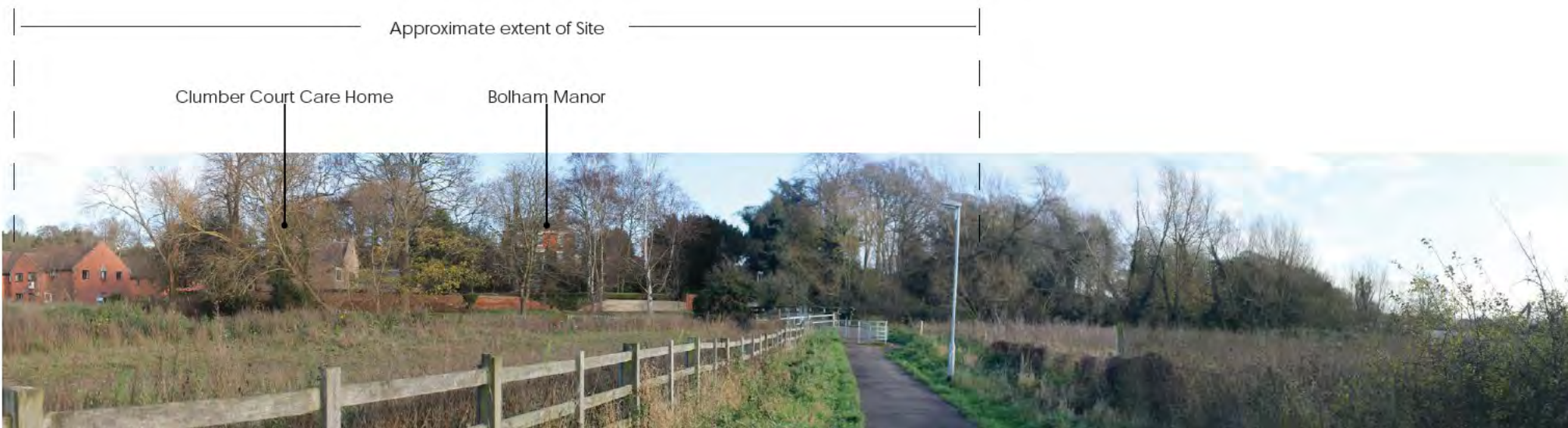
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View from public footpath west of Bolham Lane, looking east towards Site. **Photograph 29**



View from Cuckoo Way, looking south west towards Site. **Photograph 30**



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New residential development south of Site



View from Bonemill Lane, looking west towards Site. **Photograph 31**  
Approximate location of Site



View from Howbeck Lane, looking west. **Photograph 32**



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Approximate location of Site



View from public footpath at Shrog Hill, looking west. **Photograph 33**



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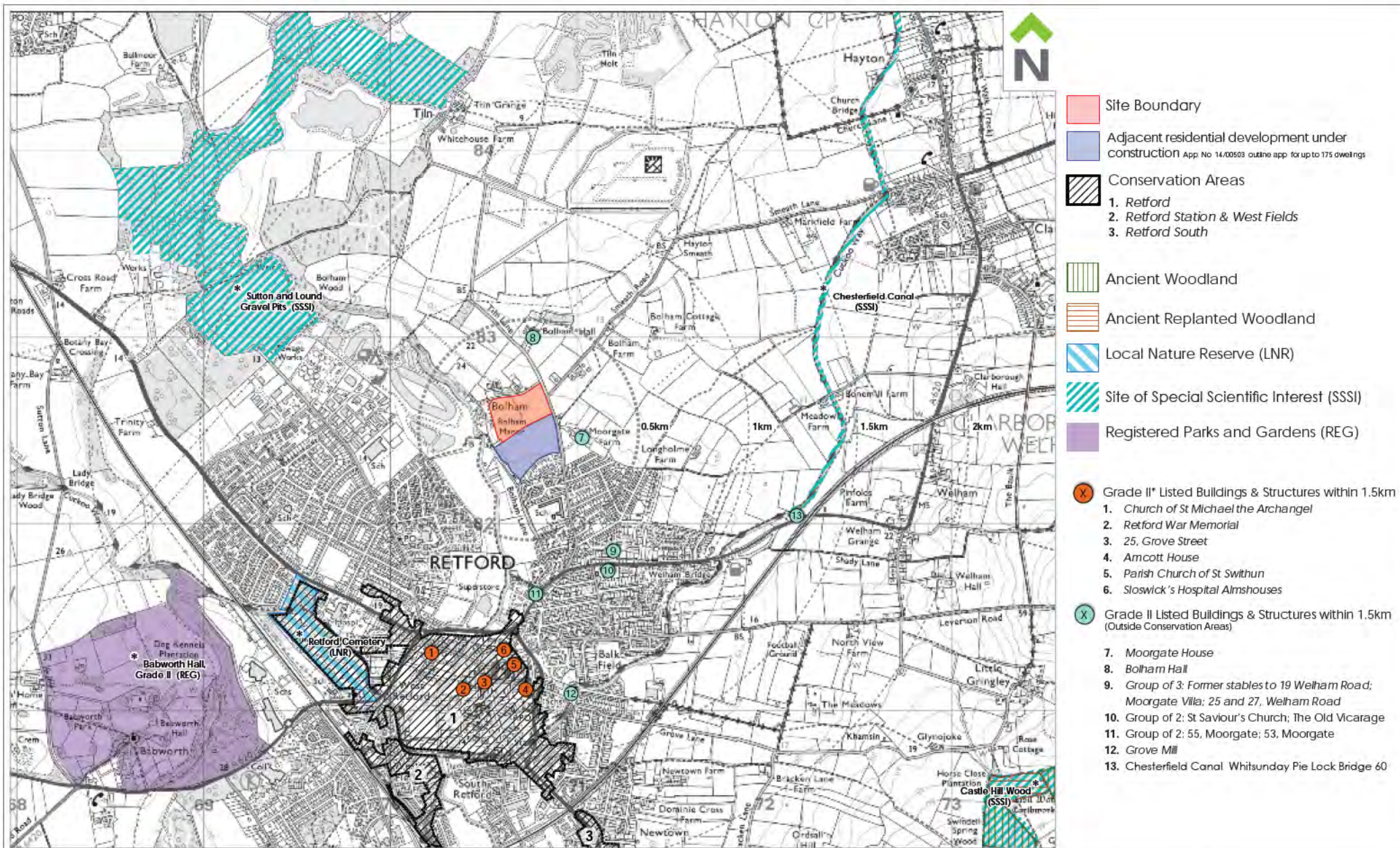
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Project	Land West of Tilt Lane, Retford	Drawing No.	CSA/5209/102	Rev	-
Drawing Title	Photosheets	Date	November 2020		
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## **Appendix D**

MAGIC map and Local Plan Extract





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**Drawing Title** MAGIC Map and Local Plan Extract

**Client** Vistry Group

**Date** November 2020 **Drawing No.** CSA/5209/103

**Scale @ A4** NTS **Rev** -

**Drawn** PH **Checked** CA

## **Appendix E**

Extract from Bassetlaw Landscape Character Assessment



**Bassetlaw Landscape Character Assessment**  
**Idle Lowlands: IL PZ 08**

**Idle Lowlands**

**Policy Zone 08: Retford**

**POLICY: CONSERVE**

**Character Summary**

The area wraps around the north-east and east of Retford between the Chesterfield Canal, which forms much of the eastern boundary before traversing south-west through the Policy Zone, and the River Idle and Sutton and Lound Gravel Pits [SSSI/SINC] in the west. Hayton village and Clarborough are located east of the area.

Generally the Policy Zone is a low lying river valley floor rising slightly towards Retford which sits on higher ground immediately south. Views are quite open towards higher ground in the north becoming more restricted in the south due to high hedges lining roads and field boundaries.

Arable farmland extends across the landscape with some rough grazing, pastoral is particularly apparent in the west. The Lincoln to Sheffield railway line runs through the eastern section of the area. Isolated farmsteads are a feature within the south and south-west of the Policy Zone, in the vicinity of Retford. Recreational facilities are available at Bolham, which encompasses Bolham Hall and Manor, and further south, closer to Retford.

Drainage ditches are common field boundaries, though hedgerows are more prominent centrally and further west where ditches are mostly along roadsides. Hedgerows are generally well maintained, they have been allowed to grow quite tall in some areas and encompass occasional trees. Woodland cover is quite fragmented, with scattered trees being apparent across the open farmland.

## Idle Lowlands – Policy Zone 08: Retford

### PHOTOGRAPH



### CONTEXT

Policy Zone: IL PZ 08  
Land Cover Parcel[s]: IL28, IL29, IL30

#### Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low Moderate High  
Sensitivity

### CHARACTERISTIC FEATURES

- Mixed open farmland divided by drainage ditches and well maintained hedgerows with occasional trees. Individual trees are evident within the fields.
- Low lying river valley floor.
- Bolham Hall and Manor; includes recreational facilities.
- Isolated red brick farmsteads.
- Lincoln to Sheffield railway corridor.

### LANDSCAPE ANALYSIS

#### Condition

The landscape condition is very good. There is a unified pattern of elements with some detracting features within the Policy Zone, including the A620, Smeah Road and pylons. Although outside the area, a commercial development located at the edge of Retford is also considered a detracting feature. Overall the area is **visually unified**.

There is evidence of the historic field pattern throughout the Policy Zone, hedgerows are strong with occasional willow and ash trees. Fields are also divided by a network of ditches. Built development is limited and largely vernacular comprising large houses i.e. Bolham Hall, red brick farmhouses with a mix of traditional and modern farm buildings and few residential dwellings. Mixed farmland is dominant with an area of pig farming and some rough grazing, the livestock are enclosed by fencing. The overall cultural integrity is **good**.

Through tree cover is low there is a relatively good green infrastructure provided by tree belts interlocking with hedgerows and several isolated woodland blocks and plantations of Scots Pine throughout the Policy Zone. Scattered oak trees are also evident across the farmland. Ecological designations include four SINC's. The ecological integrity is **moderate** which gives a **strong** habitat for wildlife/functional integrity overall. A **visually unified** area combined with a **strong** functional integrity gives a **very good landscape condition** overall.

#### Sensitivity

Features which give the area local distinctiveness are **characteristic** of the Idle Lowlands region and the continuity/time depth is **historic** [post 1600] resulting in a **moderate** sense of place.

**Moderate** visibility is afforded due to views generally being contained within the Policy Zone, and the landform is considered **apparent**. A **moderate** sense of place with **moderate** visibility results in **moderate** landscape sensitivity overall.

### SUMMARY OF ANALYSIS

#### Condition

Very Good

Pattern of Elements:	Unified
Detracting Features:	Some
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Good
Functional Integrity:	Strong

#### Sensitivity

Moderate

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover:	Intermittent
Visibility:	Moderate

### LANDSCAPE ACTIONS

#### Conserve

##### Landscape Features

- Conserve** permanent pasture and seek opportunities to restore arable farmland to pastoral.
- Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.
- Conserve** the ecological diversity and setting of the designated SINC's, seeking to enhance where appropriate.
- Conserve** the historic field pattern, maintain existing strong hedgerow structure, restore and reinforce poor hedgerow boundaries where necessary and reinforce with additional hedgerow trees as appropriate.
- Conserve** network of drainage ditches.


##### Built Features


- Conserve** the open rural character of the landscape by concentrating new development around the north-eastern fringe of Retford.
- Conserve** and be sympathetic towards the local architectural style in any new development.
- Conserve** and respect the character, setting and historic integrity of Bolham Hall and Manor House.
- Contain new development within existing field boundaries.
- Create woodland areas to contain and soften built development, preferably in advance of new development.



**FIGURE 2**  
Policy Zones - All Areas within Bassetlaw










**Key**

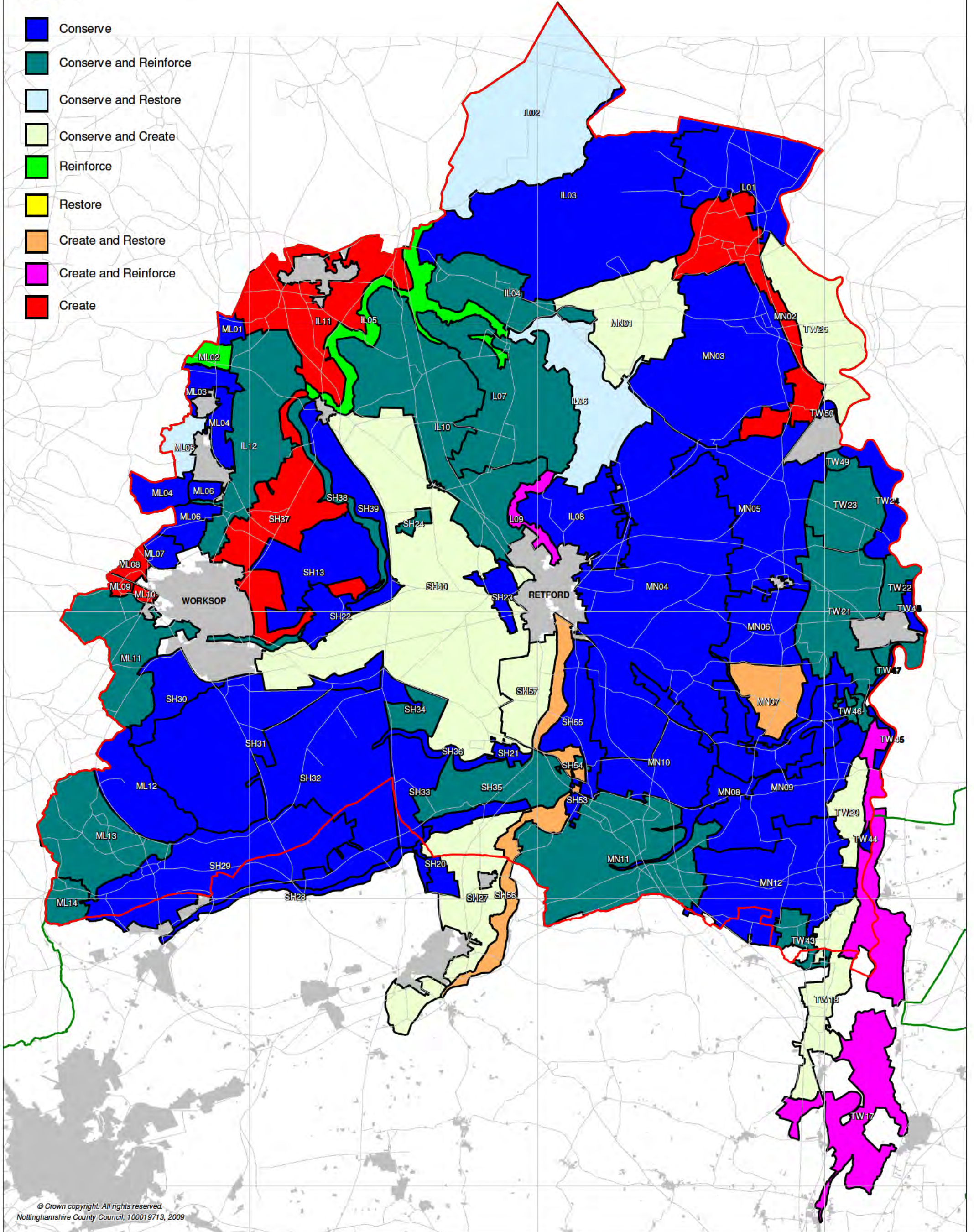
 Nottinghamshire County boundary

 Bassetlaw District boundary



**POLICIES**

-  Conserve
-  Conserve and Reinforce
-  Conserve and Restore
-  Conserve and Create
-  Reinforce
-  Restore
-  Create and Restore
-  Create and Reinforce
-  Create





## **Appendix F**

Concept Masterplan





0

50

100 metres

N

Site Boundary: 5.88ha

Proposed residential area: 3.4ha  
Up to 138 new homes

Proposed primary vehicular access points

Cycle link to tie into consented cycle lane

Proposed pedestrian link

Consented pedestrian link to Bolham Lane

Public Rights of Way

Potential recreational routes

Existing vegetation to be retained where appropriate

Public open space to serve the new development

Children's play area incorporating natural play

Proposed sustainable drainage basin (SuDS)

Above ground local HV Electricity supply (Opportunity to be diverted - TBC)

Existing BT apparatus (Opportunity to be diverted - TBC)

Existing STW Rising Main (6m easement - TBC)

Existing STW Combined Sewer (6m easement - TBC)

Listed Buildings

Non designated heritage asset

Non designated Park and Garden

Rev	Date	By	Description
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Project		Land west of Tilt Lane, Retford	
Title		Concept Masterplan	
Client		Vistry Group	
Scale	1:2500 @ A3	Drawn	SB
Date	Jan 2021	Checked	RR
Drawing No.	CSA/5209/104	Rev	-

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## **Appendix G**

### Methodology for Landscape and Visual Assessment

## METHODOLOGY FOR LANDSCAPE AND VISUAL OVERVIEW

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

## LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of



making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

## **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
  - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;

- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals.

#### **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*

M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.



Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access. (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p> <p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>			



**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> <li>• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li> <li>• are visually intrusive and would disrupt important views;</li> <li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>• will impact a high quality or highly vulnerable landscape;</li> <li>• cannot be adequately mitigated.</li> </ul>	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• noticeably change the character, scale and pattern of the landscape/townscape;</li> <li>• may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> <li>• are a noticeable element in key views;</li> <li>• not possible to fully mitigate.</li> </ul>	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li> <li>• will impact on certain views into and across the area;</li> <li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• complement the scale, landform and pattern of the landscape/townscape;</li> <li>• development may occupy only a relatively small part of the Site;</li> <li>• maintain the majority of landscape features;</li> <li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• maintain existing landscape/townscape character;</li> <li>• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;</li> <li>• utilises a highly degraded landscape or brownfield site.</li> </ul>

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only or an oblique view from one ground floor window or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>



Table VE 2

## VISUAL MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3

## VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
		The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.			
			The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.		
				The proposals would result in a negligible change to the view but would still be discernible.	
					No change in the view.

## Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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**Tiln Lane, Retford  
Proposed Residential Development  
Transport & Access Appraisal**

September 2021 (Rev 2)

Prepared on behalf of  
**Vistry Group**



## Quality Management

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# Contents

1. Introduction .....	1
2. Existing Site Conditions and Accessibility .....	4
3. Development Proposals & Access Strategy .....	12
4. Trip Generation & Impacts .....	15
5. Summary and Conclusions.....	18

## IMAGES

Image 1.1 Site Location Plan .....	1
Image 2.1 Site Location .....	4
Image 2.2 Pedestrian Accessibility .....	6
Image 2.3 Cycle Accessibility .....	7
Image 2.4 Collision Study Area (VIA drawing number DR4670) .....	9
Image 3.1 Indicative Site Masterplan.....	12

## TABLES

Table 2.1 Accessibility by Foot .....	5
Table 2.2 Bus Service Summary .....	8
Table 2.3 Personal Injury Collision Analysis – Severity .....	9
Table 2.4 Personal Injury Collision Analysis – Severity by Year .....	10
Table 2.5 Study Area - Personal Injury Collision Assessment .....	10
Table 4.1 Approved Vehicular Trip Rates (BWB TA Table 2) .....	15
Table 4.2 Proposed Development Traffic Generation .....	15
Table 4.3 Tiln Lane/Site Access 2026 Design.....	16

## FIGURES – GENERAL

Figure 1 Site Location – Strategic
Figure 2 Site Location – Local
Figure 3 Pedestrian Accessibility
Figure 4 Cycle Accessibility

## FIGURES – TRAFFIC FLOWS

Figure 10 Survey Flows 2014 AM
Figure 11 Survey Flows 2014 PM
Figure 12 BWB TA Distribution
Figure 13 Approved 175 Linden Homes Development Traffic - AM
Figure 14 Approved 175 Linden Homes Development Traffic - PM
Figure 15 Base 2026 AM
Figure 16 Base 2026 PM
Figure 17 Proposed Allocation Trips - AM
Figure 18 Proposed Allocation Trips - PM
Figure 19 Design 2026 – AM
Figure 20 Design 2026 – PM



## APPENDICES

Appendix A Personal Injury Collision Data

Appendix B Site Masterplan

Appendix C Agreed Access Arrangements

Appendix D PICADY Outputs



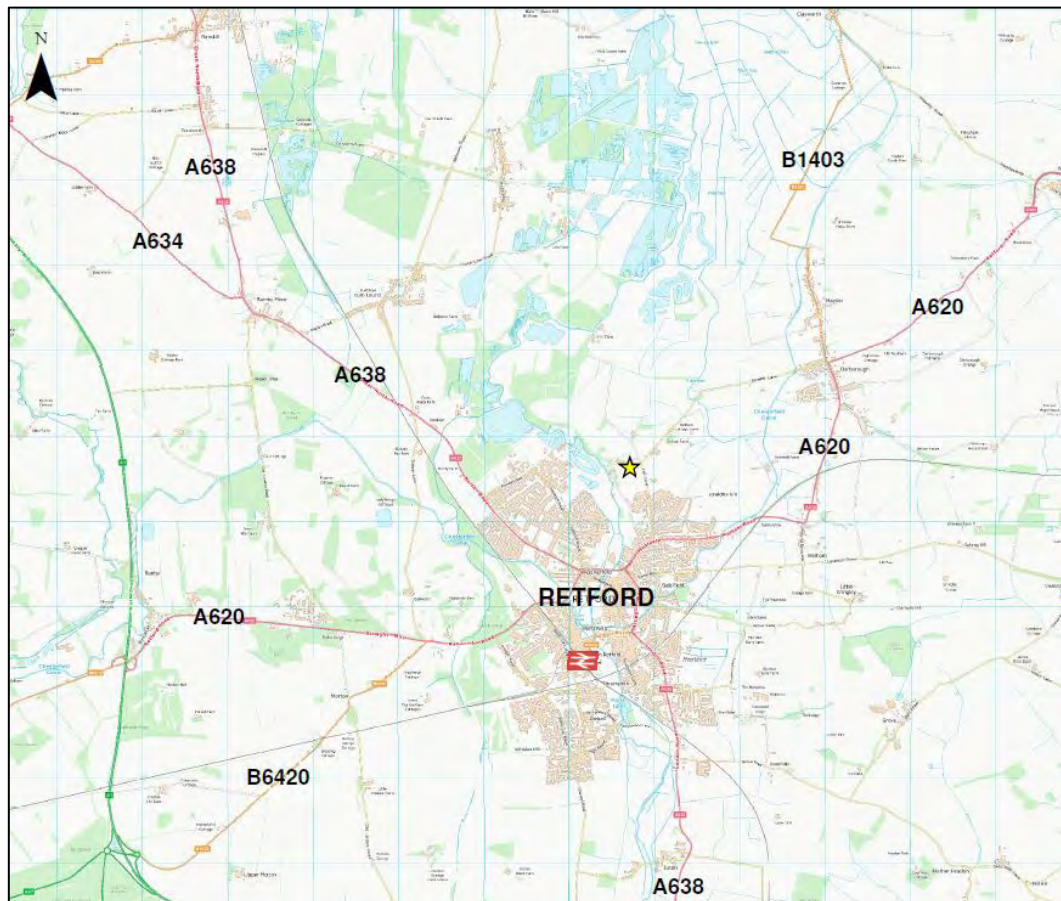


# 1. Introduction

1.1.1 Optima have been appointed by the Vistry Group to produce this Transport & Access Appraisal in support of the allocation of land to the west of Tiln Lane, Retford ("the Site") for residential purposes, as part of the emerging Bassetlaw District Council Local Plan.

1.1.2 The Site has an area of 5.88 hectares and is expected to accommodate circa 120 dwellings. The location of the Site is indicated on Image 1.1.

**Image 1.1 Site Location Plan**



## 1.2 PLANNING HISTORY

1.2.1 The Local Highway Authority is Nottinghamshire County Council (NCC) and the Local Planning Authority is Bassetlaw District Council (BDC).

1.2.2 The Site is located to the north of the existing Vistry Group (Linden Homes) development, known as Treswell Gardens, which is currently under construction. The proposed residential allocation is agricultural land and has no relevant planning history.

1.2.3 The relevant planning applications associated with land to the south of the Site are summarised below:

- 14/00503/OUT - Erection of 175 units;
- 18/01445/RES - Phase 1 (68 units); and
- 19/01477/RES - Phase 2 (107 units).



1.2.4 Two separate accesses have been provided to serve the Treswell Gardens development and the approved housing layout includes two spurs along the northern boundary to facilitate access to the proposed allocation. Full details of the proposed access strategy are described in detail within Chapter 3 of this report.

### 1.3 LAND NORTH OF BIGSBY ROAD, RETFORD

1.3.1 Optima are aware of a recent application for residential development known as 'Land North of Bigsby Road, Retford'. Outline planning applications were refused in 2018, 2019 and subsequently dismissed at Appeal in 2021.

1.3.2 Given the nature of the proposals and the applications proximity to the proposed land allocation, the details of the application have been reviewed and are summarised below.

1.3.3 Outline approval was initially sought for 170 residential dwellings at Land North of Bigsby Road, with all matters reserved aside from access, under application reference no. 19/01360/OUT (resubmission of 18/01625/OUT). Access was sought via Palmer Road and Bisby Road, both of which are existing residential streets connecting to Tiln Lane to the west.

1.3.4 Nottinghamshire County Council as Local Highway Authority did not object to the development, however the application was refused with the Council citing, amongst others, the following highway related reason within the decision notice (dated 10/06/20):

*"Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of no detriment to highway safety. Similar advice is contained in paragraph 109 of Part 9 of the National Planning Policy Framework, which states that development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*

*The submitted Transport Statement demonstrates that the traffic generated by the development of 170 dwellings in combination with other planned major development in Retford would cumulatively have a significant impact upon the surrounding road network especially at the Tiln Lane / Moorgate junction that would operate over capacity should this development be approved.*

*The Department for Transport National Travel Survey 2018 sets out the number of trips made by car per household on average in 2018 is 986 resulting in excess of 340,000 car journeys being generated by the site and the committed development of 175 dwellings on Tiln Lane. Tiln Lane serves Carr Hill Primary School and provides an alternative route to Gainsborough avoiding a low bridge. The impact of the development on the Tiln lane / Moorgate junction and the increased volume of traffic using Tiln Lane would result in an unacceptable detriment to highway safety of both motorists and pedestrians.*

*The vehicular access to the development would be from Bigsby Road and Palmer Road. It is considered that Bigsby Road would not provide a safe and suitable means of access to the site by reason of the carriageway width and unrestricted parking for ,existing residential properties would result in conflict between vehicles travelling in opposite directions.*

*Accordingly, such development would have an adverse impact on highway safety and conflict with the provisions and aims of Policy DM4 of the Bassetlaw Local Development Framework and Paragraphs 108 and 109 of the NPPF".*



1.3.5 The application was subsequently dismissed at Appeal under reference no. APP/A3010/W/20/3265803. The appointed Planning Inspector (Mr A McCormack Bsc (Hons) MRTPI) concluded that:

*“From my assessment of the evidence in terms of harm, the appeal scheme in conjunction with traffic generated by other new developments, would result in a severe cumulative impact on traffic levels at key junctions in the local area and on the free flow of traffic on the local highway network generally. This would result in junction capacity at the Tiln Lane/Moorgate junction being exceeded and parts of the local highway network being blocked at busy periods of the day. The additional traffic generated by the scheme would also have a significant unacceptable effect on highway safety on Tiln Lane and on the safe and suitable means of access to the site along Bigsby Road. As such, I have found that the scheme conflicts with Policy DM4 of the CSDMP and Paragraphs 108 and 109 of the Framework. I attach significant weight to the harm identified to both traffic flow and highway safety”.*

1.3.6 The above planning context has been considered during the preparation of this report.

## **1.4 DOCUMENT STRUCTURE**

1.4.1 This Transport & Access Appraisal has been produced to assess the Site’s potential for development in relation to access, the suitability of the surrounding highway network and its accessibility by non-car modes.

1.4.2 The document structure is as follows:

- Chapter 2 – describes the Site and the existing highway conditions and assesses the sustainable nature of the Site;
- Chapter 3 – defines the development proposals and access strategy;
- Chapter 4 – summarises the trip generations and traffic impact of the development; and
- Chapter 5 – summarises and concludes the report.





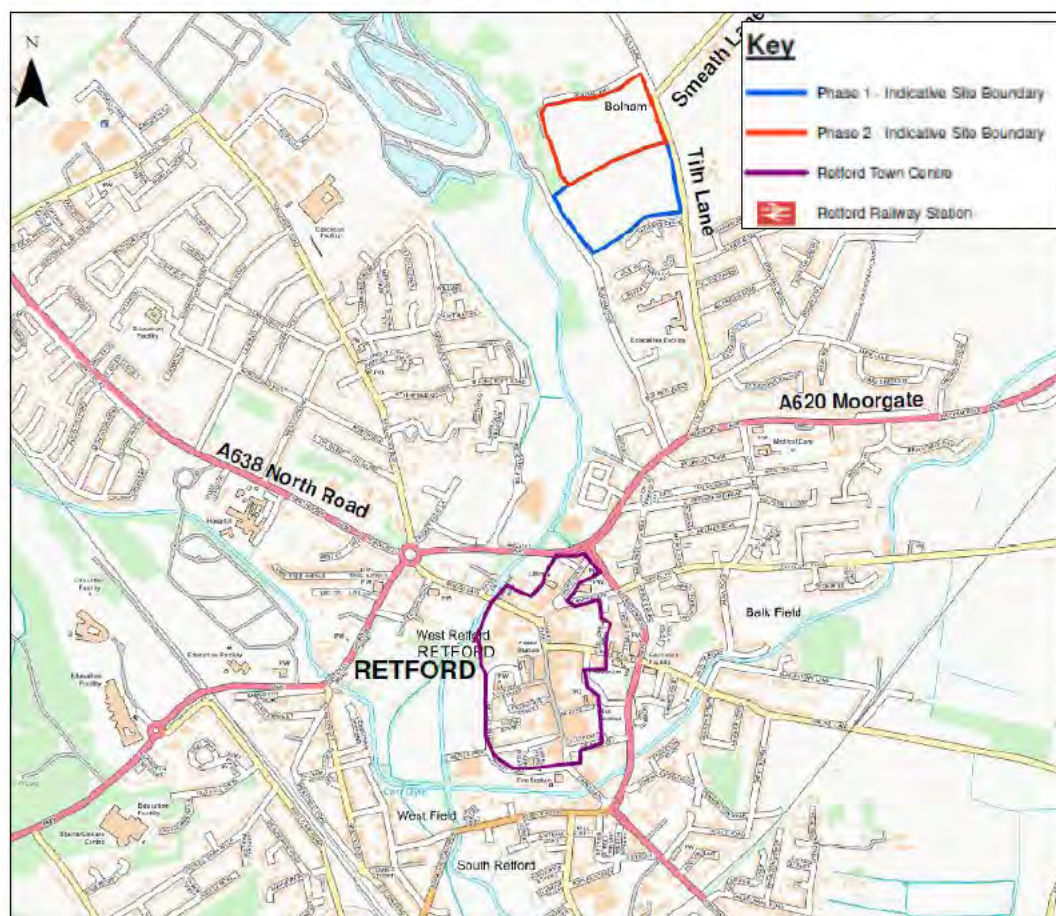
## 2. Existing Site Conditions and Accessibility

### 2.1 EXISTING SITE

2.1.1 The Site comprises of two arable fields located on land to the west of Tiln Lane and south of Bolham Way, in Retford.

2.1.2 The location of the Treswell Gardens development (Phase 1) and proposed allocation (Phase 2) are shown on Figure 2, an extract of which is provided within Image 2.1.

Image 2.1 Site Location



2.1.3 The Site is bound by the new Treswell Gardens development to the south, Tiln Lane to the east, Bolham Way to the north and Bolham Manor and a care home to the west.

2.1.4 The Site benefits from a single vehicular access, which is taken from Tiln Lane to the south eastern corner of the Site. This access is for use by agricultural vehicles.

### 2.2 LOCAL HIGHWAY NETWORK

2.2.1 Tiln Lane is predominantly residential in nature to the south of the Site, however becomes more rural on the approach to the Site, with a posted speed limit of 40mph.

2.2.2 Tiln Lane meets Smeath Lane approximately mid-way along its frontage. Tiln Lane continues to the north toward Tiln Farm, forming the minor arm of its junction with Smeath Lane. There are advanced warning signs notifying road users of the junction and the bend on both the northbound



and westbound approaches and there are also chevron signs and 'slow' markings on the carriageway on both approaches.

2.2.3 Combined, Tiln Lane and Smeath Lane provide a route between Retford and the village of Clarborough, and offer an alternative route to the A620, which has a height restriction due to the bridge under the railway line to the east.

2.2.4 To the south of the Site, Tiln Lane meets the A620 Moorgate. In this location, the A620 forms part of a bypass around the northern part of Retford Town Centre. At the junction, good levels of visibility are afforded along the A620 in both directions from Tiln Lane due to the location of the side arm on the outside of a bend and presence of wide footways/build outs.

2.2.5 Directly east of this junction, there is a sign confirming that there is a height limit along the A620 further east. As a result, Tiln Lane is signposted as an alternative route to Gainsborough, avoiding the low bridge.

2.2.6 To the west, the A620 joins the A638 Arlington Way at a traffic signal controlled junction. The A638 Arlington Way forms the main route around the eastern side of Retford Town Centre. Further west, the A620 joins the A638 North Road, A620 Hospital Road, Hallcroft Road and Bridgette at a five arm roundabout. In this location, the A620(S) arm forms the western bypass around Retford Town Centre.

## 2.3 PUBLIC RIGHTS OF WAY

2.3.1 There are no public rights of way within or abutting the Site. Public footpath (East Retford FP21) is located to the east of the Site and runs between Tiln Lane and Smeath Lane over a distance of 0.5km.

2.3.2 Public footpath East Retford FP20 is located to the west of the Site and runs between Fallby Close and Bridgegate alongside the River Idle over a distance of approximately 1.1km.

2.3.3 A footpath link to Bolham Lane has been secured as part of the Linden Homes development to provide access to footpath FP20, which provides a traffic free route to Retford Town Centre.

## 2.4 ACCESSIBILITY ON FOOT

2.4.1 It is generally considered that an acceptable maximum walking distance from home to a place of work is 2km. The CIHT document 'Guidelines for Providing for Journeys on Foot' recommends various thresholds for desired, acceptable and preferred maximum distances to various services as shown in Table 2.1.

Table 2.1 Accessibility by Foot

	Town Centres (m)	School/Work (m)	Elsewhere (m)
<b>Desirable</b>	200	500	400
<b>Acceptable</b>	400	1,000	800
<b>Preferred Maximum</b>	800	2,000	1,200

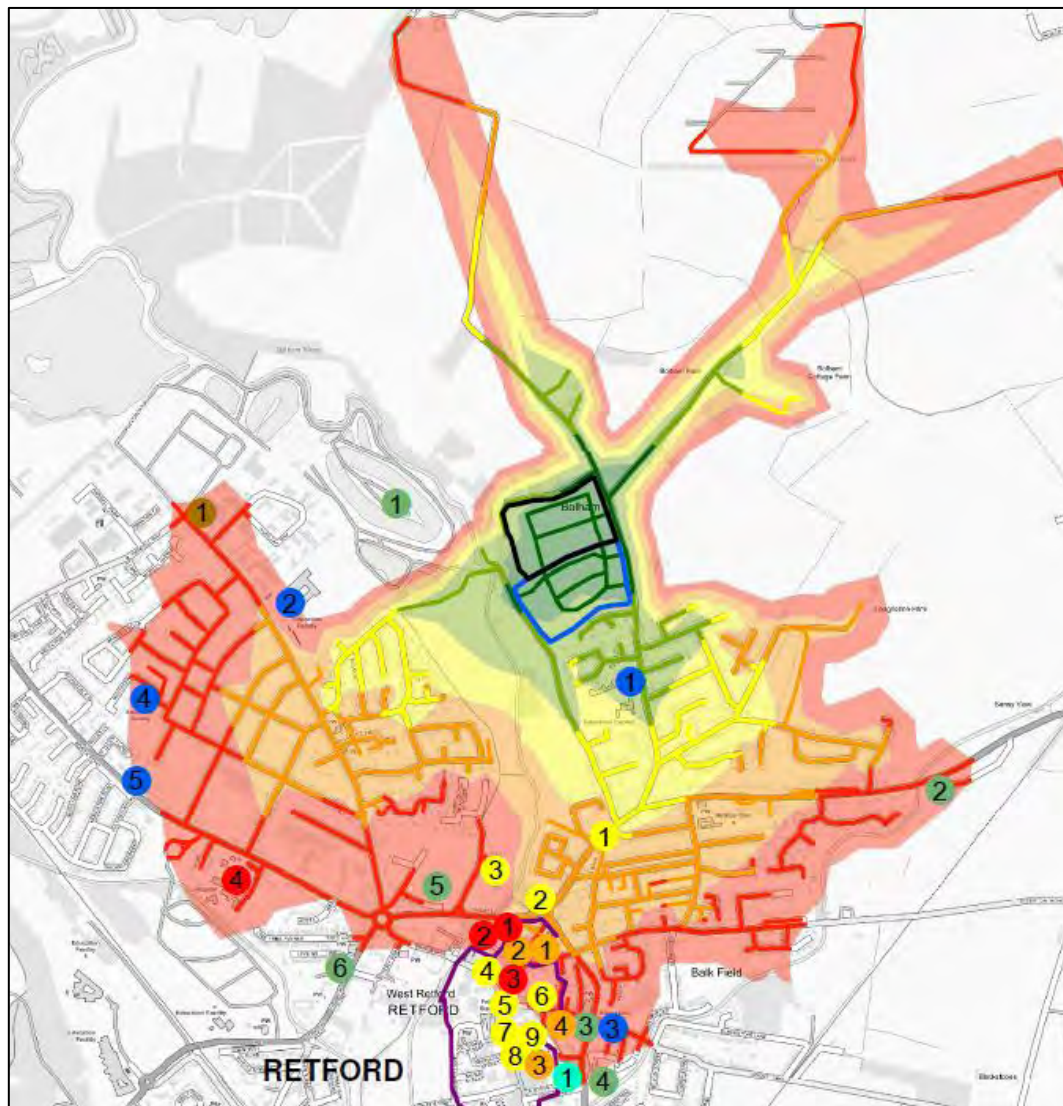
Source – Table 3.2 'Guidelines for Providing for Journeys on Foot' published by CIHT

2.4.2 Using GIS Network Analyst software, typical walk times (up to 25 mins equating to 2km) have been plotted from the centre of the proposed development which are shown on Figure 3. An extract of Figure 3 is provided as Image 2.2.





Image 2.2 Pedestrian Accessibility



2.4.3 The following key facilities can be accessed on foot:

- The existing children's play area to the north is within a 5 minute walk;
- A proposed children's play area within the Site is within a 5 minute walk;
- Bus stops along Tiln Lane are within a 10 minute walk;
- Carr Hill Primary School is well within a 10 minute walk from the Site;
- A local convenience store is less than 15 minutes walk from the Site.
- The Elizabethan Academy can be walked to within 20 to 25 minutes from the Site;
- Retail and employment opportunities within Retford Town centre can be walked to in 25 minutes; and

2.4.4 The Site is within walking distance of local public transport facilities, retail, employment, health and education facilities. It is therefore concluded that the Site is accessible on foot.





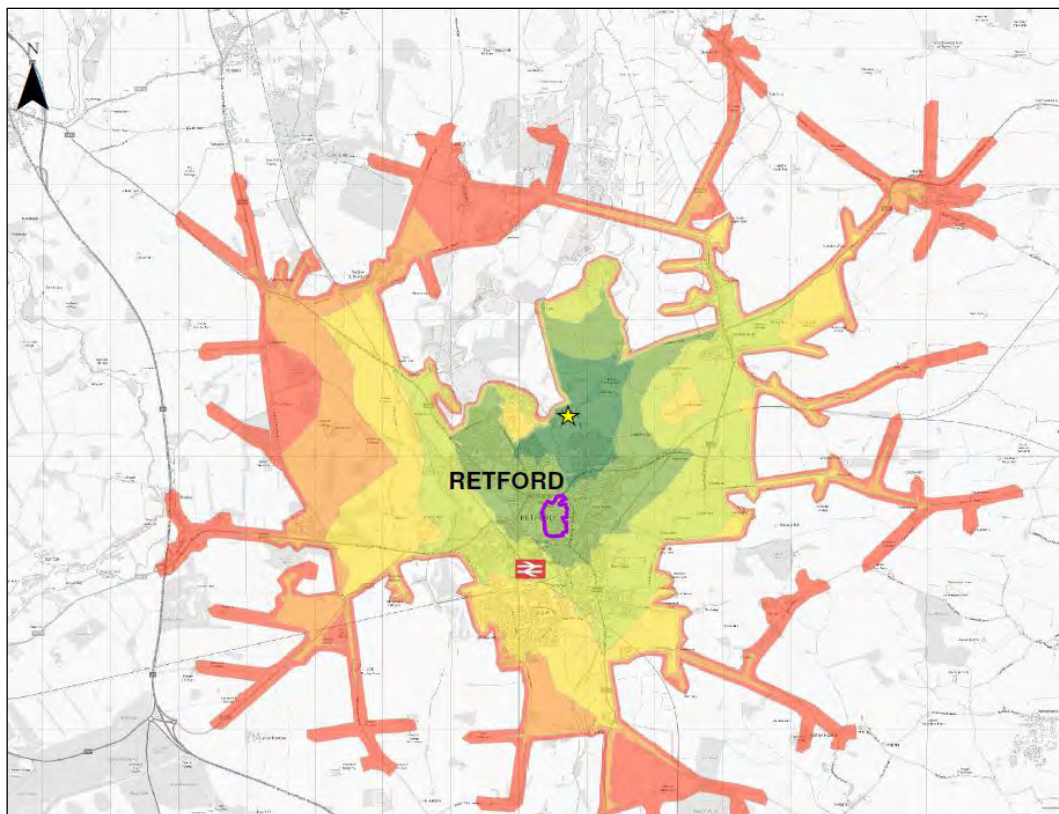
## 2.5 ACCESSIBILITY BY CYCLE

2.5.1 An acceptable and comfortable distance for general cycling trips is considered to be up to 5km, as referred to in Local Transport Note 2/08 (published by the DfT). However, the same guidance also refers to commuting cycle trips up to 8km.

2.5.2 Whilst LTN 1/20, Cycle Infrastructure Design published in July 2020, has replaced LTN 2/08, LTN 1/20 does not contain definitive recommended maximum cycling distances and therefore there is no reason to suggest that these distances are not still applicable.

2.5.3 Figure 4 illustrates an 8km (30 minute) cycle distance produced using Network Analyst software. An extract of Figure 4 is shown in Image 2.3.

**Image 2.3 Cycle Accessibility**



2.5.4 From the Site, an 8km catchment area encompasses the whole of Retford Town Centre and all surrounding villages.

2.5.5 Retford Town centre is within a 10 minute cycle journey and Retford Railway Station is within a 15 minute cycle journey.



## 2.6 ACCESSIBILITY BY PUBLIC TRANSPORT

2.6.1 The closest bus services to the Site are located on Tiln Lane, 650m from the centre of the Site. The stop has timetable information and a flag.

2.6.2 A summary of the existing services within the vicinity of the Site can be found in Table 2.2.

**Table 2.2 Bus Service Summary**

Service	Route	Days of Operation	Frequency
123	Retford Circular	Monday – Friday	3 per day (Thursday only)
		Saturday	3 per day
		Sunday	-

2.6.3 The Retford Circular bus service also allows residents to be able to interchange with further services in Retford, via a connection at the Bus Station.

2.6.4 As part of the adjacent Treswell Gardens development the internal road layout has been designed to accommodate bus penetration via a loop road. A contribution of £143,200,00 was also provided toward the provision of improved public transport.

2.6.5 As the proposed allocation is within 400m of the loop system within Treswell Gardens, the development offers the potential to provide a further proportionate contribution to either extend or increase the frequency of services and provide improved bus service provision in the local area.

2.6.6 In summary it is concluded that the proposed development Site provides appropriate accessibility by foot, cycle and public transport and as such is in a sustainable location.



## 2.7 PERSONAL INJURY COLLISION DATA

2.7.1 Personal injury collision data has been obtained for the highway network in the vicinity of the Site for the five-year period between 31<sup>st</sup> March 2016 and 31<sup>st</sup> March 2021. The study area, which is highlighted on VIA drawing number DR4670 contained at Appendix A, includes Tiln Lane between, and including, its junctions with Bolham Way and the A620 Moorgate. An extract of the collision plot diagram contained at Appendix A is shown at Image 2.4.

Image 2.4 Collision Study Area (VIA drawing number DR4670)



2.7.2 Within the assessment period a total of 7 collisions were recorded, five of which were classed as slight in severity, with one serious and one fatal collision.

2.7.3 Full details of the collisions are contained at Appendix A and a summary is provided within Tables 2.3 and 2.4.

Table 2.3 Personal Injury Collision Analysis – Severity

Severity	No of accidents	Percentage
Slight	5	70%
Serious	1	15%
Fatal	1	15%
Total	7	100%





Table 2.4 Personal Injury Collision Analysis – Severity by Year

Severity	2016	2017	2018	2019	2020	Total
Slight	0	3	1	0	1	5
Serious	1	0	0	0	0	1
Fatal	0	0	1	0	0	1
Total	1	3	2	0	1	7

2.7.4 A full assessment has been carried out of the circumstances behind each collision that has occurred in order to ascertain whether there are any underlying contributing factors relating to junction design / layout as set out in Table 2.5.

Table 2.5 Study Area - Personal Injury Collision Assessment

Collision Ref	Date / Time	Severity	Vulnerable Road User	Location	Details
2B079916	16/03/2016 18:53	Serious	Pedal Cycle	Tiln Lane (approx. 26m south of Tiln Lane/Richmond Road Junction)	Car collides with cyclist while both are traveling northbound along Tiln Lane. Cyclist sustains serious injuries.
2B036717	25/02/2017 12:50	Slight	-	Tiln Lane (approx. 114m south of Smeath Lane)	Car collides with on-coming van when turning right into farm access. Slight injuries sustained by both drivers.
2B100517	10/06/21 18:50	Slight	Motorcycle	A620 Moorgate/Tiln Lane Junction	Car collides with motorcyclist when turning right out of Tiln Lane. Motorcyclist sustains slight injuries.
2B260417	01/12/2017 15:45	Slight	Pedestrian	Tiln Lane (approx. 36m south of Tiln Lane/Richmond Road Junction)	Car collides with a pedestrian (adult collecting pupil) when reversing out of private drive onto Tiln Lane. Pedestrian sustains slight injuries.
2B001918	15/01/2018 15:47	Fatal	Pedestrian	Tiln Lane (Approx. 35m north of Tiln Lane/Elmwood Close Junction)	A child of school age was fatally injured by a car reversing on the footway which had been taking a pupil to/from school.
2B076918	09/03/2018 18:23	Slight	-	Tiln Lane/Smeath Road junction	Head on collision between two cars traveling in opposite directions around bend which forms part of the Tiln Lane/Smeath Road Junction. Collision results in a slight injuries.
2B028020	14/02/20 15:30	Slight	-	Tiln Lane (approx. 50m south of Tiln Lane/The Shetlands Junction)	Van collides with 2 un-lit, parked vehicles along Tiln Lane. Initial collision causes parked car to collide with additional vehicle traveling northbound along Tiln Lane. Driver of van sustains slight injuries.

2.7.5 A summary of the assessment can be found below:

- Total of 7 collisions over 5 years;



- Average of 1.4 collisions per year;
- 70% slight accidents;
- 1 serious collision, which involved a cyclist was recorded; and
- 2 pedestrian collisions were recorded, one of which involved a child fatality.

2.7.6 Following an assessment of the collision records, no collision clusters or trends have been identified within the study area, however a fatal collision involving a child has been recorded in the vicinity of the school, which involved a vehicle reversing on the footway. A similar collision was recorded with a vehicle reversing out of a private drive into an adult taking a pupil to school.



## 3. Development Proposals & Access Strategy

### 3.1 INTRODUCTION

3.1.1 This section of the report provides details of the proposed development including the proposed access arrangements.

### 3.2 DEVELOPMENT PROPOSALS

3.2.1 The development proposals can be summarised as follows:

- Up to circa 120 residential dwellings; and
- Associated access, parking, landscaping and infrastructure.

3.2.2 An indicative Masterplan is provided at Appendix B, an extract of which is provided within Image 3.1.

**Image 3.1 Indicative Site Masterplan**



3.2.3 The Masterplan identifies a potential pedestrian connection to the north (subject to land ownership), on to Bolham Way to allow a direct access to the playing fields. Recreational pathways and a play area are also included within the proposed Masterplan therefore allowing the residents to be able to exercise without the need for a vehicular journey.





### 3.3 PROPOSED ACCESS STRATEGY

3.3.1 The Masterplan shows how the two spurs from the Treswell Gardens development will be extended into the development site, allowing the boundary with Tiln Lane which includes existing hedgerows and trees to be maintained.

3.3.2 The Treswell Gardens development is under the control of Vistry Group (Linden Homes) and therefore have ownership/control of the land necessary to connect to the public highway (Tiln Lane).

3.3.3 The Treswell Gardens development benefits from two points of access onto Tiln Lane as shown on drawing E3861/705/C contained at Appendix C.

3.3.4 Both junctions indicate visibility splays of 2.4m x 120m at their junctions with Tiln Lane. This is in accordance with the 40mph posted speed limit. 10m kerb radii are provided at both junctions. The geometry of the approved junctions are suitable to accommodate the proposed allocation.

3.3.5 The development proposals for the Treswell Gardens scheme also included a 3m wide shared pedestrian and cycle path along the Tiln Lane frontage of the development, which extend into the development.

### 3.4 PROPOSED TRAFFIC CALMING ENHANCEMENT SCHEME

3.4.1 Tiln Lane extends north from A620 Moorgate and provides access to a number of residential estates and Car Hill Primary School. Over its initial 700m length, Tiln Lane is subject to a 30mph speed limit and benefits from a number of traffic calming features and traffic regulation orders (TROs). A 20mph zone is provided in the approach to the school, which is in force during school drop off and pick up times.

3.4.2 As explained within Section 1.3, a recent application for residential development at Land North of Bigsby Road was refused in 2018, 2019, and then dismissed at Appeal in 2020. The reason for refusal and Inspectors decision states that the development of 170 dwellings would have a significant unacceptable effect on highway safety along Tiln Lane and references the fatality involving a school child along with incidents associated with the primary school.

3.4.3 Detailed personal injury collision analysis has been provided within Section 2.7 and the drawing contained at Appendix D identifies the locations of the collisions in the vicinity of Carr Hill Primary School. Drawing 21003/IN/01 (Appendix D) also illustrates the current highway layout, including details of existing collisions recorded, traffic calming features and TROs along Tiln Lane.

3.4.4 In light of the concerns raised a comprehensive review of the existing traffic calming along Tiln Lane has been undertaken and a potential enhancement scheme is shown on Drawing 21003/GA/01, contained at Appendix E.

3.4.5 The scheme aims to reduce vehicle speeds along Tiln lane and to provide formal crossing points along key desire lines to/from Carr Hill Primary School. The main improvements include:

- Provision of 2no. raised table pedestrian crossing points with tactile paving and a level crossing surface;
- Minor amendments to existing bus stop tapers to accommodate the crossings;
- Potential widening of footway connection between school entrance and proposed crossing point to 3m;
- Provision of 3no. slow markings on approach to existing 30/40mph gateway features; and



- Refreshing of existing 30/40mph gateway road markings.

3.4.6 The proposed enhancements are considered to complement and improve the existing traffic calming along this corridor in order to reduce vehicle speeds past the school, whilst also provide improved crossings on key desire lines.

3.4.7 In addition to the above the existing parking restrictions can be reviewed in order to identify whether additional areas would could be protected to minimise or formalise on footway parking.

### **3.5 PUBLIC TRANSPORT IMPROVEMENTS**

3.5.1 It is acknowledged that a £143,200 Public Transport Contribution was made as part of the S106 agreement for the approved Linden Homes development to the south of the Site. As part of the agreement £13,200 is earmarked for the bus stop improvements/new bus stops in the vicinity of the Site, with the remain £130,000 contribution intended to improved public transport provision.

3.5.2 The Linden Homes development layout has also been designed with a view to accommodating a potential bus service, through the provision of a 6m wide spine road and the provision of initial bus stop infrastructure.

3.5.3 A proportionate public transport contribution will be made as part of any forthcoming planning application, in order to further improve and enhance access to public transport.



## 4. Trip Generation & Impacts

### 4.1 INTRODUCTION

4.1.1 In order to demonstrate that the approved access arrangements onto Tiln Lane are suitable to accommodate the additional traffic generated by the allocation, a capacity exercise has been undertaken using the agreed methodology associated with the Treswell Gardens applications, as described below.

### 4.2 TRAFFIC SURVEYS

4.2.1 For consistency with the Treswell Gardens development, the 2014 traffic flows from the approved BWB Transport Assessment (dated 22/04/2014) have been utilised for assessment purposes.

4.2.2 The 2014 traffic flows from this report are shown in Figures 10 and 11.

### 4.3 DEVELOPMENT TRAFFIC

4.3.1 The agreed trip rates for the Treswell Gardens development have been utilised to calculate the level of trips generated by a development of 120 dwellings.

4.3.2 Table 4.1 shows the agreed trip rates per dwelling contained within the BWB Transport Assessment.

**Table 4.1 Approved Vehicular Trip Rates (BWB TA Table 2)**

Time Period	Total Vehicular Trip Rates (per dwelling)		
	Arrivals	Departures	Total
AM Peak 08:00-09:00	0.187	0.440	0.627
PM Peak 17:00-18:00	0.413	0.213	0.626

4.3.3 Table 4.2 shows the level of trips generated by 120 dwellings.

**Table 4.2 Proposed Development Traffic Generation**

Time Period	Total Vehicular Trips – 120 dwellings		
	Arrivals	Departures	Total
AM Peak 08:00-09:00	22	53	75
PM Peak 17:00-18:00	50	26	76

4.3.4 As can be seen from Table 4.2, the allocation is predicted to generate in the region of 75-76 two-way trips during network peak hours. This equates to just over 1 vehicle per minute on average, which is highly unlikely to be perceived from day to day fluctuations along Tiln Lane.

### 4.4 TRIP DISTRIBUTION

4.4.1 Given that the trip distribution was agreed with officers at NCC for the development immediately to the south of the proposed Site, for consistency the agreed distribution methodology has been applied.





4.4.2 The approved AM and PM peak residential traffic distribution is shown in Figure 12.

4.4.3 The approved trip generation for the 175 dwellings approved within the Treswell Gardens development are shown in Figures 13 (AM Peak) and Figure 14 (PM Peak).

4.4.4 For the assessment of the additional 120 units, it has been assumed for robustness that all traffic would use the northern access on to Tiln Lane only as a worst case. It may be the case that some traffic will use the southern access for trips to the south, if they are from the western sector of the Site. This approach was also agreed associated with the Treswell Gardens BWB Transport Assessment.

4.4.5 Figures 17 and 18 show the additional traffic generated by 120 dwellings, applying the agreed trip rates and traffic distribution.

## 4.5 TRAFFIC GROWTH

4.5.1 Traffic growth is based on a combination of proposed future developments, car ownership and changing attitudes in the way people use and have access to their vehicles.

4.5.2 Assuming a build out rate of between 35 and 40 dwellings per year, the proposed development could be completed and occupied within approximately 3-4 years. However, for a robust assessment a design year of 2026 (5 years) has been selected.

4.5.3 The TEMPro v7.2 rates between 2014 and 2026 have been calculated using the Bassetlaw 005 area as summarised below.

- AM Peak Hour 2014-2026 - 1.196; and
- PM Peak Hour 2014-2026 - 1.198.

4.5.4 The future year base flows for 2026 are shown in Figures 15 and 16, which include background traffic growth and the phase 1 Treswell Gardens development.

4.5.5 The development traffic is then added to the 2026 base flows to produce the 2026 design flows as shown on Figure 19 and 20.

## 4.6 OPERATIONAL ASSESSMENT

4.6.1 This approved northern access of the Treswell Gardens development on to Tiln Lane takes the form of a priority junction. This junction has been modelled using the PICADY function within JUNCTIONS 9 software using the agreed geometrical parameters and the 2026 design year flows. The results of the assessment are shown in Table 4.3 Full model outputs are contained in Appendix D.

Table 4.3 Tiln Lane/Site Access 2026 Design

Movement/Arm	AM Peak (07:45-08:45)			PM Peak (16:30-17:30)		
	RFC	Delay (s)	Q (PCU)	RFC	Delay (s)	Q (PCU)
Site Access LT	0.02	8	0.0	0.01	7	0.0
Site Access RT	0.40	15	0.7	0.20	11	0.2
Tiln Lane	0.01	5	0.0	0.02	5	0.0

4.6.2 A Ratio of Flow to Capacity (RFC) value below 0.85 indicates that a junction or arm operates within its predicted capacity. An RFC value between 0.85 and 1.00 indicates that there may be



occasions during the period modelled when queues will develop and delays will occur. An RFC value greater than 1.00 indicates that the junction or arm operates beyond its theoretical capacity.

4.6.3 As can be seen from Table 4.3, the junction operates with significant spare capacity at a design year of 2026 incorporating traffic growth, the Treswell Gardens development and 120 proposed dwellings.

4.6.4 As discussed above, this is a robust assessment assuming that all additional development (from both Treswell Gardens and the proposed allocation) utilise only the northern access onto Tiln Lane.

4.6.5 It can therefore be concluded that the approved accesses onto Tiln Lane are suitable to accommodate the proposed allocation.

#### **4.7 IMPACT ON THE LOCAL AND STRATEGIC ROAD NETWORK**

4.7.1 Based on the scale of the development any forthcoming planning application would be supported by a Transport Assessment (TA) which will include a detailed capacity analysis of the local highway network, as well as a Travel Plan (TP) in order to minimise single occupancy vehicle trips.

4.7.2 The TA and TP will highlight any potential mitigation measures required in order to reduce vehicle trips and to ensure the development can be adequately accommodated on the local highway network.

4.7.3 Signalisation of the Tiln Lane/A260 Moorgate junction is secured by condition associated with the Linden Homes development. The proposals are understood to be well advanced and should be implemented following the completion of the 110<sup>th</sup> dwellings.

4.7.4 As described within Section 1.3, at Appeal the Inspector referenced junction capacity issues at both the A620 Moorgate/Tiln Lane and A610 Amcott Way/A638 Arlington Way junctions. As such any forthcoming application will be required to accurately model the interaction between these junction and either identify proportionate mitigation or identify a suitable contribution towards capacity improvements based on the cumulative impact of developments within Retford.



## 5. Summary and Conclusions

5.1.1 Optima Highways have been appointed by the Vistry Group to prepare this Transport & Access Appraisal in support of their proposed residential allocation on land off Tiln Lane, Retford.

5.1.2 The Site has an estimated capacity of some 120 dwellings.

5.1.3 The Site is located directly to the north of an existing residential development that is presently being built out known as Treswell Gardens.

5.1.4 This report has provided a commentary on the existing Site and its conditions. It has demonstrated that with that the Site is in a sustainable location that is accessible with appropriate public transport and pedestrian links. This provision provides future residents with opportunities to travel via alternative modes of transport and minimise trips by the private car.

5.1.5 The development provides an opportunity to secure further funding for public transport improvements in the local area, in addition to the funding already secured for Treswell Gardens.

5.1.6 A review of the personal injury collision data has been undertaken for the study area, which has identified a fatal collision in the vicinity of the primary school.

5.1.7 A road safety enhancement scheme has been identified in order to reduce vehicle speeds and provide formal crossings along Tiln Lane. The proposed works are considered to mitigate the impact of the additional trips generated by the proposed allocation.

5.1.8 It has been demonstrated that a safe and efficient access can be achieved via the approved accesses onto Tiln Lane.

5.1.9 The Site access has been modelled in the design year of 2026 incorporating traffic growth and traffic generated by Treswell Gardens, which demonstrates that approved access arrangements are suitable to serve the additional development, with significant spare capacity.

5.1.10 The impact on the local highway network will be considered in detail at the future planning application stage as part of a comprehensive Transport Assessment and Travel Plan. The Transport Assessment will include detailed capacity analysis of the local highway network and identify suitable mitigation.

5.1.11 The precise impact of the allocation on the local highway network can only be confirmed following collection of traffic survey data, detailed junction capacity assessment and discussions with Highway Officers at the planning application stage, however based on the modest level of trips generated by the development is it not considered to represent a severe impact on the operation of the local highway network and is of a scale that can be satisfactorily mitigated if required.

5.1.12 From the work undertaken it is concluded that there are no reasons on highways or transport grounds why the development Site should not be allocated for residential purposes.





# Figures













## Key

- Phase 1 - Indicative Site Boundary
- Phase 2 - Indicative Site Boundary
- Retford Town Centre

## Pedestrian Accessibility

(Walk Speed 4.8kph)

- 0 - 5 Minutes
- 5 - 10 Minutes
- 10 - 15 Minutes
- 15 - 20 Minutes
- 20 - 25 Minutes

### Education

- 1 Carr Hill Primary School
- 2 The Elizabethan Academy
- 3 St. Swithums C of E Primary School
- 4 Hallcroft Infant & Nursery School
- 5 Claremont House Nursery School

### Retail

- 1 Convenience Store
- 2 Home Bargains Discount Store
- 3 Morrisons Supermarket
- 4 Argos
- 5 Bank
- 6 Takeaway
- 7 Costa Coffee
- 8 Superdrug
- 9 Iceland Food Store

### Health

- 1 Riverside Health Centre
- 2 Jhoots Pharmacy
- 3 Opticians
- 4 Retford Hospital

### Services & PoW

- 1 St. Swithum's Church
- 2 Library
- 3 Retford Post Office
- 4 Discount Cycle Store

### Recreation

- 1 Hallcroft Fishery
- 2 The Hop Pole Pub
- 3 Bassetlaw Museum
- 4 Spa Common
- 5 Cricket Club
- 6 Retford Tennis Club

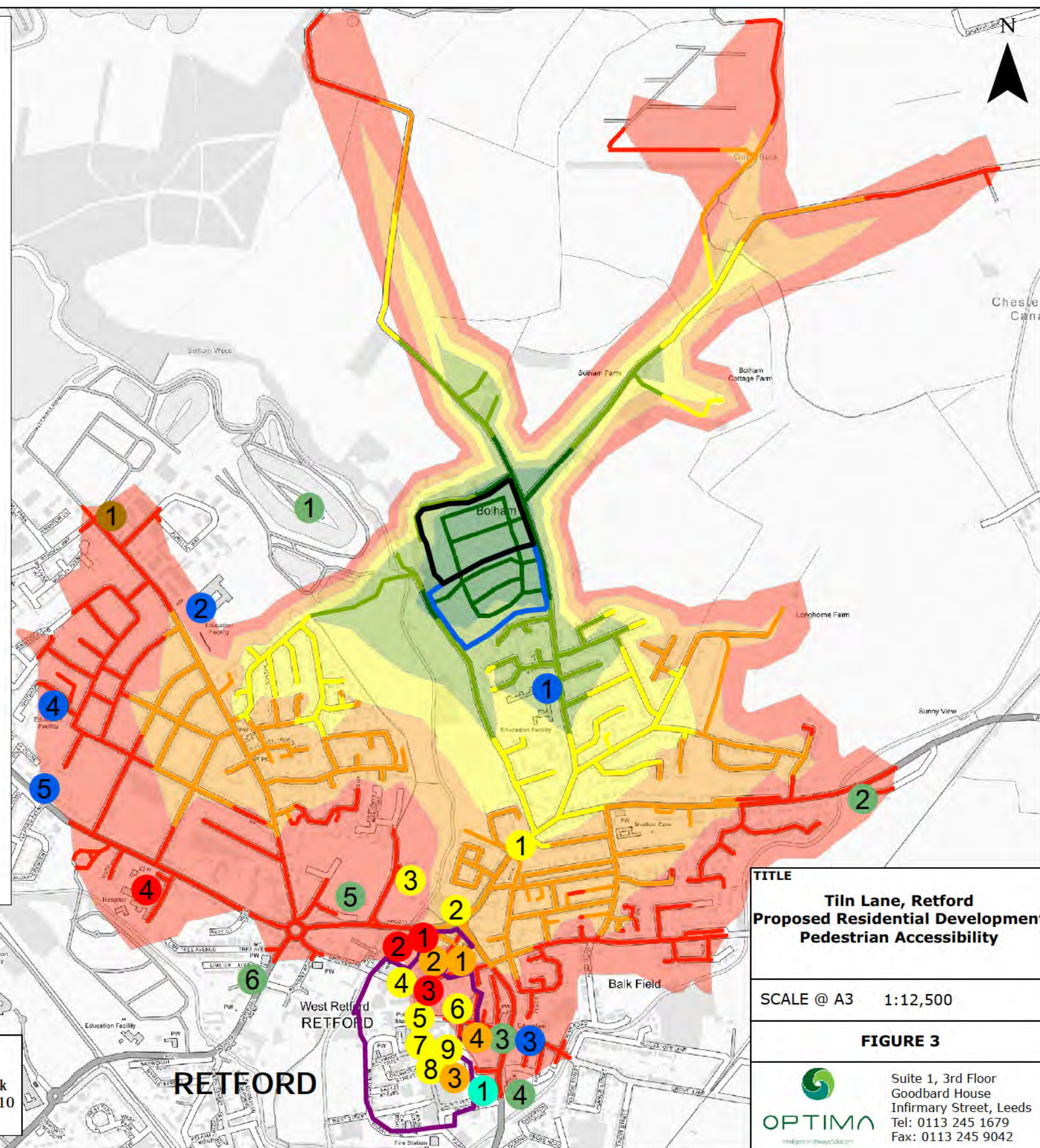
### Public Transport

- 1 Retford Bus Station

### Employment

- 1 Hallcroft Industrial Estate

\*25 mins (2km) = IHT Standard in 'Providing for Journeys on Foot'  
Isochrones generated using Network Analyst 10.0 Copyright (C) 1999-2010 ESRI Inc. All Rights Reserved



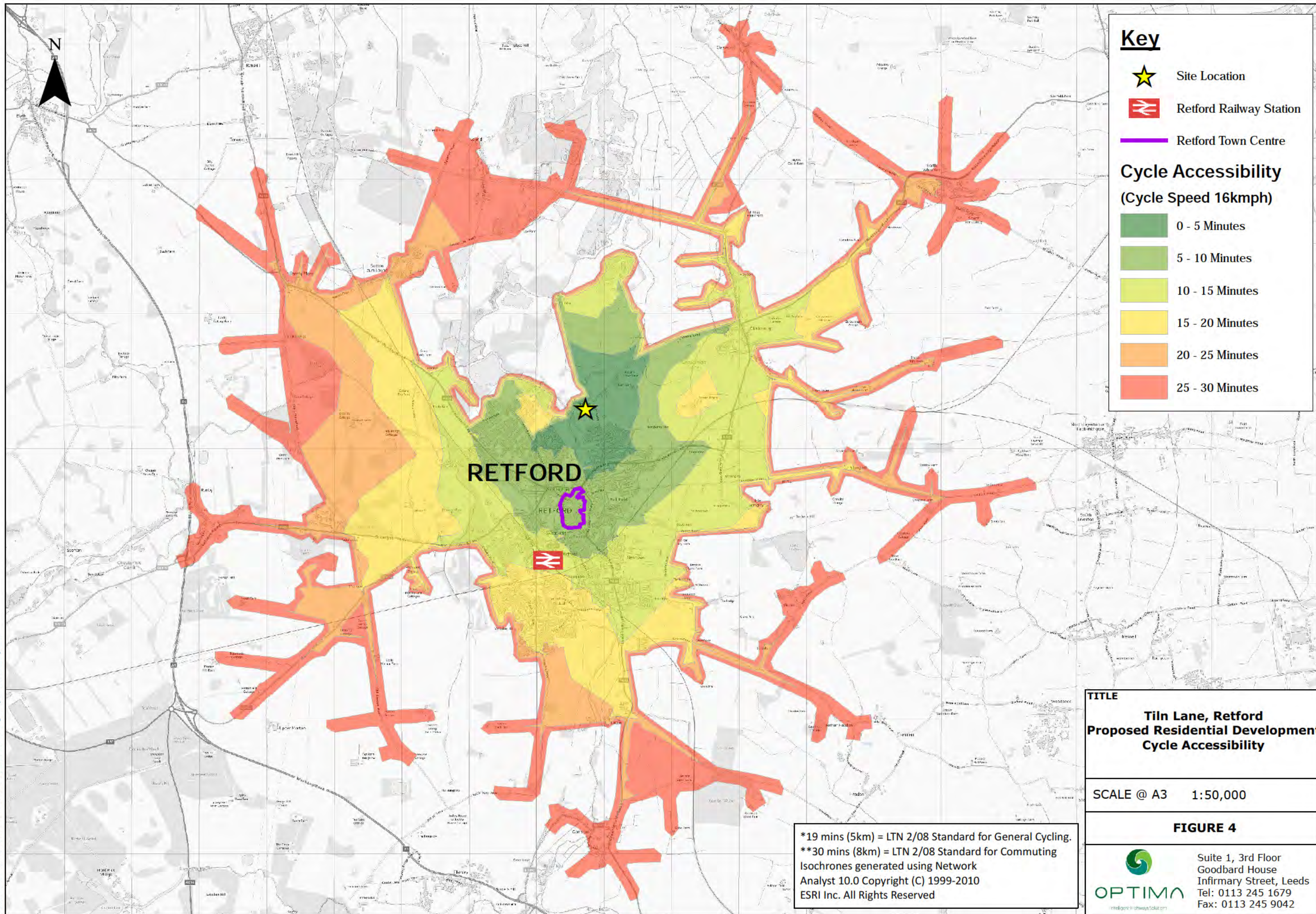
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**Tiln Lane, Retford**  
**Proposed Residential Development**  
**Pedestrian Accessibility**

**SCALE @ A3** 1:12,500

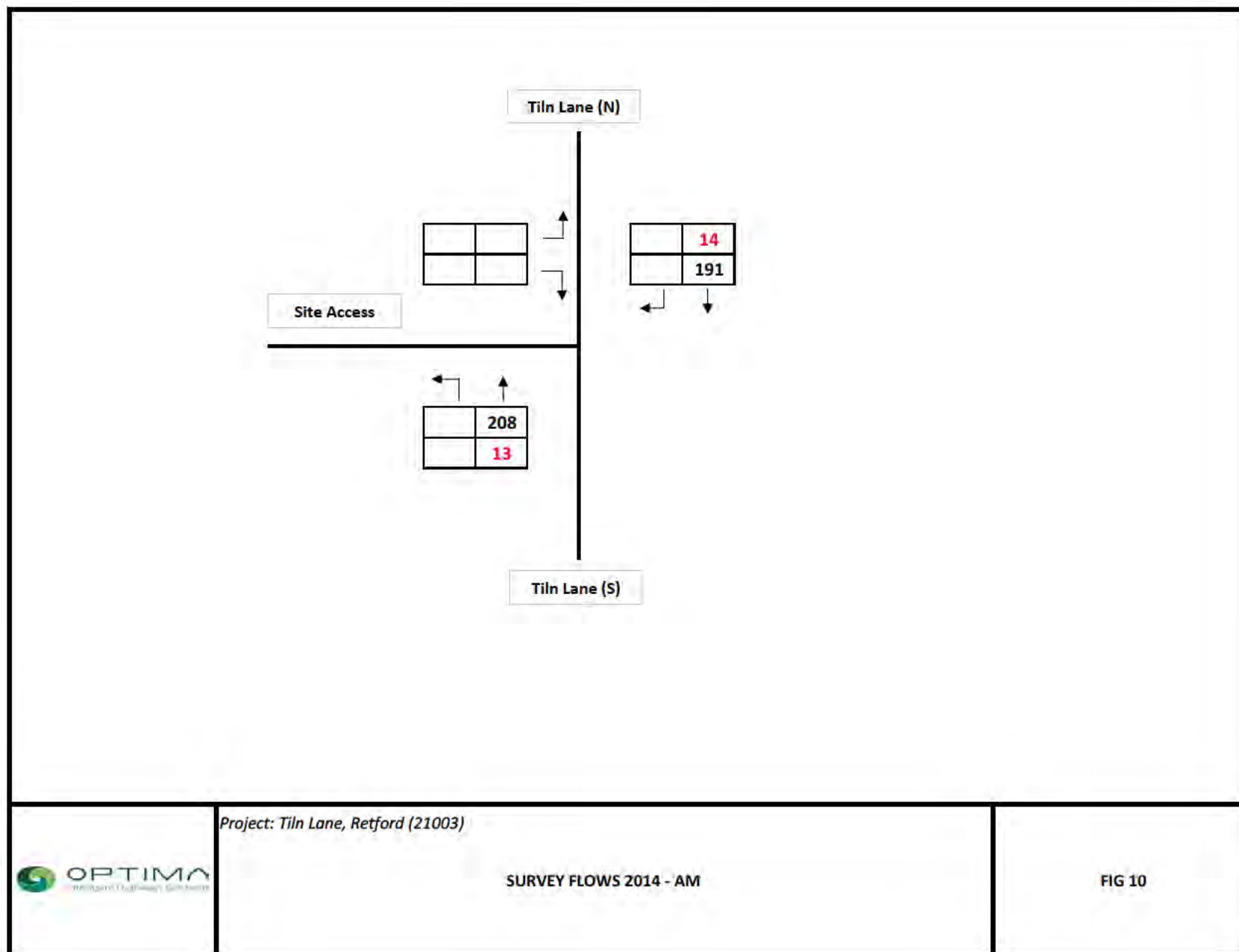
**FIGURE 3**

**OPTIMA**  
Suite 1, 3rd Floor  
Goodbard House  
Infirmary Street, Leeds  
Tel: 0113 245 1679  
Fax: 0113 245 9042



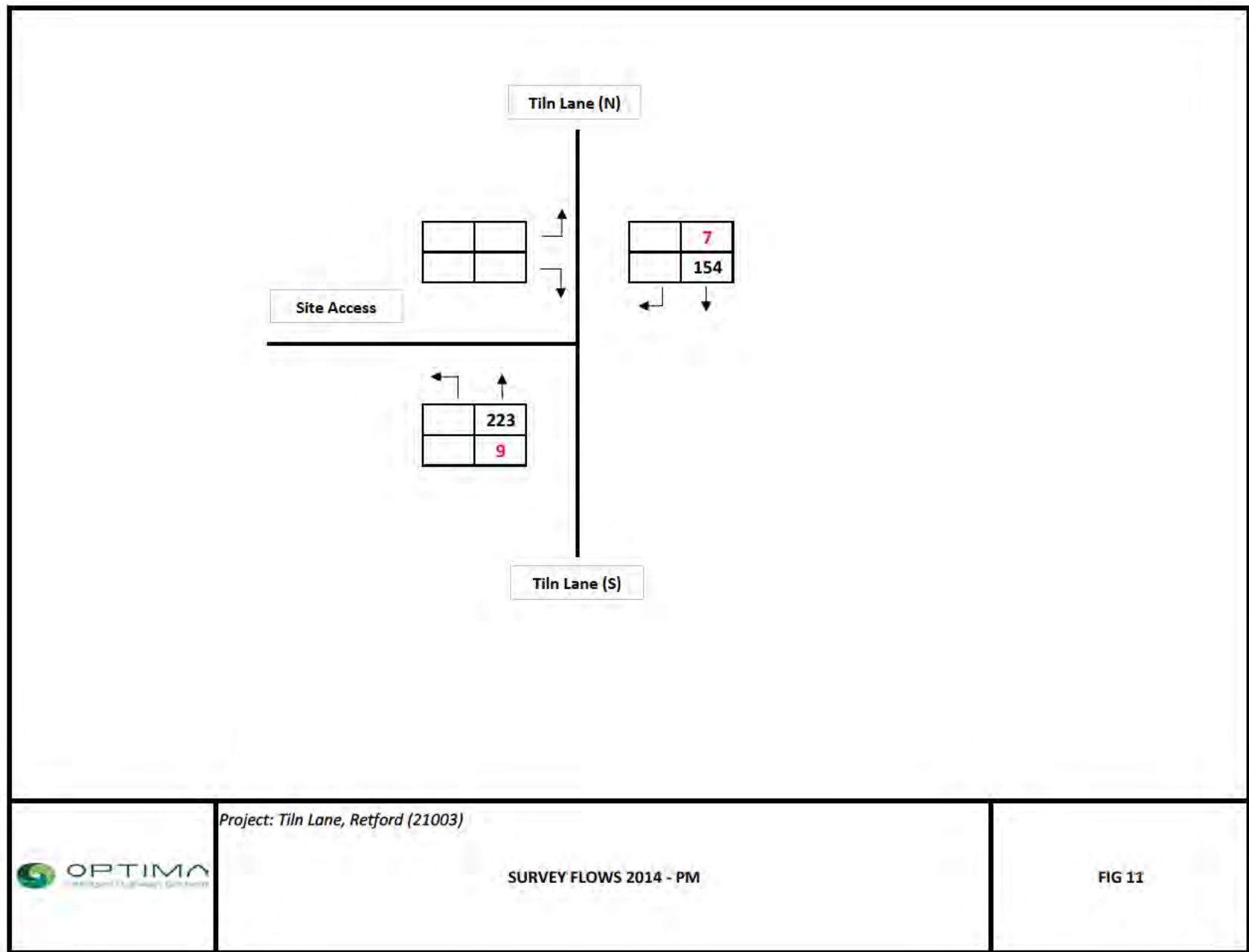


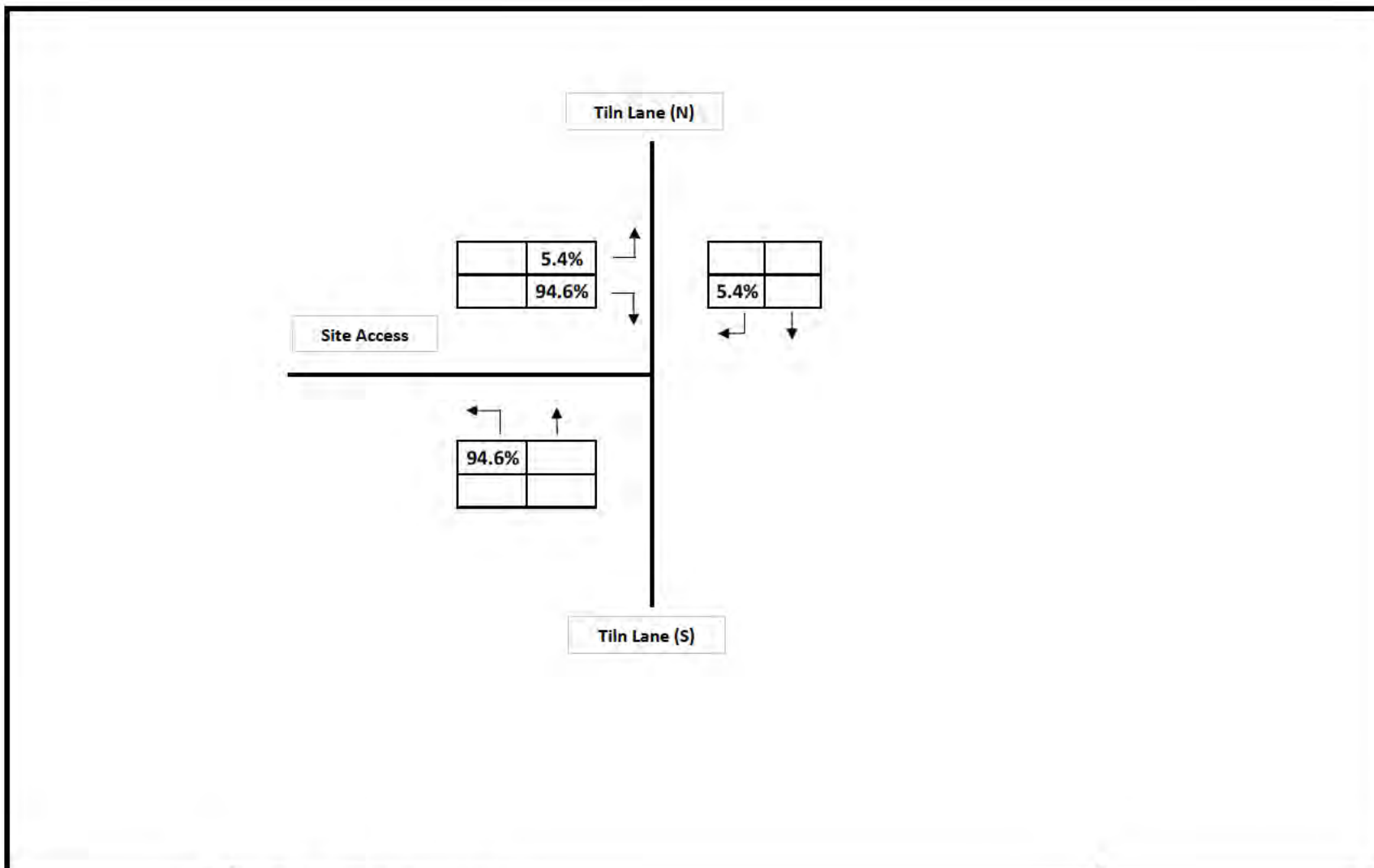


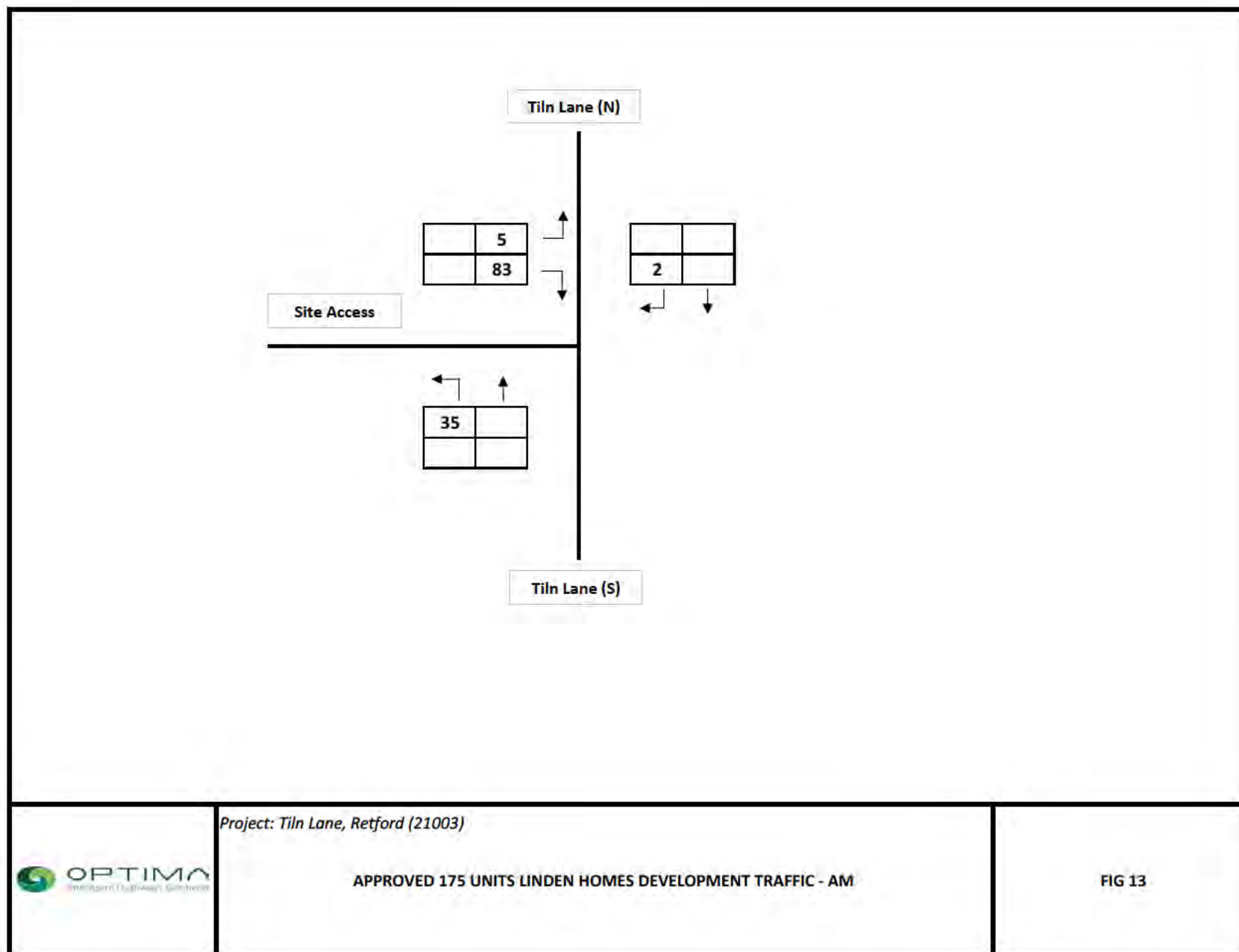


Project: Tiln Lane, Retford (21003)







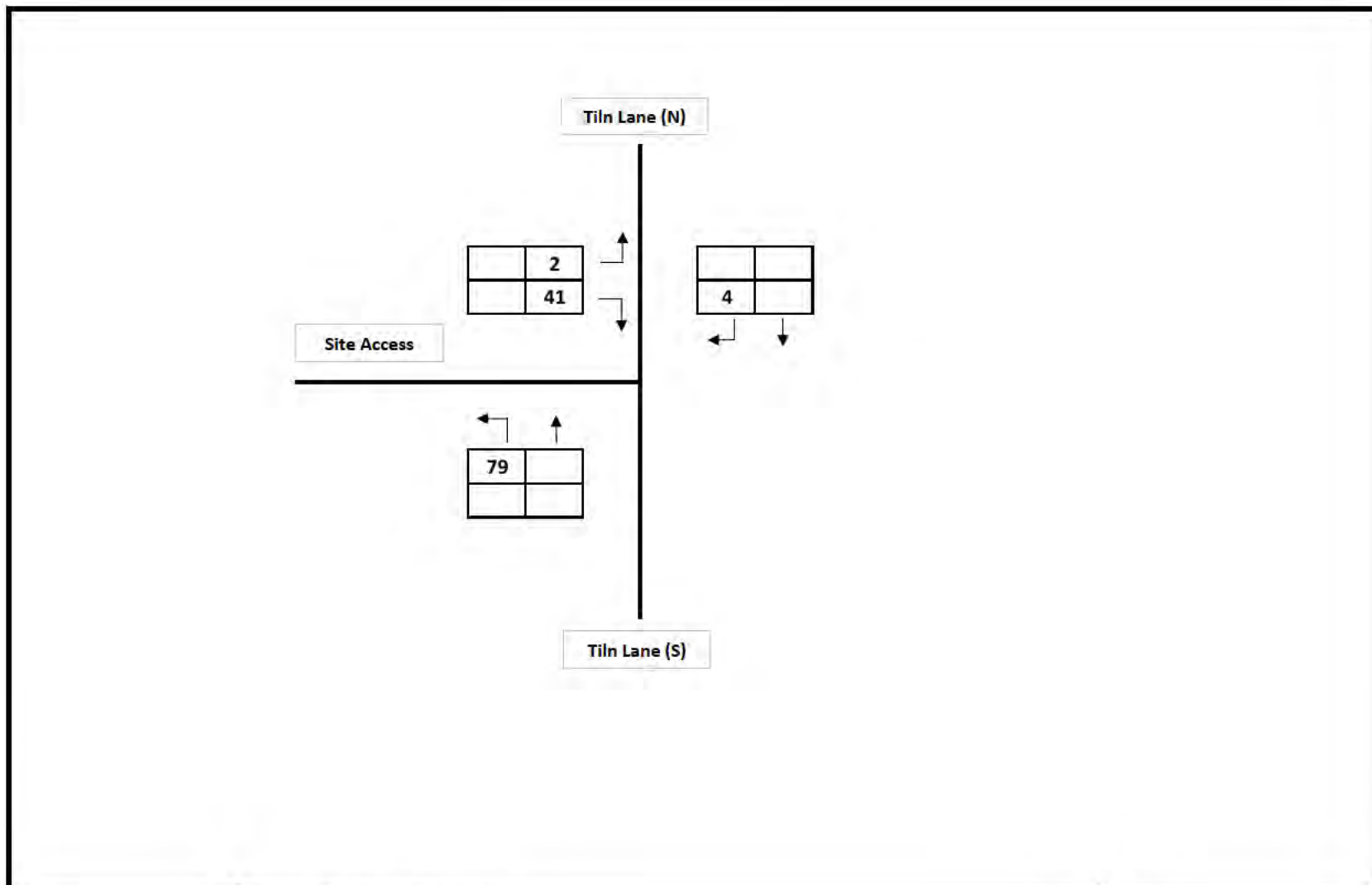


Project: Tiln Lane, Retford (21003)

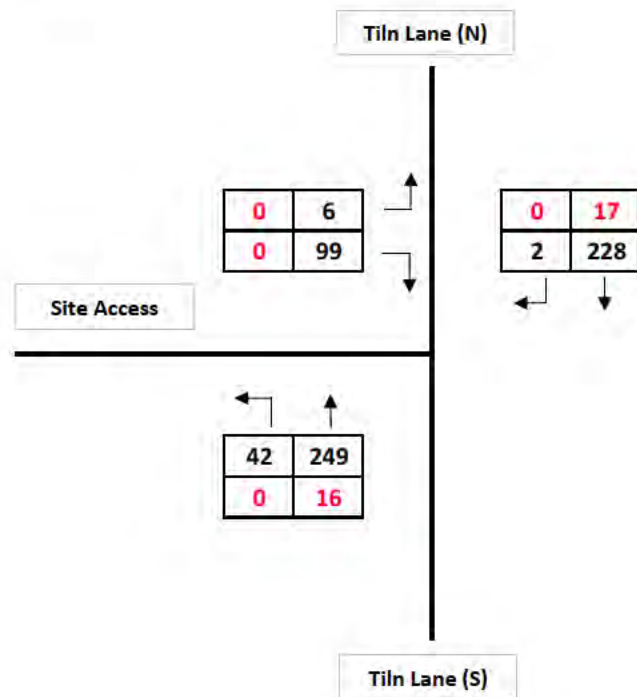


APPROVED 175 UNITS LINDEN HOMES DEVELOPMENT TRAFFIC - AM

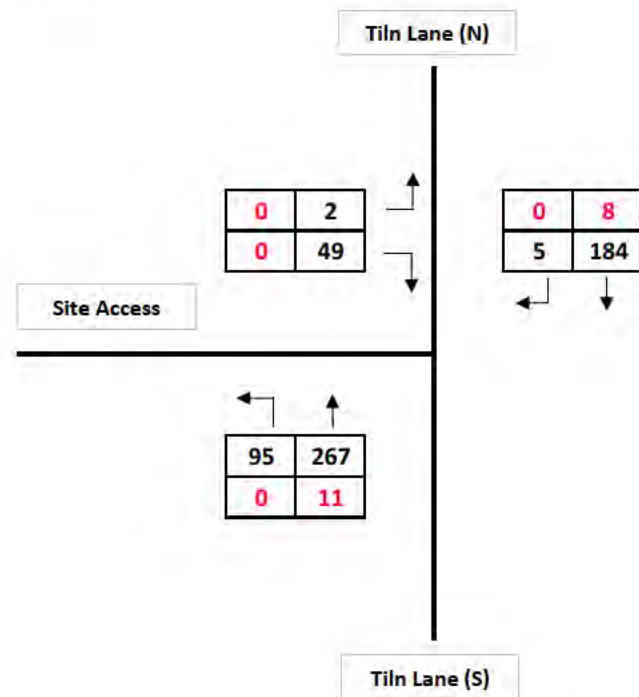




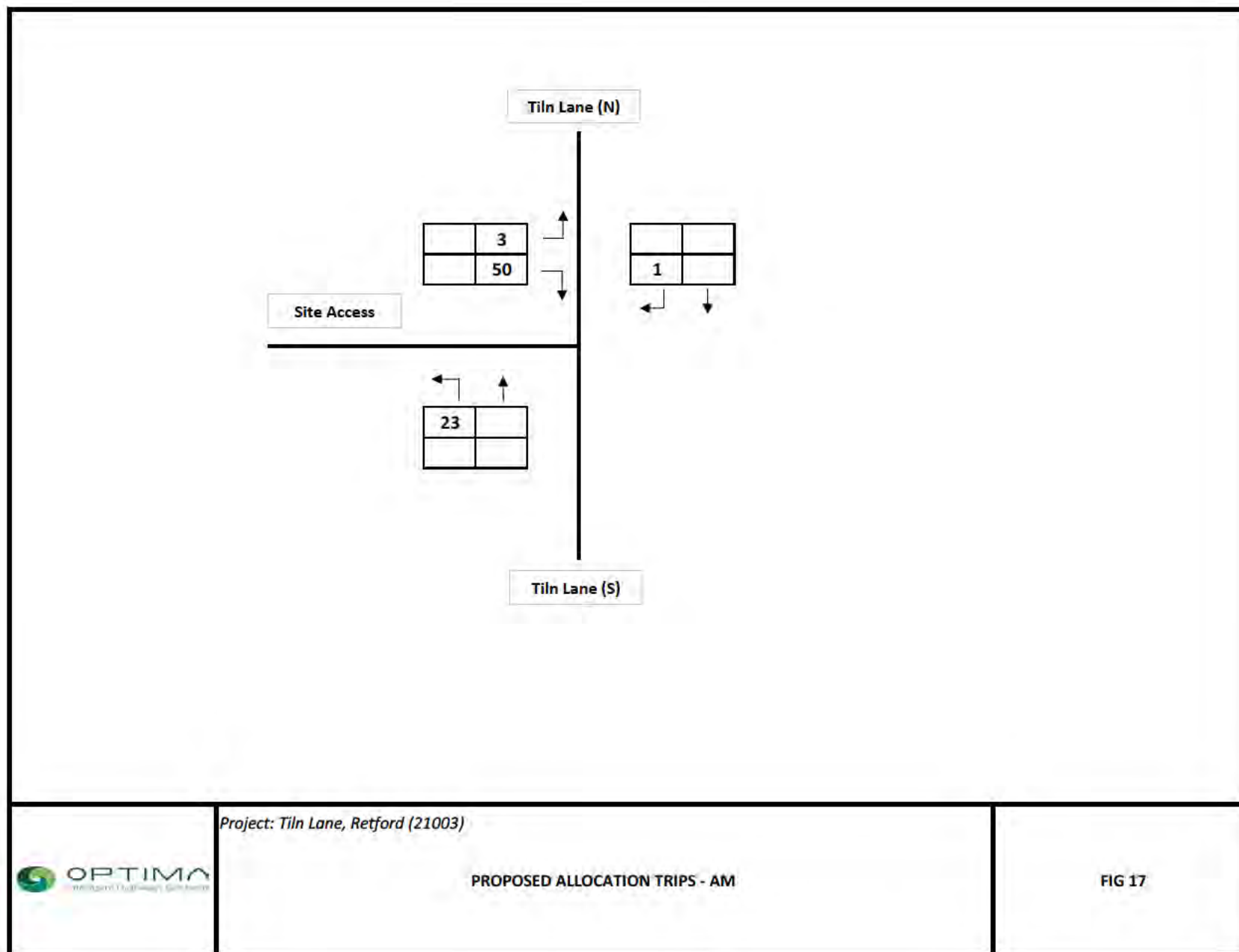
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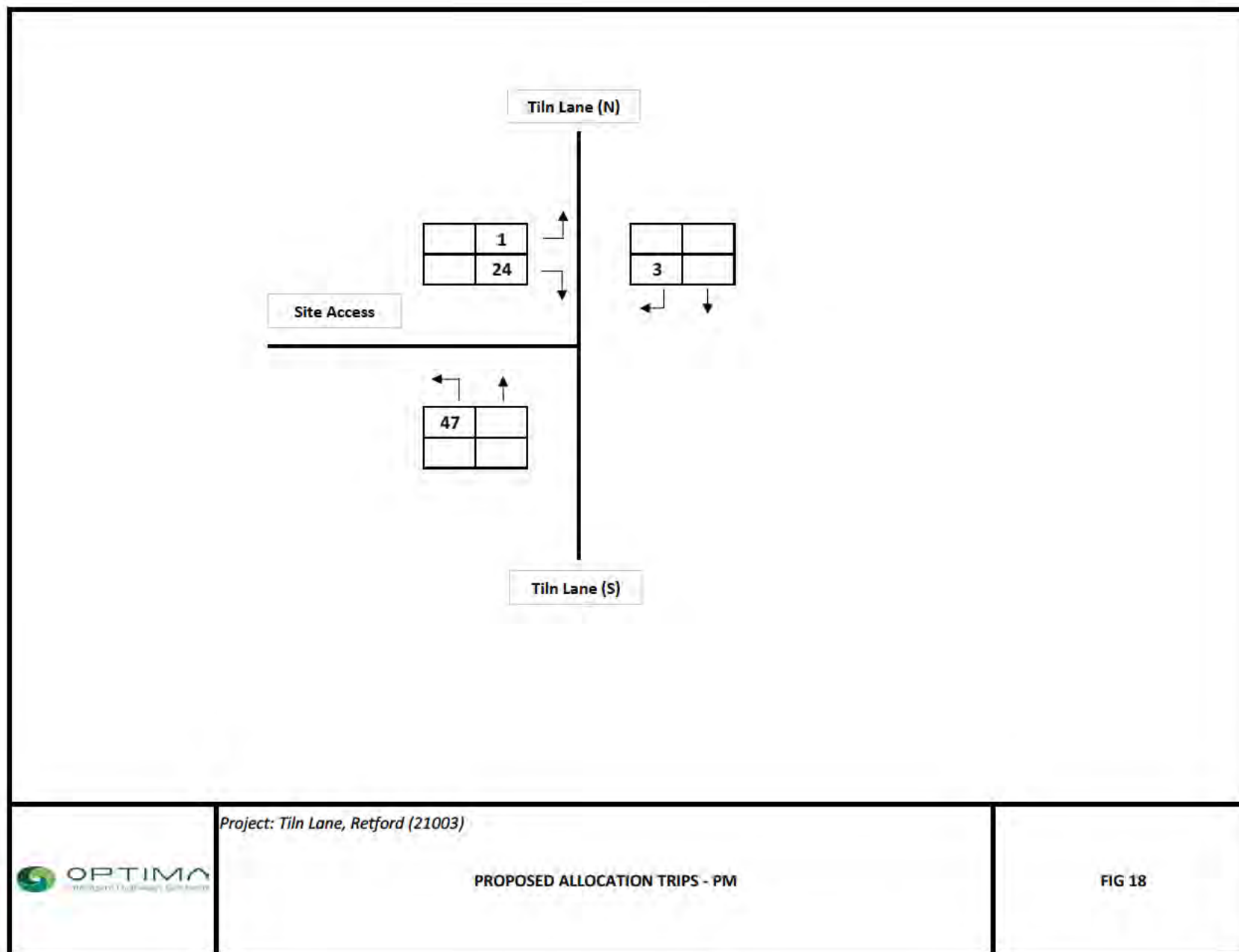
TEMPO GROWTH RATE 1.198

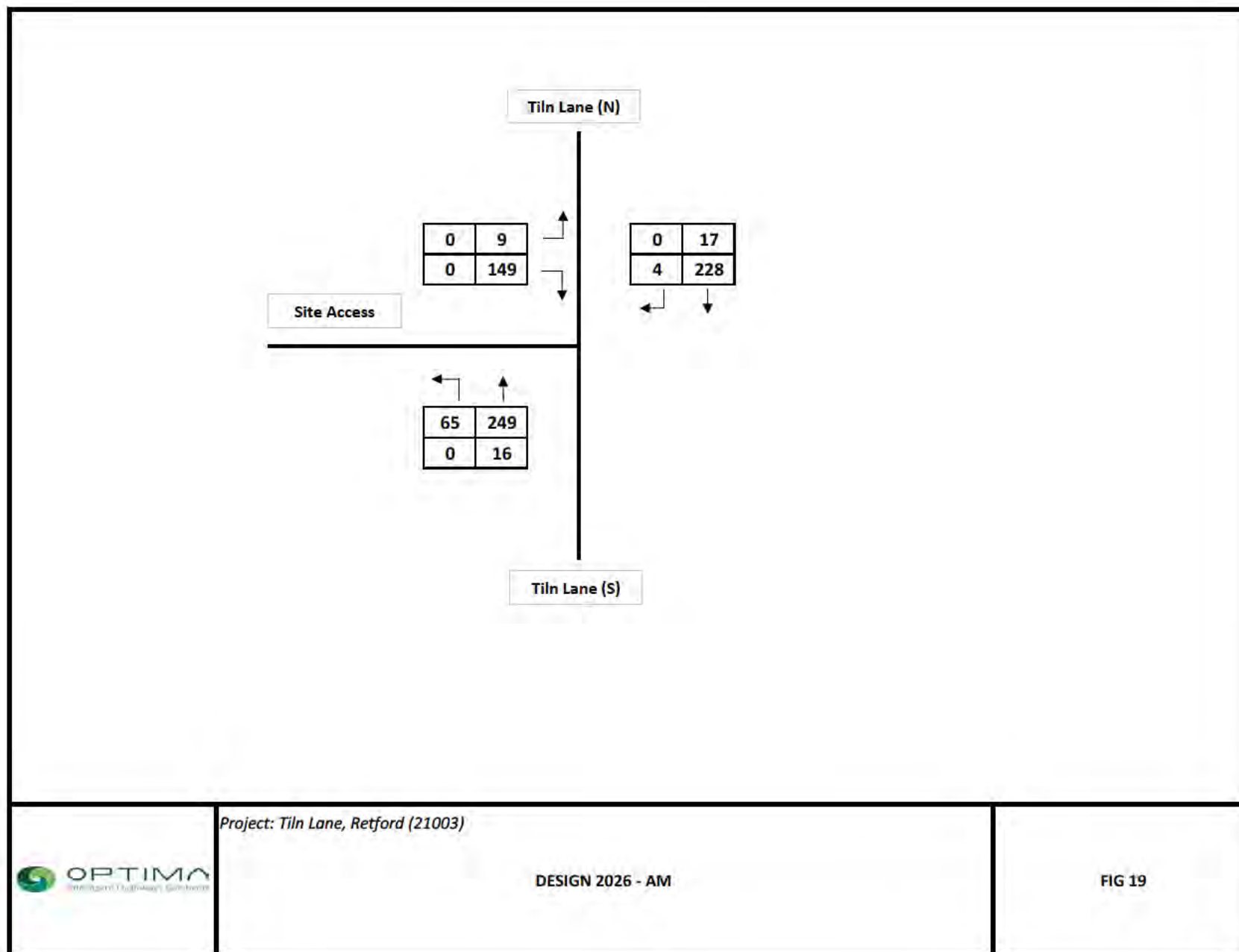




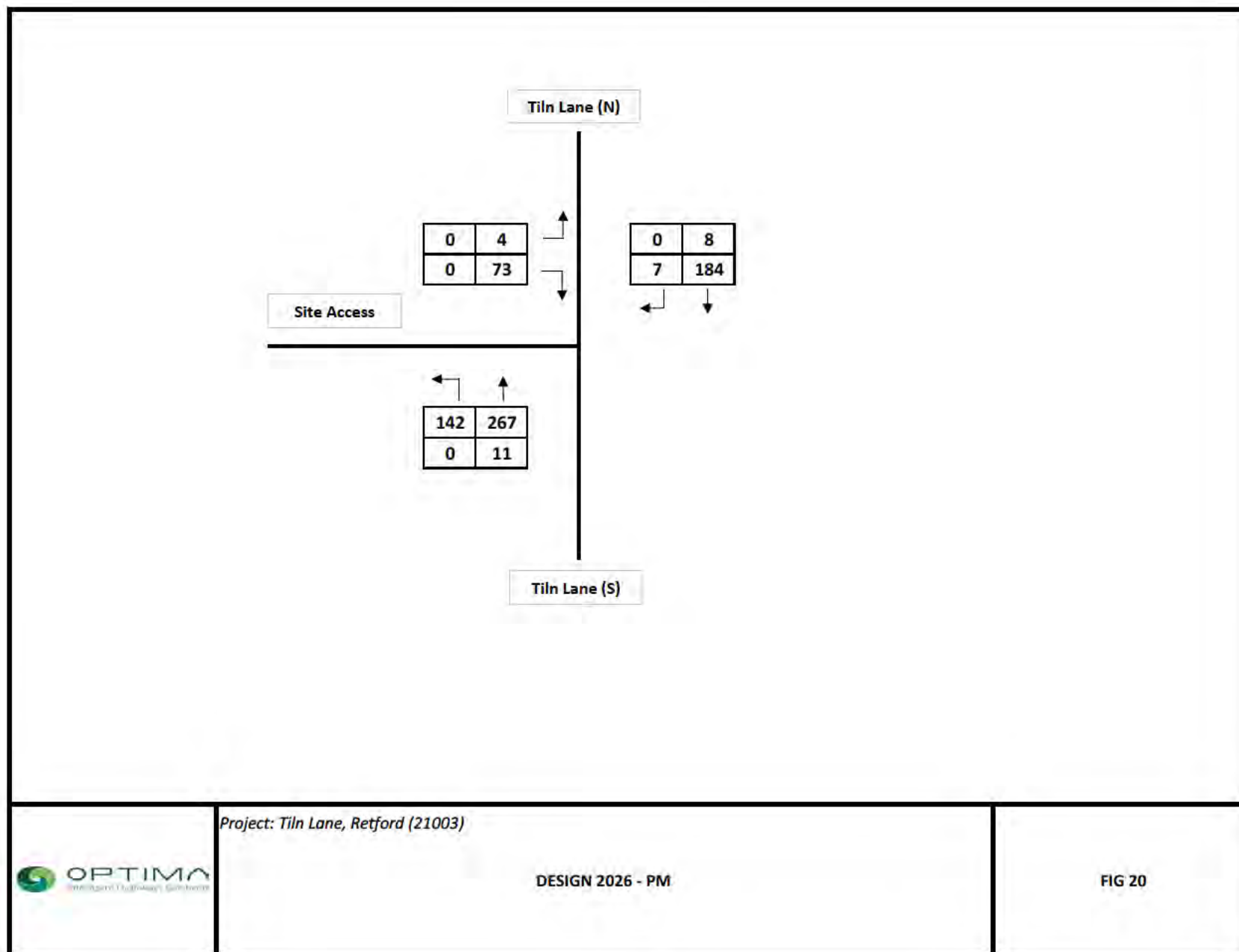


Project: Tiln Lane, Retford (21003)









# Appendices



## Appendix A Personal Injury Collision Data

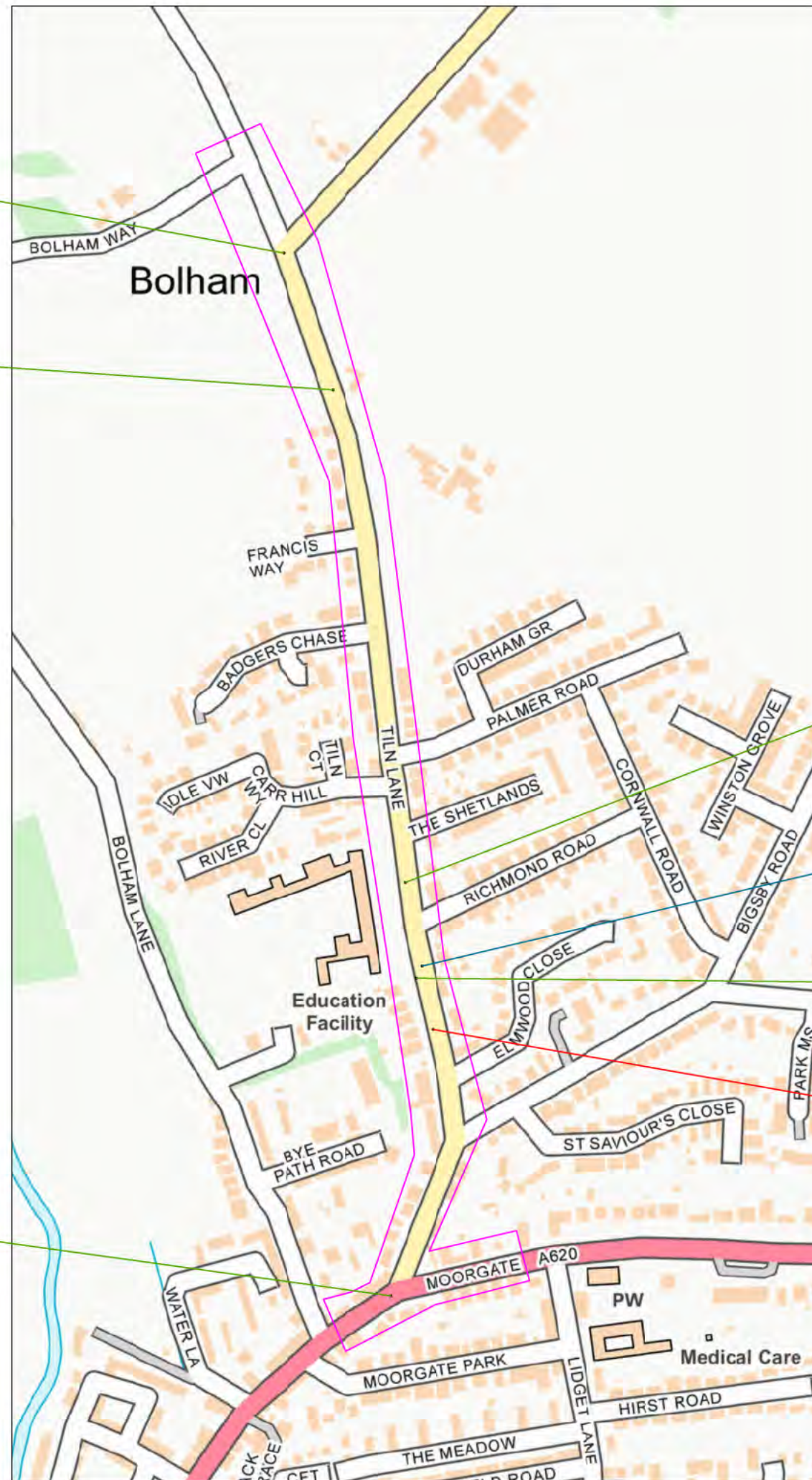




6  
2B07  
6918

2  
2B03  
6717

3  
2B10  
0517



Severity Year	Fatal	Serious	Slight	Total
16	0	1	0	1
17	0	0	3	3
18	1	0	1	2
19	0	0	0	0
20	0	0	1	1
Mar21	0	0	0	0
Total	1	1	5	7

## Key



Slight



Slight

involving pedestrian



Serious



Fatal

Last two digits of the accident number refers to the year of the accident

Rev	Status	Description	Drawn	Chkd	Auth	Date
Tiln Lane, Retford						
Property No.	Project No. PO/Ref: 21003 DR4670					
Title Collision Severity Plot Period 31-3-16 to 31-3-21 For Optima Highways						
Scale	Drawn	PG	Date	15-7-21		
N.T.S.	Chkd		Date			
Auth		Traced				
Drawing No.						Rev
DR4670						
www.viaem.co.uk   Tel 01623 873873 Bilthorpe Depot, Bilthorpe Business Park, Bilthorpe, Nottinghamshire NG22 8ST						



## Accident Details Report

Tiln Lane Retford - Period 31-3-16 to 31-3-21 DR4670

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Total number of reports = **7**

Total number of pages (including this page) = **9**

### **ROAD TRAFFIC INJURY ACCIDENT RECORDS - DISCLAIMER**

These details are a record of the personal injury accidents reported to the Police. Every endeavour is made to ensure the accuracy and completeness of these records, which have been transcribed from the original Police Reports. The data is then entered and held on computer.

Occasions may arise when information from the Police, relevant to a particular accident, may not be available for several months and will therefore not be included.



No. 1	District Bassetlaw	<h1 style="color: green; text-align: center;">Accident Details</h1>		VRUs	Grid Reference 470968 / 382041
SEVERITY <b>SERIOUS</b>	Ref.No 2B079916			Pedal Cycle	Police Officer Attend: Yes
Date	16/03/2016 Day Wednesday	ROAD	U		
Time	18:53	<b>LOCATION</b> Unclassified Road TILN LANE at House Number 60, (APPROX) 26 metres south of RICHMOND ROAD, RETFORD			
Weather	Fine				
Road Surface	Dry				
Street Lighting	Dark/lights lit				
Speed Limit	30 MPH	<b>SITE DETAILS</b>	<b>SPECIAL SITE CONDITIONS</b> None		
Carriageway	Single c'way				
Lane markings	Centre/hazard line	<b>CARRIAGEWAY HAZARDS</b> None			
Junction Detail	Not at or within 20m of junction				
Junction Control					
2nd Road Number					
Pedestrian Facilities	No Human control within 50m and No crossing facility within 50m				
<b>VEHICLES INVOLVED</b> 2			<b>CASUALTIES INVOLVED</b> 1		
<b>Veh.No. 1</b> <b>Vehicle type</b> Pedal Cycle <b>Manoeuvre</b> Going ahead other <b>Direction from</b> South to North <b>Towing?</b> No <b>Skidded</b> No <b>Veh location at impact (restricted lane)</b> On main carriageway <b>Junct. location of veh. at 1st impact</b> Not at junction <b>Veh left carriageway?</b> Did not leave c'way <b>Hit object in c'way?</b> None <b>Hit object off c'way?</b> None <b>First point of impact</b> Front <b>Drivers age</b> 60 yrs <b>Sex</b> Female <b>Other veh.hit (ref.)</b> 2 <b>Hit and run</b> No <b>Foreign vehicle</b> Not foreign <b>Breath test</b> Not applicable <b>Journey purpose</b>			<b>Cas No 1</b> <b>Cas Class</b> <b>Driver or Rider</b> <b>Veh ref No</b> 1 <b>Severity</b> <b>SERIOUS</b> <b>Age</b> 60 yrs <b>Sex</b> Female <b>Car Passenger?</b> No <b>PSV Passenger?</b> No <b>Ped Movement</b> Not a pedestrian <b>Ped location</b> Not a pedestrian <b>Ped Direction to</b> Not a pedestrian <b>School Pupil</b> Other <b>Roadworker injured</b> No		
<b>Veh.No. 2</b> <b>Vehicle type</b> Car <b>Manoeuvre</b> Going ahead other <b>Direction from</b> South to North <b>Towing?</b> No <b>Skidded</b> No <b>Veh location at impact (restricted lane)</b> On main carriageway <b>Junct. location of veh. at 1st impact</b> Not at junction <b>Veh left carriageway?</b> Did not leave c'way <b>Hit object in c'way?</b> None <b>Hit object off c'way?</b> None <b>First point of impact</b> Front <b>Drivers age</b> 56 yrs <b>Sex</b> Female <b>Other veh.hit (ref.)</b> 1 <b>Hit and run</b> No <b>Foreign vehicle</b> Not foreign <b>Breath test</b> Negative <b>Journey purpose</b> Other/Not known					



No. 2	District Bassetlaw	<b>Accident Details</b>	VRUs	Grid Reference 470888 / 382558
SEVERITY <b>SLIGHT</b>	Ref.No 2B036717		Police Officer Attend: Yes	
Date 25/02/2017 Day Saturday	ROAD U	LOCATION Unclassified Road TILN LANE, at its Junction with Unclassified Road 'LARK RISE' COTTAGE ENT, (APPROX) 114M STH EAST /SMEATH LANE, RETFORD		
Time 12:50				
Weather Fine				
Road Surface Wet				
Street Lighting Daylight				
Speed Limit 60 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS		
Carriageway Single c'way		None		
Lane markings Centre/hazard line				
Junction Detail Using private drive or entrance				
Junction Control Give way sign or uncontrolled		CARRIAGEWAY HAZARDS		
2nd Road Number U		None		
Pedestrian Facilities No Human control within 50m and No crossing facility within 50m				
<b>VEHICLES INVOLVED 2</b>		<b>CASUALTIES INVOLVED 2</b>		
Veh.No. 1 Vehicle type Van/Goods < 3.5t Manoeuvre O/T moving vehicle on its O/S Direction from South to North west Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Mid junction Veh left carriageway? Left c'way Offside Hit object in c'way? None Hit object off c'way? None First point of impact Front Drivers age 17 yrs Sex Male Other veh.hit (ref.) 2 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose		Cas No 1 Cas Class Passenger Veh ref No 2 Severity <b>SLIGHT</b> Age 51 yrs Sex Female Car Passenger? Front PSV Passenger? No Ped Movement Not a pedestrian Ped location Not a pedestrian Ped Direction to Not a pedestrian School Pupil Other Roadworker injured No		
Veh.No. 2 Vehicle type Car Manoeuvre Turning right Direction from South to East Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Leaving main road Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Offside Drivers age 57 yrs Sex Male Other veh.hit (ref.) 1 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose		Cas No 2 Cas Class Driver or Rider Veh ref No 2 Severity <b>SLIGHT</b> Age 57 yrs Sex Male Car Passenger? No PSV Passenger? No Ped Movement Not a pedestrian Ped location Not a pedestrian Ped Direction to Not a pedestrian School Pupil Other Roadworker injured No		

No. 3	District Bassetlaw	<b>Accident Details</b>		VRUs Motorcycle	Grid Reference 470940 / 381745
SEVERITY <b>SLIGHT</b>	Ref.No 2B100517			Police Officer Attend: Yes	
Date 10/06/2017 Day Saturday	ROAD A620	LOCATION A620 MOORGATE, at its Junction with Unclassified Road TILN LANE, RETFORD			
Time 18:50					
Weather Fine					
Road Surface Dry					
Street Lighting Daylight					
Speed Limit 30 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS None			
Carriageway Single c'way					
Lane markings Centre/hazard line		CARRIAGEWAY HAZARDS None			
Junction Detail T or Staggered junction					
Junction Control Give way sign or uncontrolled					
2nd Road Number U					
Pedestrian Facilities No Human control within 50m and No crossing facility within 50m					
VEHICLES INVOLVED 2			CASUALTIES INVOLVED 1		
Veh.No. 1 Vehicle type Car Manoeuvre Turning right Direction from North to South west Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Entering main road Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Offside Drivers age 23 yrs Sex Male Other veh.hit (ref.) 2 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose Other/Not known			Cas No 1 Cas Class Driver or Rider Veh ref No 2 Severity <b>SLIGHT</b> Age 48 yrs Sex Male Car Passenger? No PSV Passenger? No Ped Movement Not a pedestrian Ped location Not a pedestrian Ped Direction to Not a pedestrian School Pupil Other Roadworker injured No		
Veh.No. 2 Vehicle type M/cycle > 500cc Manoeuvre Going ahead right hand bend Direction from South west to East Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Mid junction Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Front Drivers age 48 yrs Sex Male Other veh.hit (ref.) 1 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose Other/Not known					



No. 4	District Bassetlaw	<b>Accident Details</b>		VRUs	Grid Reference 470963 / 382030
SEVERITY <b>SLIGHT</b>	Ref.No 2B260417			Pedestrian	Police Officer Attend: Yes
Date 01/12/2017 Day Friday	ROAD U	LOCATION TILN LANE at House Number 53, at its Junction with U/C PTE ENTRANCE ,(APPROX) 36M S /RICHMOND RD, RETFORD			
Time 15:45					
Weather Fine					
Road Surface Dry					
Street Lighting Daylight					
Speed Limit 30 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS			
Carriageway Single c'way		None			
Lane markings Centre/hazard line					
Junction Detail Using private drive or entrance		CARRIAGEWAY HAZARDS			
Junction Control Give way sign or uncontrolled		None			
2nd Road Number U					
Pedestrian Facilities No Human control within 50m and No crossing facility within 50m					
VEHICLES INVOLVED 1			CASUALTIES INVOLVED 1		
Veh.No. 1 Vehicle type Car Manoeuvre Reversing Direction from West to East Towing? No Skidded No Veh location at impact (restricted lane) Footway Junct. location of veh. at 1st impact Entering main road Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Front Drivers age 70 yrs Sex Male Other veh.hit (ref.) 0 Hit and run Yes Foreign vehicle Not foreign Breath test Not contacted Journey purpose Taking pupil to/from school			Cas No 1 Cas Class Pedestrian Veh ref No 1 Severity <b>SLIGHT</b> Age 33 yrs Sex Male Car Passenger? No PSV Passenger? No Ped Movement Unknown or other Ped location On footway or verge Ped Direction to North School Pupil Other Roadworker injured No		



No. 5	District Bassetlaw	<b>Accident Details</b>		VRUs	Grid Reference 470978 / 381984
SEVERITY <b>FATAL</b>	Ref.No 2B001918			Pedestrian	Police Officer Attend: Yes
Date 15/01/2018 Day Monday	ROAD U	LOCATION U/C TILN LANE at House Number 45, 35 metres north of ELMWOOD CLOSE, RETFORD			
Time 15:47					
Weather Rain					
Road Surface Wet					
Street Lighting Daylight					
Speed Limit 30 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS			
Carriageway Single c'way		None			
Lane markings Centre/hazard line					
Junction Detail Not at or within 20m of junction		CARRIAGEWAY HAZARDS			
Junction Control		None			
2nd Road Number					
Pedestrian Facilities No Human control within 50m and No crossing facility within 50m					
VEHICLES INVOLVED 1			CASUALTIES INVOLVED 1		
Veh.No. 1 Vehicle type Car	Manoeuvre Reversing Direction from East to West Towing? No Skidded No Veh location at impact (restricted lane) Footway Junct. location of veh. at 1st impact Not at junction Veh left carriageway? Left c'way near-side Hit object in c'way? None Hit object off c'way? None First point of impact Back Drivers age 76 yrs Sex Male Other veh.hit (ref.) 0 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose Taking pupil to/from school		Cas No 1 Cas Class Pedestrian Veh ref No 1		
Severity FATAL			Age 10 yrs Sex Male		
Car Passenger? No			PSV Passenger? No		
Ped Movement Unknown or other					
Ped location On footway or verge					
Ped Direction to South					
School Pupil Yes on way to or from school					
Roadworker injured No					

No. 6	District Bassetlaw	<b>Accident Details</b>		VRUs	Grid Reference 470844 / 382681
SEVERITY <b>SLIGHT</b>	Ref.No 2B076918			Police Officer Attend: Yes	
Date 09/03/2018 Day Friday	ROAD U	LOCATION U/C SMEATH ROAD, (BEND) at its Junction with U/C TILN LANE, RETFORD			
Time 18:23					
Weather Rain					
Road Surface Wet					
Street Lighting Dark/no lights					
Speed Limit 60 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS			
Carriageway Single c'way		None			
Lane markings Centre/hazard line					
Junction Detail T or Staggered junction					
Junction Control Give way sign or uncontrolled		CARRIAGEWAY HAZARDS			
2nd Road Number U		None			
Pedestrian Facilities No Human control within 50m and No crossing facility within 50m					
VEHICLES INVOLVED 2			CASUALTIES INVOLVED 1		
Veh.No. 1 Vehicle type Car Manoeuvre Going ahead left hand bend Direction from North east to South east Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Mid junction Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Offside Drivers age 28 yrs Sex Male Other veh.hit (ref.) 2 Hit and run No Foreign vehicle Not foreign Breath test Not requested Journey purpose			Cas No 1 Cas Class Driver or Rider Veh ref No 1 Severity <b>SLIGHT</b> Age 28 yrs Sex Male Car Passenger? No PSV Passenger? No Ped Movement Not a pedestrian Ped location Not a pedestrian Ped Direction to Not a pedestrian School Pupil Other Roadworker injured No		
Veh.No. 2 Vehicle type Car Manoeuvre Going ahead right hand bend Direction from South east to North east Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Mid junction Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Offside Drivers age 79 yrs Sex Male Other veh.hit (ref.) 1 Hit and run No Foreign vehicle Not foreign Breath test Not requested Journey purpose Other/Not known					



No. 7	District Bassetlaw	Accident Details		VRUs	Grid Reference 470953 / 382116
SEVERITY SLIGHT	Ref.No 2B028020			Police Officer Attend: Yes	
Date 14/02/2020 Day Friday	ROAD U	LOCATION U/C TILN LANE, 49 metres south of THE SHETLANDS, RETFORD			
Time 15:30					
Weather Fine					
Road Surface Dry					
Street Lighting Daylight					
Speed Limit 30 MPH	SITE DETAILS	SPECIAL SITE CONDITIONS			
Carriageway Single c'way		None			
Lane markings Centre/hazard line					
Junction Detail Not at or within 20m of junction					
Junction Control		CARRIAGEWAY HAZARDS			
2nd Road Number		None			
Pedestrian Facilities Controlled by SXP and No crossing facility within 50m					
VEHICLES INVOLVED 5			CASUALTIES INVOLVED 1		
Veh.No. 1 Vehicle type Van/Goods < 3.5t Manoeuvre Going ahead other Direction from South to North Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Not at junction Veh left carriageway? Did not leave c'way Hit object in c'way? Parked vehicle unlit Hit object off c'way? None First point of impact Front Drivers age 64 yrs Sex Male Other veh.hit (ref.) 2 Hit and run No Foreign vehicle Not foreign Breath test Not provided Journey purpose Journey as part of work			Cas No 1 Cas Class Driver or Rider Veh ref No 3 Severity SLIGHT Age 35 yrs Sex Female Car Passenger? No PSV Passenger? No Ped Movement Not a pedestrian Ped location Not a pedestrian Ped Direction to Not a pedestrian School Pupil Other Roadworker injured No		
Veh.No. 2 Vehicle type Car Manoeuvre Parked Direction from South Towing? No Skidded No Veh location at impact (restricted lane) On main carriageway Junct. location of veh. at 1st impact Not at junction Veh left carriageway? Did not leave c'way Hit object in c'way? None Hit object off c'way? None First point of impact Back Drivers age 21 yrs Sex Male Other veh.hit (ref.) 1 Hit and run No Foreign vehicle Not foreign Breath test Negative Journey purpose Taking pupil to/from school					



Veh.No. 3	Vehicle type	Car
Manoeuvre	Parked	
Direction from North		Towing? No
Skidded	No	
Veh location at impact (restricted lane)		On main carriageway
Junct. location of veh. at 1st impact		Not at junction
Veh left carriageway?	Did not leave c'way	
Hit object in c'way?	None	
Hit object off c'way?	None	
First point of impact	Front	
Drivers age 35 yrs	Sex Female	Other veh.hit (ref.) 1
Foreign vehicle	Not foreign	Hit and run No
Journey purpose	Taking pupil to/from school	Breath test Negative

Veh.No. 4	Vehicle type	Car
Manoeuvre	Parked	
Direction from South		Towing? No
Skidded	No	
Veh location at impact (restricted lane)		On main carriageway
Junct. location of veh. at 1st impact		Not at junction
Veh left carriageway?	Did not leave c'way	
Hit object in c'way?	None	
Hit object off c'way?	None	
First point of impact	Back	
Drivers age 55 yrs	Sex Male	Other veh.hit (ref.) 1
Foreign vehicle	Not foreign	Hit and run No
Journey purpose	Taking pupil to/from school	Breath test Negative

Veh.No. 5	Vehicle type	Car
Manoeuvre	Going ahead other	
Direction from North to South		Towing? No
Skidded	No	
Veh location at impact (restricted lane)		On main carriageway
Junct. location of veh. at 1st impact		Not at junction
Veh left carriageway?	Did not leave c'way	
Hit object in c'way?	None	
Hit object off c'way?	None	
First point of impact	Front	
Drivers age 30 yrs	Sex Female	Other veh.hit (ref.) 1
Foreign vehicle	Not foreign	Hit and run No
Journey purpose	Taking pupil to/from school	Breath test Negative

## Appendix B Site Masterplan







- Site Boundary: 5.88ha
- Proposed residential area: 2.9ha  
Up to 120 new homes
- Proposed primary vehicular access points
- Proposed pedestrian link
- Consented pedestrian link to Bolham Lane
- Pedestrian route between the Site and Bolham Lane
- Public Rights of Way
- Potential recreational routes
- Existing vegetation to be retained where appropriate
- Public open space to serve the new development
- Children's play area incorporating natural play
- Proposed sustainable drainage basin (SuDS)
- Proposed wildlife ponds
- Proposed orchard tree planting
- Above ground local HV Electricity supply
- Existing BT apparatus
- Existing STW Rising Main (6m easement)
- Existing STW Combined Sewer (6m easement)
- Existing Water Main (6m easement)
- Proposed foul pump station (15m offset required)
- Proposed surface water pump station
- Listed Buildings
- Non designated heritage asset
- Non designated Park and Garden

B	19.01.21	SB	BNG.
Rev	Date	By	Description
<b>CSA</b> environmental <small>Drillers Arms, High Street Atherstone, Warwickshire CV37 5HT 01452 743647 central@csaenvironmental.co.uk central@csaenvironmental.co.uk</small>			
Project	Land west of Tilt Lane, Retford		
Title	Concept Masterplan		
Client	Vistry Group		
Scale	1:2500 @ A3	Drawn	SB
Date	Jan 2021	Checked	RR
Drawing No.	CSA/5209/104	Rev	B



## Appendix C Agreed Access Arrangements





NOTES

1. The contractor is responsible at all times for carrying out his work strictly in accordance with the Health and Safety at Work Act 1974 and the CDM Regulations 2015.
2. The contractor is responsible for checking all tie-in work with existing for line and level before commencing work. Any discrepancies or errors shall be reported to the engineer in writing immediately.
3. All accommodation works necessary to establish a satisfactory link between existing and new work will have been allowed for in the contractors price.
4. It is the responsibility of the contractor to locate any service apparatus in the vicinity of the works and he will be deemed to have allowed for all hand digging and locating of service apparatus in his price. Cala Homes (North Home Counties) Ltd will accept no claims whatsoever in respect of any loss or damage in respect of such apparatus, however caused.
5. All materials for use in the contract are to be BSI kitemarked.
6. All redundant sewers to be grubbed up or grouted and manholes broken down and the void filled.
7. All buried concrete and mortar shall be sulphate resisting unless tests prove otherwise.
8. The contractor is responsible for arranging a meeting with the highway clerk of works to ascertain any variations that are relevant to this development prior to work commencing.
9. The contractor is responsible for ensuring that all works are to the satisfaction of the highway authority engineer and will have included for any necessary testing in his price.
10. This drawing is to be read in conjunction with all other relevant engineers, architects and specialist design drawings and details.
11. All dimensions shown are in millimetres unless noted otherwise and all levels and coordinates relate to topographical survey provided by Cala Homes (North Home Counties) Ltd.
12. Do not scale from this drawing, if in doubt ask.
13. All accommodation necessary to provide a satisfactory link between the new works and the existing is to be undertaken by the Developer.

KEY

- Proposed Carriageway
- Proposed Footway
- Proposed Verge
- Tactile Paving

Rev	Description	Date	Drawn	Checked
C	Drawing updated to show latest planning layout, bus stop added to Tiln Lane	03.06.19	TJW	TJW
B	LHM comments 07.02.19	14.02.19	JMW	TJW
A	Visibility splays amended, Phase 1 layout added and hedge removed indicated	31.01.19	TJW	TJW


Drawing Approval Status:-

N/A Section 104    N/A Section 38    N Section 278

 **Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12a - 18a Hithin Street, Biggleswade, SG18 8AX  
Tel: (01787) 317244 Fax: (01787) 315434  
Web: www.wormburp.com  
Email: engineer@wormburp.com

Project:  
**Tiln Lane  
Proposed Residential Development  
Retford, Nottinghamshire**

Drawing Description:  
**Section 278 Works  
Site Access - General Arrangement**

Client:  
  
**Linden  
HOMES**  
Linden Homes Midlands  
Ashurst, Southgate Park  
Bakewell Road, Orton Southgate  
Peterborough, PE2 6YS

Drawing Number:  
**E3861/705/C**

Client Reference:  
**LHM 163**

Scale:  
1:250 @ A1  
1:500 @ A3

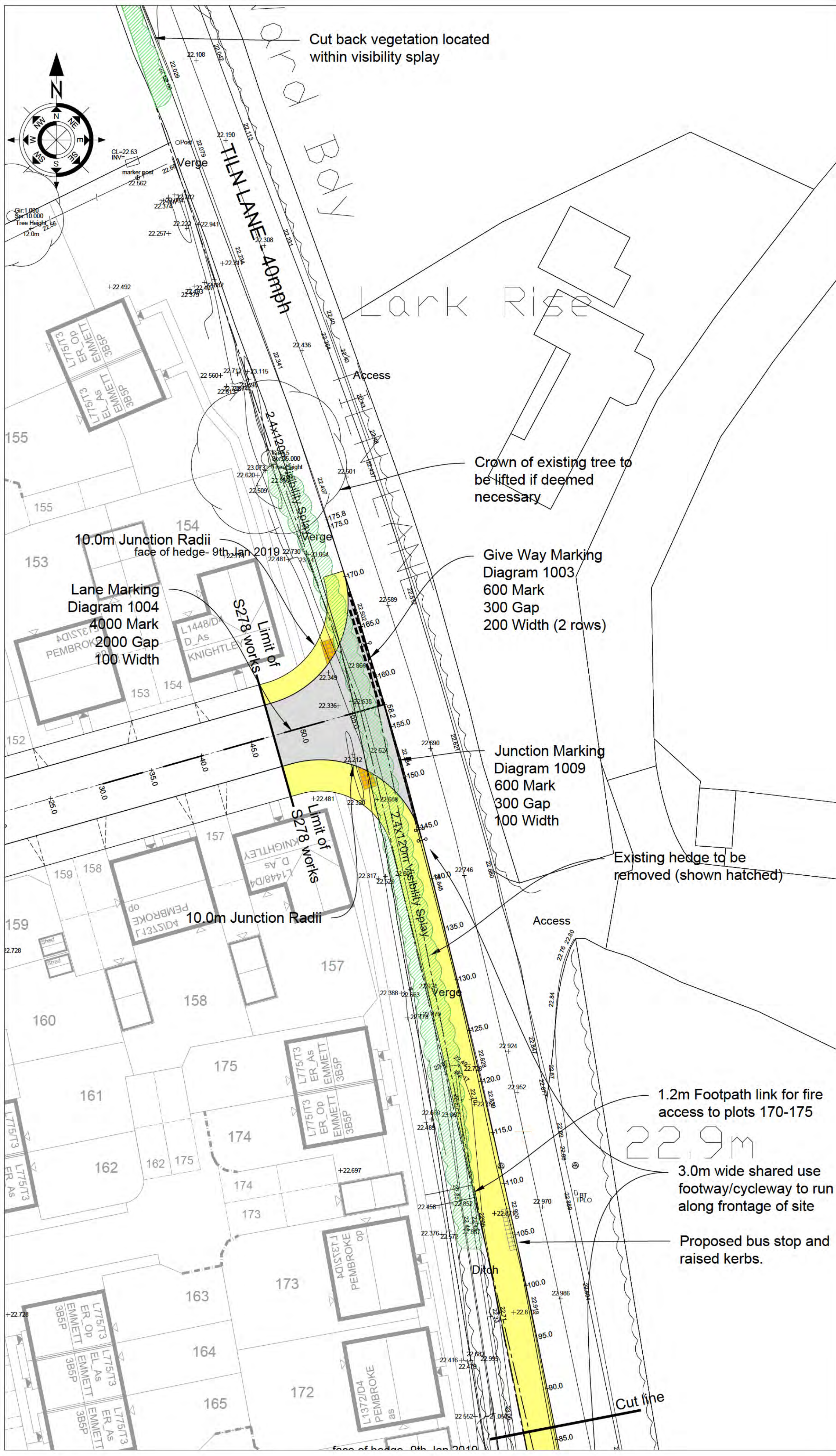
Designed By: TJW  
Date: 12.12.18

Drawn By: JMW  
Date: 18.12.18

Checked By: TJW  
Date: Jan 2019

Certified by Afnor UK

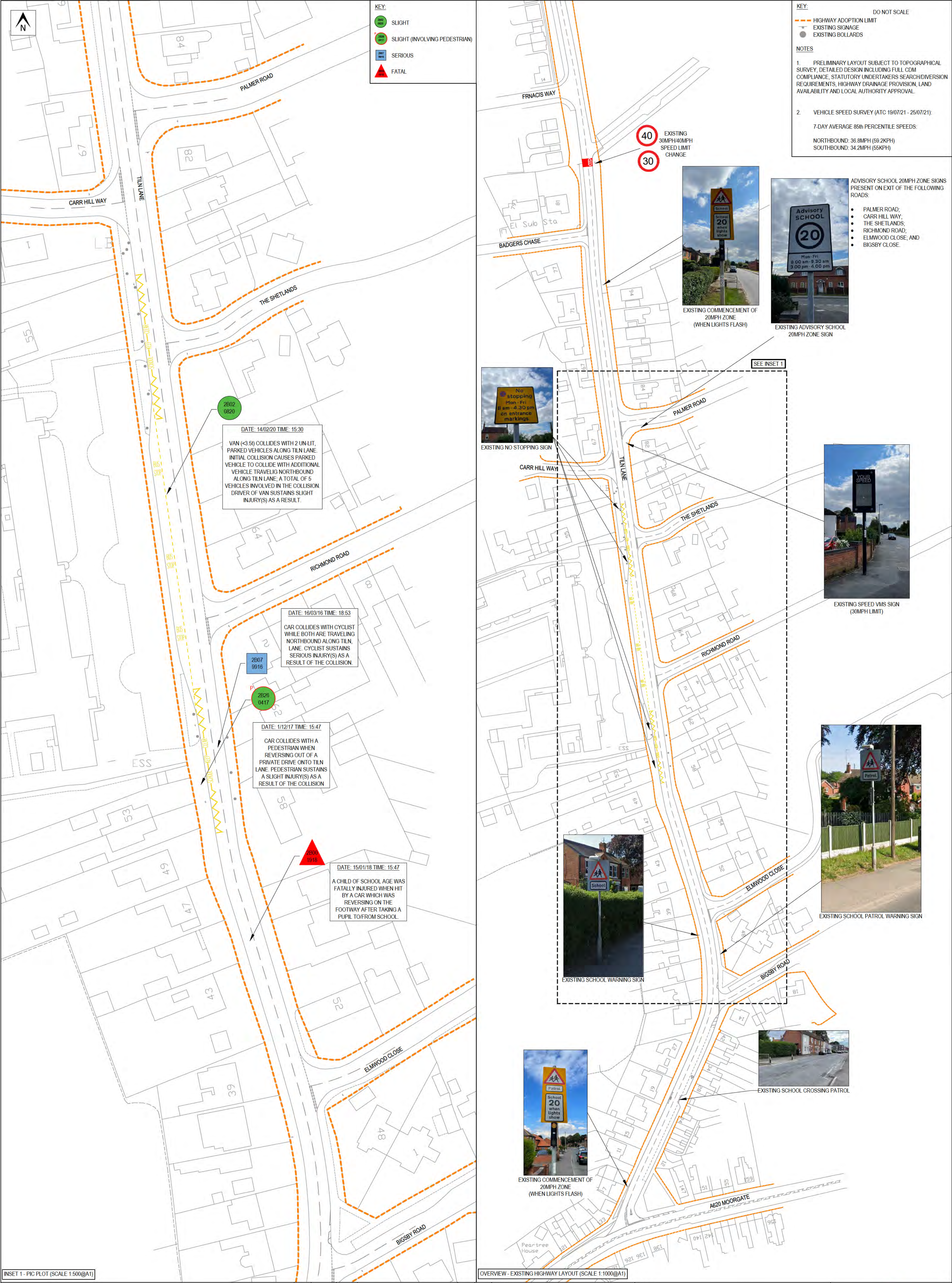




## Appendix D Optima Drawing 21003/IN/01







INSET 1 - PIC PLOT (SCALE 1:500@A1)



KEY: DO NOT SCALE  
--- HIGHWAY ADOPTION LIMIT  
--- EXISTING SIGNAGE  
● EXISTING BOLLARDS

NOTES

1. PRELIMINARY LAYOUT SUBJECT TO TOPOGRAPHICAL SURVEY, DETAILED DESIGN INCLUDING FULL CDM COMPLIANCE, STATUTORY UNDERTAKERS SEARCH/DIVERSION REQUIREMENTS, HIGHWAY DRAINAGE PROVISION, LAND AVAILABILITY AND LOCAL AUTHORITY APPROVAL.

2. VEHICLE SPEED SURVEY (ATC 19/07/21 - 25/07/21):  
7-DAY AVERAGE 85th PERCENTILE SPEEDS:  
NORTHBOUND: 36.8MPH (59.2KPH)  
SOUTHBOUND: 34.2MPH (55KPH)

ADVISORY SCHOOL 20MPH ZONE SIGNS PRESENT ON EXIT OF THE FOLLOWING ROADS:

- PALMER ROAD;
- CARR HILL WAY;
- THE SHETLANDS;
- RICHMOND ROAD;
- ELMWOOD CLOSE; AND
- BIGSBY CLOSE.

DATE: 14/02/20 TIME: 15:30  
VAN (<3.5t) COLLIDES WITH 2 UN-LIT, PARKED VEHICLES ALONG TILN LANE. INITIAL COLLISION CAUSES PARKED VEHICLE TO COLLIDE WITH ADDITIONAL VEHICLE TRAVELING NORTHBOUND ALONG TILN LANE. A TOTAL OF 5 VEHICLES INVOLVED IN THE COLLISION. DRIVER OF VAN SUSTAINS SLIGHT INJURY(S) AS A RESULT.

DATE: 18/03/16 TIME: 18:53  
CAR COLLIDES WITH CYCLIST WHILE BOTH ARE TRAVELING NORTHBOUND ALONG TILN LANE. CYCLIST SUSTAINS SERIOUS INJURY(S) AS A RESULT OF THE COLLISION.

DATE: 1/12/17 TIME: 15:47  
CAR COLLIDES WITH A PEDESTRIAN WHEN REVERSING OUT OF A PRIVATE DRIVE ONTO TILN LANE. PEDESTRIAN SUSTAINS A SLIGHT INJURY(S) AS A RESULT OF THE COLLISION.

DATE: 15/01/18 TIME: 15:47  
A CHILD OF SCHOOL AGE WAS FATALLY INJURED WHEN HIT BY A CAR WHICH WAS REVERSING ON THE FOOTWAY AFTER TAKING A PUPIL TO/FROM SCHOOL.

OVERVIEW - EXISTING HIGHWAY LAYOUT (SCALE 1:1000@A1)

PROJECT					CLIENT				
TILN LANE, RETFORD					VISTRY GROUP PLC				
DRAWING TITLE					CHECKED	APPROVED	DRG No.		
TILN LANE EXISTING HIGHWAY LAYOUT & KEY PIC LOCATIONS					MEW	MEW	21003/IN/01		
STATUS					DRAWN BY:	SCALE @ A1	DATE	REV.	
INFORMATION					JS	AS SHOWN	17/09/21		



## Appendix E Optima Drawing 21003-GA-01







INSET 1 - SCHEME DETAIL (SCALE 1:200@A1)

SCHEME OVERVIEW (SCALE 1:1000@A1)

				PROJECT		CLIENT			
				TILN LANE, RETFORD		VISTRY GROUP PLC			
				DRAWING TITLE		CHECKED	APPROVED	DRG No.	
				TILN LANE PROPOSED TRAFFIC CALMING ENHANCEMENT SCHEME		MEW	MEW	21003/GA/01	
				DRAWN BY:		SCALE @ A1	DATE	REV.	
				JS		AS SHOWN	17/09/21		
				STATUS					
				INFORMATION					
REV	DATE	BY	DESCRIPTION	CHK	APP				
-	17/09/21	JS	INITIAL ISSUE	MEW	MEW				



## Appendix F PICADY Outputs



Junctions 9						
PICADY 9 - Priority Intersection Module						
Version: 9.5.1.7462 © Copyright TRL Limited, 2019						
For sales and distribution information, program advice and maintenance, contact TRL: +44 (0)1344 379777 software@trl.co.uk www.trlsoftware.co.uk						
The users of this computer program for the solution of an engineering problem are in no way relieved of their responsibility for the correctness of the solution						

Filename: Site Access - Tiln Lane 120.j9

Path: O:\Tiln Lane, Retford\ANALYSIS\CAPACITY\Priority Junctions

Report generation date: 28/09/2021 11:45:28

»Design 2026, AM

»Design 2026 , PM

### Summary of junction performance

	AM			PM		
	Queue (PCU)	Delay (s)	RFC	Queue (PCU)	Delay (s)	RFC
Design 2026						
Stream B-C	0.0	8.15	0.02	0.0	7.34	0.01
Stream B-A	0.7	14.67	0.40	0.2	11.08	0.20
Stream C-AB	0.0	4.81	0.01	0.0	5.12	0.02

There are warnings associated with one or more model runs - see the Data Errors and Warnings tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

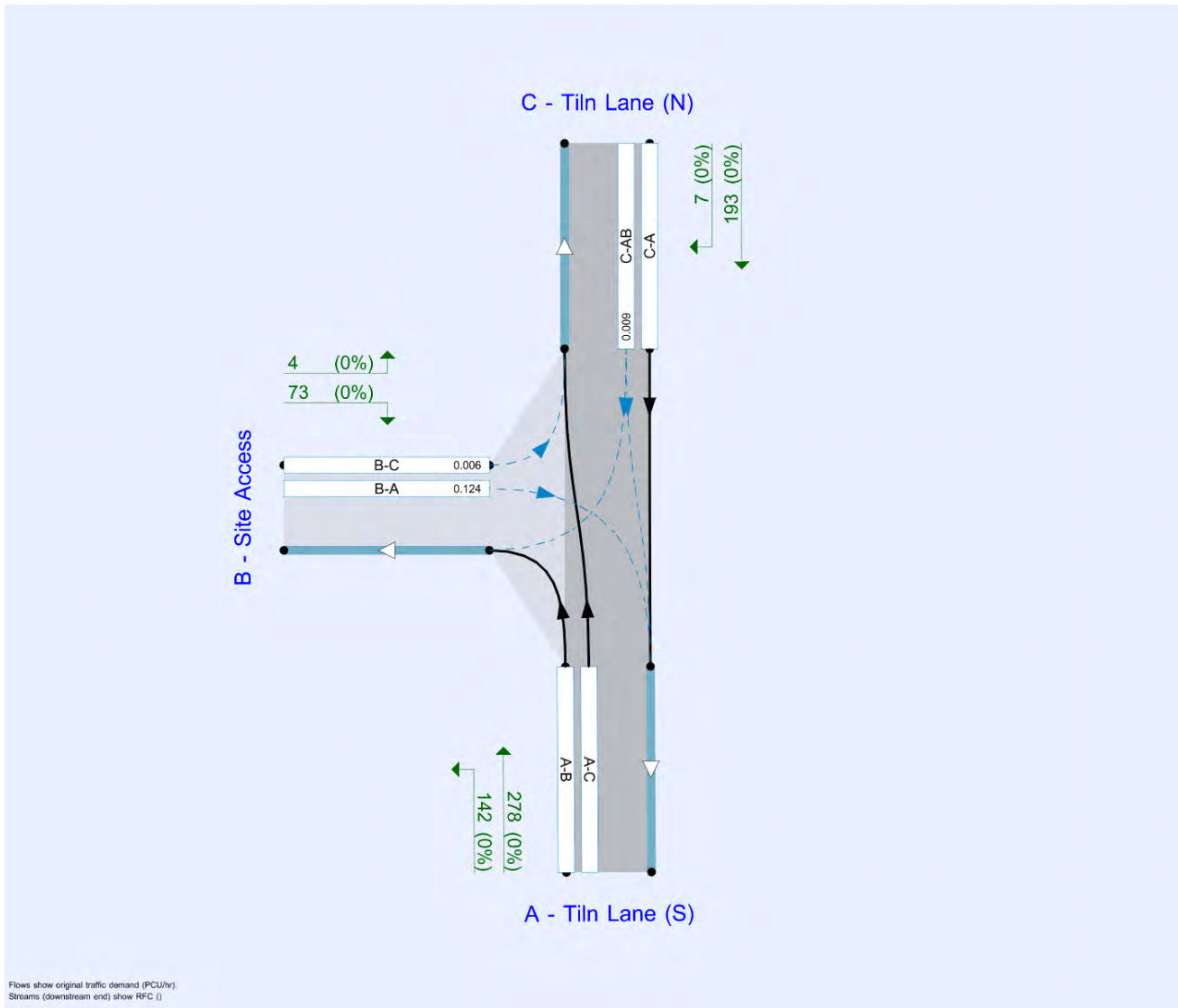
### File summary

#### File Description

Title	
Location	
Site number	
Date	07/01/2021
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	OPTIMA\optima
Description	

### Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin



The junction diagram reflects the last run of Junctions.

## Analysis Options

Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)
5.75				0.85	36.00	20.00

## Demand Set Summary

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH mm)	Finish time (HH mm)	Time segment length (min)	Run automatically
D1	Design 2026	AM	ONE HOUR	08:00	09:30	15	✓
D2	Design 2026	PM	ONE HOUR	08:00	09:30	15	✓

## Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000



# Design 2026, AM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

## Junction Network

### Junctions

Junction	Name	Junction type	Major road direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Site Access/Tiln Lane	T-Junction	Two-way		3.11	A

### Junction Network Options

Driving side	Lighting
Left	Normal/unknown

## Arms

### Arms

Arm	Name	Description	Arm type
A	Tiln Lane (S)		Major
B	Site Access		Minor
C	Tiln Lane (N)		Major

### Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right turn bay	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C - Tiln Lane (N)	6.30			215.0	✓	0.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

### Minor Arm Geometry

Arm	Minor arm type	Width at give-way (m)	Width at 5m (m)	Width at 10m (m)	Width at 15m (m)	Width at 20m (m)	Estimate flare length	Flare length (PCU)	Visibility to left (m)	Visibility to right (m)
B - Site Access	One lane plus flare	10.00	4.70	3.00	3.00	3.00	✓	1.00	24	18

### Slope / Intercept / Capacity

#### Priority Intersection Slopes and Intercepts

Stream	Intercept (PCU/hr)	Slope for A-B	Slope for A-C	Slope for C-A	Slope for C-B
B-A	528	0.095	0.240	0.151	0.343
B-C	612	0.093	0.234	-	-
C-B	698	0.267	0.267	-	-

The slopes and intercepts shown above do NOT include any corrections or adjustments.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH mm)	Finish time (HH mm)	Time segment length (min)	Run automatically
D1	Design 2026	AM	ONE HOUR	08:00	09:30	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A - TiIn Lane (S)		ONE HOUR	✓	329	100.000
B - Site Access		ONE HOUR	✓	158	100.000
C - TiIn Lane (N)		ONE HOUR	✓	249	100.000

## Origin-Destination Data

### Demand (PCU/hr)

	To			
		A - TiIn Lane (S)	B - Site Access	C - TiIn Lane (N)
	A - TiIn Lane (S)	0	65	264
	B - Site Access	149	0	9
	C - TiIn Lane (N)	245	4	0

## Vehicle Mix

### Heavy Vehicle Percentages

	To			
		A - TiIn Lane (S)	B - Site Access	C - TiIn Lane (N)
	A - TiIn Lane (S)	0	0	0
	B - Site Access	0	0	0
	C - TiIn Lane (N)	0	0	0

## Results

### Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-C	0.02	8.15	0.0	A	8	12
B-A	0.40	14.67	0.7	B	137	205
C-AB	0.01	4.81	0.0	A	5	8
C-A					223	335
A-B					60	89
A-C					242	363

## Main Results for each time segment

### 08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	7	2	518	0.013	7	0.0	0.0	7.043	A
B-A	112	28	447	0.251	111	0.0	0.3	10 670	B
C-AB	4	1.00	752	0.005	4	0.0	0.0	4.812	A
C-A	183	46			183				
A-B	49	12			49				
A-C	199	50			199				

### 08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	8	2	493	0.016	8	0.0	0.0	7.426	A
B-A	134	33	431	0.311	133	0.3	0.4	12 093	B
C-AB	5	1	764	0.007	5	0.0	0.0	4.743	A
C-A	219	55			219				
A-B	58	15			58				
A-C	237	59			237				

### 08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	10	2	452	0.022	10	0.0	0.0	8.138	A
B-A	164	41	409	0.401	163	0.4	0.7	14 575	B
C-AB	7	2	781	0.009	7	0.0	0.0	4.647	A
C-A	267	67			267				
A-B	72	18			72				
A-C	291	73			291				

### 08:45 - 09:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	10	2	451	0.022	10	0.0	0.0	8.152	A
B-A	164	41	409	0.401	164	0.7	0.7	14 670	B
C-AB	7	2	781	0.009	7	0.0	0.0	4.647	A
C-A	267	67			267				
A-B	72	18			72				
A-C	291	73			291				

### 09:00 - 09:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	8	2	492	0.016	8	0.0	0.0	7.443	A
B-A	134	33	431	0.311	135	0.7	0.5	12.177	B
C-AB	5	1	764	0.007	5	0.0	0.0	4.743	A
C-A	219	55			219				
A-B	58	15			58				
A-C	237	59			237				



**09:15 - 09:30**

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	7	2	517	0.013	7	0.0	0.0	7.060	A
B-A	112	28	447	0.251	113	0.5	0.3	10.783	B
C-AB	4	1.00	752	0.005	4	0.0	0.0	4.812	A
C-A	183	46			183				
A-B	49	12			49				
A-C	199	50			199				

# Design 2026 , PM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

## Junction Network

### Junctions

Junction	Name	Junction type	Major road direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Site Access/Tiln Lane	T-Junction	Two-way		1.27	A

### Junction Network Options

Driving side	Lighting
Left	Normal/unknown

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH mm)	Finish time (HH mm)	Time segment length (min)	Run automatically
D2	Design 2026	PM	ONE HOUR	08:00	09:30	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A - Tiln Lane (S)		ONE HOUR	✓	420	100.000
B - Site Access		ONE HOUR	✓	77	100.000
C - Tiln Lane (N)		ONE HOUR	✓	200	100.000

## Origin-Destination Data

### Demand (PCU/hr)

	To			
		A - Tiln Lane (S)	B - Site Access	C - Tiln Lane (N)
From	A - Tiln Lane (S)	0	142	278
	B - Site Access	73	0	4
	C - Tiln Lane (N)	193	7	0

## Vehicle Mix

### Heavy Vehicle Percentages

	To			
		A - Tiln Lane (S)	B - Site Access	C - Tiln Lane (N)
From	A - Tiln Lane (S)	0	0	0
	B - Site Access	0	0	0
	C - Tiln Lane (N)	0	0	0

## Results

### Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-C	0.01	7.34	0.0	A	4	6
B-A	0.20	11.08	0.2	B	67	100
C-AB	0.02	5.12	0.0	A	9	13
C-A					175	262
A-B					130	195
A-C					255	383

### Main Results for each time segment

#### 08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	3	0.75	534	0.006	3	0.0	0.0	6.774	A
B-A	55	14	444	0.124	54	0.0	0.1	9.221	A
C-AB	7	2	710	0.009	7	0.0	0.0	5.119	A
C-A	144	36			144				
A-B	107	27			107				
A-C	209	52			209				

#### 08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	4	0.90	518	0.007	4	0.0	0.0	6.994	A
B-A	66	16	428	0.153	65	0.1	0.2	9.928	A
C-AB	8	2	714	0.012	8	0.0	0.0	5.104	A
C-A	171	43			171				
A-B	128	32			128				
A-C	250	62			250				

#### 08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	4	1	495	0.009	4	0.0	0.0	7.335	A
B-A	80	20	405	0.198	80	0.2	0.2	11 060	B
C-AB	11	3	720	0.015	11	0.0	0.0	5.079	A
C-A	209	52			209				
A-B	156	39			156				
A-C	306	77			306				

#### 08:45 - 09:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	4	1	495	0.009	4	0.0	0.0	7.337	A
B-A	80	20	405	0.198	80	0.2	0.2	11 077	B
C-AB	11	3	720	0.015	11	0.0	0.0	5.081	A
C-A	209	52			209				
A-B	156	39			156				
A-C	306	77			306				



**09:00 - 09:15**

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	4	0.90	518	0.007	4	0.0	0.0	6.997	A
B-A	66	16	428	0.153	66	0.2	0.2	9.950	A
C-AB	8	2	714	0.012	8	0.0	0.0	5.106	A
C-A	171	43			171				
A-B	128	32			128				
A-C	250	62			250				

**09:15 - 09:30**

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-C	3	0.75	534	0.006	3	0.0	0.0	6.780	A
B-A	55	14	444	0.124	55	0.2	0.1	9.254	A
C-AB	7	2	710	0.009	7	0.0	0.0	5.121	A
C-A	144	36			144				
A-B	107	27			107				
A-C	209	52			209				

# Phase 1 Ecological Assessment

Land at Tiln Lane,  
Retford, Nottinghamshire

Linden Limited

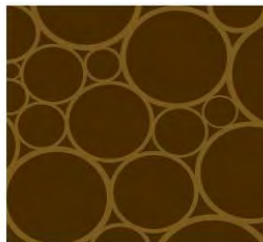


Report Reference:  
CL1164/005/002\_V2

Clear Environmental Consultants Limited  
April 2014



ENVIRONMENTAL



DRAINAGE



FLOOD RISK



ECOLOGY

QUALITY ASSURANCE	
<b>Client:</b>	Linden Limited
<b>Project:</b>	Land at Tiln Lane, Retford
<b>Project No.:</b>	CL1164
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# 1 Executive Summary

## 1.1 The Project and Commissioned Work

Clear Environmental Consultants Ltd (Clear) was instructed by Linden Limited to carry out a Phase 1 Habitat and Preliminary Protected Species Survey at a site referred to as Land at Tiln Lane, Retford in Nottinghamshire (the 'site'). The survey aimed to assess the ecological value of the habitats present and identify any evidence of, or potential for the Site to support protected species. The survey and this report provide an update to the original Phase 1 Habitat and Preliminary Protected Species Survey undertaken by Clear in 2012.

The proposals for the site are understood to comprise the construction of a number of new residential dwellings, their associated infrastructure and open space.

This report comprises the results of an extended Phase 1 Habitat Survey of the site, which has been used to inform recommendations for detailed protected species surveys. The Phase 1 Habitat Survey followed best practice methodology and was carried out during March 2014 by an experienced ecologist.

Pre-application feedback has been received from Nottinghamshire Wildlife Trust (April 2014) and has been taken into account within this report.

## 1.2 Findings and Recommendations

The site comprises a large arable field with species-poor semi-improved grassland margins and four hedgerows located along sections of the field boundary. Several mature trees were located on the site's periphery, with a pond located within an area of scrub adjacent to the southern boundary of the site. Areas of scrub and tall ruderal vegetation were also located along the southern and western boundaries of the site.

Habitats suitable for wildlife were recorded on site during the survey, including mature trees, scrub and hedgerows. The trees, scrub and hedgerows were considered to provide suitable potential roosting and foraging habitat for bat and bird species. As the field margins were considered to provide habitat for reptile species it is recommended that the field margins are cleared under the watching brief of a suitably experienced ecologist during summer when they will be active. Refer to table 1 below for a summary of recommendations for the site.

**Table 1. Summary of Recommendations**

Item	Recommendation	Timing
Habitats	Retain hedgerows and trees where possible. Include soft landscaping scheme in development, with native species	During development
Bats	Retain trees and hedgerows as part of current proposals. Sensitive lighting and landscaping scheme. Erect bat boxes as part of enhancement measures.	During and post development
Birds	Any tree, scrub or hedgerow removal should be undertaken outside of the bird-breeding season, where possible. Where this is not possible vegetation should be checked by a suitably experienced ecologist for any evidence of nesting birds. Erect bird boxes as part of enhancement measures.	Vegetation clearance should avoid mid-March to September inclusive.
Reptiles	Vegetation in field margins to be cleared under watching brief of a suitably qualified ecologist. The small 50 metre section of H1 to be removed will be timed sensitively to avoid any potential hibernating reptiles.	Between March & September



## CONTENTS

<b>1</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>III</b>
1.1	The Project and Commissioned Work.....	iii
1.2	Findings and Recommendations .....	iii
<b>2</b>	<b>INTRODUCTION AND BACKGROUND .....</b>	<b>5</b>
2.1	Purpose and Scope of this Report.....	5
2.2	Zone of Influence .....	5
2.3	Site Context and Location .....	5
2.4	Legislation and Planning Policy .....	6
<b>3</b>	<b>METHODOLOGY .....</b>	<b>7</b>
3.1	Desk Based Assessment .....	7
3.2	Phase 1 Habitat Survey .....	7
3.3	Protected / Notable Species Scoping.....	7
3.4	Appraisal Methodology.....	9
3.5	Surveyors.....	9
3.6	Limitations.....	10
<b>4</b>	<b>RESULTS.....</b>	<b>11</b>
4.1	Desk Based Assessment .....	11
4.2	Habitat Survey Results .....	13
4.3	Preliminary Protected / Notable Species Assessment.....	17
<b>5</b>	<b>EVALUATION .....</b>	<b>21</b>
5.1	Habitats and Botanical Value .....	21
5.2	Protected and Notable Species.....	21
<b>6</b>	<b>RECOMMENDATIONS .....</b>	<b>22</b>
6.1	Further Investigations Required .....	22
6.2	General Mitigation .....	22
6.3	General Recommendations for Enhancement .....	23

## APPENDICES

Appendix A	References
Appendix B	Phase 1 Habitat Plan
Appendix C	Phase 1 Habitat Survey Species List
Appendix D	GCN HSI Assessment Data
Appendix E	Photographs of trees with bat potential



## 2 Introduction and Background

### 2.1 Purpose and Scope of this Report

Clear Environmental Consultants Ltd was commissioned to carry out a preliminary ecological appraisal of land at Tiln Lane, near Retford in Nottinghamshire in order to inform a planning application for a proposed housing development. This appraisal is based on a review of the development proposals provided by the Client, desk study data (third party information) and a survey of the Site. This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of Clear Environmental Consultants Ltd.

The study area is defined as shown in the enclosed Site Location Plan and Phase 1 Habitat Plan plus a buffer zone extended to include the Zone of Influence (see below) of the proposals (hereafter referred to as the “Site”).

### 2.2 Zone of Influence

The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone is determined by the nature of the development and also in relation to individual species, depending on their habitat requirements, mobility and distances indicated in any best practice guidelines.

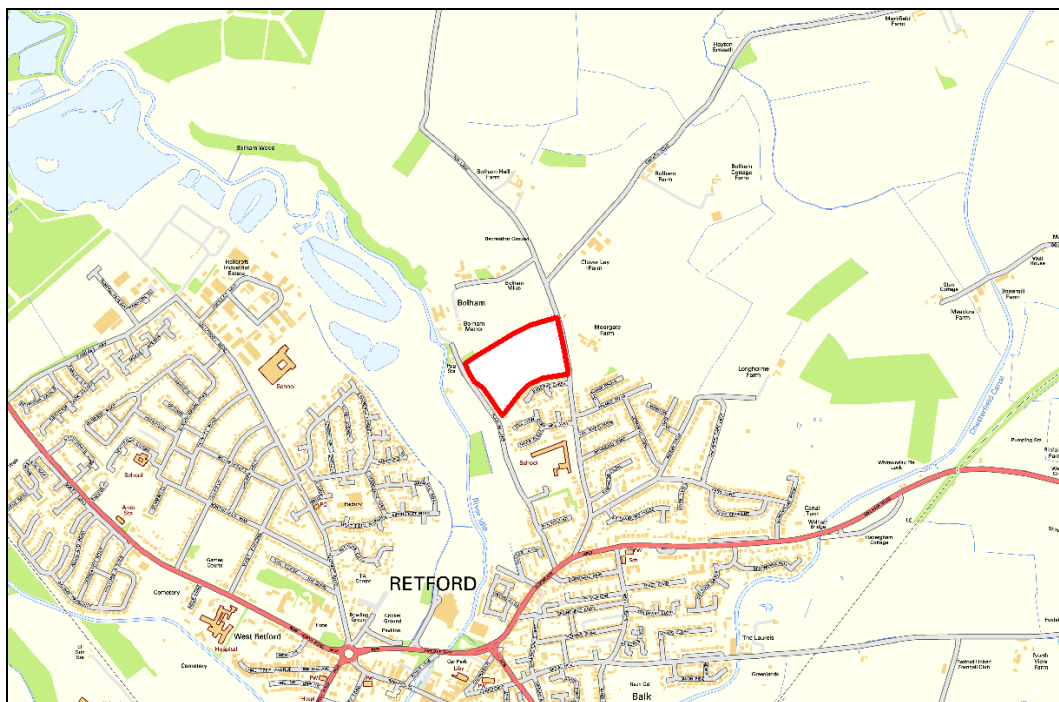
For this site the Zone of Influence is considered to be land on and immediately adjacent to the site and, specifically in respect of great crested newts *Triturus cristatus*, land within 500m of the site boundary as illustrated on the location plan.

### 2.3 Site Context and Location

The site covers 6.43 hectares and comprises a large arable field with species-poor semi-improved field margins, four hedgerows, trees, scrub, tall ruderal vegetation and a small pond.

The site is situated off Tiln Lane on the northern extents of Retford, Nottinghamshire (approximate OS central Grid Reference: SK 707 825). The location of the site is shown in Figure 1, with the site boundary highlighted in red.

**Figure 1: Site Location Plan**





## 2.4 Legislation and Planning Policy

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report. Their context and application is explained in the relevant sections of this report. The relevant articles of legislation are:

- The National Planning Policy Framework (2012)
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2012)
- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC;
- National Parks and Access to the Countryside Act 1949;
- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000;
- The Hedgerow Regulations 1997;
- The Natural Environment and Rural Communities Act 2006;
- Local Biodiversity Action Plan for Nottinghamshire



## 3 Methodology

### 3.1 Desk Based Assessment

Data regarding statutory and non-statutory designated sites, plus any records of protected or notable species and habitats was requested from the local ecological records centre and online resources, details of which are provided in Table 2 below.

Table 2: Consulted Resources

Consultee/Resource	Data Sought	Search Radius from Boundary
Nottinghamshire Biological and Geological Records Centre (NBGRC)	Site designations, protected/notable species records	2km
<a href="http://www.magic.gov.uk">www.magic.gov.uk</a> <sup>1</sup>	Statutory Site Designations	5km
	NERC 2006 Habitats	1km

### 3.2 Phase 1 Habitat Survey

A Phase 1 Habitat Survey of the Site was carried out on 12<sup>th</sup> March 2014. Habitats were described and mapped following standard Phase 1 Habitat Survey methodology (JNCC, 2010), which categorises habitat type through the identification of individual plant species.

Nomenclature follows Stace (Stace, 2010) for vascular plant species and uses the DAFOR scale for relative abundance (D = dominant, A = abundant, F = frequent, O = occasional and R = rare).

### 3.3 Protected / Notable Species Scoping

The habitats on Site were assessed for their suitability for supporting any legally protected or notable species that would be affected by the proposed development. This includes invasive non-native plant species such as Japanese knotweed *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum* and Himalayan balsam *Impatiens glandulifera*.

Any incidental sightings of individual species or field signs such as footprints, latrines or feeding remains discovered during the survey were noted. In the case of great crested newts and bats, specific quantitative assessment methodologies have been adopted industry wide and details of these are provided below.

#### 3.3.1 Great Crested Newt (GCN)

All water bodies on the Site were evaluated against the GCN Habitat Suitability Index (HSI) (Oldham *et al*, 2000). This comprised a combination of field survey and review of aerial view and OS maps to identify ponds outside of the site boundary.

The HSI provides a measure of the suitability of a water-body for supporting great crested newts by assigning an overall score of between 0 and 1, which is based on ten key criteria as follows:

SI <sub>1</sub>	Geographic location	SI <sub>6</sub>	Presence of water-fowl
SI <sub>2</sub>	Pond area	SI <sub>7</sub>	Presence of fish
SI <sub>3</sub>	Pond drying	SI <sub>8</sub>	Number of local ponds
SI <sub>4</sub>	Water quality	SI <sub>9</sub>	Terrestrial habitat quality
SI <sub>5</sub>	Shade	SI <sub>10</sub>	Plant coverage

In general, ponds with a higher score are more likely to support GCN than those with lower score and suitability for GCN is determined according to the scale outlined in Table 3 below. For reference, each water body that was assessed was numbered P1, P2, P3 etc.

<sup>1</sup> Multi Agency Geographic Information for the Countryside Interactive GIS Map.



**Table 3: HSI Scoring Criteria**

HSI score	Habitat Suitability
<0.5	Poor
0.5 - 0.59	Below Average
0.6 – 0.69	Average
0.7 – 0.79	Good
>0.8	Excellent

### 3.3.2 Bats

Any trees present on or immediately adjacent to the Site were visually inspected and all potentially suitable entry / exit points for bats such as holes and crevices were noted together with any evidence of bat presence such as droppings or feeding remains.

For reference, individual trees were numbered T1, T2 etc. Following standard best practice methodology (Hundt, 2012), each was then classified either as Categories 1\*, 1, 2 and 3 which informs the need for and survey effort of any nocturnal survey required.

Six trees were identified as having potential for bats following a visual inspection from the ground. Four of these trees were subsequently climbed by a licensed bat worker/qualified tree climber to further assess their potential for roosting bats. These trees were climbed to inspect any features such as holes, cracks and crevices for evidence of bats or signs of bats such as droppings, staining or scratch marks around a potential feature. An endoscope was used, where necessary, to examine deep holes /fissures. The remaining two trees were not climbed as they were situated within or on the boundary of the adjacent private gardens.

For reference, individual trees identified with bat potential were numbered T1, T2 etc. All such trees were each given a potential grading category of 1\*, 1, 2 or 3. Tree grading categories are explained further in the table below.

**Table 4: Tree Category Descriptions (Hundt, 2012)**

Tree category	Description of criterion
Confirmed Roost	Trees with known bat roost presence or evidence of bats observed such as droppings
Category 1*	Trees with multiple, highly suitable features capable of supporting larger roosts
Category 1	Trees with definite bat potential, supporting fewer suitable features that category 1* trees or with potential for use by single bats
Category 2	Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the trees supports some features which may have limited potential to support bats
Category 3	Trees with no potential to support bats

The overall value of the site for foraging and/or commuting bats was also assessed based on the guidelines provided in table 5 overleaf.



**Table 5: Assessment of site value for bats, based on the occurrence of habitat features**

	Description of feature
<div> <div>Low</div> <div> <div>Increasing site value for bats</div> <div>↓</div> </div> <div>High</div> </div>	<p>No features likely to be used by bats (for roosting, foraging or commuting)</p> <p>Small number of potential (opportunistic) roost sites (i.e. probably not maternity roosts or hibernacula).</p> <p>Isolated habitat that could be used by foraging bats (e.g. a lone tree or patch of scrub – not parkland)</p> <p>Isolated site not connected by prominent linear features to suitable adjacent/other foraging habitat</p> <p>Several potential roost sites in buildings, trees or other structures</p> <p>Habitat could be used by foraging bats (e.g. trees, shrub, grassland or water)</p> <p>Site is connected with the wider landscape by linear features that could be used by commuting bats (e.g. lines of trees and scrub or linked gardens)</p> <p>Buildings, trees or other structures (e.g. mines, caves, tunnels, ice houses and cellars) of particular significance to roosting bats</p> <p>Site includes habitat of high quality for foraging bats (e.g. broadleaved woodland, tree-lined watercourses and grazed parkland)</p> <p>Site is connected with the wider landscape by strong linear features that could be used by commuting bats (e.g. river valleys, streams, hedgerows)</p> <p>Site is close to known roosts</p> <p>Bats recorded or observed using an area for foraging or commuting close to a potential roost</p>
Confirmed presence	Evidence indicates that a building, tree or other structure is used by bats (e.g. bats seen roosting or observed flying from a roost or freely in the habitat; droppings, carcasses, feeding remains etc. found; and/or bats heard ‘chattering’ inside a roost on a warm day or at dusk.

### 3.4 Appraisal Methodology

The overall ecological appraisal is based on the standard best practice methodology provided by the Guidelines for Preliminary Ecological Appraisal (IEEM, 2012). The assessment identifies sites, habitats, species and other ecological features that are of value based on factors such as legal protection, statutory or local site designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Biodiversity Action Plans. Ecological value is considered in the context of international, national, regional or local scale and potential constraints to development are identified on that basis, with recommendations for further more detailed surveys made as appropriate, for example to fully investigate botanical value or to confirm presence / likely absence of a protected species.

The assessment also refers to planning policy guidance (e.g. NPPF) where relevant to relate the value of the site and potential impacts of development to the planning process, identifying constraints and opportunities for ecological enhancement in line with both national and local policy.

### 3.5 Surveyors

The habitat survey was led by Pamela Wakefield BSc (Hons) ACIEEM. Pamela has been a professional ecologist for six years and is appropriately qualified and experienced to carry out this type of survey. She also holds class licences issued by Natural England for survey of great crested newts and bats and is experienced in habitat assessment for these species. The survey was assisted by Elisabeth Welbourn BSc (Hons) Grad CIEEM.

The at height tree inspections for bats were led by licenced bat ecologist Jeremy Truscott BSc (Hons) MCIEEM (Bat licence 20123096) and assisted by Grant Bramall.



## 3.6 Limitations

### 3.6.1 Desk Based Assessment

The desk study data is third party controlled data, purchased for the purposes of this report only. Clear Environmental Consultants Ltd cannot vouch for its accuracy and cannot be held liable for any error(s) in these data.

### 3.6.2 Survey

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

The protected/notable species assessment provides a preliminary view of the likelihood of these species occurring on the site, based on the suitability of the habitat, known distribution of the species in the local area provided in response to our enquiries and any direct evidence on the site. It should not be taken as providing a full and definitive survey of any protected/notable species group.

Two of the mature trees considered to have potential for roosting bats (T5 and T6) could not be climbed as they are situated within/on the boundary of private gardens adjacent to the boundary of the site.

### 3.6.3 Accurate lifespan of ecological data

The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for 2 years.



## 4 Results

### 4.1 Desk Based Assessment

A total of three statutorily designated sites were recorded within the search area identified in Section 3.1. Details of these are provided in Table 6 below.

**Table 6: Statutory Designated Sites**

Site Name	Designation	Location	Brief Description
Chesterfield Canal	SSSI <sup>2</sup>	1.2km to E	Supports nationally uncommon aquatic plant community characteristic of brackish, eutrophic water
Sutton and Lound Gravel Pit	SSSI	1km to NW	Extensive areas of open water and margins supporting exceptionally rich assemblage of breeding wetland birds and nationally important population of wintering gadwall
Retford Cemetery	LNR <sup>3</sup>	1.2km to SW	Mature trees and grassland. Site of county importance for bats.

As part of the desk study a prospective Special Protection Area (SPA) was identified within the Newark and Sherwood District. This area has come about following an initial screening assessment, during a public inquiry into a proposed Energy Recovery Facility at Rufford. The area has been put forward for designation for its nightjar *Caprimulgus europaeus* and woodlark *Lullula arborea* populations, in accordance with the Birds Directive (79/409/EEC as amended) and Habitats Regulations 1994 (as amended). This prospective SPA is not however situated within 5km of the Tiln Lane site and furthermore the site does not provide optimal habitat for either of these bird species. It is therefore considered that the prospective SPA will not pose a constraint to development.

Eight non-statutorily designated sites were also identified, details of which are provided in Table 7.

**Table 7: Non-statutory Designated Sites**

Site Name	Designation	Location	Brief Description
Idle Valley Nature Reserve	LWS <sup>4</sup>	1km to NW	Mosaic of habitats with botanical, bird and water beetle/bug interest
Chesterfield Canal (Shireoaks to Welham)	LWS	0.9km to S	Varying aquatic and emergent communities and water beetle/bug interest
Longholme Pasture, East Retford	LWS	0.8km to SE	Damp ridge and furrow pastures with high botanical species diversity
East Retford Marshy Grasslands	LWS	1km to SE	Species-rich marshy grassland
Tiln Wood Track	LWS	1.1km to NW	Remnant sandy open grassland with notable botanical species
Bolham Wood	LWS	0.7km to NW	Characteristic acid ancient woodland on river bluff. Botanical interest
River Idle - Bolham	LWS	0.1km to W	Section of river with water beetle/bug interest
Welham Road Marshy Grassland	LWS	1.1km to SE	Species-rich wet grassland and marsh

<sup>2</sup> Site of Special Scientific Interest (SSSI)

<sup>3</sup> Local Nature Reserve (LNR)

<sup>4</sup> Local Wildlife Site (LWS)



Protected species records were received from NBGRC. A summary of the records considered most relevant to the site and/or proposed development are provided in Table 8.

**Table 8: Summary of Protected and Notable Species Records**

Species	Most Recent record	Closest Record to Site	Total Number of Records	Conservation Status
<b>Amphibian</b>				
Common toad	2012	1.5km to SW	6	NERC <sup>5</sup> , LBAP <sup>6</sup>
<b>Mammal</b>				
Badger	2012	14.2km to S	1	PBA <sup>7</sup> , LBAP
Brown long-eared bat	2008	1.5km to SW	1	EPS <sup>8</sup> , WACA <sup>9</sup> , LBAP
Daubenton's bat	2008	2.2km to SW	1	EPS, WACA, LBAP
Noctule bat	2008	1.5km to SW	1	EPS, WACA, LBAP
Pipistrelle bat	2012	0.2km to S	9	EPS, WACA, LBAP
Whiskered bat	1987	0.6km to SE	1	EPS, WACA, LBAP
Unidentified bat	2009	0.5km to SW	6	EPS, WACA
Hedgehog	2012	1.1km to S	1	NERC, LBAP
Otter	2007	1.5km to SW	3	WACA, NERC, LBAP
Water vole	2009	0.2km to WNW	16	WACA, NERC, LBAP
<b>Reptile</b>				
Grass snake	2012	1.2km to SE	2	WACA, NERC, LBAP
<b>Invasive plants</b>				
Japanese knotweed	2006	0.4km to S	3	N/A

A number of water beetle/bug records were provided by NBGRC, however the vast majority of these records were associated with the Chesterfield Canal and the River Idle, and as such are not considered to be relevant to this particular site in light of the fact that no aquatic habitats will be affected during the proposed works.

One tree (T5) covered by Tree Preservation Order B139 was recorded within hedgerow 2 (H2) located on the southern boundary immediately adjacent to a property on Badgers Chase.

Aerial imaging was reviewed to assess the site in relation to its context in the wider landscape. As illustrated on Figure 2, the site forms part of a mosaic of habitats within a generally agricultural landscape. Hedgerows and tree lines within the site provide connectivity with habitats on adjacent land. Additional features that provide opportunities for wildlife on site are a small pond on the southern boundary, mature trees and areas of scrub and tall ruderal vegetation. The River Idle runs to the west of the site, with the Idle Valley Nature Reserve, a mosaic of habitats and wetland areas, situated to the north-west.

<sup>5</sup> NERC - The Natural Environment and Rural Communities Act 2006;

<sup>6</sup> LBAP – Local Biodiversity Action Plan Species

<sup>7</sup> PBA - Protection of Badgers Act 1992

<sup>8</sup> EPS - European Protected Species (EPS), protected by the Conservation of Habitats and Species Regulations 2010

<sup>9</sup> WACA -Wildlife and Countryside Act 1981 (as amended)

**Figure 2: Aerial image of the site and local landscape**



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## 4.2 Habitat Survey Results

The site was dominated by arable land with other habitats present in the field margins. These habitats are described under the individual sub-headings below. No protected, notable or invasive plant species were recorded.

### 4.2.1 Mature Trees

A number of scattered trees of mixed age were recorded on site. They were all located on the sites periphery within hedgerows and along fence lines. Two mature ash trees (T5 and T6) were located just outside of the site boundary within private gardens but have been included in the site assessment as they provided potential bat roosting habitat (refer to section 4.3.3). Within the south-western corner of site a group of immature cherry *Prunus avium* trees were present. Within the hedgerow and along the fence line located in the north-eastern area of the site several immature to semi-mature oak, sycamore *Acer pseudoplatanus* and field maple *Acer campestre* were observed. The majority of the trees on site appeared to be in good condition from an ecological point of view.



Figure 3: Mature trees located along the southern boundary of site



#### 4.2.2 Scrub

A small area of scrub was present along the central part of the southern boundary. Species present comprised blackthorn *Prunus spinosa*, bramble *Rubus fruticosus*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna* and coppiced willow *Salix sp.*

#### 4.2.3 Species-poor Semi-improved Grassland

Areas of species-poor semi-improved grassland formed sections of the arable field margins along the southern, south-eastern, south-western and north-eastern boundaries. Species present comprised Yorkshire fog *Holcus lanatus*, with abundant cleavers *Galium aparine*, frequent cow parsley *Anthriscus sylvestris*, cock's foot *Dactylis glomerata*, dove's-foot crane's-bill *Geranium molle* and wood avens *Geum urbanum*. Occasional perennial rye grass *Lolium perenne*, ground ivy *Glechoma hederacea* and hedge woundwort *Stachys sylvatica* were also present.

Figure 4: Species-poor semi-improved grassland in south-eastern corner of site





#### 4.2.4 Tall Ruderal Vegetation

A strip of tall ruderal vegetation was recorded along the southern and western boundaries of the site. Dominant species present comprised rosebay willowherb *Chamerion angustifolium*, common nettle *Urtica dioica* and bramble with hogweed *Heracleum sphondylium*, mugwort *Artemisia vulgaris* and lesser burdock *Arctium minus* also present.

**Figure 5: Tall ruderal vegetation along the western boundary of the site**



#### 4.2.5 Arable

Arable land dominated the site; a cereal crop was present.

**Figure 6: Arable field**



#### 4.2.6 Hedgerows

Four hedgerows were present across the site, all of which were present along the site boundary. The hedgerows were dominated by hawthorn *Crataegus monogyna* with blackthorn *Prunus spinosa*, holly *Ilex aquifolium*, elder, dog rose *Rosa canina*, hazel *Corylus avellana* and field maple *Acer campestre* also present.

Hedgerows 1 and 2 were classified as being of moderate nature conservation value (3) under HEGS. Hedgerow 3 was classified as being of low nature conservation value (4) under HEGS. Hedgerow 4 was a newly laid hedge; it was classified as being of moderate nature conservation value. None of the hedgerows were considered to be 'important' under Hedgerow Regulations (1997) due to their lack of species diversity and associated features. All of the hedgerows were dominated by native species and therefore are considered to be NERC priority habitats.

**Figure 7: Hedgerow 1 along eastern boundary of site**



#### 4.2.7 Standing water

A small pond, approximately 10m<sup>2</sup> was noted within the area of scrub adjacent to the southern site boundary. The pond was very shallow and it is considered likely that it dries on a regular basis. It was heavily over-shaded by the surrounding scrub and contained a large amount of vegetation debris. No aquatic vegetation was observed at the time of survey.

### 4.3 Preliminary Protected / Notable Species Assessment

Habitats suitable for a number of protected and/or notable species were recorded at the site, as described under the sub-headings below.

#### 4.3.1 Great Crested Newt (GCN)

One pond was located within the site boundary. It has been assessed using HSI criteria and was rated as having poor suitability for GCN, largely due to its over-shaded nature and lack of depth and submerged vegetation which would be used for egg laying. The full suitability indices scores are provided in Appendix D and the location of the water-body on site is highlighted in the Phase 1 Habitat Plan in Appendix B.

With the use of OS maps and aerial photographs water bodies located within 500 metres of the site were identified. Three large fishing lakes, one small pond and numerous ditches were identified. All these water bodies and ditches were located on the opposite side of features considered to be barriers to GCN dispersal such as the River Idle to the west and Tiln Lane to the east.

The site was considered to provide sub-optimal terrestrial habitat for GCN as it consists largely of arable land. The habitats around the perimeter of the site however, namely areas of scrub, tall ruderal vegetation and hedgerows do provide possible opportunities for this species. No GCN records were highlighted within 2km of the site during the desk study.

As the pond on site was classified as having 'poor' suitability for GCN, the terrestrial habitat on site was limited and largely sub-optimal as well as no neighbouring ponds being located within 500m of suitable connected habitat GCN are not considered to pose a constraint to the development and therefore will not be discussed further within this report.

#### 4.3.2 Birds

Several bird species were incidentally noted during the survey, including treecreeper *Certhia familiaris*, blue tit *Cyanistes caeruleus*, mistle thrush *Turdus viscivorus* and dunnoek *Prunella modularis*, the latter two of which are Amber Listed Birds of Conservation Concern (BoCC). Dunnock is also a NERC 2006 species.

Trees, scrub and hedgerows within the site provide suitable nesting and foraging habitat for a range of bird species, including those noted during the survey. One old nest was recorded within the trunk cavity of T4 and several of the trees situated in private gardens along the site boundary had nest boxes fixed to them. The habitats on site are similar to those available within local area, and although they do provide nesting and foraging opportunities for birds, are not likely to be of high significance to local bird populations. Several of the hedgerows on site contained 5 or more canopy species, including hawthorn and blackthorn, which provide foraging opportunities in the form of berries for bird species such as redwing *Turdus iliacus* and fieldfare *Turdus pilaris*. These are both Schedule 1 species.

The arable field provides nesting habitat for some farmland bird species most notably skylark *Alauda arvensis* and lapwing *Vanellus vanellus*, however no arable nesting birds were noted during the survey.

#### 4.3.3 Bats

The overall value of the site for bats was considered to be low due to the dominance of arable land however the hedgerows and tree lines were considered to provide potential for commuting and foraging bats. Assessed against criteria in Best Practice Guidelines (Hundt 2012) the site is of medium size (1-15ha) and of low-medium habitat quality. During the desk study, records of four bat species were noted within 2km of the site.





All the trees were assessed for their potential to support roosting bats. The majority of trees on site were categorised as category 3 trees with negligible potential for supporting roosting bats however four of the trees on site (T1-4), and two immediately off site (T5 and T6) were considered to have potential to support roosting bats. These trees were assessed from the ground and T1-4 were also assessed at height with the aid of an endoscope. T5 and T6 were located off site therefore were not assessed at height due to access restrictions. Although T5 and T6 were located outside of the site boundary, they were both within 10m of the boundary and it was therefore considered appropriate to assess their potential for roosting bats.

T1 to 4 were mature oak trees and T5 and T6 were mature ash trees; the trees had a variety of suitable features such as lifted bark, missing branches and rot holes. Photographs and descriptions of the location of T1-6 are available in Appendix E. Table 9 summarises the results of the bats in trees assessment.



**Table 9: Summary of Bat Tree Assessment**

Tree Ref	Species	Aerial survey carried out	Potential Bat Roosting Features	Evidence of Bats	Bat Roosting Potential Category
T1	Oak	Y	Deadwood (with missing bark) and loose bark on dying limbs. Features on all aspects of tree between 4 and 8 metres height.  Upward facing branch cavity on northern aspect.	None	<b>(Cat. 2)</b>
T2	Oak	Y	Branch cavity (5cm into branch) and callus roll at 9m height on south-eastern aspect.  Exposed, upward facing branch cavity (6cm deep) and rot hole at 8m height on northern aspect.  Upward facing branch cavity at 6m height on north-western aspect extends into branch filled with debris.	None	<b>(Cat. 1)</b>
T3	Oak	Y	Large, upward facing branch split at 8m height on north-eastern aspect. Exposed to elements.  Large upward facing callus roll on lower limb on south-western aspect.	None	<b>(Cat. 3)</b>
T4	Oak	Y	Ivy covering – majority thin, thicker in places.  Trunk cavity: 55cm deep, tapers from bottom to top of tree. 8cm wide at opening (at 3m height).  Deadwood and loose bark situated in crown of tree on north-western aspect at 7m height.  Rot hole at 6m height on eastern aspect (3.5cm diameter, 10cm deep).  Small rot hole/branch cavity (5cm deep) at 4m height on south-western aspect	None	<b>(Cat. 1)</b>
T5	Ash	N – outside site boundary	Branch cavities on NE and NW facing aspects between 6 and 7m height  Ivy covering on lower part of trunk (0-4m height)	None	<b>(Cat 1*)</b>
T6	Ash	N – outside site boundary	Branch cavity at 7m height, branch split at 5m height and missing branch at 5m height. All on eastern aspect.	None	<b>(Cat 1*)</b>

#### 4.3.4 Badger

During the survey no evidence of badger, such as setts or latrines, was recorded on site. It is considered that the site provides sub-optimal resting and foraging habitat for badgers due to the dominance of arable land and lack of dense vegetated cover. The field margins provide limited foraging opportunities for badger. Two mammal paths were noted on site however these were considered to be created by fox or rabbit due to evidence of these species being noted on site in the form of rabbit holes, dropping and fox hair and scats. The presence of badger is not considered a constraint to the proposals and will therefore not be considered further in this report.

#### 4.3.5 Reptiles

The site was considered to be largely sub-optimal for supporting reptile species due to the dominance of arable land however the field margins provide suitable habitat for foraging reptiles due to the presence of grassland, scrub and tall ruderal habitats. The hedgerows provide potential hibernation habitat for reptile species. Under current proposals all hedgerows are to be retained with the exception of a 50 metre section of H1. The section is proposed for removal to facilitate vehicular access into the site. It is considered that the removal of this small section of hedgerow will have limited overall impact on any potential hibernating reptiles. Furthermore, no reptile records were highlighted by the local records centre within 1km of the site boundary, only 1 record of grass snake was recorded 1.2km from the site.

#### 4.3.6 Other Notable Fauna Species

The site provides suitable habitat for hedgehog, a NERC priority species. The hedgerows and scrub provide foraging habitat and potential opportunities for breeding and hibernation.

The site is not considered likely to support any other legally protected or notable species.





## 5 Evaluation

### 5.1 Habitats and Botanical Value

None of the individual habitats recorded at the site are of particular conservation significance and no notable or protected plant species were noted; however, the mosaic of habitats does provide suitable habitat for a range of wildlife, as described in section 6.3.

The hedgerows on the site are NERC priority habitats and as such impacts on these habitats are a material planning consideration.

The mature oak and ash trees within and immediately adjacent to the site boundary are considered to be of particular value as they provide shelter for wildlife and potential nesting and roosting habitat for birds and bats. The tree covered by TPO B139 is outside of the development boundary, and as such it is highly unlikely that it will be affected by the proposed development. Should any remedial works to the tree be necessary, consent must be obtained from the LPA prior to commencement.

Three statutory sites were highlighted within 2km of the site however the closest was located 1km north-west of the site. A number of non-statutory designated sites were highlighted within the local area. River Idle – Bolham LWS, at just 70m west of the site is the most proximal; however it is considered unlikely that the development will adversely affect the river corridor and provided steps are taken to prevent run off from any site activities into the river, as per Environment Agency protocols, this will not be a constraint to development.

It is considered that the scale and type of the development would not have a detrimental effect on the habitats and associated fauna present within the remaining local non-statutory sites or the three statutory sites highlighted.

### 5.2 Protected and Notable Species

#### 5.2.1 Bats

The site provides suitable habitat for roosting bats, which are European Protected Species, therefore both the bats and their habitats are fully protected by law. The potential presence of any protected species is a material planning consideration; mitigation and enhancement measures in relation to bats are outlined in Section 6.

#### 5.2.2 Birds

The scrub, trees and hedgerows on site were considered to provide suitable nesting habitat for birds. The arable field provides nesting habitat for farmland bird species such as lapwing and skylark although none were noted during the walkover survey. Nesting birds, their nests, eggs, and dependant young are fully protected under the Wildlife and Countryside Act 1981 (as amended) and therefore impacts on nesting birds will need to be considered further, particularly in relation to timing of any site clearance.

#### 5.2.3 Reptiles

The field margins on site are considered to provide suitable foraging habitat for reptiles and the hedgerows on site are considered to provide potential hibernation habitat. One 50 metre section of H1 is to be removed to allow vehicular access onto the site and the margins are to be removed / altered. As reptiles are partially protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which protects them from reckless or intentional killing or injury, it is recommended that precautionary measures are taken.



## 6 Recommendations

### 6.1 Further Investigations Required

Under current proposals, all trees and hedgerows within the site and immediately adjacent to the site boundary are to be retained, except a small 50m section of H1. If the proposals change and tree and/or hedgerow removal is required then further survey work may be required and further advice. If the trees recorded as having bat roosting potential are to be removed then it will be necessary to give consideration to timing and method of tree removal.

### 6.2 General Mitigation

Under current proposals the bounding trees and hedgerows (minus a 50m section) are to be retained on site. Furthermore, swale habitats are to be created as part of the new development and therefore it is considered that there will be no net habitat loss for reptiles. However as the field margin habitats are to be removed / altered and a small section of H1 is to be removed precautionary measures concerning reptiles should be adhered to. It is recommended:

- Suitable reptile habitats are checked by an ecologist prior to clearance;
- The section of hedgerow to be removed will be cut leaving the stumps in place (outside the breeding bird season). The hedgerow stumps will then be removed in summer (avoiding the reptile hibernation period);
- The field margins will be directionally strimmed at a height of 300mm, checked by an ecologist, then the process repeated at a height of 50mm;
- The area to be cleared will then be stripped of surface vegetation using a JCB or tracked excavator (standing only on cleared areas) under the watching brief of an ecologist; and
- Any reptiles (or other fauna) displaced during this exercise shall be relocated to the field to the north where similar suitable reptile habitats exist.
- Works to the margins should be carried out between March and September in temperatures  $>10^{\circ}\text{C}$  (ideally early spring or late autumn to avoid the main nesting bird season).

Although no evidence of badger was recorded on site following comments from Nottinghamshire Wildlife Trust and in accordance with best practice it is recommended that precautionary measures during works should be taken to protect mammals utilising the site;

- Any trenches created on site during works should be covered over at night to prevent wildlife falling into the trench or a ramp left in situ to allow animals to exit;
- Any pipes left on site should be capped off at night to prevent animals entering.

When developing the lighting scheme for the site these trees and hedgerows should not be artificially lit and cowl or hoods should be placed on any nearby proposed lighting to ensure no light spill along these tree lines and hedgerows.

Due to the presence of bird nesting habitat throughout the site, any site clearance of vegetation should be undertaken between October and the end of February to avoid the bird breeding season.

If works cannot be avoided at this time then a watching brief to supervise these operations should be undertaken by a suitably qualified ecologist. Should nesting birds be found once works are underway, an appropriate stand-off should be enforced around the nest until the young have fledged.



### 6.3 General Recommendations for Enhancement

In addition to any specific mitigation required to compensate for impacts on protected species or habitats, both national and local planning policy encourages ecological enhancement in all development. Based on the existing ecological value of the site and information available about the proposed development, consideration should be given to the following options.

A soft landscaping scheme, including planting of native shrubs and broadleaved tree species around the development would increase the breeding and foraging habitat available to many species throughout the site. Planting up gaps in the hedgerows would also increase their value for wildlife. Suitable species include hawthorn, blackthorn, dogwood *Cornus sanguinea* and hazel.

Roosting boxes for bats, such as the Schwegler 2F Bat Box could also be placed on trees within the development such as those within the retained hedgerows or within the area of public open space. Exact locations of boxes will be provided following finalisation of the master plan. The boxes should be placed in sheltered positions but in areas where a clear flight path to and from the box is present. Up to three boxes can be placed around one tree, but they must face in different directions (ideally north, south-east and south-west) and be at located between 3-6 metres from the ground.

A range of nest boxes for birds, for example the CedarPLUS Modern, could be fixed to existing (retained) trees to increase nesting opportunities for species present at the site, locations will be provided at a later date. Nest boxes for passerines should ideally be positioned 2 to 5 metres from ground level and should face north to south east with a slight forwards tilt to prevent rain entering them.

**Table 10: Summary of recommendations for ecological enhancement**

Recommendation	Rationale
Include areas of soft landscaping	Green infrastructure, habitat for wildlife
Use native species or those with recognised benefit to wildlife	Best practice to maximise value of the site for wildlife
Provide nest boxes for birds	Mitigation for loss of nesting habitat and create additional nesting sites
Provide roost features for bats	Enhance the value of the site for roosting bats



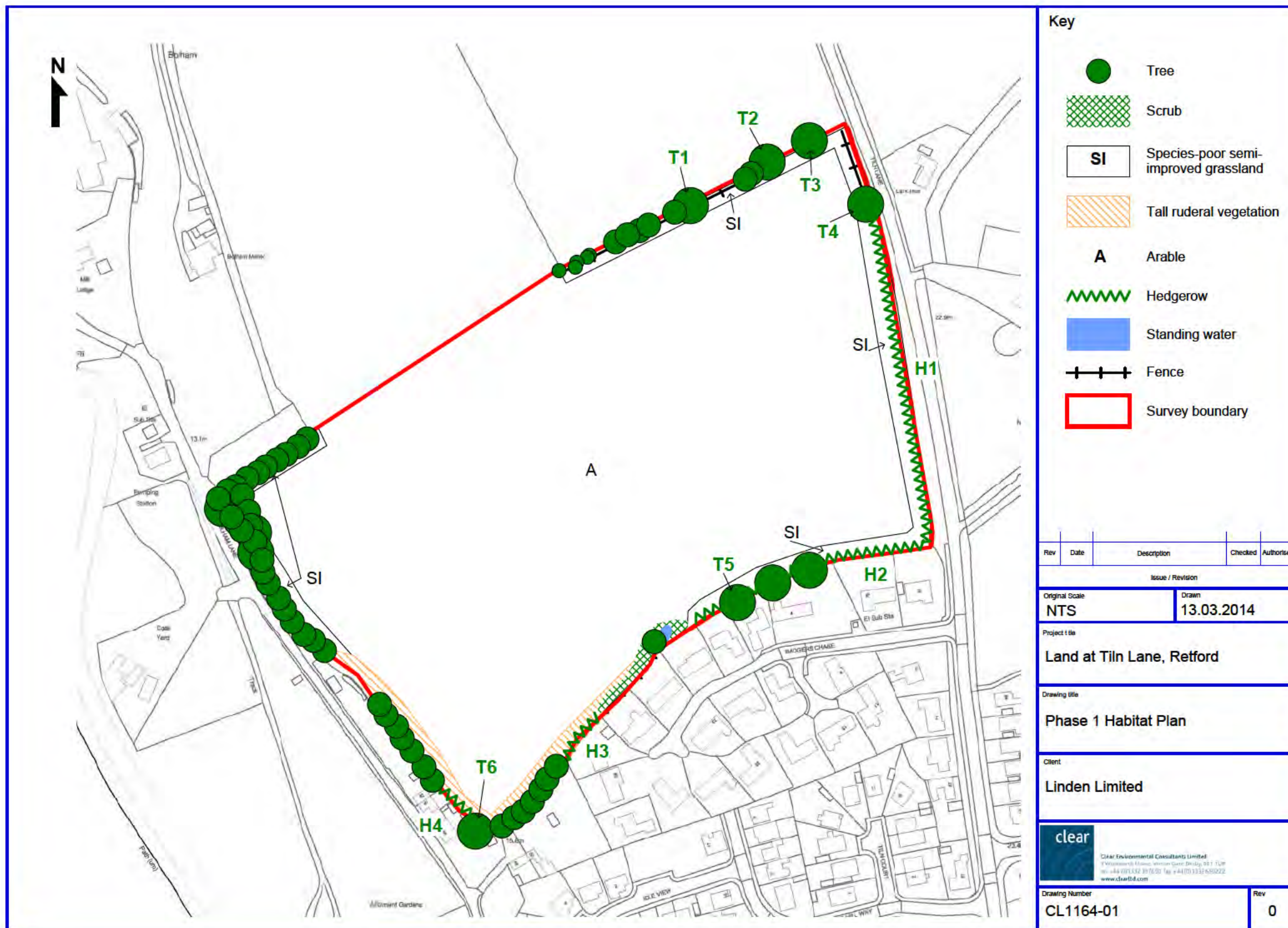
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## Appendix B: Phase 1 habitat plan







## Appendix C: Species list

### Trees

<i>Acer campestre</i>	Field maple
<i>Acer pseudoplatanus</i>	Sycamore
<i>Crataegus monogyna</i>	Hawthorn
<i>Fagus sylvatica</i>	Beech
<i>Fraxinus excelsior</i>	Ash
<i>Prunus avium</i>	Cherry
<i>Sambucus nigra</i>	Elder
<i>Quercus robur</i>	Oak

### Scrub

<i>Crataegus monogyna</i>	Hawthorn
<i>Prunus spinosa</i>	Blackthorn
<i>Rubus fruticosus</i>	Bramble
<i>Salix</i> sp.	Willow
<i>Sambucus nigra</i>	Elder

### Semi-improved Grassland

<i>Agrostis stolonifera</i>	Creeping bent
<i>Anthriscus sylvestris</i>	Cow parsley
<i>Arrhenatherum elatius</i>	False oat-grass
<i>Cardamine flexuosa</i>	Wavy bittercress
<i>Cerastium fontanum</i>	Common mouse-ear
<i>Cirsium arvense</i>	Creeping thistle
<i>Cirsium vulgare</i>	Spear thistle
<i>Dactylis glomerata</i>	Cock's foot
<i>Galium aparine</i>	Cleavers
<i>Geranium molle</i>	Dove's-foot crane's-bill
<i>Geum urbanum</i>	Wood avens
<i>Glechoma hederacea</i>	Ground ivy
<i>Hedera helix</i>	Ivy
<i>Heracleum sphondylium</i>	Hogweed
<i>Holcus lanatus</i>	Yorkshire fog
<i>Hypochoeris radicata</i>	Cat's ear
<i>Lamium album</i>	White dead nettle
<i>Lamium purpureum</i>	Red dead nettle
<i>Lapsana communis</i>	Nipplewort
<i>Lolium perenne</i>	Perennial rye grass
<i>Malva sylvestris</i>	Common mallow
<i>Ranunculus ficaria</i>	Lesser celandine
<i>Ranunculus repens</i>	Creeping buttercup
<i>Rubus fruticosus</i>	Bramble
<i>Rumex</i> sp.	Dock
<i>Senecio jacobae</i>	Common ragwort
<i>Stachys sylvatica</i>	Hedge woundwort



<i>Taraxacum officinale</i>	Dandelion
<i>Urtica dioica</i>	Common nettle
<i>Veronica hederifolia</i>	Ivy-leaved speedwell
<i>Viola</i> sp.	Viola

#### Tall Ruderal


<i>Arctium minus</i>	Lesser burdock
<i>Artemisia vulgaris</i>	Mugwort
<i>Chamerion angustifolium</i>	Rosebay willow-herb
<i>Elytrigia repens</i>	Common couch
<i>Fraxinus excelsior</i>	Ash
<i>Glechoma hederacea</i>	Ground ivy
<i>Heracleum sphondylium</i>	Hogweed
<i>Rubus fruticosus</i>	Bramble
<i>Urtica dioica</i>	Common nettle

#### Hedgerow

<i>Acer campestre</i>	Field maple
<i>Acer pseudoplatanus</i>	Sycamore
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Fagus sylvatica</i>	Beech
<i>Fraxinus excelsior</i>	Ash
<i>Hedera helix</i>	Ivy
<i>Ilex aquifolium</i>	Holly
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Oak
<i>Rosa canina</i>	Dog rose
<i>Sambucus nigra</i>	Elder









#### Appendix D: Habitat Suitability Index for Great Crested Newts

Water body	Description	Suitability Indices Scores				Photograph
		SI <sub>1</sub> Geographic location	1.0	SI <sub>6</sub> Water fowl	1	
P1	OS Grid Reference: SK 70778 82339 Small, very shallow pond within area of scrub. Subject to annual drying, no visible aquatic flora. Heavily over-shaded by scrub.  <b>Suitability for GCN: Poor</b>	SI <sub>2</sub> Surface area	0.05	SI <sub>7</sub> Fish	1	
		SI <sub>3</sub> Drying	0.1	SI <sub>8</sub> Pond count	0.38	
		SI <sub>4</sub> Water quality	0.33	SI <sub>9</sub> Terrestrial habitat quality	0.33	
		SI <sub>5</sub> Shade	0.2	SI <sub>10</sub> Plant cover	0.3	



**Appendix E – Photographs of trees with bat potential.**

Tree ref.	Location	Photograph
T1	Adjacent to fence line along northern boundary of site	
T2	Adjacent to fence line along northern boundary of site	
T3	Adjacent to fence line along northern boundary of site	

T4	Within hedgerow along eastern boundary of site	
T5	Within private garden along southern boundary of site	
T6	Within private garden along western boundary of site	



Land west of Tiln Lane, Retford,  
Nottinghamshire

## Heritage Setting Assessment

Prepared by  
CSA Environmental

on behalf of  
Vistry Group

Report Ref: CSA/5209/04

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<b>CONTENTS</b>	<b>Page</b>
<b>Executive Summary</b>	<b>1</b>
<b>1.0 Introduction</b>	<b>2</b>
<b>2.0 Legislation, Planning Policy and Guidance</b>	<b>3</b>
<b>3.0 Methodology</b>	<b>4</b>
<b>4.0 Setting Assessment</b>	<b>7</b>
<b>5.0 Conclusions</b>	<b>21</b>
<b>6.0 References</b>	<b>22</b>
 <b>Appendix A: Heritage Data Gazetteers</b>	
<b>Appendix B: Legislation, Policy and Guidance</b>	
<b>Appendix C: Figures</b>	
 <b>Figures:</b>	
Figure 1: Site Location and Designated Heritage Assets	
Figure 2: Non-Designated Heritage Assets (selected)	
 <b>Plates:</b>	
Plate 1: View to Moorgate House from Tiln Lane, view to north-east	8
Plate 2: View to Moorgate House from Tiln Lane, view to south-east	8
Plate 3: View looking north along Tiln Lane, west of Moorgate House	9
Plate 4: View towards Moorgate House from within the eastern area of the Site, view to south-east	9
Plate 5: View to the Spire of the Grade II* listed Church of St Michael the Archangel from within the eastern area of the Site, view to south-west	11
Plate 6: View to the tower of the Grade II* listed Church of St Swithun and the bell-cote of the Grade II listed Town Hall from within the site, view to south.	11
Plate 7: Extract from the 1842 Tithe map, with labels showing the location of the homestead and garden recorded in the accompanying apportionment register.	12
Plate 8: Extract from the 1888 Ordnance Survey mapping, 6" series	13
Plate 9: Glimpsed view to Bolham Hall from the eastern area of the Site, view to north.	13
Plate 10: View towards Bolham Hall (screened) from the central area of the Site, view to north-east	14

Plate 11: View to Water Pumping Station from within the Site, view to north-east.	16
Plate 12: View to Water Pumping Station from the northern area of the Site, view to north-west.	16
Plate 13: Extract from the 1886 Ordnance Survey mapping, 25" series	17
Plate 14: View to Bolham Manor from footpath to its west, view to east	18
Plate 15: View to Bolham Manor from within the north-western area of the Site	18
Plate 16: View to Bolham Manor from the north-eastern edge of the Site, adjacent to Tiln Lane	19



## EXECUTIVE SUMMARY

CSA Environmental was instructed by Vistry Group to undertake a Heritage Setting Assessment in relation to Land West of Tiln Lane, Retford, Nottinghamshire (the 'Site'). The Site is being promoted through the Local Plan process for residential development. This report provides a review of potential impacts to heritage assets as a result of alteration to setting. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

The Site is within the historic agricultural landholding of the Grade II listed Bolham Hall. There are glimpsed views to the listed building from the eastern area of the Site and there will be filtered views of this area of the Site from Bolham Hall. Formulation of design plans have taken into account the proximity of Bolham Hall and include for open space in the north-eastern area of the Site as well as enhanced boundary planting to offset built form and further filter views. With these measures in place any harm to the significance of Bolham Hall through the alteration of part of its wider agricultural landscape would be negligible, that is to say less than substantial harm at the very lowermost end of this harm spectrum. The HER records a non-designated Park and Garden surrounding Bolham Hall east of the Site. Any harm to the significance of the non-designated Bolham Hall Park and Garden would be negligible at most. Development of the Site would not adversely impact any other designated heritage assets.

The Site is located immediately south of a non-designated Water Pumping Station first recorded on 1920s Ordnance Survey mapping. Current design plans include for open space at the northern / north-western edge of the Site, allowing for the retention of views to the pumping station from adjacent areas. Any harm resulting from the loss of adjacent agricultural land and non-key views would be negligible at most.

The Site is located to the rear of the non-designated Bolham Manor, a mid-19<sup>th</sup> century mill owner's/manager's house. Bolham Manor is located within a designed wooded plot, above the former mill site. The principal elevation looks west, and Bolham Manor is designed to be viewed from the west, not from within the Site. Formulation of design plans have taken into account the proximity of Bolham Manor and utilise open space to offset built form. Any harm as a result of the loss of non-key views and alteration of adjacent agricultural land would be minimal. The key setting of Bolham Manor, i.e. its surrounding wooded plot, will remain.

## 1.0 INTRODUCTION

- 1.1 This Heritage Setting Assessment has been prepared by CSA Environmental on behalf of Vistry Group, in relation to Land West of Tilt Lane, Retford, Nottinghamshire (hereafter 'the Site'). The Site is being promoted through the Local Plan process for residential development.
- 1.2 This report provides a review of potential impacts to heritage assets due to alteration to setting as a result of development proposals. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Site occupies an area of c. 5.88 ha and is located around central grid reference SK 7069 8260, to the north of Retford (see Figure 1: Site Location Plan). It consists of two agricultural fields, one of which was partially in-use as a construction site compound at the time of the site visit.
- 1.4 This report aims to:
  - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
  - assess the potential impact of the proposals on these heritage assets.
- 1.5 This report has been prepared with reference to the Historic England Guidance The Setting of Heritage Assets: Historic Environmental Good Practice Advice in Planning: 3 (2nd Edition) (2017).

## 2.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2019)
- The Planning Practice Guidance (MHCLG 2018)

2.2 Further information is provided in Appendix B.

### **National Planning Policy**

2.3 The National Planning Policy Framework (NPPF; MHCLG 2019) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG 2018) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

### **Local Planning Policy**

2.4 Local planning policy is contained within the Bassetlaw Local Plan. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

### **Guidance**

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.



## 3.0 METHODOLOGY

### Sources of Information and Study Area

3.1 The report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:

- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets.
- The Nottinghamshire Historic Environment Record (HER), for details of recorded heritage assets and previous archaeological works.
- Historic maps, documentary sources and aerial photographs available online, including Tithe and Ordnance Survey mapping and historic satellite imagery.
- Online sources including the Local Authority website for information on conservation areas.
- A heritage site visit undertaken 14 October 2020, and a visit by a CSA landscape colleague undertaken 20 November 2020. Inter-visibility with designated heritage assets was assessed from within the Site and public rights of way.
- Reports prepared for the residential development immediately to the south including a Heritage Statement, Desk-Based Assessment and Trial Trench Evaluation.<sup>1</sup> Geophysical survey has previously been undertaken within the western area of the Site<sup>2</sup>.

3.2 Due to Covid19 restrictions, the Nottinghamshire Archives were closed at the time of preparing this assessment. A remote search of their online catalogue did not identify any resources likely to influence the findings of this report.

3.3 HER data has been reviewed for a minimum 1km buffer from the sites central point. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate.

### Assessment of Significance

3.4 A heritage asset is “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest”. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting,

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<sup>1</sup> Prospect Archaeology 2014. *Tiln Lane, Retford Notts. Desk Based Archaeological Assessment*. Pdf. report; Turley Heritage 2014. *Heritage Statement: Land at Tiln Lane, Retford*. Pdf. report; WYAS 2019. *Land off Tiln Lane, Retford, Nottinghamshire: Archaeological Evaluation*. Pdf report WYAS ref. 3242.

<sup>2</sup> WYAS 2018. *Land off Tiln Lane Retford Nottinghamshire Geophysical Survey*. WYAS report no. 3208

that is “the surroundings in which a heritage asset is experienced” (NPPF).

- 3.5 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II\* listed buildings, protected wreck sites, and Grade I and II\* registered parks and gardens are of the highest significance.
- 3.6 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (HE 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.7 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (HE 2015).

### **Assessment of Impacts**

- 3.8 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (HE 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (CIfA 2017).
- 3.9 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; HE 2017). This guidance document details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that “setting is not itself a heritage

*asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance".* Historic England recommends that assessment of setting covers five broad steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

3.10 Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals.

3.11 Step 2 should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions.

3.12 Step 3 is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence.

3.13 Minimising harm in Step 4 may include design alterations or the implementation of mitigating factors such as screening. Step 5 includes documenting steps 1-4, but also reviewing a scheme following its implementation.

3.14 With reference to the NPPF, for designated heritage assets, harm may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm *"is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed"* (PPG).



## 4.0 SETTING ASSESSMENT

- 4.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (HE 2017). This recommends a stepped approach, as detailed in Appendix B.
- 4.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may therefore be affected by the proposed development. The location of designated heritage assets is shown on Figure 1. The location of selected non-designated heritage assets is shown on Figure 2.
- 4.3 Designated heritage assets in the vicinity of the Site include:
- Grade II listed Moorgate House, c. 190m south-east of the Site (**LB1**).
  - Grade II listed Bolham Hall, c. 250m north of the Site (**LB2**).
  - Designated heritage assets within the historic core of Retford including listed buildings and Retford Conservation Area (**CA1**), to the south of the Site.
- 4.4 These are discussed in further detail below. A review of designated heritage assets in the wider area, taking into account factors including distance, intervisibility and historic relationships, did not identify any considered potentially sensitive to adverse impacts as a result of development proposals or requiring further detailed assessment.
- 4.5 A review of the Nottinghamshire HER identified the following non-designated heritage assets in the immediate vicinity of the Site and potentially sensitive to adverse impacts as a result of development proposals:
- Bolham Manor (**1**)
  - Bolham Mill (**2**)
  - Water Pumping Station (**3**)
  - Bolham Hall Park and Garden (**4**)
- 4.6 These are discussed in further detail below. A review of Nottinghamshire HER data for a wider area, within 1km of the Site, did not identify any other non-designated heritage assets considered potentially sensitive to adverse impacts as a result of development proposals or requiring further detailed assessment.

### Moorgate House Grade II listed building

- 4.7 Moorgate House Grade II listed building (**LB1**) is located c. 190m south-east of the Site. This is a three-storey late 18<sup>th</sup>-century farmhouse (Plate 1). The mid-19<sup>th</sup> century Tithe survey records Moorgate House as under

separate ownership and occupancy to the Site. At this time Moorgate House was associated with adjacent agricultural land, east of Tiln Lane.



Plate 1: View to Moorgate House from Tiln Lane, view to north-east



Plate 2: View to Moorgate House from Tiln Lane, view to south-east





Plate 3: View looking north along Tiln Lane, west of Moorgate House



Plate 4: View towards Moorgate House from within the eastern area of the Site, view to south-east

- 4.8 Moorgate House is located to the south-east of a group of associated farm buildings, which include both historic buildings and modern barns (Plate 2). Its immediate setting comprises these farm buildings and surrounding agricultural land located to the east of Tiln lane. The wider setting includes the settlement of Retford, including residential development currently under construction immediately south of the Site (Plate 3), and the wider agricultural landscape. The principal elevations of Moorgate House face south-west/north-east, looking towards



adjacent agricultural land and not towards the Site. The Site is separated from Moorgate House by intervening built form, including farm buildings immediately north-west of Moorgate House, and also by residential development currently under construction immediately south of the Site (Plate 4).

- 4.9 As a Grade II listed building, Moorgate House is a designated heritage asset. It principally derives its significance from the architectural and historic interest associated with its built form, and its corresponding historic and evidential values. Adjacent historic farm buildings, historically associated with the farmhouse, and also adjacent agricultural land, particularly where part of the historic landholding, also contribute to the significance of the listed building. Agricultural land within the Site is separated from Moorgate House by intervening residential development and does not contribute to the significance of Moorgate House. Development of the Site will not interrupt the relationship between Moorgate House and its adjacent associated agricultural land. It is concluded that residential development of the Site would not adversely impact the significance of this listed building.

#### **Retford Conservation Area and associated listed buildings**

- 4.10 Retford Conservation Area is located c. 900m south of the Site (**CA1**). The conservation area contains 109 associated listed buildings, of which six are Grade II\* and the remainder are Grade II.
- 4.11 Bassetlaw District Council have produced and approved Retford Conservation Area Appraisal (May 2012). This describes the conservation area in detail, including those elements which contribute to its significance and key views. The conservation area is a designated heritage asset which principally derives its significance from the architectural and historic interest of its associated historic buildings, including listed buildings, and its historic layout and character. The Site is not a focus of key views identified in the Retford Conservation Area Appraisal. Agricultural land within the Site does not contribute to the significance of Retford Conservation Area.
- 4.12 There are glimpsed views from within the Site towards the tower of the Grade II\* listed Church of St Swithun (**LB3**) and the Grade II\* listed Church of St Michael the Archangel (**LB4**), both located within Retford Conservation Area. There are also glimpsed views to the bell-cote of the Grade II listed Town Hall, also within the conservation area (**LB5**). Grade II\* listed buildings are designated heritage assets of the highest significance and Grade II listed buildings are designated heritage assets. These listed buildings principally derive their significance from the architectural and historic interest of their built form. Agricultural land within the Site does not contribute to the significance of these listed buildings. Views to these assets from within the Site are limited and are likely to be further screened once the development to the south is

complete. There will be views to the Site from the church tower (where accessible), beyond intervening residential development, with the Site forming part of the wider mixed residential and agricultural landscape.



Plate 5: View to the Spire of the Grade II\* listed Church of St Michael the Archangel from within the eastern area of the Site, view to south-west



Plate 6: View to the tower of the Grade II\* listed Church of St Swithun and the bell-cote of the Grade II listed Town Hall from within the site, view to south.

- 4.13 A reduction in limited views to the tower of the Church of St Swithun, the spire of the Church of St Michael the Archangel and the Town Hall Bell-cote as a result of development of the Site would not adversely impact the significance of these listed buildings or the conservation area. Development may be visible from the tower of the Church of St Swithun

(where accessible), but the character of the wider landscape would remain residential and agricultural and this would not adversely impact the significance of the listed building. It is not anticipated that development of the Site would adversely impact the significance of Retford Conservation Area or its associated listed buildings.

### **Bolham Hall Grade II listed building**

- 4.14 The Grade II listed Bolham Hall (**LB2**) is located c. 250m north of the Site. This is a mid-18<sup>th</sup> century house, altered and extended in the 19<sup>th</sup> century and sub-divided into two dwellings in the 20<sup>th</sup> century. The mid-19<sup>th</sup> century Tithe Survey indicates that land within the Site was under the same ownership and occupancy as Bolham Hall in the mid-19<sup>th</sup> century.
- 4.15 In the mid-19<sup>th</sup>-century Bolham Hall and the Site were part of the Hamlet of Bollam (sic) in the parish of Claborough. At this time Bolham Hall was under the same ownership and occupancy as the Site, with the Site forming part of the landholding surrounding the country house. There is no indication on the Tithe map or later mapping that the Site comprised designed parkland.

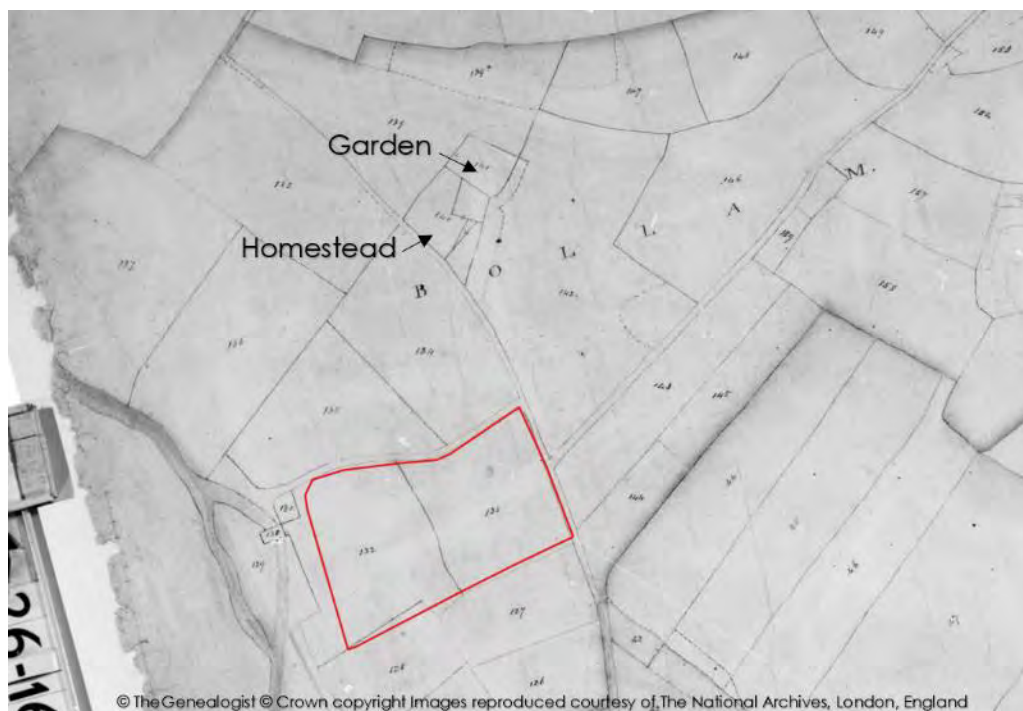


Plate 7: Extract from the 1842 Tithe map, with labels showing the location of the homestead and garden recorded in the accompanying apportionment register.

- 4.16 The HER records an area of historic park and garden associated with Bolham Hall to the east of the Site, this is not designated (**4**; see below). Parkland is often (although not exclusively) shaded on early 20<sup>th</sup>-century Ordnance Survey mapping. Historic Ordnance Survey mapping does not record park surrounding Bolham Hall. The 19<sup>th</sup>-century mapping records a small wooded block to the south of the hall, and orchard to its



north-east. The Ordnance Survey mapping doesn't record trees or planting in the wider landholding which might suggest wider parkland.

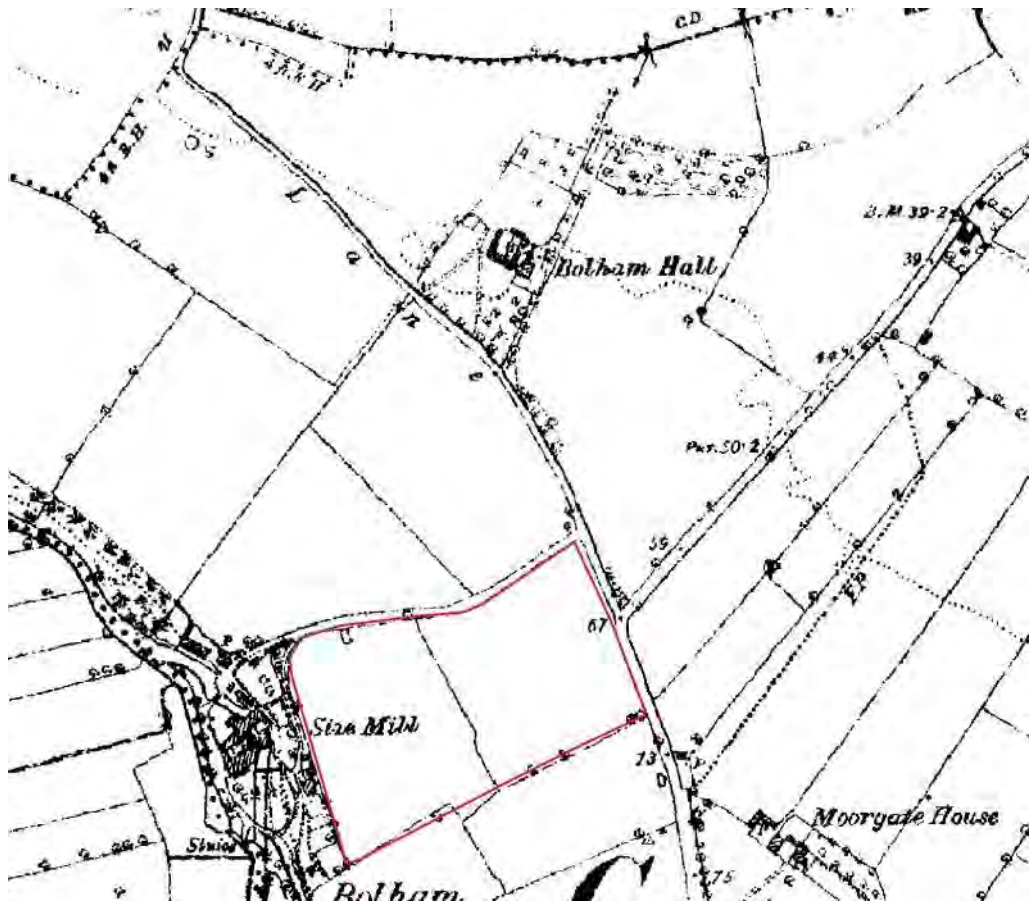


Plate 8: Extract from the 1888 Ordnance Survey mapping, 6" series



Plate 9: Glimpsed view to Bolham Hall from the eastern area of the Site, view to north.



Plate 10: View towards Bolham Hall (screened) from the central area of the Site, view to north-east

- 4.17 The setting of Bolham Hall comprises surrounding agricultural land. There are glimpsed views to Bolham Hall from the eastern area of the Site (Plate 9). These views are filtered by vegetation and may be screened in summer, but there are most likely glimpsed winter views of the far eastern area of the Site from Bolham Hall.
- 4.18 As a Grade II listed building Bolham Hall is a designated heritage asset. It is principally listed for its architectural interest as a *“well-preserved example of a substantial Georgian farmhouse with a carefully proportioned principal elevation and good surviving interior detail, including a turned baluster staircase, panelled doors and window shutters and a number of C19 hearth surrounds.”* (NHLE list entry). It principally derives this architectural interest from its built form. It also derives some significance, and aesthetic value, from its agricultural setting, including historically associated agricultural land. The Site does not appear to have ever formed part of a designed landscape to Bolham Hall but does form part of its wider agricultural landholding. There is some intervisibility between the eastern area of the Site and Bolham Hall and this area can be considered to make some contribution to the significance of Bolham Hall, although to a lesser extent than land east of Tiln Lane.
- 4.19 Formulation of design plans have taken into account the historic association between the Site and Bolham Hall, and the limited intervisibility between the hall and the eastern area of the Site. Current design plans include for open space in the north-eastern area of the Site, and enhanced boundary planting, to offset built form and further filter views. With these measures in place it is anticipated that any harm to

the significance of Bolham Hall would be negligible, that is to say less than substantial harm at the lowermost end of this harm spectrum.

### **Bolham Hall Park and Garden non-designated heritage asset**

- 4.20 The HER records Bolham Hall Park and Garden to the east of the Site, on the far side of Tiln Lane (Fig. 2, 4). As noted above, this area is not recorded as park on the historic Ordnance Survey mapping, nor does it display any typical park characteristics such as specimen trees. It does however form the immediate surroundings to Bolham Hall and comprises the adjacent historic setting to this listed building. The area closest to Bolham Hall Park is recorded as garden on historic sources. As it is identified on the HER, Bolham Hall Park and Garden may be considered to be a non-designated heritage asset. It principally derives its significance through its association with the listed building.
- 4.21 Views to ground level of the area identified as Bolham Park and Garden from within the Site are generally screened by hedgerows, although trees are visible (Plate 10). Views into the Site are likely to be similarly limited. The Site forms part of the agricultural setting, also associated with Bolham Hall, but does not notably contribute to the significance of the identified area of park. Formulation of design plans has taken into account the proximity of Bolham Hall and its associated immediate grounds. Current design plans include for open space in the north-eastern area of the Site, and enhanced boundary planting, to offset built form and further filter views. With these measures in place it is anticipated that any harm to the significance of the non-designated Bolham Hall Park and Garden would be negligible at most.

### **Water pumping station non-designated heritage asset**

- 4.22 A Water Pumping Station immediately north of the Site is recorded on the HER. The tithe survey indicates this area was under the same ownership as Bolham Hall in the mid-19<sup>th</sup> century (see above), although it had not been constructed at this point. The HER records it as dating to 1880 although it is not recorded on the Ordnance Survey mapping until the 1920s. At this time it is recorded as 'Sewage Disposal Works (East Retford Corporation)'. Associated tanks and sluices are recorded to the north of the pumping station. The building is relatively ostentatious for a utilitarian structure, although this is not uncommon for buildings of this date.
- 4.23 There are views to part of the Water Pumping Station's south elevation from within the Site, particularly from the area to its south/south west (Plate 11), with more limited views elsewhere (Plate 12).





Plate 11: View to Water Pumping Station from within the Site, view to north-east.



Plate 12: View to Water Pumping Station from the northern area of the Site, view to north-west.

- 4.24 The Water Pumping Station is a non-designated heritage asset. It principally derives its significance from the modest architectural interest of its built form, as an example of early-20<sup>th</sup> century sewage infrastructure. While it would have intentionally been located away from settlement, agricultural land within the Site does not make any key contribution to the significance of the building. Development will alter agricultural land to the south of the pumping station to built form and open space, though its relationship with tanks and sluices to the north

will be unchanged. Current design plans include for open space at the northern / north-western edge of the Site, allowing for the retention of views to the pumping station from these adjacent areas. Harm resulting from the alteration of the adjacent agricultural land and reduction in non-key views would be negligible at most.

### **Bolham Manor and Mill non-designated heritage assets**

- 4.25 Bolham Manor, a non-designated heritage asset recorded on the HER, is located immediately west of the Site (Fig. 2, **1**). This is a two-storey mid-19<sup>th</sup> century house, historically the manager's/owner's house to Bolham Mill. The latter (**2**), formerly located c. 50m west of the Site, was demolished and replaced with flats in the 20<sup>th</sup> century.
- 4.26 The 19<sup>th</sup>-century Ordnance Survey mapping records Bolham Manor located within a well-treed plot adjacent to the mill site (Plate 13). Bolham Manor is intentionally located to look west across the river valley and in a dominant position above the mill site (Plate 14). Agricultural land within the Site is to the rear and there is no apparent historic relationship between the Site and Bolham Manor other than proximity. The main façade of the house looks west, away from the Site, and architecturally it is designed to be viewed from the west.



Plate 13: Extract from the 1886 Ordnance Survey mapping, 25" series





Plate 14: View to Bolham Manor from footpath to its west, view to east



Plate 15: View to Bolham Manor from within the north-western area of the Site





Plate 16: View to Bolham Manor from the north-eastern edge of the Site, adjacent to Tilt Lane

- 4.27 The rear aspect of Bolham Manor overlooks the Site. There are views to the rear of Bolham Manor from within the Site and glimpsed views from adjacent roads when not screened by hedgerow (Plate 15, Plate 16). The difference in architectural composition between the main west-facing façade and the rear of the property is notable; views to/from the rear are not key designed views.
- 4.28 Bolham Manor is a non-designated heritage asset. It has modest historic and architectural interest as an example of a mid-19<sup>th</sup> century house located within associated grounds. The associated wooded plot forms its designed grounds and contributes to its significance. Although the mill has been demolished, its relationship with the former mill site makes some contribution to the significance of Bolham Manor, as its location is designed to sit above and dominate the mill site. Agricultural land within the Site forms part of its adjacent setting but makes a much lesser contribution. Views to Bolham Manor from within and across the Site might be considered to make a small contribution to its aesthetic value, in the context of an appreciation to/from the rear aspect of the building, but these are not key designed views and they are not key to its significance. In architectural composition the property is designed to be viewed from the west, and key views look west. Agricultural land within the Site and views across the Site make a very minimal contribution to the significance of this non-designated heritage asset.
- 4.29 Formulation of design plans have taken into account the proximity of Bolham Manor. Built form is offset beyond open space in order to retain views to the rear of Bolham Manor and also to retain its detached setting. It is anticipated that this will also avoid the appearance of built

form behind Bolham Manor when viewed from the west. With these design measures in place, any harm as a result of the loss of non-key views and alteration of adjacent agricultural land would be minimal. The key setting of Bolham Manor, i.e. its surrounding wooded plot, will be retained.

## 5.0 CONCLUSIONS

- 5.1 The Site is within the historic agricultural landholding of the Grade II listed Bolham Hall. There are glimpsed views to the listed building from the eastern area of the Site and there will be filtered views of this area of the Site from Bolham Hall. Formulation of design plans have taken into account the proximity of Bolham Hall and include for open space in the north-eastern area of the Site as well as enhanced boundary planting to offset built form and further filter views. With these measures in place any harm to the significance of Bolham Hall through the alteration of part of its wider agricultural landscape would be negligible, that is to say less than substantial harm at the lowermost end of this harm spectrum. The HER records a non-designated Park and Garden surrounding Bolham Hall east of the Site. Any harm to the significance of the non-designated Bolham Hall Park and Garden would be negligible at most. Development of the Site would not adversely impact any other designated heritage assets.
- 5.2 The Site is located immediately south of a non-designated Water Pumping Station first recorded on 1920s Ordnance Survey mapping. Current design plans include for open space at the northern / north-western edge of the Site, allowing for the retention of views to the pumping station from adjacent areas. Any harm resulting from the loss of adjacent agricultural land and non-key views would be negligible at most.
- 5.3 The Site is located to the rear of the non-designated Bolham Manor, a mid-19<sup>th</sup> century mill owner's/manager's house. Bolham Manor is located within a designed wooded plot, above the former mill site. The principal elevation looks west, and Bolham Manor is designed to be viewed from the west, not from within the Site. Formulation of design plans have taken into account the proximity of Bolham Manor and utilise open space to offset built form. Any harm as a result of the loss of non-key views and alteration of adjacent agricultural land would be minimal. The key setting of Bolham Manor, i.e. its surrounding wooded plot, will be retained.
- 5.4 Under the NPPF less than substantial harm to designated heritage assets should be weighed against the public benefit in decision making. Harm to a non-designated heritage asset should be taken into account in decision making.



## 6.0 REFERENCES

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### Cartographic Sources

1842	Map of the Hamlets of Moorgate and Bollam in the Parish of Clarborough
1886/88	First Edition Ordnance Survey mapping, 25" and 6" series
1899/1900	Second Edition Ordnance Survey mapping, 25" and 6" series
1920/21	Third Edition Ordnance Survey mapping, 25" and 6" series

## **Appendix A**

Heritage Data Gazetteers

Designated Heritage Assets (selected)

CSA Ref.	NHLE Ref.	Name/Designation
LB1	1045164	Grade II listed building MOORGATE HOUSE
LB2	1045165	Grade II listed building BOLHAM HALL
LB3	1370346	Grade II* listed building PARISH CHURCH OF ST SWITHUN
LB4	1370357	Grade II* listed building CHURCH OF ST MICHAEL THE ARCHANGEL
LB5	1370374	Grade II listed building TOWN HALL
CA1	n/a	Retford Conservation Area

HER data (selected)

CSA Ref./Summary	HER No.	HER Description
1	17605	Bolham Manor
2	L4995	Bolham Mill
3	M17604	Water Pumping Station
4	MNT26969	Bolham Hall Park and Garden



## **Appendix B**

Legislation, Policy and Guidance

The **Ancient Monuments and Archaeological Areas Act (1979)** forms the principle legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The **Planning (Listed Buildings and Conservation Areas) Act 1990** (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

**National Planning Policy Framework (2019)** (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 184).

A heritage asset is defined as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* Setting is defined as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

With regards to the level of information to be provided, paragraph 189 of the NPPF states that *"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation"*.

With regards to considering impacts the NPPF states that “*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*” (paragraph 193).

With regards to impacts to designated heritage assets, “*Any harm to, or loss of...should require clear and convincing justification*”, substantial harm to or loss of designated heritage assets of the highest significance should be “wholly exceptional”, and for grade II designated heritage assets should be “exceptional” (paragraph 194). Less than substantial harm to a designated heritage asset “*should be weighed against the public benefits of the proposal*” (paragraph 196). Footnote 63 clarifies that “*non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets*”.

With regards to non-designated heritage assets “*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” (paragraph 197).

Where heritage assets will be lost as a result of development “*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact*” (paragraph 199).

Advice on enhancing and conserving the historic environment is also published in the **Planning Practice Guidance (2018)** (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This recognises that “*the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural and economic and environmental benefits*”.

**Local Planning Policy** is contained within **Bassetlaw Development Plan** including the Bassetlaw Core Strategy and Development Management Policies DPD adopted December 2011. Emerging policy is contained within the Draft Bassetlaw Local Plan November 2020. Local planning policies and emerging policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy and emerging policy relating to heritage

Policy Ref.	Policy Text
<b>Bassetlaw Core Strategy and Development Management Policies DPD (adopted December 2011)</b>	
Policy DM8: The Historic Environment	“ <i>Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.</i> ”



	<p><b>A. Definition of Heritage Assets</b></p> <p><i>Designated heritage assets in Bassetlaw include:</i></p> <ul style="list-style-type: none"> <li><i>i. Listed Buildings (including attached and curtilage structures);</i></li> <li><i>ii. Conservation Areas;</i></li> <li><i>iii. Scheduled Monuments; and</i></li> <li><i>iv. Registered Parks and Gardens.</i></li> </ul> <p><i>Non-Designated assets in Bassetlaw include:</i></p> <ul style="list-style-type: none"> <li><i>v. Buildings of Local Interest;</i></li> <li><i>vi. Areas of archaeological interest;</i></li> <li><i>vii. Unregistered Parks and Gardens; and</i></li> <li><i>viii. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.</i></li> </ul> <p><b>B. Development Affecting Heritage Assets</b></p> <p><i>There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.</i></p> <p><i>Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported. The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:</i></p> <ul style="list-style-type: none"> <li><i>i. Scale;</i></li> <li><i>ii. Design;</i></li> <li><i>iii. Materials;</i></li> <li><i>iv. Siting; and</i></li> <li><i>v. Views away from and towards the heritage asset.</i></li> </ul> <p><i>...</i></p>
<b>Draft Bassetlaw Local Plan November 2020</b>	
Policy ST44: The Historic Environment	<p><i>"A. The historic environment will be conserved and enhanced, sensitively managed and enjoyed for its contribution to character, local distinctiveness and sustainable communities by:</i></p> <ul style="list-style-type: none"> <li><i>1. Giving great weight to the conservation of heritage assets (designated and non designated) and their settings based on their significance in accordance with national policy<sup>1</sup> , and by ensuring that their significance is recognised through Heritage Statements, Characterisation Studies and other relevant documentation;</i></li> <li><i>2. Supporting Heritage Statements that are proportionate to the asset(s) significance and complexity of the application, by ensuring that each statement identifies all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised or mitigated against;</i></li> <li><i>3. Supporting new development which makes a positive contribution to the character and local distinctiveness of the historic environment;</i></li> <li><i>4. Ensuring that historic designed landscapes are positively conserved or enhanced;</i></li> </ul>

	<p>5. Supporting and developing innovative initiatives that identify, maintain, conserve, sustain or return to beneficial use designated or non-designated assets;</p> <p>6. Capitalising in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;</p> <p>7. Taking a positive and proactive approach to securing the conservation and re-use of heritage assets 'at risk', including working with owners and partner organisations to develop schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;</p> <p>8. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence;</p> <p>9. Using Article 4 Directions, where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations; and</p> <p>10. Improving access and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create or facilitate public access to heritage assets to increase understanding of their significance."</p>
Policy 45 Heritage Assets	<p>"Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate.</p> <p><i>Designated Heritage Assets and Archaeological Sites of Equivalent Significance</i></p> <p>A. Proposals affecting designated heritage assets and/or their settings should:</p> <p>1. Be sympathetic and complementary to the local vernacular in terms of its scale, massing, alignment, proportions, form, architectural style, building technique(s), building materials, detailing and its setting, or are of a high quality contemporary or innovative nature which complements the local vernacular;</p> <p>2. Be reflective of the historic setting in terms of use a traditional siting, layout and urban grain;</p> <p>3. Use landscaping, boundary treatments and surfacing appropriate to the historic setting;</p> <p>4. Reflect the traditional roofscape in the vicinity;</p> <p>5. Ensure significant views away from, through, towards and associated with the heritage asset(s) are preserved or enhanced.</p> <p>B. Proposals involving enabling development associated with heritage assets 'at risk' will be supported where a clear justification is provided that results in the conservation of the heritage asset 'at risk' and its setting.</p> <p>C. Proposals involving the viable new use of a designated heritage asset or temporary use of a heritage asset 'at risk' that conserves significance, or that which preserves or enhances the character and appearance of a conservation area will be supported.</p> <p>D. Proposals that result in substantial harm or loss of significance of designated heritage assets will only be considered in exceptional circumstances and with clear and convincing justification.</p> <p>E. Proposals that result in less than substantial harm to a designated heritage asset will only be supported where it is demonstrated that the public benefits will outweigh any harm identified.</p>

	<p>Non-Designated Heritage Assets and archaeological sites of equivalent significance</p> <p>A. Proposals that retain or enhance the significance of a non-designated heritage asset and their setting will be supported which are:</p> <ol style="list-style-type: none"> <li>1. Sympathetic and complementary to the local vernacular in terms of scale and design; materials; siting, layout and urban grain.</li> </ol> <p>B. The demolition (total or substantial loss) of a non-designated heritage asset will only be considered where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The asset's architectural or historic significance is proven to be minimal; or</li> <li>2. Through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or</li> <li>3. Through appropriate marketing, the asset has no viable use; or</li> <li>4. Where the public benefits of the scheme can be demonstrated to outweigh the loss of significance.</li> </ol> <p>Archaeological sites</p> <p>A. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority."</p>
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The Historic England document **Conservation Principles, Policies and Guidance** (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations" (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean "any part of the historic environment that can be perceived as having a distinct identity". **Evidential value** "derives from the potential of a place to yield evidence about past human activity", derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". **Historical value** "derives from the ways in which past people, events and aspects of life can be connected through a place to the present". Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. **Aesthetic value** "derives from the ways in which people draw sensory and intellectual stimulation from place" and may be associated with conscious deign or 'fortuitous' development. **Communal value** "derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being "the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape", with the clarification that "definition of the setting of a significant place will normally be guided by the extent to

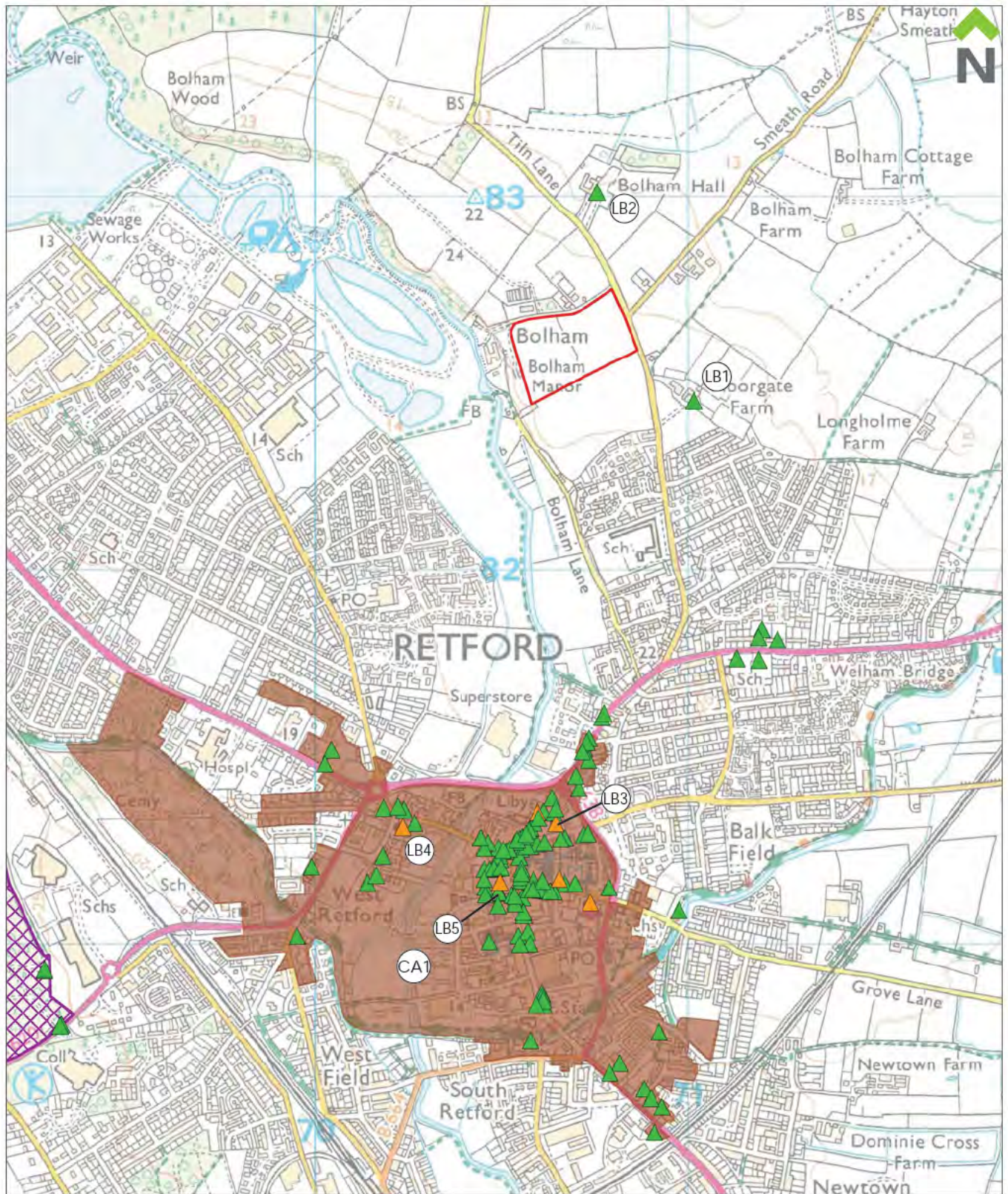


*which material change within it could affect (enhance or diminish) the place's significance". Context relates to the "relationship between a place and other places". In the context of managing change to significant places Conservation Principles highlights that "Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded".*

Historic England have prepared a series of advice notes including **Good Practice Advice notes** (GPAs) and **Historic England Advice Notes** (HEANs). The GPAs included **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2** (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance. The Historic England guidance **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3** (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting.

## Appendix C

### Figures



Site boundary



Grade II\* listed building



Grade II listed building



Conservation Area



Registered Park and Garden



CSA reference

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**Project** Land west of Tilt Lane Retford Nottinghamshire

**Drawing Title** Site Location and Designated Heritage Assets

**Client** Vistry Group

**Drawing No.**  
CSA/5209/105

**Scale**  
1:15000

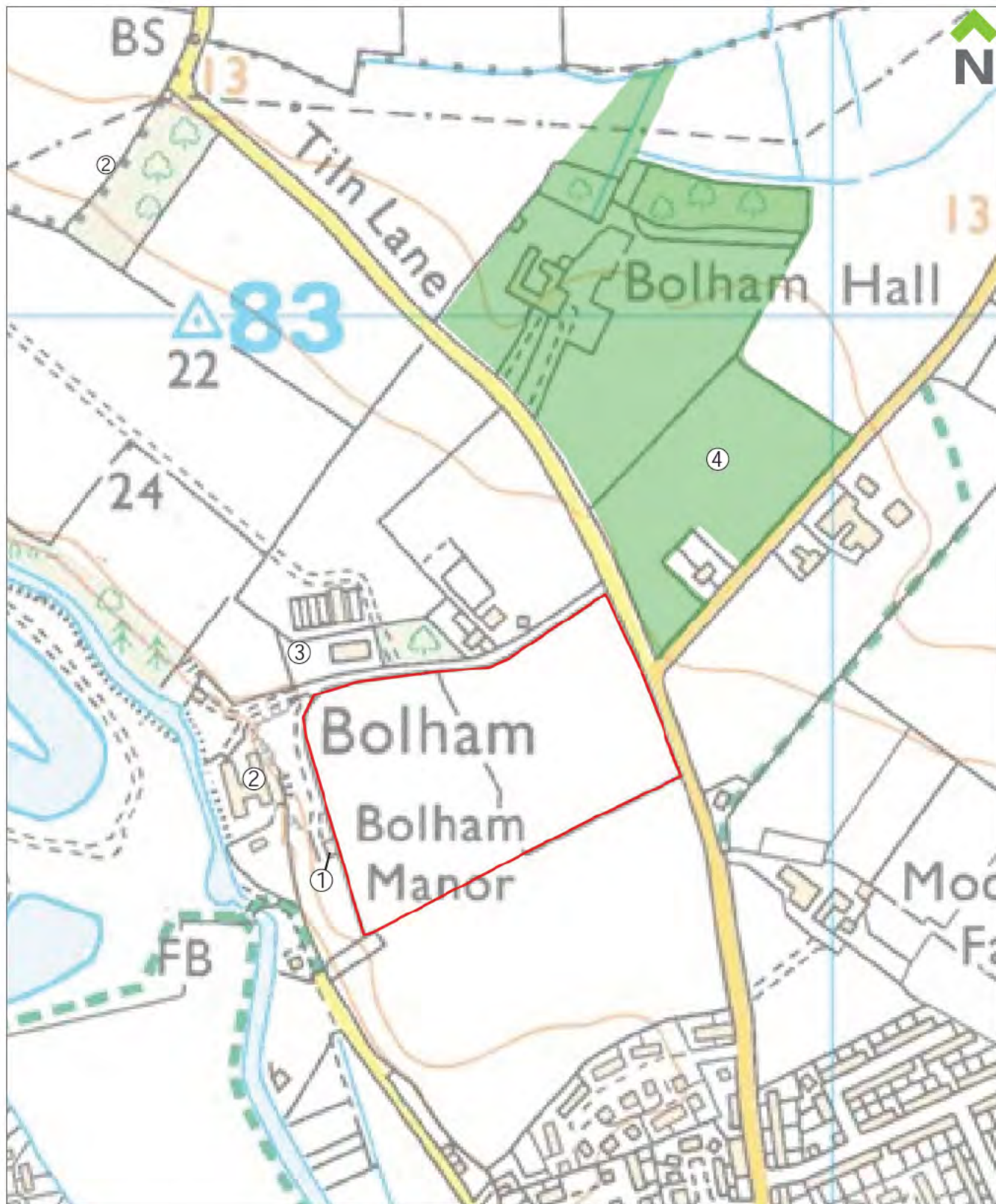
**Date**  
Jan 2021

**Rev**

**Drawn**  
TP

**Checked**  
RM





Site boundary



Park and Garden non-designated (after Nottinghamshire HER)



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**Project** Land west of Tilt Lane Retford Nottinghamshire

**Drawing Title** Non-Designated Heritage Assets (selected)

**Client** Vistry Group

**Drawing No.**  
CSA/5209/106

**Scale**  
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**Date**  
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**Rev**

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## Land Off Tiln Lane, Retford, Nottinghamshire

### Preliminary Appraisal of Flood Risk and Drainage

#### Briefing Note

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<b>Project ref:</b>	5123 - Tiln Lane, Retford
<b>Prepared by:</b>	Colette Lancaster BSc (Hons) MSc <i>Graduate Flood Risk Consultant</i>
<b>Approved by:</b>	Kevin Tilford BSc MSc PhD MBA C.WEM FCIWEM CEnv <i>Managing Director</i>
<b>Date:</b>	20 January 2021
<b>Version:</b>	Final v1.2

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#### Introduction

1. This document presents a preliminary appraisal of flood risk and drainage in relation to the promotion of land off Tiln Lane, Retford ("the site") for the development of approximately 120 new homes. The report also highlights the presence of existing sewerage and water supply infrastructure and associated constraints.
2. The preliminary assessment of the risk of flooding from waterbodies, surface water, groundwater, reservoirs and canals is based on a review of the information presented on a number of websites. The risk of flooding from sewers and highway drains has not been assessed.

#### Site Details

3. The approximately 5.88 ha greenfield site is located at off Tiln Lane, Retford at Ordnance Survey National Grid Reference SK 70724 82625 (**Figure 1**).
4. The site is located to the east of Tiln Lane, to the west of the River Idle, to the north of the adjacent Vistry Group (Linden Homes) development (Treswell Gardens), and to the south of Bolham Hall Farm.
5. The River Idle is located approximately 70 m to the west of the site. The Hallcroft fishery complex is located to the west and north-west of the site.
6. A digital terrain model of the site has been developed using LiDAR data (**Figure 2**). The DTM indicates that ground levels are indicated to range between approximately 19.0 m AOD to 23.0 m AOD. Approximately two-thirds of the site falls towards the north-east, with the remaining third falling towards the south-west.
7. National Soils Research Institute mapping<sup>1</sup> classifies soil conditions within the site as loamy and clayey soils with slightly impeded drainage.
8. British Geological Survey mapping of surface geology<sup>2</sup> indicates the underlying bedrock formation predominately comprises mudstones and sedimentary rock (Retford Member) overlain by superficial deposits of sand and gravel.
9. The National Geoscience Data Centre's Single Onshore Borehole Index<sup>3</sup> holds records of boreholes approximately 230 m to the north of the site. The records indicate clayey sand and gravel to 4.9 m bgl, underlain by mudstone and sandstone. Records for a borehole to the south-west of the site records the same ground conditions to the northern borehole.

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<sup>1</sup> [www.landis.org.uk/soilscapes](http://www.landis.org.uk/soilscapes)

<sup>2</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<sup>3</sup> <https://www.bgs.ac.uk/products/onshore/SOBI.html>



## Overview of Flood Risk

### Historical Records of Flooding

10. There are no records of historic flooding within the vicinity of the site in Bassetlaw District Council's Strategic Flood Risk Assessment<sup>4</sup> (SFRA) or in the Environment Agency's Recorded Flood Outlines database<sup>5</sup>.

### Fluvial Flood Risk

11. The Flood Map for Planning<sup>6</sup> (**Figure 3**) indicates the site to be located in flood zone 1. Flood zones refer to the probability of river and sea flooding. Table 1 of the NPPG defines flood zones as follows<sup>7</sup>:
- Flood zone 1: Low Probability. Land having a less than 1 in 1,000 annual probability of river or sea flooding
  - Flood zone 2: Medium Probability. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding
  - Flood zone 3a: High Probability. Land having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of sea flooding
  - Flood zone 3b: Functional Floodplain. Land where water has to flow or be stored in times of flood.

### Risk of Flooding from Surface Water

12. The Flood Risk from Surface Water map (**Figure 4**) indicates that there is a Very Low risk of surface water flooding. The mapping indicates that some surface water may accumulate along Bolham Way.

### Risk of Flooding from Groundwater

13. The JBA Groundwater Flood Risk Indicator map (**Figure 5**) indicates that groundwater may be present across the site at a depth of between 0.005 to 0.5 m bgl during the 1 in 100 year flood event, and therefore there may be a risk of groundwater emergence.

### Risk of Flooding from Reservoirs, Canals and Other Artificial Sources

14. The Flood Risk from Reservoirs map indicates that the site is not at risk of flooding due to reservoir failure. There are no canals and no known artificial impounding structures near the site (**Figure 6**).

## Planning Considerations

### National Planning Policy

15. The NPPF sets out government's planning policies for England and how these are expected to be applied. The NPPF seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.
16. Footnote 50 of the NPPF states that a site-specific flood risk assessment should be submitted for all development proposed in flood zone 2 and flood zone 3 whilst in flood zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land identified as having critical drainage problems or as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
17. NPPF paragraph 163 states that development should only be allowed in areas at risk of flooding if it incorporates sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. NPPF paragraph 165 states that applications for major developments should incorporate sustainable drainage systems to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

<sup>4</sup> Strategic Flood Risk Assessment for Bassetlaw District Council – Bassetlaw District Council, January 2019

<sup>5</sup> <https://data.gov.uk/dataset/16e32c53-35a6-4d54-a111-ca09031eaaaf/recorded-flood-outlines>

<sup>6</sup> <https://flood-map-for-planning.service.gov.uk/>

<sup>7</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>

18. Non-statutory technical standards for sustainable drainage published by DEFRA in March 2015 set out how surface water runoff generated during the present day 1 in 30 and 1 in 100 AEP rainfall events and for events exceeding the present day 1 in 100 AEP event should be managed, how peak runoff rates should be restricted and how runoff volumes should be controlled.

#### Local Planning Policy and Guidance

##### Bassetlaw District Council Local Development Framework – June 2011

19. Bassetlaw District Council Local Development Framework was adopted in December 2011 and includes the following relevant strategic objectives and policies:

20. Strategic Objectives for Bassetlaw ‘Strategic Objective 6’ States:

*To ensure that all new development addresses the causes and effects of climate change by, as appropriate, reducing or mitigating flood risk; realising opportunities to utilise renewable and low carbon energy sources and/or infrastructure, alongside sustainable design and construction; taking opportunities to achieve sustainable transport solutions; and making use of Sustainable Drainage Systems.*

21. ‘Policy DM12: Flood Risk, Sewerage & Drainage’ states:

- *We do not believe it necessary to consider development proposals (other than those directly suited to areas that may flood) in higher risk areas.*
- *We have sought to reflect the support for Sustainable Drainage Systems (SuDS) and the strong local support for ensuring that development in certain areas is restricted to that which will not exacerbate land drainage problems.*
- *A. Flood Risk Site specific Flood Risk Assessments will be required for all developments in flood risk areas, even where flood defences exist*
- *B. Sewerage and Drainage: All new development (other than minor extensions) will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management.*
- *B. Sewerage and Drainage: Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the District.*

22. ‘Policy DM4: Design And Character’ states:

*New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.*

23. ‘Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities’ states:

*Development proposals will be expected to support the Council’s strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council’s Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels.*

#### Draft Bassetlaw Local Plan 2020

24. Bassetlaw District Council is currently undertaking consultation on the Initial Draft Bassetlaw Local Plan 2020. The initial Draft Plan addresses the District’s housing and economic needs and other social and environmental priorities by 2037. The following relevant emerging policies include:

25. Policy ST45: Climate Change Mitigation and Adaptation states:

*... in order to be sustainable, development must minimise the impact and mitigate the likely effects of climate change on the environment and wider community by, in part, proactively managing surface water through the promotion of sustainable drainage techniques and positive land management.*

*It is encouraged that developments will strive to be energy and water efficient wherever feasible. For example but not limited to: incorporating water recycling such as through rainwater and stormwater harvesting to reduce demand on mains water supply, and to conserve energy and water resources through the layout and design of the development.*

26. Policy ST47: Flood Risk states, in part, the following:

- *An appropriate Flood Risk Assessment will be required for proposals in Flood Zone 1 of 1 hectare or more*
- *Flood risk mitigation will be incorporated as conditions to the planning permission.*
- *Developments must demonstrate that they can be considered safe over their lifetime taking account of climate change and the vulnerability of its users, without increasing flood risk elsewhere*
- *Developments are required to incorporate sustainable drainage systems (SuDS) in accordance with national standards*
- *New developments should maximise opportunities to provide natural flood management, including integration with green infrastructure and mitigation*
- *SuDS should maximise environmental gain through enhancing the green infrastructure network, securing biodiversity gain and amenity benefits along with flood storage volumes*
- *Flood Risk must be mitigated and residual flood risk managed.*

27. Policy ST48: Protecting Water Quality states in part, the following:

- *Appropriate sustainable drainage systems should improve water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites*
- *Developments should ensure that the quantity and quality of drinking water sources is not compromised*
- *Proposals must be served by an adequate supply of water and appropriate sewerage infrastructure and there must be sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.*

#### Land Drainage Consent

28. Land drainage consent may be required from the Lead Local Flood Authority, i.e. Nottinghamshire County Council, for work to an Ordinary Watercourse. Undertaking activities controlled by local byelaws (made under the Water Resources Act 1991) also requires the relevant consent.

#### Surface Water Management

29. The site is currently undeveloped greenfield. Given site topography and ground conditions, surface water runoff would be expected to infiltrate where conditions allow and to flow overland in a north-eastern and south-western areas of the site.
30. The NPPG<sup>8</sup> states that surface water runoff from new development should be disposed of according to the following hierarchy: Into the ground (infiltration); To a surface water body; To a surface water sewer, highway drain, or another drainage system; To a combined sewer.
31. For the purposes of this appraisal, it is assumed that the disposal of surface water by infiltration would not be feasible due to the underlying geology. However, infiltration tests would need to be undertaken in accordance in accordance with BRE365<sup>9</sup> to confirm this.
32. To ensure that surface water is managed in accordance with the relevant policy and technical guidance and that flood risk is not increased elsewhere, the rate at which surface water runoff discharges from impermeable surfaces would need to be restricted to the pre-development greenfield runoff rate.
33. The greenfield surface water runoff rates for the site, calculated using the ICP SUDS method within MicroDrainage, are presented in **Table 1**.

<sup>8</sup> Paragraph 080, Reference ID: 7-080-20150323

<sup>9</sup> BRE Digest 365 Soakaway Design, Building Research Establishment, 2016



**Table 1: Greenfield Runoff Rate**

Annual exceedance probability of rainfall event	Greenfield Runoff Rate (l/s/ha)
1 in 1	1.3
QBAR	1.5
1 in 30	3.0
1 in 100	3.9

34. The attenuation storage required to store runoff generated from the 1 in 100 annual probability storm event plus a 40% climate change allowance, based on approximately 3.1 ha of the developed site comprising of impermeable surfaces, and surface water runoff being restricted to the QBAR greenfield rate (8.4 l/s) has been estimated using the Source Control module of MicroDrainage to be 2,244 cu m.
35. The estimated storage volumes storage does not account for storage provided within the on-site surface water conveyance system serving the development.
36. For the purposes of this appraisal, it is assumed that the storage would be provided in an above ground attenuation basin. The viability of using an attenuation basin would be subject to an intrusive site investigation at the proposed location.
37. Attenuation storage is likely to be provided in a number of different storage facilities and the potential for alternative and/or additional SuDS features, e.g. permeable paving, geo-cellular storage crates, filter drains, filter strips, swales and attenuation ponds. These would be investigated further at the planning application stage.
38. Assuming that the attenuation basin would fill to a depth of 1.0 m, with a 0.3 m freeboard and 1 in 4 side slopes, approximately 2,800 sq m of land would be required (assuming level ground).
39. To facilitate a gravity flow of surface water to the storage facilities, an attenuation basin would need to be located in the north-east part of the site. The basin could potentially be supplemented by a second facility located in the south-west corner (**Figure 7**).
40. Surface water could be discharged to the River Idle via an existing public surface water sewer located 230 m south of the site via a point of location located on the adjacent Vistry Group (Linden Homes) development (Treswell Gardens) (refer **Figure 8**).
41. It is likely that this would need require a rising main, and as such, provision should be made for a surface water pumping station on the site, potentially adjacent to the attenuation basin.
42. If a second basin is proposed in the south-west corner of the site, a gravity connection to the surface water drainage system for the adjacent development may be feasible. However, this would be subject to the system having sufficient capacity to convey the runoff.
43. Discharging surface water runoff to the public sewer would be subject to there being sufficient spare capacity in the sewer. This would need to be confirmed by consultation with Severn Trent Water.
44. Attenuation basins can provide water quality benefits via the settlement of pollutants and sediment in still or slow-moving water, adsorption by the soil, and biological activity.

#### **Foul Water Management**

45. Severn Trent Water public sewer records (see **Annex 1**) indicate a foul rising main along the eastern and southern boundary of the site. The rising main discharges into a gravity combined sewer close to the south-west boundary of the site. A gravity foul sewer to the west of the site (south of River View and to the west of Cumber Court) is also indicated.
46. The proposed development is estimated to generate a peak foul water loading of 5.5 l/s based on 120 dwellings, an occupancy rate of 3 persons/dwelling and a domestic water consumption of 200 litres/person/day.

47. Potential points of connection to the public sewer network could be (i) to the foul water sewer to the south of River View, approximately 90 m from the north-west corner of the site (this would require a requisitioned connection across third party land), and (ii) to the gravity foul sewer located on the south-west corner of the site. (Refer **Figure 8**). Connection would be subject to an approval from Severn Trent Water.
48. Based on existing ground levels, it is likely that at least part of the foul drainage system would need to be pumped, irrespective of which foul connection is used. It is suggested that provision for a foul pumping station is made, possibly adjacent to the proposed surface water attenuation storage facility in the north-east of the site. If the drainage system is to be offered for adoption by Severn Trent Water, then an allowance for a Type 3 pump station compound (refer **Figure 8**) with appropriate access should be made.
49. It should be noted that under the Water Industry Act (1991), developers have a right to connect foul water flows from new developments to public sewer. The Act places a general duty on sewerage undertakers to provide the additional capacity that may be required to accommodate additional flows and loads arising from new domestic development.

### Development Constraints and Opportunities

50. Attenuation is drawn to the following:
  - Public sewers that run along the eastern and southern boundaries of the site. Severn Trent Water will require a no development easement along these sewers. This is likely to be 6m, i.e. 3 m either side of the sewers, but this should be confirmed by Severn Trent Water. (Refer **Annex 1**)
  - There is a public water main located close to the east, north and western boundaries of the site. The precise location of the water main has not been mapped. Anglian Water, the water supply company for the area will require a no development easement along this water main. This is likely to be 6 m, i.e. 3 m either side of the sewers, but this should be confirmed by Anglian Water. If required, it may be possible to realign the water main, subject to approval from Anglian Water. (Refer **Annex 2**).

### Summary and Conclusions

#### Context

51. This preliminary appraisal of flood risk and drainage has been prepared on behalf of Vistry Home Ltd and relates to the proposed development of land off land off Tiln Lane, Retford for the development of approximately 120 homes.

#### Flood Risk

52. The site is located within flood zone 1. As such the proposals satisfy the requirements of the sequential test and the exception test need not be applied. Nevertheless, as the site is greater than 1 hectare the proposals are still required to meet the requirements for site specific flood risk assessments.
53. The site is assessed to be at a very low risk of flooding from all sources with the exception of groundwater flooding.
54. It is assessed that flood risk would not preclude development of the site and it is likely that the only measure required to mitigate flood risk would be to raise the finished floor levels of dwellings e.g. by 150 mm above adjacent ground levels to enable any potential overland flows to be conveyed safely across the site without affecting property in accordance with the approach promoted by government policy<sup>10</sup>.

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<sup>10</sup> Making Space for Water, Taking forward a new Government strategy for flood and coastal erosion risk management in England, March 2005, Dept for Environment, Food and Rural Affairs

### Surface Water Drainage

55. The feasibility of disposing of surface water by infiltration will need to be assessed by on-site infiltration testing.
56. In the event that disposal of surface water by infiltration is not feasible, it is likely that surface water runoff generated from impermeable surfaces would need to be discharged to the River Idle via connection to an existing public surface water sewer approximately 230 m south of the site.
57. Surface water runoff would need to be restricted to existing greenfield rates and approximately 2,244 cu m of attenuation storage would be required. This could feasibly be provided by an attenuation basin located in the north-east corner of the site, although in practice it is recognised that this may be provided using a number of approaches.
58. It is likely that a rising main would be required and discharging surface water to the public sewer would be subject to the agreement of Severn Trent Water.

### Foul Water Drainage

59. Foul water would need to be discharged to the public sewer network. Two potential points of connection exist, one located on the south-west boundary of the site, and one approximately 90 m west of the north-west corner of the site. A point of connection would need to be confirmed by Severn Trent Water.
60. Given ground levels, it is likely that at least part of the foul drainage system would need to be pumped, and it is recommended that provision for a foul pumping station is made, possibly adjacent to the proposed surface water attenuation storage facility in the north-east of the site. If the drainage system is to be offered for adoption by Severn Trent Water, then an allowance for a Type 3 pump station compound (should be made within the proposed layout.

### Conclusion

61. The appraisal also indicates that foul water from the developed site could be managed in accordance with planning policy and relevant technical guidance.
62. In conclusion, it is assessed that the site could be readily developed for residential use in accordance with planning policy and relevant technical guidance, and that surface water runoff could be managed using sustainable drainage systems.



## FIGURES

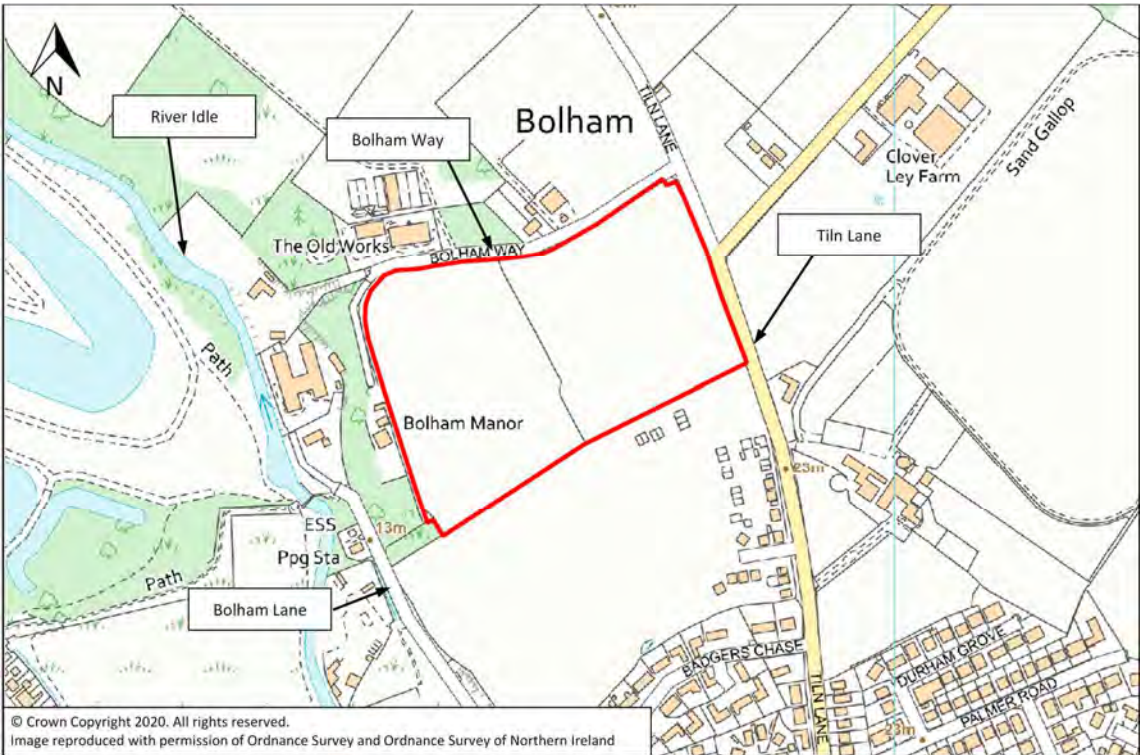


Figure 1: Site Location

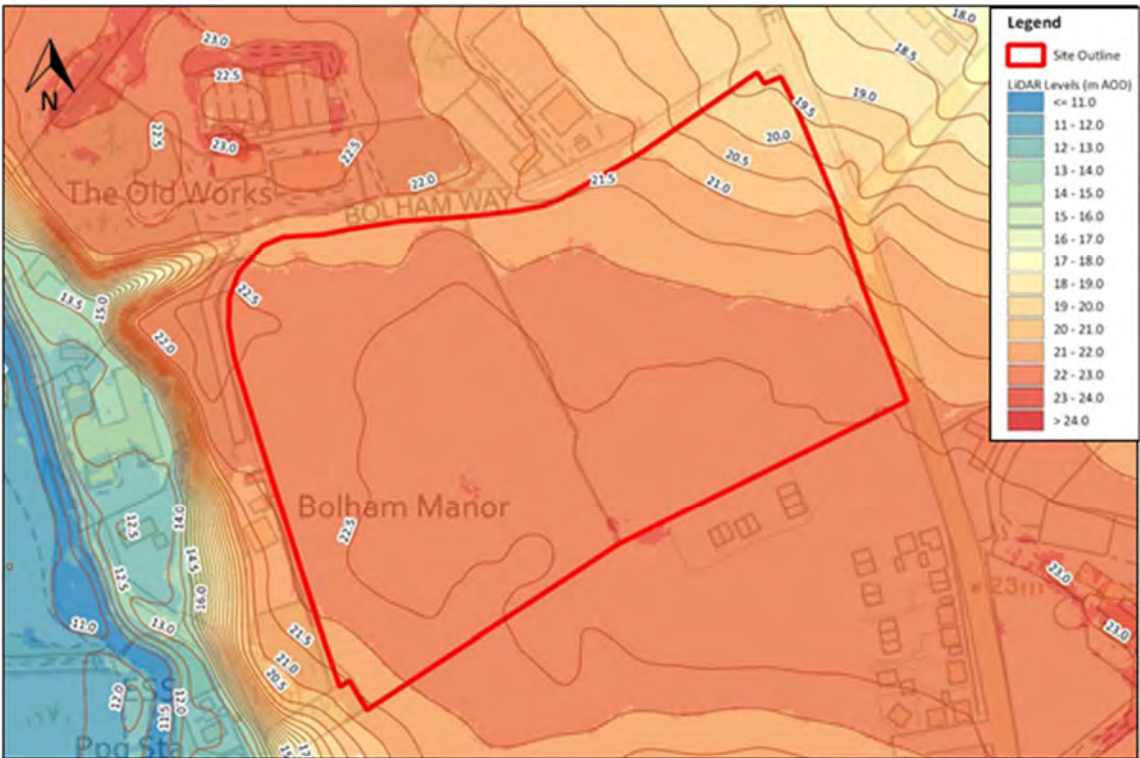


Figure 2: Digital Terrain Model from LiDAR Data

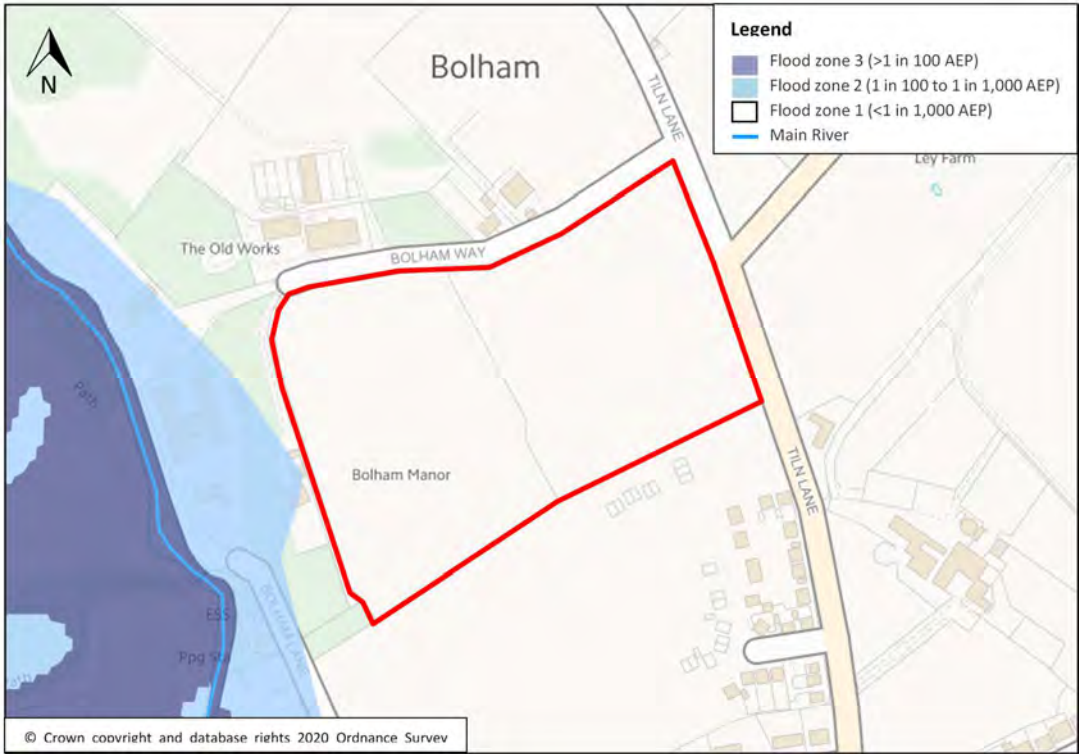


Figure 3: Flood Map for Planning  
Source: gov.uk website; Accessed: January 2021

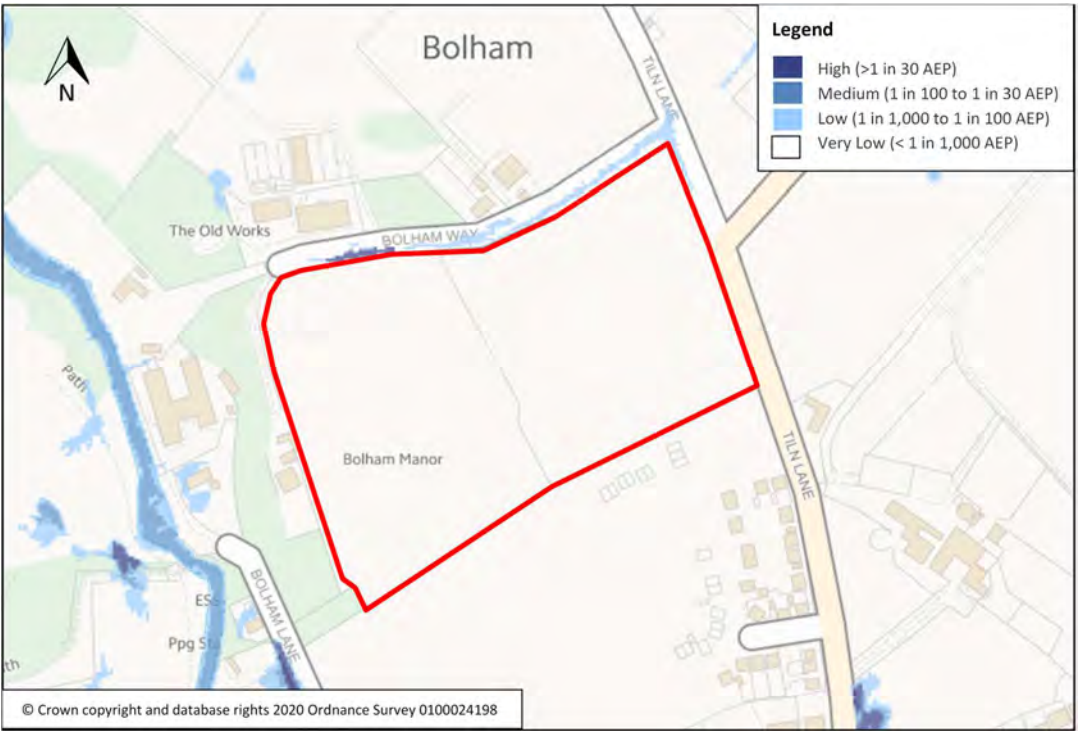


Figure 4: Flood Risk from Surface Water  
Source: gov.uk website; Accessed: January 2021



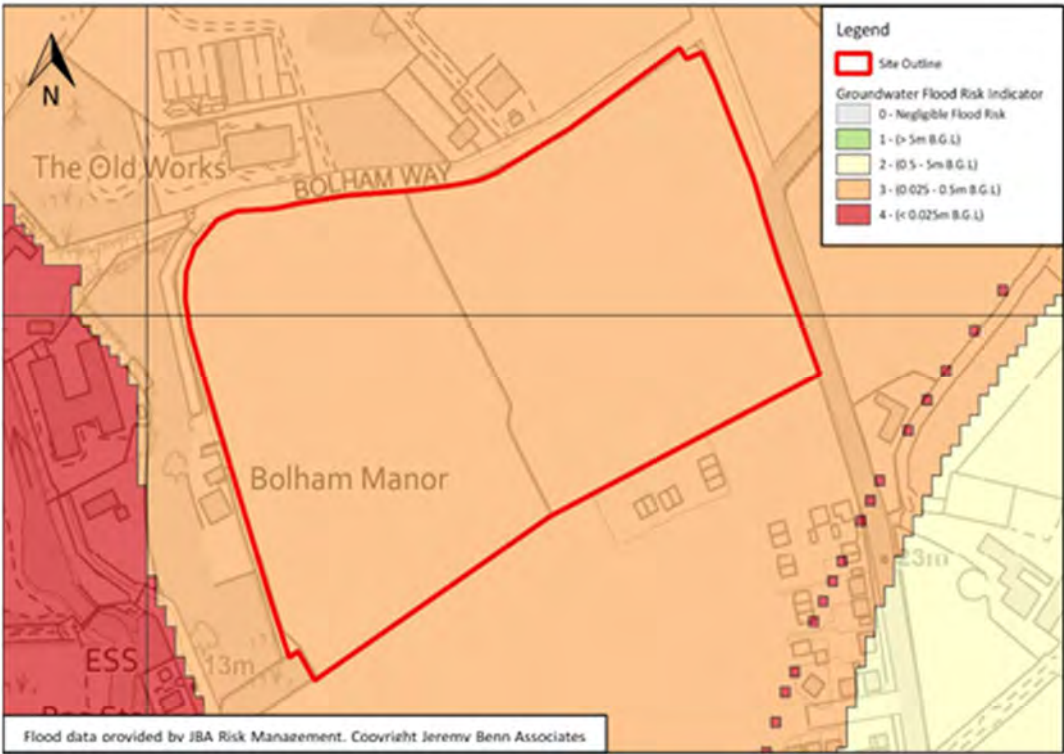


Figure 5: JBA Groundwater Flood Risk Indicator Map  
Source: Blue Sky Maps; Accessed: November 2021

63.

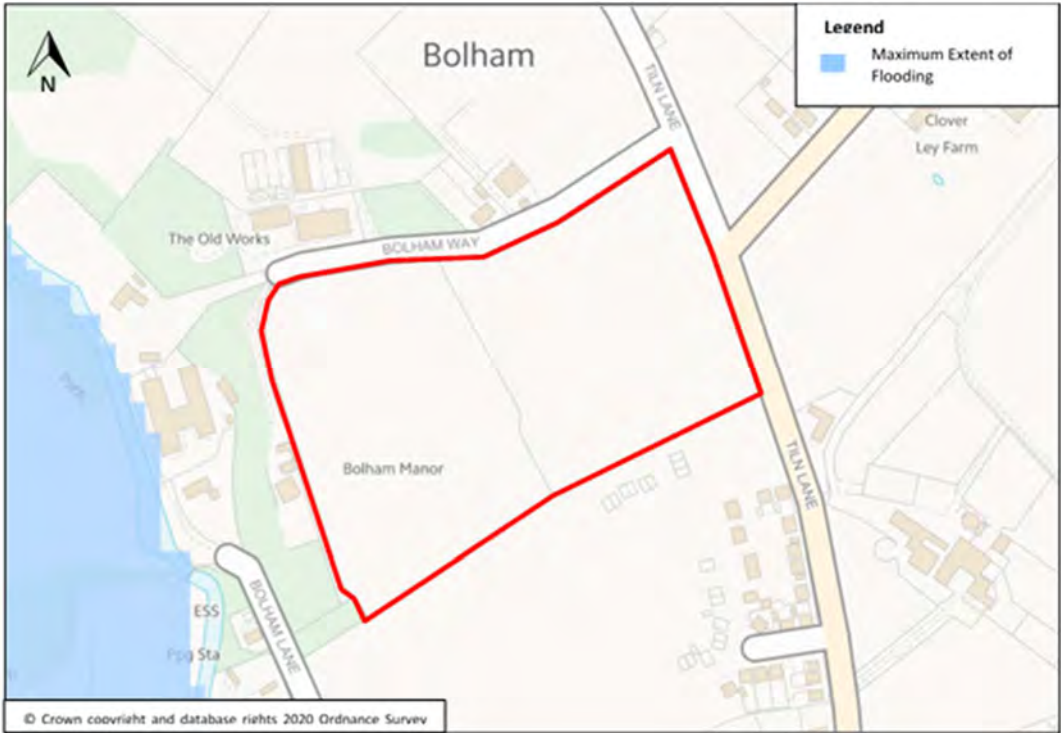
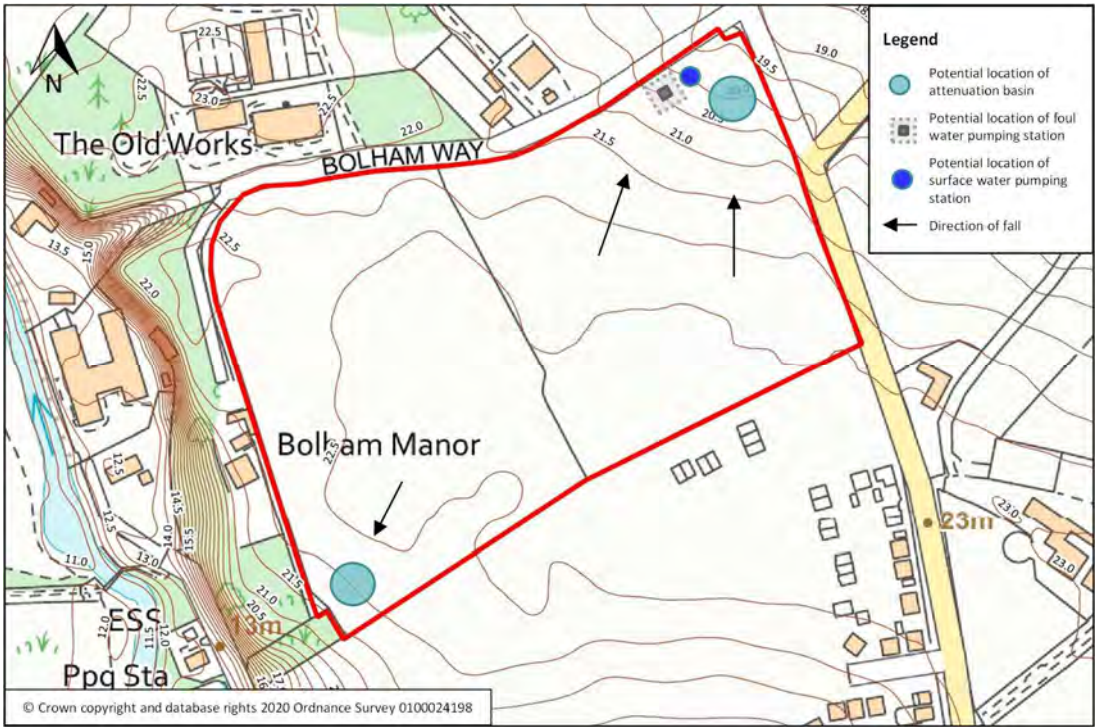
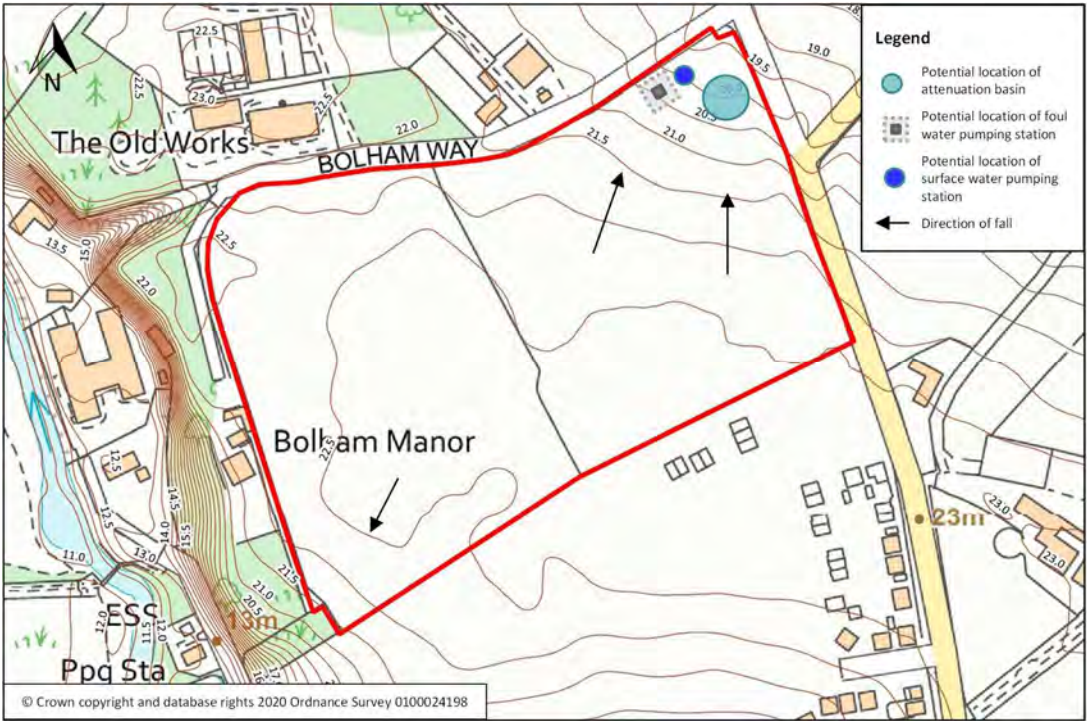


Figure 6: Flood Risk from Reservoirs  
Source: gov.uk website; Accessed: January 2021



(a) Option A



(a) Option B

Figure 7: Potential Location of SUDS Attenuation Basins



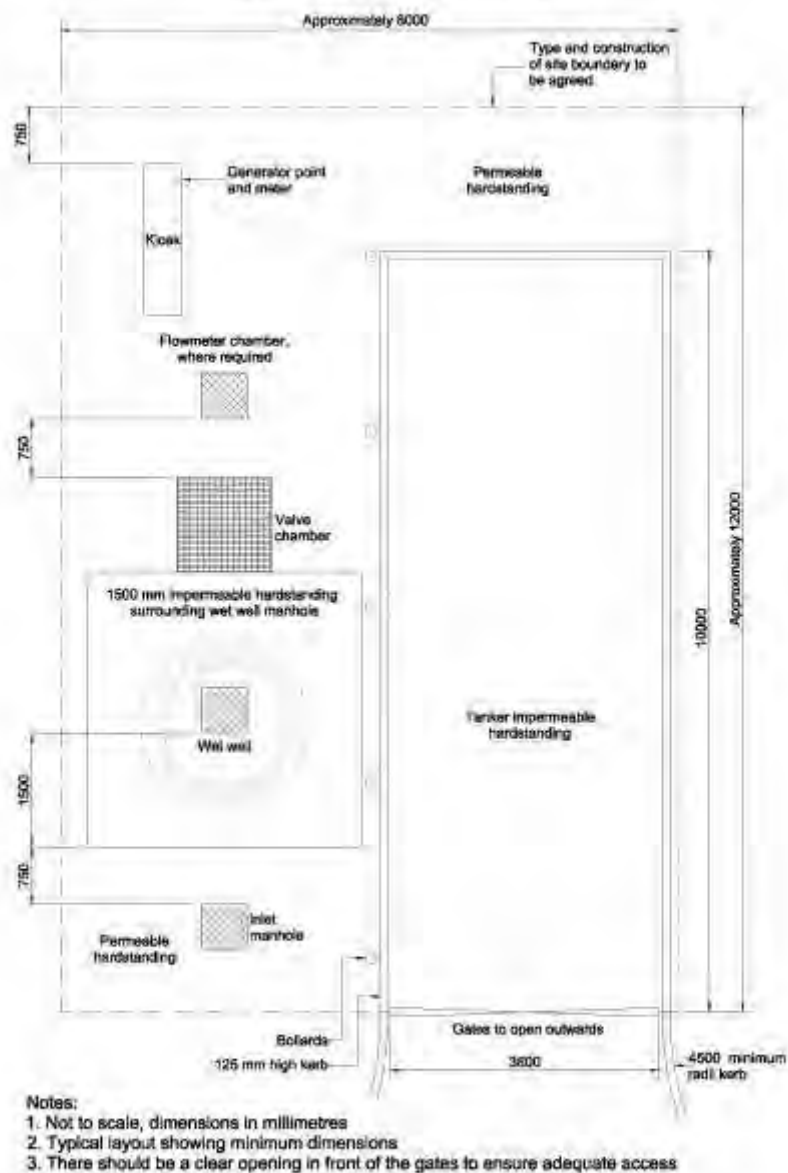




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10 March 2020

Sewerage Sector Guidance Appendix C

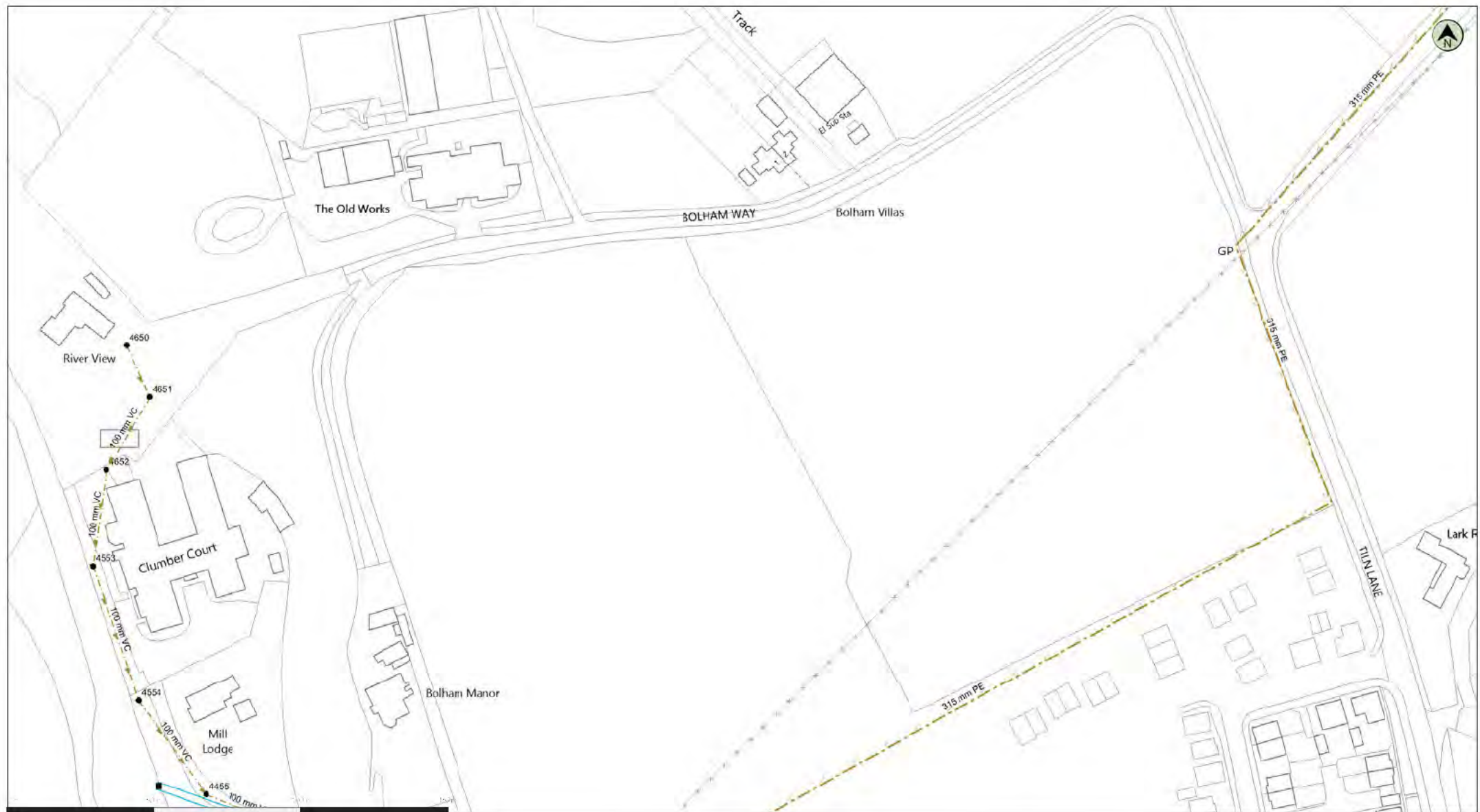
**Figure D 3**  
**Typical Type 3 pumping station layout**



**Figure 9: Typical Adoptable Foul Water Pumping Station Compound**

## **ANNEX 1**

### **Severn Trent Water Asset Plans (Sewerage)**



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Public Foul Gravity/Lateral Drain	Highway Drain	Manhole Foul
Public Combined Gravity/Lateral Drain	Overflow Pipe	Manhole Surface
Public Surface Water Gravity/Lateral Drain	Disposal Pipe	Abandoned Pipe
Pressure Foul	Culverted Water Course	Severn Trent Water asset (shown in green)
Pressure Combined	Pumping Station	Private sewerage pipe shown in magenta
Pressure Surface Water	Filling	

info@weetwood.net
Retford





## GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on:

**0800 783 4444 (24 hours)**

a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 (a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.

b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.

d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.

e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).

f) No person or company shall be relieved from liability for loss and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.
8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.
10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
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14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

#### **TREE PLANTING RESTRICTIONS**

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May2014

18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.

19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.










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Pressure Foul	Culverted Water Course	Severn Trent Water's Private Assets
Pressure Combined	Pumping Station	Private Sewers and Lateral Drains
Pressure Surface Water	Filling	

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Retford 2

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Our Ref: 471836 - 1

Wastewater Plan A3

Do not scale off this Map. This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, Transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey licence number: 100031673. Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

Public Foul Gravity/Lateral Drain	Highway Drain	Manhole Foul
Public Combined Gravity/Lateral Drain	Overflow Pipe	Manhole Surface
Public Surface Water Gravity/Lateral Drain	Disposal Pipe	Abandoned Pipe
Pressure Foul	Culverted Water Course	Green 250 mm sewer as proposed (green)
Pressure Combined	Pumping Station	White 250 mm sewer as proposed (white)
Pressure Surface Water	Filling	

info@severn-trent.net

Retford 3

SEVERN  
TRENT

## GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on:

**0800 783 4444 (24 hours)**

a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 (a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.

b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.

d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.

e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).

f) No person or company shall be relieved from liability for loss and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.
8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.
10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
13. You are advised that STW will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,

14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

#### **TREE PLANTING RESTRICTIONS**

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May2014

18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.

19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.



Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5302	C	13.33	8.59	4.74
5303	C	13.15	8.58	4.57
6102	C	13.55	9.2	4.35
6103	C	13.25	9.01	4.24
6201	C	12.88	8.97	3.91
9003	C	23.78	21.38	2.4
9102	C	23.59	21.88	1.71
9103	C	23.63	21.98	1.65
9104	C	23.57	21.98	1.59
9201	C	23.55	21.99	1.56
9202	C	23.53	22	1.53
9206	C	23.39	22.07	1.32
6253	F	13.78	12.33	1.45
7102	F	20.3	18.6	1.7
7104	F	19.14	12.52	0
7107	F	19.06	16.64	2.42
7109	F	19.17	17.01	2.16
7250	F	16.02	13.8	2.22
7251	F	15.45	13.32	2.13
7262	F	17.4	15.21	2.19
7264	F	17.13	14.52	2.61
8102	F	22.32	19.51	2.81
8104	F	21.86	19.11	2.75
8205	F	21.88	19.85	2.03
8207	F	23.13	20.58	2.55
8362	F	19.77	17.49	2.28
8364	F	18.4	16.4	2
9112	F	-	0	0
9114	F	-	0	0
9208	F	23.53	22.15	1.38
6104	S	12.91	10.65	2.26
6105	S	12.91	10.96	1.95
6106	S	12.94	11.98	0.96
6107	S	13.37	12.39	0.98
6108	S	13.4	12.26	1.14
6150	S	-	0	0
6156	S	13.36	11.84	1.52
6157	S	12.73	10.76	1.97
6255	S	13.69	12.19	1.5
7101	S	20.83	19.23	1.6
7103	S	20.22	18.91	1.31
7105	S	19.14	13.18	5.96
7106	S	13.8	12.75	1.05
7108	S	18.72	16.33	2.39
7110	S	18.41	16.51	1.9
7111	S	18.75	16.77	1.98
7200	S	15.52	13.9	1.62
7201	S	20.53	19.28	1.25

7253	S	16.02	14.3	1.72
7261	S	17.92	16.11	1 81

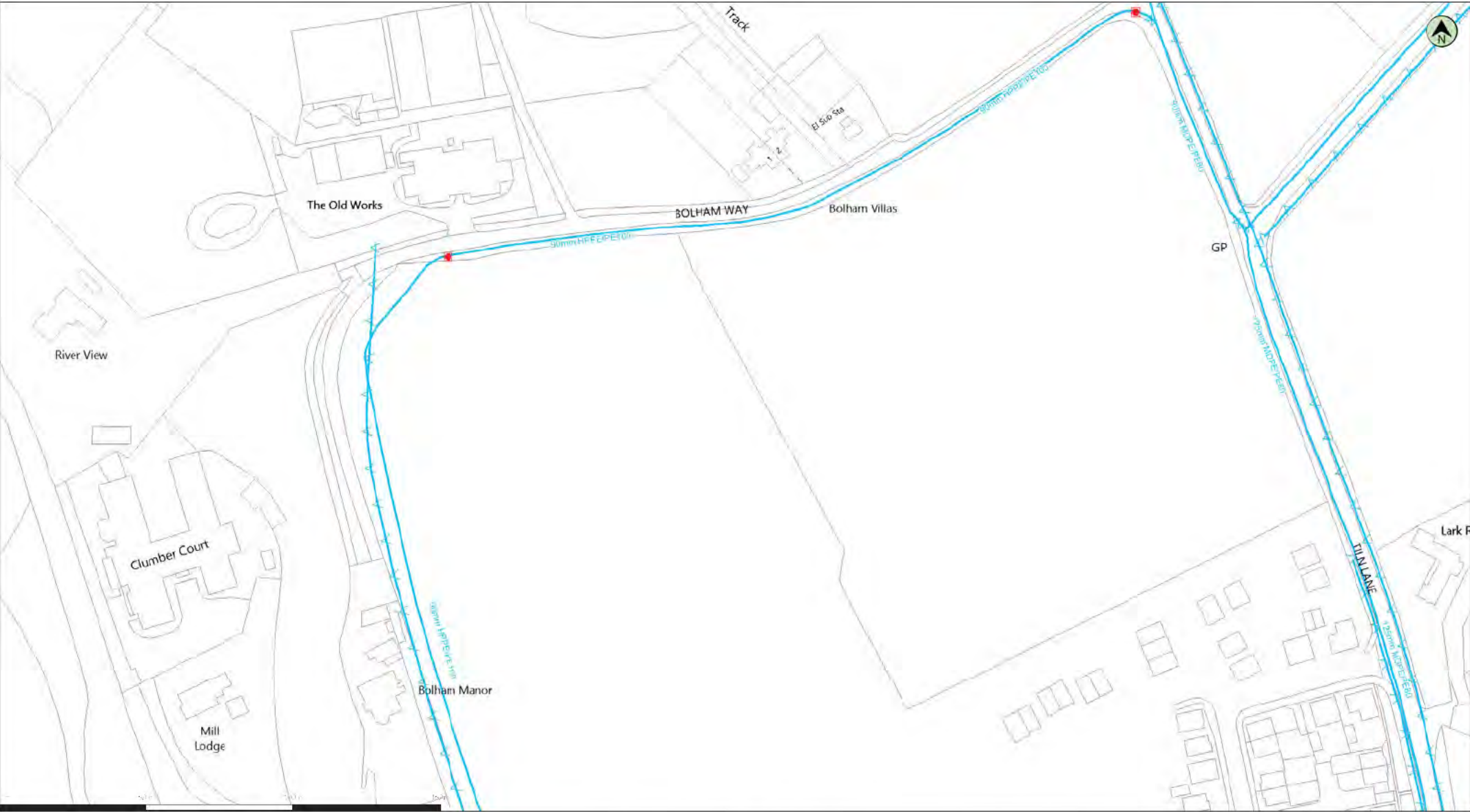


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## ANNEX 2

### Anglian Water Asset Plans (Water Supply)





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Date: 07/01/21

Scale: 1:1250

Map Centre: 470670,382623

Data updated: 30/11/20

Our Ref: 471831 - 1

Clean Water Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

info@weetwood.net

Retford





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Date: 07/01/21

Scale: 1:1250

Map Centre: 470697,382353

Data updated: 30/11/20

Our Ref: 471831 - 3

Clean Water Plan A3

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water  
Raw Water  
Decommissioned Water



Fitting  
Hydrant



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Retford 2

love every drop  
anglianwater

Delivering client focussed services from offices in Leeds, London and Mold

Flood Risk Assessments  
Flood Consequences Assessments  
Surface Water Drainage  
Foul Water Drainage  
Environmental Impact Assessments  
River Realignment and Restoration  
Water Framework Directive Assessments  
Environmental Permit and Land Drainage Applications  
Sequential, Justification and Exception Tests  
Utility Assessments  
Expert Witness and Planning Appeals  
Discharge of Planning Conditions

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# SA-REF015



[REDACTED]

---

**From:**

**To:**

**Subject:**

[REDACTED]  
21 June 2022 14:04

The Bassetlaw Plan

RE: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version  
Second Addendum, May 2022

**Attachments:**

reg-19-form-a-b-14pt-may-2022 PART 6.1.pdf

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

Good afternoon

Please find attached my representation for the above.

Please confirm receipt of this email and attachment.

Kind regards

[REDACTED]  
[REDACTED]  
Trinity College Farm, Great North Road  
Barnby Moor, Retford, Notts, DN22 8Q

**Please confirm receipt of this email**  
**Please note - the office is not open on Fridays**  
**Visitors by appointment only please**

---

**From:** The Bassetlaw Plan

**Sent:** 10 May 2022 15:31

**To:** The Bassetlaw Plan <TheBassetlawPlan@bassetlaw.gov.uk>

**Subject:** Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

**Importance:** High



**Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022**

Bassetlaw District Council is currently consulting all interested parties on the [Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum](#), in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The Council welcomes your comments at this stage to help shape the



## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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

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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 at: [Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

21 June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): Derek Kitson Architectural Technologist Ltd

Address: Trinity College Farm, Great North Road, Barnby Moor

Postcode: DN22 8QQ

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:



## Part B - Your representation

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

Name or Organisation: Derek Kitson Architectural Technologist Ltd

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

Policy: Part 6.1 Promoting Economic Growth

Paragraph:

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☒

No ☐

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

The removal of the employment aspect of the Garden Village (10 hectares of employment land) should open the door to allow other A1 corridor employment sites to be brought forward.

The A57/A1/A638 junction at Markham Moor is perfectly located to serve the south of the district.

The A1 connection with 2 main roads, one heading to Lincoln, the other back north to Retford, is a major bonus, as are the existing service facilities which should be expanded to provide further enhanced HGV provisions, together with EV charging points and other eco-friendly energy provisions.

There are large areas of flat land surrounding this “hub” that could easily provide for both further service provision and other major employment opportunities.

**Continue on a separate sheet if necessary**

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

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

A recognition of the important role employment and service provision at Markham Moor can provide should be made within this document.

The Local Plan should provide a variety of possible employment sites together with further service industry provision including large scale EV charging facilities.

**Continue on a separate sheet if necessary**



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

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

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

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

Yes ☒

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

No ☐

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

**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.

# SA-REF016



**From:**

**Sent:**

21 June 2022 15:26

**To:**

The Bassetlaw Plan

**Cc:**

Representation to the Bassetlaw Local Plan 2020 -2038 (Regulation 19) Second Addendum

**Attachments:**

Bassetlaw Local Plan Representation Form June 2022.docx; Bassetlaw Local Plan (Reg 19) Addendum.pdf

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

Dear Sirs

Please find attached a representation on behalf of Churchill Retirement Living to the above-mentioned consultation.

Thank you for the opportunity for comment.

Kind regards

Planning Issues Ltd  
Churchill House  
Parkside  
Ringwood  
BH24 3SG

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



Churchill House, Parkside, Ringwood, Hampshire, BH24 3SG. Tel: 01425 462100 Fax: 01425 462101

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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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No ☐

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

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

Date:

21.06.2022



**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): Planning Issues on behalf of Churchill Retirement

Living

Address:

Churchill House, Parkside, Ringwood

Postcode:

BH24 3SG

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

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

Name or Organisation: Planning Issues on behalf of Churchill Retirement Living

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

Policy: ST29

Paragraph:

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☒

No ☐

#### 4.(2) Sound

Yes ☐

No ☐

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

Yes ☒

No ☐

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



Churchill Retirement Living is an independent housebuilder specialising in retirement living housing for older people.

We respond to the policies of the consultation insofar as they impact the delivery of specialist accommodation for older persons.

### **Policy ST29 – Affordable Housing**

The Bassetlaw Local Plan 2020 – 2037 (Regulation 19 Consultation) is one of an alarmingly limited number of emerging Local Plans that have set a differential affordable housing rate, with a 20% affordable housing requirement for brownfield sites and a 25% requirement for greenfield sites. This is, of itself, highly commendable and suggests a greater focus on viability at the Plan making stage.

The affordable housing targets detailed in the above policy are informed by the Bassetlaw District Council Whole Plan & Community Infrastructure Levy Viability Assessment (hereafter referred to as the Viability Study) undertaken by NCS in April 2022.

In assessing the Viability Study, we note that no viability appraisals were undertaken for specialist older persons' housing typologies – namely Sheltered Housing and Extra Care accommodation. This is disappointing and considered to be contrary to both best practice and the typology approach detailed in Paragraph: 004 (Reference ID: 10-004-20190509) of the PPG which states that. "A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

The Bassetlaw Housing and Economic Development Needs Assessment (2020) and Policy ST31: Specialist Housing of the draft Local Plan details a requirement for 3,000 units of specialist older persons' housing (and a further 603 care home spaces) over the Local Plan period, and unless action is urgently taken the Council will struggle to address this need. It is therefore clear that viable sites bringing these forms over development forward will be required over the Plan period.

Having reviewed the Viability Study, we note that the viability appraisal results (pages 38 -40) for residential development show that apartment developments are unviable with the lowest requirement of affordable housing tested: a 10% affordable housing and s106 contributions of £1,750 per dwelling. Brownfield sites are less viable than greenfield sites.

The viability of specialist older persons' housing is more finely balanced than that of 'conventional' apartments for several reasons.

- Build costs for are higher for supported housing, with the most recent BCIS build costs rebased to Bassetlaw 20% higher than estate housing and 5% higher than flats.
- Communal floorspace accounts for between 25% and 35% of the Gross Internal Area for specialist older persons' housing, compared to 15% for flats and 0% for houses.
- Sales rates for older persons' housing are currently under 1 unit per month with the nearest retirement living scheme, Eliot Lodge in Ashbourne, selling at a rate of 0.7 units per month.

While specialist older persons' housing can typically achieve an uplift on sales values compared to 'conventional' apartments, this uplift is less pronounced in lower value areas.

The viability appraisal results do show that flatted developments, which would include the retirement living and extra care apartments provided by the respondents, are unviable in the authority. This would reflect the experience of Churchill Retirement Living who have struggled to bring forward specialist older persons' housing within Bassetlaw historically.

We are therefore strongly of the view that it would be more appropriate to set a nil affordable housing target for sheltered and extra care development, at the very least in urban areas. This approach accords with the guidance of the PPG which states that 'Different (affordable housing) requirements may be set for different types or location of site or types of development' (Paragraph: 001 Reference ID: 10-001-20190509).

To that end, we would like to draw the Council's attention to Paragraph 5.33 of Policy HP5: Provision of Affordable Housing in the emerging Fareham Borough Local Plan which advises that:

5.33 ... The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, Policy HP5 does not apply to specialist housing or older persons housing.

A nil affordable housing rate could facilitate a step-change in the delivery of older person's housing in the District, helping to meet the diverse housing needs of the elderly as detailed in Policy ST31: Specialist Housing. The benefits of specialist older persons' housing extend beyond the delivery of planning obligations as these forms of development contribute to the regeneration of town centres and assist Council's by making savings on health and social care.

### Commuted Sums

We note and commend the Council for recognising the difficulties in providing mixed tenures 'in block' within specialist accommodation in sub-clause 6 b) of the supporting text to Policy: ST29.

Supported and specialist accommodation can fall within either Use Class C3 or C2 due to the varying level of facilities and care provided on-site. Sheltered housing, as is referenced in the wording of the policy, can frequently sit within Use Class C3.

To avoid confusion, we would recommend the omission of 'Use Class C2' from the wording of this paragraph.

**Continue on a separate sheet if necessary**

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

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

The Bassetlaw District Council Whole Plan & Community Infrastructure Levy Viability Assessment concludes that flatted development cannot support affordable housing or CIL contributions and we consider that this is representative of the respondent's own experience of trying to bring forward specialist older persons' housing in the District. We are therefore strongly of the view that it would be more appropriate to set a lower, potentially nil, affordable housing target for sheltered and extra care development, particularly in urban areas

As a suggestion we would recommend an addition to Policy ST29: Affordable Housing which is as follows:

**Policy ST29: Affordable Housing**

3) Contributions will not be sought from self-build, custom housebuilding developments or specialist older persons' housing including sheltered and extra care accommodation.

...

6. Exceptions to the requirement for on-site provision will be:

- a) Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;
- b) Specialist accommodation ~~in Class C2~~ where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation);

**Continue on a separate sheet if necessary**

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

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

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



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

Yes ☐

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

No ☒

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

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

Planning Policy,  
Queens Building,  
Potter Street,  
Worksop,  
Nottinghamshire,  
S80 2AH

Churchill House, Parkside  
Christchurch Road, Ringwood  
Hampshire BH24 3SG  
Telephone 01425 462372  
Fax 01425 462101

21<sup>st</sup> June 2022

Dear Sirs,

**CHURCHILL RETIREMENT LIVING RESPONSE TO THE BASSETLAW LOCAL PLAN 2020-2038 PUBLICATION VERSION (REGULATION 19) SECOND ADDENDUM**

Churchill Retirement Living is an independent housebuilder specialising in retirement living housing for older people.

We respond to the policies of the consultation insofar as they impact the delivery of specialist accommodation for older persons.

**Policy ST29 – Affordable Housing**

The *Bassetlaw Local Plan 2020 – 2037 (Regulation 19 Consultation)* is one of an alarmingly limited number of emerging Local Plans that have set a differential affordable housing rate, with a 20% affordable housing requirement for brownfield sites and a 25% requirement for greenfield sites. This is, of itself, highly commendable and suggests a greater focus on viability at the Plan making stage.

The affordable housing targets detailed in the above policy are informed by the *Bassetlaw District Council Whole Plan & Community Infrastructure Levy Viability Assessment* (hereafter referred to as the Viability Study) undertaken by NCS in April 2022.

In assessing the Viability Study, we note that no viability appraisals were undertaken for specialist older persons' housing typologies – namely Sheltered Housing and Extra Care accommodation. This is disappointing and considered to be contrary to both best practice and the typology approach detailed in Paragraph: 004 (Reference ID: 10-004-20190509) of the PPG which states that, “A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

The *Bassetlaw Housing and Economic Development Needs Assessment* (2020) and *Policy ST31: Specialist Housing* of the draft Local Plan details a requirement for 3,000 units of specialist older persons' housing (and a further 603 care home spaces) over the Local Plan period, and unless action is urgently taken the Council will struggle to address this need. It is therefore clear that viable sites bringing these forms over development forward will be required over the Plan period.

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and s106 contributions of £1,750 per dwelling. Brownfield sites are less viable than greenfield sites.

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- Communal floorspace accounts for between 25% and 35% of the Gross Internal Area for specialist older persons' housing, compared to 15% for flats and 0% for houses.
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While specialist older persons' housing can typically achieve an uplift on sales values compared to 'conventional' apartments, this uplift is less pronounced in lower value areas.

The viability appraisal results do show that flatted developments, which would include the retirement living and extra care apartments provided by the respondents, are unviable in the authority. This would reflect the experience of Churchill Retirement Living who have struggled to bring forward specialist older persons' housing within Bassetlaw historically.

We are therefore strongly of the view that it would be more appropriate to set a nil affordable housing target for sheltered and extra care development, at the very least in urban areas. This approach accords with the guidance of the PPG which states that '*Different (affordable housing) requirements may be set for different types or location of site or types of development*' (Paragraph: 001 Reference ID: 10-001-20190509).

To that end, we would like to draw the Council's attention to Paragraph 5.33 of *Policy HP5: Provision of Affordable Housing* in the emerging Fareham Borough Local Plan which advises that:

*5.33 ... The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, Policy HP5 does not apply to specialist housing or older persons housing.*

A nil affordable housing rate could facilitate a step-change in the delivery of older person's housing in the District, helping to meet the diverse housing needs of the elderly as detailed in *Policy ST31: Specialist Housing*. The benefits of specialist older persons' housing extend beyond the delivery of planning obligations as these forms of development contribute to the regeneration of town centres and assist Council's by making savings on health and social care.

#### Commuted Sums

We note and commend the Council for recognising the difficulties in providing mixed tenures 'in block' within specialist accommodation in sub-clause 6 b) of the supporting text to *Policy: ST29*.

Supported and specialist accommodation can fall within either Use Class C3 or C2 due to the varying level of facilities and care provided on-site. Sheltered housing, as is referenced in the wording of the policy, can frequently sit within Use Class C3.



To avoid confusion, we would recommend the omission of 'Use Class C2' from the wording of this paragraph.

RECOMMENDATION:

The *Bassetlaw District Council Whole Plan & Community Infrastructure Levy Viability Assessment* concludes that flatted development cannot support affordable housing or CIL contributions and we consider that this is representative of the respondent's own experience of trying to bring forward specialist older persons' housing in the District. We are therefore strongly of the view that it would be more appropriate to set a lower, potentially nil, affordable housing target for sheltered and extra care development, particularly in urban areas

As a suggestion we would recommend an addition to *Policy ST29: Affordable Housing* which is as follows:

*Policy ST29: Affordable Housing*

3) *Contributions will not be sought from self-build, custom housebuilding developments or specialist older persons' housing including sheltered and extra care accommodation.*

...

6. *Exceptions to the requirement for on-site provision will be:*

- a) *Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;*
- b) *Specialist accommodation ~~in Class C2~~ where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation);*

Thank you for the opportunity for comment.

Yours faithfully



Associate Director

# SA-REF017



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 15:49  
**To:** The Bassetlaw Plan  
**Subject:** Local Plan 2020-2038: Publication Version Second Addendum  
**Attachments:** WDH-001-D-Mansfield Rd-BDCReps-FINALw.Encs-June2022.pdf; WDH-001-D-Reg19SecondAddendum Form-Signed-June2022.pdf

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

Dear Sir or Madam,

On behalf of William Davis Homes, please see attached representations submitted in response to the Publication Version Second Addendum Local Plan.

I'd be grateful if you could confirm receipt of the attached documents. If my email address could be added to your system to be kept up to date on the next stages that would be appreciated.

Any queries, please let me know.

Kind regards,

[REDACTED]

[REDACTED]

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

Heatons, The Arc, 6 Mallard Way,  
Pride Park, Derby, DE24 8GX







## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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

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

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name

of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

20<sup>th</sup> June 2022



**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): William Davis Homes

Address: c/o Agent (details below)

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Heatons

Address: The Arc, 6 Mallard Way, Pride Park, Derby

Postcode: DE24 8GX

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

## Part B - Your representation

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

Name or Organisation: Heatons on behalf of William Davis Homes

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

Policy: Please refer to enclosed statement for full details

Paragraph: Please refer to enclosed statement for full details

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☐

No ☒

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☐

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

Please refer to enclosed statement prepared by Heatons for full details

**Continue on a separate sheet if necessary**



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

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

Please refer to enclosed statement prepared by Heatons for full details

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☐

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

No ☒

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

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

**Planning Policy**

Queens Building, Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

**By email only**

Dear Sir/Madam,

**REPRESENTATIONS IN RESPONSE TO THE BASSETLAW LOCAL PLAN 2020-2038: PUBLICATION  
VERSION SECOND ADDENDUM – MAY 2022**

The below representations have been prepared by Heatons and submitted on behalf of William Davis Homes in response to the Bassetlaw Local Plan Publication Version Second Addendum ('the Plan'), available for comment between 10<sup>th</sup> May and 21<sup>st</sup> June 2022.

The representations relate to a parcel of land to the north of Mansfield Road, Worksop and follows on from submissions made to previous draft versions of the Local Plan in January and October 2021 and February 2022 and should be read in conjunction.

**Scope of the Consultation**

The Plan has been published for a further consultation on a second Addendum Version to address consequential changes to the Local Plan Submission draft following the withdrawal of the proposed Garden Village development at Upper Morton, between Worksop and Retford. The upcoming Examination will investigate the Plan against the four tests of soundness:

- 1) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs
- 2) Justified – an appropriate strategy, based on proportionate evidence;
- 3) Effective – deliverable over the plan period;
- 4) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

The below representations take into consideration the change in the approach to housing delivery and focus on the following documents available for comment:

- PUB-023 - Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022
- PUB-024 - Bassetlaw Sustainability Appraisal Report, May 2022
  - Bassetlaw Sustainability Appraisal Appendices, May 2022

**Heatons**

The Arc, 6 Mallard Way, Pride Park, Derby, DE24 8GX

tel: 01332 949 656 email: [consultants@heatonplanning.co.uk](mailto:consultants@heatonplanning.co.uk) web: [www.heatonplanning.co.uk](http://www.heatonplanning.co.uk)

Heatons is the trading name for Heaton Planning Ltd.

Registered office – 12 Bridgford Road, West Bridgford, Nottingham, NG2 6AB. Registered No. 4786259



- Sustainability Appraisal Non-Technical Summary, May 2022
- SS-024 - Bassetlaw Housing and Economic Development Needs Assessment, May 2022
- SS-025 - Site Selection Methodology Update, May 2022

## Site and Local Context

The site measures 16.4ha in size and is situated to the north of the A60, Mansfield Road, adjacent to the western edge of Worksop town. A Site Location Plan is provided at **Enclosure 1**.

The land is within an agricultural use, and is bound on the west, east and in part, the north by native hedgerow. Immediately to the east of the site is the St Annes residential estate. The site is bounded to the north by agricultural land along with part of the grounds of Manor Lodge, a Grade I Listed Building situated approximately 125m northwest of the site, with intervening ground and vegetation between. The associated barn and stable at Lodge Farm are both Grade II Listed Buildings. Other listed structures in proximity to the site include the Grade II Worksop Manor boundary wall, railing and gate piers and Grade II Worksop Manor drive walls and gate piers all to the south of the site.

An Outline planning application with all matters reserved except for access (ref: 17/01356/OUT) for up to 275 dwellings was refused in December 2018. It was found that the wider public benefits of the proposal would, at the time, not outweigh the less than substantial harm caused and therefore, contrary to Policy Bassetlaw CS DM8 and Paragraphs 193 and 196 of the National Planning Policy Framework.

## Current Local Planning Policy Context

The extant Core Strategy and Proposals Map was adopted in 2011, and covers a plan period for new development up to 2028. Inset Map 29 identifies the site to be adjacent to the Development Boundary of Worksop. Policy CS1 covers the distribution of new development in Bassetlaw, and indicates that Worksop is the primary town within Bassetlaw where there would be a focus for major housing, and 32% split of housing growth, delivering 1993 dwellings across 2010-2028.

The specific sites required to achieve this growth within Worksop would be allocated through a forthcoming Site Allocations DPD ('SADPD').

Following adoption of the Core Strategy Development Management Plan in December 2011, the Council issued the Bassetlaw Site Allocations Preferred Options Consultation Paper in February 2014 which set out the preferred sites for housing and employment purposes.

The SADPD included proposed 'Housing Site H4: St Anne's Extension' as a proposed allocation for the development of 250 dwellings. The proposed Housing Site H4 allocation covered the majority of the site, including housing and open space area, excluding land required to achieve the site access to the A60.

However, the Council has since withdrawn the SADPD in December 2014 as it failed to provide a sufficient supply of deliverable housing sites to meet targets for the next five years and the Council took the decision to withdraw the SADPD and commence with the preparation of an entirely new Local Plan.

## Emerging Local Plan

At Paragraph 12, the National Planning Policy Framework tells us that Plans should, amongst other things, be prepared positively, in a way that is aspirational but deliverable.

The current consultation focuses on the Second Addendum to the Bassetlaw Local Plan 2020-2027: Publication Version and focuses on the changes and modifications to the Policies Map, primarily due to the removal of the Garden Village Development, which was earmarked to deliver 500 homes to 2038, a year before the end of the new Plan period, and 3,500 dwellings in total, with 25% of homes to be affordable housing.

It is understood that the Second Addendum together with the Publication version of the Plan will be the version of the Plan the Council thinks is ready for Examination by the Government.

## Housing Delivery and Supply

In order to ensure that the new Local Plan is *positively* prepared, in accordance with the NPPF, realistic, but aspirational, delivery assumptions should be adopted when setting out housing trajectory and distribution across the lifetime of the Plan. Further, strategic policies should look ahead over a minimum 15-year period from adoption (Paragraph 22, NPPF).

Earlier stages of the Local Plan Draft outlined a minimum housing need of 307 dwellings per annum for the plan period (2018 to 2037).

At the point of adoption, the current local plan draft version now anticipates housing delivery rates in the Borough 582 dwellings per annum; a total of 12,551 new homes up to 2038, delivered through completed sites, sites with planning permission, new site allocations and from site allocations in Neighbourhood Plans.

The distribution of development for housing and employment needs, has evolved over time, and is detailed in the Spatial Strategy Background Paper, 2022, which we understand is not within the scope of this consultation but note this document is missing from the Local Plan evidence base.

We have therefore referenced the Spatial Strategy Background Paper dated August 2021, which confirms that the numbers of homes is balanced with the number of jobs expected to be delivered within the District in order to ensure a sustainable strategy is delivered.

Draft Policy ST15 *Provision for the Housing of Land* sets out land for approximately 3,377 new dwellings delivered from the following new housing allocations alone. The Distribution of Housing

Growth, shown in Figure 8 of the Second Addendum, indicates a significant difference in the number of housing completions accounted for since 2020, as shown below:

	Completions 2020-21 at 1 <sup>st</sup> April 2021	Completions 1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2022
Worksop	171 (22%)	360 (23%)
Retford	136 (18%)	225 (15%)
Harworth and Bircotes	82 (10%)	193 (12%)
Large Rural Settlements	48 (6%)	198 (13%)
Small Rural Settlements	324 (42%)	538 (35%)
Other Villages and Countryside	14 (2%)	27 (2%)
<b>Total</b>	<b>775</b>	<b>1541</b>
Windfall	0	0
<b>Total with Windfall</b>	<b>775 (100%)</b>	<b>1541 (100%)</b>

Extract of Second Addendum Figure 8: Distribution of Housing Growth

The inclusion of housing completions between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2022 would suggest that the Local Plan has already delivered 12% of the housing required for the lifetime of the Plan, with 35% of those delivered within small rural settlements, a delivery strategy which is at odds with draft Policy ST1 and adopted Core Strategy Policy CS1 and is explained further below.

It noted that the Core Strategy was adopted in December 2011 and set a yearly housing growth target of 350 houses per annum growth target for the District for the period 2010 to 2028, in order to provide at least a 15-year timeframe for the Site Allocations DPD, which has now been withdrawn.

As Heatons understands it, data published within the Authority Monitoring Report 2020-2021 (August 2021) indicates that the Council first met the annual housing target six years into the adoption of the Core Strategy in 2015/16, at a point where policies within the Local Plan would be out-of-date with the National Planning Policy Framework (2015/16 AMR: 3.4 YHLS).

With this in mind, there is considerable risk that the Local Plan will not contain sufficient allocations prepared to deal with any future uplift housing requirements leading to inflated housing delivery and a lack of housing land supply. This in turn which would lead to unplanned development that is associated with the significant increase in planning permissions being granted over recent years, which has led to an increase in housing delivery which now makes a significant contribution to the new Plan period.

As noted in the extracted Figure 8 above, much of the majority of the housing delivery over the past two-year period has been within settlements which otherwise would have been earmarked for limited rural growth in accordance with Policy CS8. It is therefore clear that the inclusion of these numbers within the latest local plan period is a reactive response to an out-of-date housing delivery strategy.



The allocation of the site at Mansfield Road, Worksop, provides an opportunity to secure the residential development of a site which harnesses synergy with the existing settlement of Worksop, and meets its development needs in a well-planned way. Such an allocation would support the strategic policies within the emerging local plan to truly deliver 12,551 new dwellings in accordance with a sustainable development strategy over the whole plan period.

## Sustainability Appraisal

The Land Availability Assessment (May 2022) gives an appraisal of the wider site (ref: LAA206) and acknowledges that the southern area of the site (ref: LAA549) may be suitable for development and is not impacted by landscape concerns (see Enclosure 2). The site is taken forward into the Sustainability Appraisal (SA, updated May 2022) for further consideration.

A detailed appraisal of the LAA549 is absent from the updated SA, instead an assessment is given on the wider LAA206. A major contributor to the site being discounted is significant negative effect arising the proximity of Grade I Listed Building, Worksop Manor Lodge, Worksop Manor Lodge and Grade II listed barn and stable at Lodge Farm, all of which are located to the north of the site and at a significant distance from what would be the northern boundary of LAA549.

The findings of the SA in this regard are inconsistent with the Council's judgement given as part of the previous Outline application on the site (17/01356/OUT) which instead found that there would be a less than substantial harm to listed buildings and, in line with Paragraph 202 of the NPPF, this harm should be weighed against public benefit of delivering a residential development in a sustainable location.

An assessment of LAA 549 is further justified by the fact that the site is considered the only site within those assessed to score an uncertain likely effect, yet given a significant negative effect, in the SA12 criteria, Resource Use and Waste.

The Nottinghamshire Minerals Local Plan (March 2021) SP7 *Minerals Safeguarding* prevents the sterilisation of mineral resources, and the County Council accept that the mineral concern may no longer be of any value or potential value.

It is understood that part of the site falls within a Limestone safeguarding zone which sits below the northern edge of the site, however, there is no evidence to show the full extent of the resource in the locality and there's also uncertainty that, should such mineral exist, that this has any existing or future commercial value. Further, any such resource is highly unlikely to be worked due to other constraints including the proximity to Manor Lodge (Grade I Listed) and the St Anne's residential estate.

It is also of note that Nottinghamshire County Council raised no objections to the development proposed under outline planning application reference 17/01356/OUT. In light of this, it is considered more appropriate to afford the site at least a neutral effect likely in this regard.

## Policy ST38 – Green Gap

Much of the northern area of the site remains within an area allocated under Policy ST38 *Green Gap*. The Policy as worded does not exclusively preclude development within these areas, providing certain criteria are met and much of these criteria are design based, including high standard of design and creating a positive interface between the urban and rural environments. Whilst this is the case, as mentioned within previous iterations of representations relating to Mansfield Road, Worksop, a strong objection is maintained against the principle of the policy relating to Policy ST38 and more specifically GG4.

The Green Gap allocation at present does not consider LAA206 in any detail or at the minimum the alternative site option LA549 in complete isolation. The GG4 allocation itself is a much wider area of land and the development of LAA206 would create a greater more defensible boundary to ensure the gap between settlements is maintained in the longer term.

Whilst it is noted that the Green Gap Addendum Report (April 2021) states there is no need for more substantive changes to be made. It is maintained that the Site Allocations: Landscape Study (November 2019) does not follow acknowledged guidance on assessing landscapes and this is required to ensure consistent observations between baseline assessments and conclusions.

This exercise should be undertaken in accordance with GLVIA3 to inform the conclusions set out in the supporting evidence, and our objection to the allocation of the northern part of the site at Mansfield Road, Worksop, is sustained.

## **Land to the North of Mansfield Road, Worksop**

### Suitability

The sustainability of the site has previously been considered sufficient and evidence by the fact the land was included for allocation in the now withdrawn Site Allocations DPD and we consider that this assessment remains realistic when assessed against the four stages set out in the Site Selection Methodology flowchart;

Stage 1	
Location in or adjoining an existing settlement Capable of accommodating residential development Available for development Not all covered by Flood Zone 3a or 3b Not within or adjacent to a national or European Environmental site	Yes
Stage 2	
Compatible with the spatial strategy Likely viable and deliverable Suitable in terms of physical, historic or environmental constraints	Yes



Stage 3	
Does the site meet the Sustainability Appraisal Objectives and is it supported by the Local Plan Evidence Base	Yes
Stage 4	
Proposed Allocation within the Local Plan	

The site sits to the immediate west of Worksop, which is planned to accommodate approximately a third of the overall growth over the lifetime of the Plan. There have been no contextual changes since the withdrawal of the SADPD, therefore, it is reasonable to conclude that the site is available, and a suitable option for a residential allocation and any site-specific constraints can be mitigated proportionately through a design framework to be agreed through the formal process of a planning application.

### Availability

As mentioned previously, the site has been continually promoted for development to deliver housing for the Borough. There are no legal or ownership issues (i.e. ransom strips, tenancies or operational requirements) which would preclude the site from development by William Davis. Therefore, the site is considered available for development in line with the National Planning Policy Framework (Annexe 2).

### Deliverability

By definition of the NPPF, to be considered deliverable, sites for housing “**should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years**” (Annex 2, NPPF 2019).

The site offers a suitable location for development, particularly given its strong link with main urban area of Worksop. The site has realistic prospects of delivering housing on site. There is no clear reason why the site cannot be considered deliverable by definition of the NPPF.

### Conclusion

The sustainability of this site for development has previously been considered acceptable by the now withdrawn SADPD. Notwithstanding this, this letter has evidenced that allocating a greater amount of development on this site would make an important contribution to the Borough’s need for both market and affordable homes within the Plan.

We submit that in light of the above, the Plan cannot be considered ‘sound’ as it has not been positively prepared in a manner consistent with the NPPF (2021) and in turn, cannot be considered effective.

The site in question measures 16.4ha in total and offers the capacity to deliver up to 250 dwellings, subject to agreed housing density and layouts. William Davis Ltd remain committed to deliver housing completions on the site within the first five years of the Plan period.



The land is vacant, unused and deliverable site which borders an existing main settlement, earmarked to accommodate housing growth in the new Local Plan. The site is an opportunity to deliver a sustainable pattern of growth in the District and respond to locational employment growth and support existing and future infrastructure.

We trust that these representations are useful to the Council in refining the emerging Local Plan Review and its associated evidence base. Should any matters require clarification we would be delighted to assist.



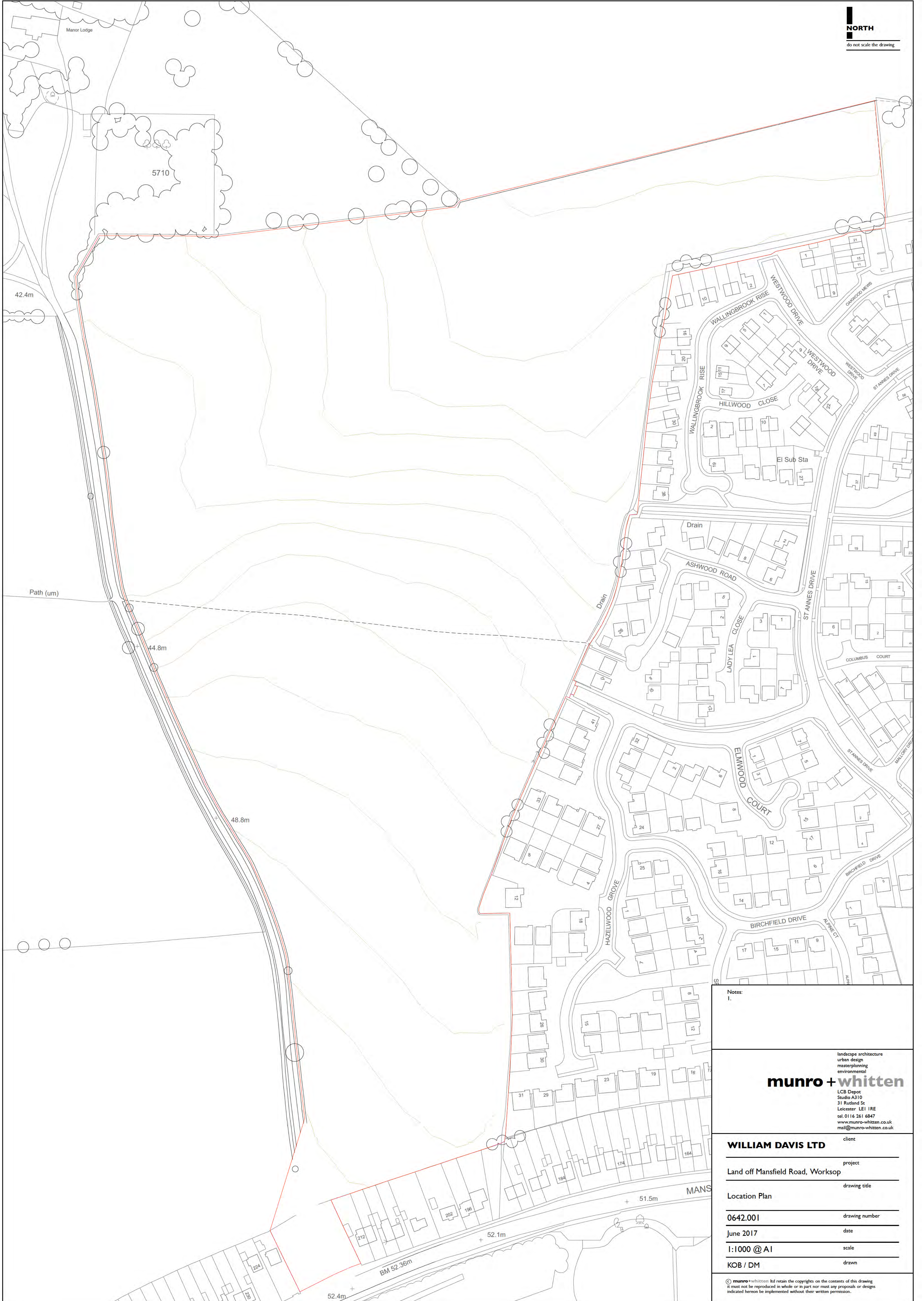
Associate Director

**Heatons**



## Enclosure 1: Site Location Plan





Notes:  
1.

landscape architecture  
urban design  
masterplanning  
environmental

**munro + whitten**

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client  
**WILLIAM DAVIS LTD**

project  
Land off Mansfield Road, Worksop

drawing title  
Location Plan

drawing number  
**0642.001**

date  
**June 2017**

scale  
**1:1000 @ A1**

drawn  
**KOB / DM**

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**SA-REF018**



**From:**

21 June 2022 16:06

**To:**

The Bassetlaw Plan

**Subject:**

Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum  
(Albemarle Homes)

**Attachments:**

P0-TP-SPA-RP-P4468-0005-A (Form).pdf; P0-TP-SPA-RP-P4468-0004-A.pdf

**Importance:**

High

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

Hi,

Spawforths have been instructed by Albemarle Homes to submit representations to the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, for their site at Blyth Road, Blyth/Harworth.

I trust that the representations are duly made and I would be grateful if you could confirm their receipt.

If there are any queries, please do not hesitate to contact me.

Kind regards

Associate Director: Chartered Town Planner  
BSc (Hons), MSc, PG DIP, MRTPI



Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

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Mobile: NEW 07841 621216 LinkedIn:



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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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

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

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name



of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒


No ☐

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

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

Yes ☒

No ☐

Printed Name: 

Signature:

Date: 21st June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name: Albermarle Homes

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent: 

Organisation (if applicable): Spawforths

Address: Junction 41 Business Court, East Ardsley, Leeds,  
West Yorkshire

Postcode: WF3 2AB

Tel: 

Fax:

Email: 



## Part B - Your representation

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

Name or Organisation: Albermarle Homes

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

Policy: See attached representations

Paragraph:

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☐

No ☒

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☒

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

Please see attached representations.

**Continue on a separate sheet if necessary**

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

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

Please see attached representations.

**Continue on a separate sheet if necessary**



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

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

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

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

Yes ☒

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

No ☒

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

To address our representations.

**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.

**Development Plan Representation**

# **Bassetlaw Local Plan 2020- 2038: Publication Second Addendum**

**On behalf of Albemarle Homes Ltd**

June 2022



## I. Introduction

- I.1. Spawforths have been instructed by Albemarle Homes Ltd to submit representations to the Bassetlaw Local Plan 2020-2038: Publication Second Addendum, for their site at Blyth Road, Blyth/Harworth.
- I.2. Albemarle Homes welcomes the opportunity to contribute to the emerging Local Plan for Bassetlaw and is keen to further the role of the District within Nottinghamshire and the Sheffield City Region.
- I.3. Albemarle Homes has significant land interests in the area, which can positively contribute towards the economic and housing growth agenda.
- I.4. Albemarle Homes would like to make comments on the following topics and sections in the Publication Draft Plan:
  - General Comments
  - Policy ST1: Spatial Strategy
  - Policy ST15: Provision of Land for Housing
  - Omission Site: Blyth Road, Blyth/Harworth (LAA494)
- I.5. In each case, observations are set out with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that the Local Plan is found sound.
- I.6. Albemarle Homes made representations to earlier stages of the Local Plan and cross references to the Public Plan representations made in October 2021.
- I.7. Albemarle Homes welcomes the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- I.8. We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- I.9. Please do not hesitate to contact us to discuss any issues raised in this Representation further.



## 2. National Planning Policy Context and Tests of Soundness

- 2.1. The Government's core objectives as established through the 2021 National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 11 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The 2021 Framework sets out to boost significantly the supply of homes and that a sufficient amount and variety of land can come forward where it is needed. In terms of building a strong and competitive economy the Framework states that planning should help create the conditions in which businesses can invest, expand and adapt. The key focus throughout the 2021 Framework is to create the conditions for sustainable economic growth and deliver a wide choice of high quality homes and well-designed places.
- 2.2. In relation to Local Plan formulation, paragraphs 15 to 37 of the Framework state that Local Plans are the key to delivering sustainable development which reflect the vision and aspirations of the local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where. Paragraph 22 is clear that Strategic Policies should look ahead over a minimum 15 year period, and where larger scale development such as new settlements or significant extensions to existing villages and towns form part of the areas strategy, then policies should look ahead over a period of at least 30 years.
- 2.3. In relation to the examination of Local Plans, paragraph 35 of the Framework sets out the tests of soundness and establishes that:
- 2.4. The Local Plan and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

**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

**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**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

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant

- 2.5. This document therefore considers the content of the Publication Local Plan consultation document on behalf of Albemarle Homes in light of this planning policy context.

### 3. General Comments

- 3.1. Albemarle Homes is **concerned** that the evidence base does not reflect national guidance.

#### Test of Soundness

- 3.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

#### Justification

- 3.3. Albemarle Homes is concerned that Publication Version Second Addendum has not changed the approach or strategy of the Plan or effectively updated the evidence base. Albemarle Homes is concerned that there is **still an imbalance between the employment and housing supply and the evidence does not support the Council's approach**, especially with the removal of the Garden Village and the associated housing and employment.
- 3.4. Albemarle Homes is **therefore still concerned** that the evidence base which supports the plan appears incomplete. The Framework requires Local Plans to be based on a sound and up-to-date evidence base which identifies a development need and reflects the locational characteristics of a District. It is therefore difficult to comment in depth where there is little supporting information.
- 3.5. Albemarle Homes therefore reserve the right to comment further on the Local Plan and policies when information is updated and provided.

#### Proposed Change

- 3.6. To overcome the objection and address soundness matters, the Council should:



- Update the evidence base to reflect national policy and guidance.
- Review Spatial Strategy and assessment of sites.

## 4. Policy ST1: Spatial Strategy

- 4.1. Albemarle Homes is **concerned** with the scale and distribution of housing and that it does not reflect the principles of sustainability and growth.

### Test of Soundness

- 4.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 4.3. Various changes have been made to Policy ST1 and its supporting text, primarily to remove the Bassetlaw Garden Village and lower the housing requirement to 582 dwellings per annum. Albemarle Homes maintain their concern from earlier representations that these changes to the Local Plan Second Addendum create an internal conflict between the approach towards housing and employment and that the provision for housing is insufficient based on the economic aspirations of the District and jobs growth.
- 4.4. The Council has removed the Garden Village, which includes 590 homes in this Local Plan period and further homes beyond. There are no identified sites to replace this provision within the Local Plan. This reinforces Albemarle Homes' view that appropriate provision for new homes needs to be provided within Bassetlaw. Albemarle Homes maintains the position that insufficient new homes are being allocated to come forward in the short term to meet the significant housing need in the area.
- 4.5. It is also notable that the only adjustments in Figure 8 is an adjustment to a base date of 31 March 2022 and the removal of the Garden Village. **It is concerning that the Council is suggesting a reduction in new homes within the Local Plan due to the removal of the Garden Village.**

- 4.6. Albemarle Homes therefore maintains their objections to Policy ST1 which were made in response to the Publication Plan in October 2021 and the First Addendum in February 2022, and are not repeated here.
- 4.7. Furthermore, it is concerning that the level of employment being proposed through the Local Plan Second Addendum has increased from the First Addendum but still does not achieve the “appropriate target” identified in the HEDNA. Therefore, Albemarle Homes is concerned that employment land has increased and no new housing has been identified for the housing/employment balance and the Garden Village has been removed which has reduced the level of new homes in Bassetlaw being proposed. **The Local Plan being proposed is therefore unjustified and unbalanced.**
- 4.8. **Albemarle Homes considers that further housing and employment allocations should be made in the Plan as there is an evidential imbalance.**
- 4.9. **Albemarle Homes is concerned that the Plan has not been positively prepared having regard to the economic growth aspirations.**
- 4.10. Albemarle Homes consider that the Plan does not appreciate that a healthy, well-functioning labour market requires a good supply of housing that is affordable for local people to enable them to move jobs freely and match up skills supply with employer demand. A dysfunctional housing market can inhibit labour market mobility, in turn stifling economic growth.
- 4.11. Albemarle Homes maintains that there are clear circumstances in Bassetlaw which demonstrate that housing need in Bassetlaw is higher than the figure that results from the ‘Standard methodology’ and were explained in detail in the earlier October 2021 representations and are briefly summarised below. These include:
- The growth strategy and investment;
  - Infrastructure improvements;
  - Past delivery rates; and
  - Affordable housing need;



### **Housing Requirement – Economic Growth**

- 4.12. There is significant potential for the levels of economic growth, to be achieved and exceeded above trend growth. Despite its preparation relatively recently in 2020, the HEDNA does not reflect the scale of ambition and substantial employment opportunities within the area. There has been a significant change in circumstances since its preparation, and whilst the HEDNA nods to the potential to some of these changes it is clear that the implications of which are not fully reflected in the overall recommendations and consequently within the Plan. The HEDNA 2022 Addendum has sought to update the position but only focusses on employment supply and does not update the position on economic growth.
- 4.13. The Local Plan evidence does not reflect fully on the impacts of Covid-19. It has become clear that the Covid-19 pandemic has not affected all sectors and markets in the same way. Several industry reports show that market activity returned post the first lockdown and that the outlook for the industrial and logistics sector is positive.
- 4.14. The impact of Covid-19 and Brexit has not been restricted to logistics. The UK Industrial Strategy has stressed the importance of manufacturing to the UK economy. Although some areas of manufacturing were affected initially by Covid-19, there are sectors, such as health and medical supplies, which experienced significant growth.
- 4.15. **The HEDNA Addendum seeks to justify downgrading the housing requirement to 582 dwellings per annum.** It is concerning that given this political and strategic aims from a national to a regional and local level that the HEDNA, including the 2022 Addendum, adopts a pessimistic view on the economy and economic growth, which then transcends through to lower housing growth than would have otherwise occurred. This approach can harm the economy.
- 4.16. Albemarle Homes maintains its concern with the low jobs growth and constant commuting ratio assumptions within the Plan. Albemarle Homes maintains that further employment growth should and can occur, particularly as the site's own promoters suggest higher jobs growth. **The higher jobs growth at the strategic employment site with a constant commuting ratio suggests a housing need of 646 dwellings per annum.**
- 4.17. Furthermore, the Council can deliver at such levels of growth having recently delivered 693 (2019/20) and 775 (2020/21) new homes in the last couple of years. Such an approach would reflect PPG which indicates that consideration can be given to delivery rates. Where previous

delivery exceeds the minimum need it should be considered whether the level of delivery is indicative of greater need.

- 4.18. **There is clear evidence of delivery at a higher rate than the proposed requirement of 582 dwellings, and is indicative of a higher need within Bassetlaw and the capacity within the sector.** Furthermore, the historic delivery rates witnessed do not reflect the changes in economic growth potential for the District as discussed above. Previous delivery rates should therefore be considered when assessing future housing requirements, in accordance with Government guidance.

### **Housing Supply**

- 4.19. The adjustments to the housing supply position do not address Albemarle Homes' concerns. Albemarle Homes maintains its objections to anticipated delivery rates and whether the housing requirement is achievable in the Plan period. Albemarle Homes has concerns with regards to the buffer, application of a lapse rate and the deliverability of some of the identified supply. The housing trajectory tables within the appendix to the Plan contain ambitious delivery rates on complex sites. It is unclear from the range and choice of sites how the Council will achieve the delivery of much needed affordable housing.
- 4.20. Furthermore, Albemarle Homes maintains its concern with the reliance of sites contained within 'made' Neighbourhood Plans, which have not been subject to the same rigour on deliverability as those within a Local Plan. Albemarle Homes is aware of the unavailability and significant constraints of such sites having approached landowners to enquire about developing these sites only for the landowner to indicate that the sites will not be coming forward at this time. Albemarle Homes has the evidence to demonstrate this position. In particular, Albemarle Homes has evidence that the Land to the East of Spital Road (BDC03) for 55 dwellings is not available and therefore should not be allocated. These sites should be reassessed and other appropriate sites considered, such as Albemarle Homes' site at Blyth Road.
- 4.21. The range and choice of new housing within Blyth is also not suitably delivering the range of housing required to address housing needs. A number of recent sites coming forward are proposing very large homes and Self and Custom Build housing, or they are small sites. These sites are not delivering the much needed affordable housing. Albemarle Homes' site at Blyth Road will be policy compliant and deliver affordable housing.

- 4.22. Albemarle Homes would like to emphasise that the Local Plan's strategic policies should ensure the availability of a sufficient supply of deliverable and developable land to deliver the District's housing requirement. This sufficiency of housing supply should meet the housing requirement, ensure the maintenance of a 5 Year Housing Land Supply and achieve Housing Delivery Test performance measurements.
- 4.23. The updated position within the Plan shows that as at 31 March 2022, the Council's overall housing land supply is estimated as 12,938 dwellings between 2020 – 2038 comprising of:
- 1,541 completed dwellings between April 2020 - March 2021;
  - 5,995 dwellings from existing commitments on small & large sites with outstanding planning permission;
  - 438 dwellings on 'made' Neighbourhood Plan allocations without planning permission;
  - 2,742 dwellings on proposed allocations in the Local Plan;
  - 635 dwellings on proposed allocations in Worksop Central DPD; and
  - 1,200 dwellings from windfall allowance.
- 4.24. Albemarle Homes is **still concerned** that it is unclear from the Council's evidence if a non-implementation lapse rate has been applied to existing commitments and / or allocations, which should be included to accord with national guidance. It is also apparent that there are discrepancies between the Council's figures for new allocations and the Worksop Central DPD. Furthermore, the evidence for the windfall allowance does not fully reflect national policy and guidance and should show that such a quantum will continue for the lifetime of the Plan. **It is understood that the windfall allowance is only going to apply to smaller sites and therefore windfalls are likely to reduce in the future, however the only change is to update based on a year of the Plan period having elapsed.**
- 4.25. Albemarle Homes would like to re-emphasise that the Council's overall housing land supply should include a mix of short and long-term sites. It is generally recognised that housing delivery is optimised where a wide mix of sites is provided, therefore strategic sites should be complimented by smaller non-strategic sites. The widest possible range of sites by both size and market location are required so that small, medium and large housebuilding companies have access to suitable land to offer the widest possible range of products. A diversified portfolio of housing sites offers the widest possible range of products to households to access different types of dwellings, including affordable housing, to meet their housing needs. Such an approach provides choice for consumers, allows places to grow in sustainable ways, creates



opportunities to diversify the construction sector, responds to changing circumstances, treats the housing requirement as a minimum rather than a maximum and provides choice / competition in the land market. **Therefore, it is important that Albemarle Homes' site at Blyth Road (LAA494) for circa 52 new homes is considered within that context of a smaller housebuilder, on a smaller non-strategic site that can importantly deliver affordable housing.**

4.26. It is evident that the updated housing trajectory within the appendices includes significant housing numbers on large strategic sites. It is critical that an accurate assessment of availability, suitability, achievability and therefore deliverability and viability is undertaken. The Council's assumptions on lead in times and delivery rates should be correct and supported by promoters responsible for the delivery of housing on each individual site.

4.27. It is also important that the Council's five year housing land supply is clear at the point of adoption. Albemarle Homes is concerned that the current statement **still suggests** an insufficient buffer in the supply of new housing.

4.28. **Albemarle Homes maintains its original conclusion that there is a need for further allocations to support the requirement within Policy ST1, and this need is even greater when considering the supply against their view of housing need within Bassetlaw.**

#### **Distribution**

4.29. Albemarle Homes is concerned that the proportion of housing in Harworth & Bircotes continues to decrease. The evidence base and strategic approach suggests that as a regeneration priority area Harworth & Bircotes would accommodate 20% of new homes in the District. However, the Publication Plan Addendum shows only 16% of new housing is being located in the settlement. **There is no justification or evidence for this adjusted approach.**

4.30. Albemarle Homes considers that there are suitable sites on the edge of Harworth & Bircotes, which can sustainably accommodate further housing within the settlement, such as their site at Blyth Road, and that reasonable alternatives have not been explored.

4.31. Furthermore, it is concerning that the Council has not appropriately considered the boundary of settlements in relation to the form and function when assessing potential development sites.

Albemarle Homes site on Blyth Road, Blyth is in effect on the edge of Harworth & Bircotes being opposite the new Symmetry Park (EM002) and adjacent to the large new employment site (EM007). The Council considered this site to be a remote rural location, which is inaccurate and incorrect.

- 4.32. It is also arguable that Harworth & Bircotes and Blyth have conjoined and coalesced and have a distinct functional planning relationship, which is also not addressed within the Local Plan. This is further explored later on in these representations.

### **Summary**

- 4.33. The Local Plan will therefore need to substantially increase housing delivery and the choice and number of sites and potential outlets. To achieve the step change in housing delivery, the Council needs to plan for a range and choice in sites. This range and choice will ensure the right conditions for a competitive market and create the outlets needed to achieve the housing requirement.
- 4.34. Albemarle Homes would encourage the Council to review the existing commitments to ensure this is still deliverable, whether there is a housebuilder on board and whether there are any constraints preventing development from coming forward. Albemarle Homes would also ask the Council to look at the proposed delivery of site allocations to determine whether the delivery rates are appropriate and the sites are deliverable in light of the policy obligations proposed in the Local Plan.
- 4.35. Albemarle Homes considers that the Plan period should be extended, the housing requirement be increased and that the appropriate areas and sites to accommodate growth would be:
- Allocate for housing Blyth Road, Blyth/Haworth (LAA494)
- 4.36. A brief summary is provided for this site later on in these representations, which includes an illustrative masterplan. The site is supported by significant technical information which demonstrate that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

## **Proposed Change**

- 4.37. To overcome the objection and address soundness matters, the Council should:
- Increase the housing requirement to reflect the economic growth aspirations for the District and region.
  - Update the evidence base to reflect the current economic growth situation.
  - Extend the Plan period to be at least 15 years from the date of adoption, and potentially for 30 years to reflect the Garden Village proposals.
  - Include a higher buffer.
  - Review and provide evidence for the windfall allowance.
  - Review delivery rates and trajectory on allocations and commitments.
  - Identify further sites to increase flexibility in the Plan.
  - Allocate for housing Albemarle Homes' site at Blyth Road, Blyth/Harworth (LAA494)



## Policy ST15: Provision of Land for Housing

- 4.38. Albemarle Homes **objects** that their site at Blyth Road, Blyth/Harworth is not allocated for housing in the Local Plan Addendum.

### Test of Soundness

- 4.39. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 4.40. As highlighted earlier in response to Policy ST1 Albemarle Homes considers that further land for housing is needed to be identified in the Local Plan. The only changes to Policy ST15 is to remove the 4,000 home Garden Village of which circa 590 dwellings from this Local Plan period. There are no suggested remedies to this reduction in new housing allocations and this reinforces Albermarle Homes' concerns that the proposed Local Plan will not deliver the much needed housing for the District or the balanced housing supply.
- 4.41. Albemarle Homes considers that their site at Blyth Road, Blyth which is on the edge of Harworth & Bircotes should be allocated for housing in the Plan period to deliver the economic growth the area aspires for. Further information on the site is provided at the end of these representations.

### Proposed Change

- 4.42. To overcome the objection and address soundness matters, the Council should:
- Allocate Albemarle Homes' site at Blyth Road, Blyth/Harworth for housing.

## 5. Omission Site: Blyth Road, Blyth/Harworth (LAA494)

- 5.1. Albemarle Homes **objects** that the site at Blyth Road (LAA494) is not allocated.

### Test of Soundness

- 5.2. Albemarle Homes considers that the Local Plan is **unsound**.

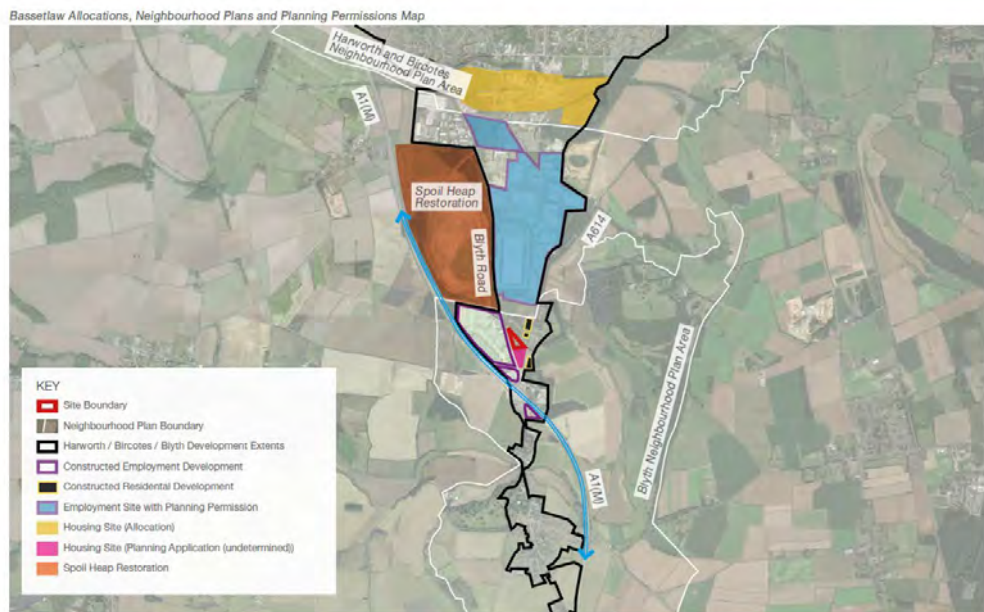
Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 5.3. Albemarle Homes has highlighted **concerns** with the Spatial Strategy, housing requirement and distribution of new housing. Albemarle Homes is also concerned with the level of housing in Harworth & Bircotes.
- 5.4. In response to Policy ST1 Albemarle Homes has set out that the number, distribution and delivery of new housing. The Local Plan will therefore need to substantially increase housing delivery and the choice and number of sites and potential outlets. To achieve the step change in housing delivery, the Council needs to plan for a range and choice in sites. This range and choice will ensure the right conditions for a competitive market and create the outlets needed to achieve the housing requirement.
- 5.5. It is evident from an assessment of the relationship between Harworth & Bircotes and Blyth that the settlements have effectively merged. Harworth & Bircotes has extended southwards along Blyth Road with significant employment development. Harworth & Bircotes settlement boundary now conjoins with Blyth and has extended into the Blyth Neighbourhood Plan area. Harworth & Bircotes has now effectively extended to the A1(M). The assessment of the role

and function of these settlements within the Plan is therefore incorrect and should recognise more the functional relationship between the two settlements and their new physical extent.

- 5.6. Furthermore, the assessment of sites should recognise this southward expansion of Harworth & Bircotes. The assessment of Albemarle Homes' site on Blyth Road appears to consider the site is in a remote location. However, this is incorrect being adjacent to two new employment parks and existing housing. Symmetry Park (EM002) is under construction and part occupied, whilst the Harworth South scheme (EM007) is now under construction. This view is reinforced when analysing the updated Site Selection Methodology paper (May 2022), which shows that Symmetry Park has been assessed as being in Harworth. As shown on the plan below Symmetry Park is opposite the Blyth Road site and the site should be assessed as being part of Harworth & Bircotes.
- 5.7. The site is effectively an expansion of Harworth & Bircotes, which is a higher order settlement. Albemarle Homes considers the site should be reassessed to reflect its actual situation, particularly as the proportion of housing in Harworth & Bircotes has decreased within the current Plan and does not now reflect the aims of the spatial strategy.



- 5.8. Furthermore, the proposed allocations for settlements should not be considered on artificial boundaries, but on the functional location of a site. The Blyth Road site is not isolated but is within an expanding area close to employment opportunities, services and facilities. It is a

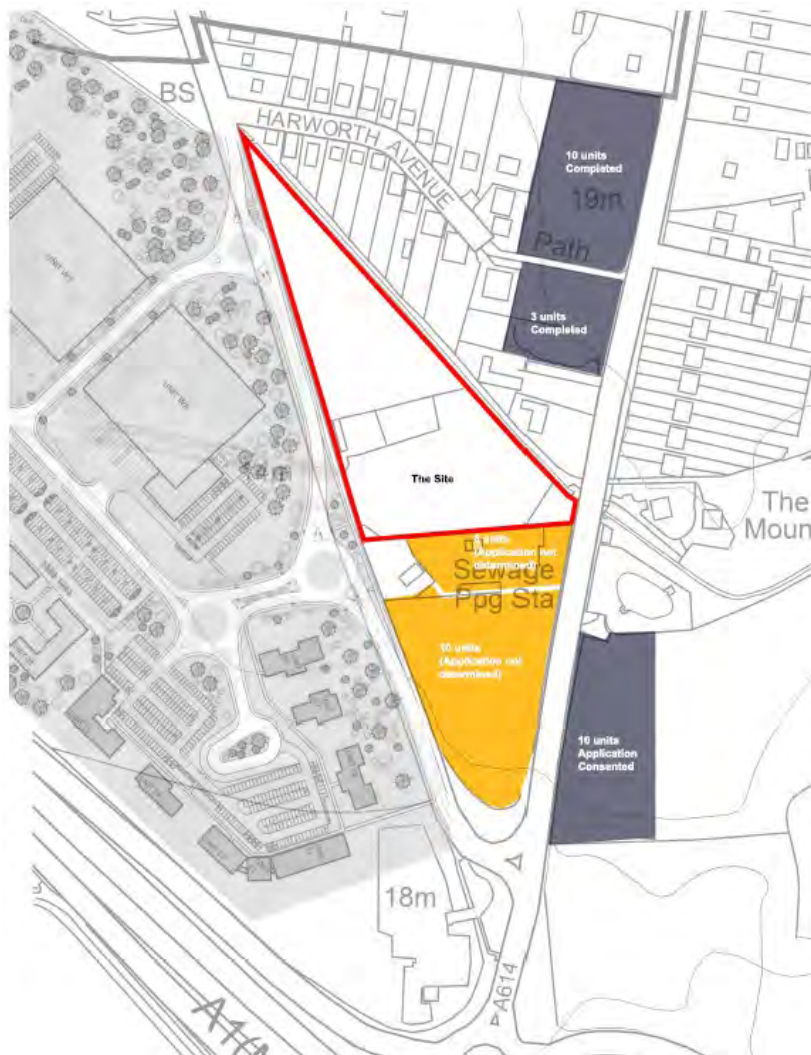


very sustainable location for new housing being adjacent to new employment opportunities and being able to co-locate jobs and homes.

- 5.9. Notwithstanding the above, the site also lies within the Blyth Neighbourhood Plan Area, which has recently adopted its Neighbourhood Plan and includes site allocations. However, Albemarle Homes is aware of delivery issues with a number of allocations within the Neighbourhood Plan and considers that these should not simply be rolled forward and accepted within this more senior Local Plan. In particular, Albemarle Homes has evidence that the Land to the East of Spital Road (BDC03) for 55 dwellings is not available and therefore should not be allocated. These sites should be reassessed and other appropriate sites considered, such as Albemarle Homes' site at Blyth Road.
- 5.10. The range and choice of new housing within Blyth is also not suitably delivering the range of housing required to address housing needs. A number of recent sites coming forward are proposing very large homes and Self and Custom Build housing, or they are small sites. For example a site for 10 dwellings at Woodlea, Bawtry Road has been approved and the proposed site plan shows large dwellings ranging from 190m<sup>2</sup> to 325m<sup>2</sup>. These sites are not delivering the much needed affordable housing. Albemarle Homes' site at Blyth Road will be policy compliant and deliver the affordable housing.
- 5.11. Albemarle Homes considers the proposed site is available, suitable and achievable and is therefore in accordance with the Framework a deliverable site able to come forward in the short term. The site has been promoted in earlier iterations of the Local Plan by the landowner, **Albemarle Homes has prepared an indicative layout which is attached to these representations and informed by technical assessments.**
- 5.12. The deliverability and benefits of the Blyth Road site is as follows:

#### **Overview of Proposals**

- 5.13. The site is located on Blyth Road opposite the new Symmetry Park (EM002). To the north lies housing beyond which is the new Harworth South employment scheme (EM007), which is currently under construction, and the town of Harworth & Bircotes. To the east is Bawtry Road and further housing, whilst to the south east is the Moto service station on the A1(M) Motorway. The site is circa 2ha and could accommodate in the region of 52 new homes, which will be a range and mix of housing, including affordable housing.



### **Deliverability**

- 5.14. The site at Blyth Road provides a development opportunity that is available, suitable and achievable and therefore it is considered that the site is deliverable, in accordance with national planning policy and guidance. It is promoted by Albemarle Homes which further demonstrates the site's deliverability within the plan period.

### **Availability**

- 5.15. Albemarle Homes controls the land at Blyth Road. The site is therefore available in accordance with the Framework and the National Planning Practice Guidance (PPG).

### **Suitability**

- 5.16. The site is located in a highly sustainable location and has a mixture of employment and residential development to the north, east, west and south. The site is within easy walking distance to a range of services and facilities.
- 5.17. The site is adjacent to existing and proposed employment and is well served by buses providing opportunities for sustainable travel to work in Doncaster, Bawtry and Retford.
- 5.18. The development will provide additional quality development that will benefit Harworth & Bircotes and Blyth and the wider district with economic, environmental and social benefits. It is therefore considered that the development is suitable.

### **Achievable**

- 5.19. A range of technical work is being undertaken and further survey work is ongoing. From the initial assessments there are no technical issues that would prevent development or are insurmountable. Assessments that have been undertaken include Ground Investigation, Flood Risk Assessment and Utilities Survey. The site is therefore considered to be achievable and therefore deliverable in accordance with national guidance. The technical assessments will be submitted in due course and are available upon request.

### **Effective Use of Land**

- 5.20. Although the site is greenfield, the proposed scheme will utilise and enhance existing infrastructure. Although the site is not previously developed it is currently under-utilised. The site is easily accessible and the site can be accessed from Blyth Road. The scheme is therefore making an efficient and effective use of land and infrastructure.

### **Delivering a Flexible Supply of Housing**

- 5.21. The Framework requires Local Planning Authorities to meet their full objectively assessed housing need. Albemarle Homes considers that the site at Blyth Road is deliverable in the short term and will reinforce the housing supply and address the Borough's housing needs in

the early periods of the Local Plan. The site is fully capable of being delivered in the next 5 years.

### **A Positive Response to the Key Objectives of the Framework**

5.22. The Framework sets out that the Governments key housing policy goal of boosting significantly the supply of housing and proactively driving and supporting sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs. The Framework explains that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to towns, and creating mixed and sustainable communities with good access to jobs, key services and infrastructure. Sites should also make effective use of land and existing infrastructure.

5.23. In relation to the Framework:

- The proposal responds positively towards national guidance.
- The site is appropriate for accommodating housing growth, being effectively an expansion of an existing settlement.
- The proposed site is accessible to existing local community facilities, infrastructure and services, including public transport.
- The site has been assessed and is available, suitable and achievable for development

### **Benefits of Blyth Road, Blyth/Harworth & Bircotes**

5.24. The development of the site would provide significant benefits. The site would provide housing that would meet the needs of the Blyth and Harworth & Bircotes and wider Bassetlaw housing market. Therefore this site provides a unique opportunity in a sustainable location.



## Blyth Road, Blyth.



5.25. In accordance with the Framework this representation has shown that:

- The site is suitable for housing and can deliver circa 52 new homes.
- The proposal will deliver high quality housing.
- The proposal will deliver affordable housing.
- The proposal can provide a good mix of housing commensurate to the demand and need in the area.
- The scheme uses land efficiently and effectively.
- The proposal is in line with planning for housing objectives.
- The site is within a sustainable location situated in close proximity to facilities and services and also to bus stops for local bus routes.
- The scheme will create direct and indirect job opportunities both during and after construction.

5.26. The proposal is an appropriate site to provide for the housing needs of Bassetlaw in the short term. The allocation of the site would confirm its potential to help continue the provision of a balanced housing supply in the District in sustainable locations. The site can deliver a full range and mix of housing and a sustainable community. Development of the site would deliver housing and affordable housing. Bassetlaw needs to have a robust housing trajectory and the

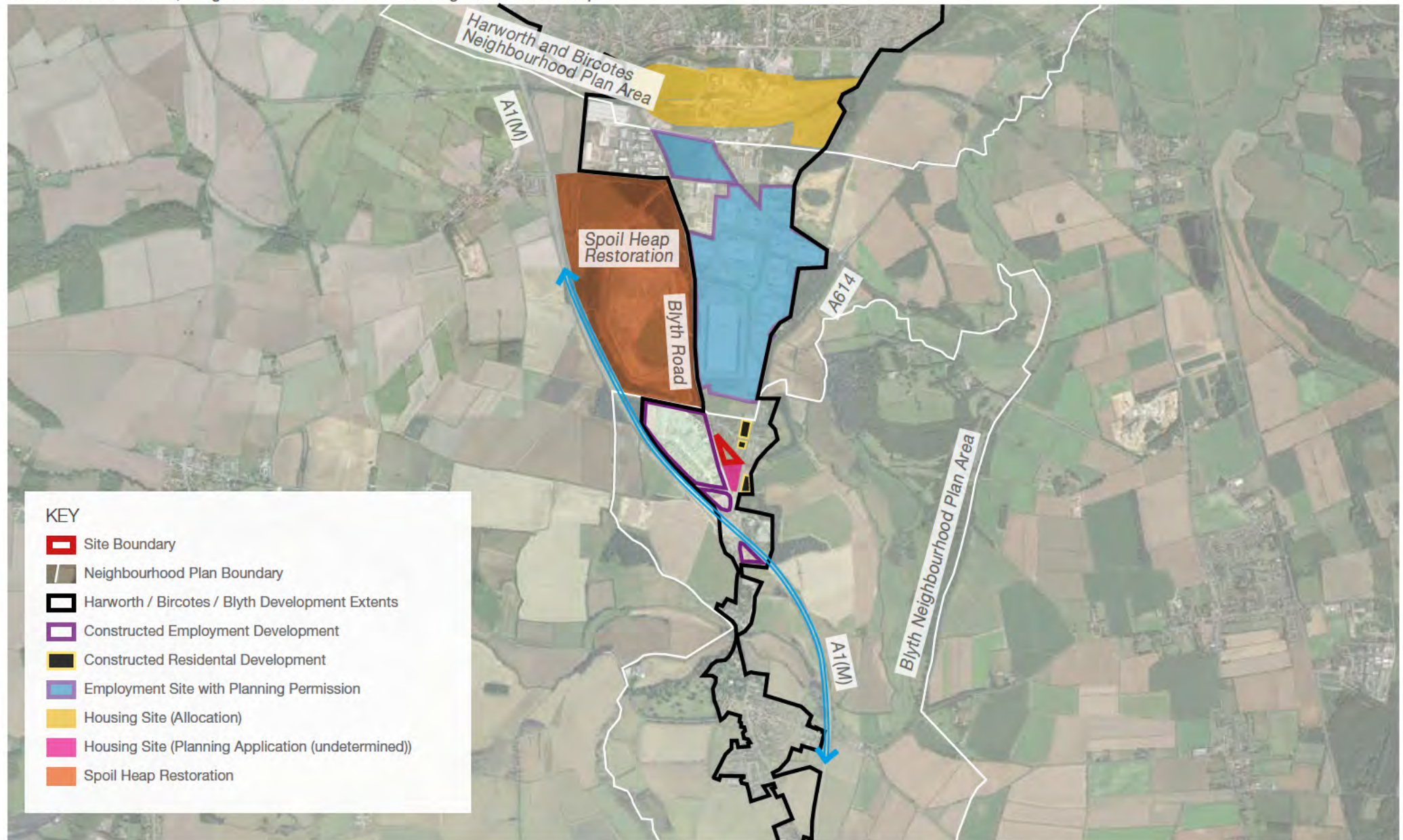
Blyth Road site would assist with this delivery in the short term. The site is situated within a prime location suitable for residential development, adjacent to existing and proposed employment, and as such would facilitate the development of land in a more effective and efficient manner. Development of the site would not harm or undermine the areas wider policy objectives, but seeks to reinforce the need to develop sites within sustainable locations as a priority.

- 5.27. The site is available, suitable and achievable and therefore deliverable in accordance with the Framework.

### **Proposed Change**

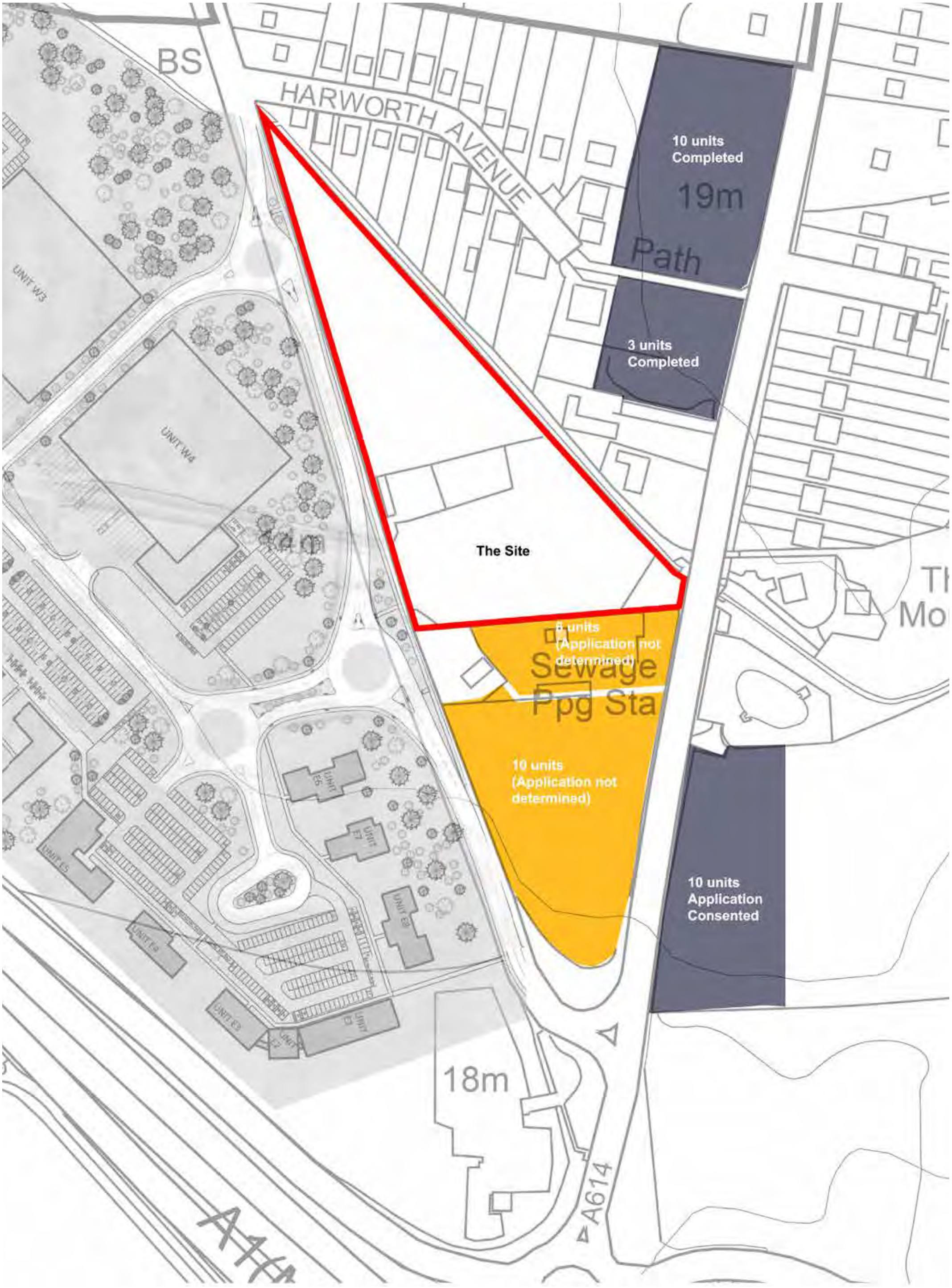
- 5.28. To overcome the objection and address soundness matters, the Council should:
- Allocate the site at Blyth Road, Blyth/Harworth & Bircotes for housing.
  - Review the site assessment.

## Appendix I: Site Plans



## Spatial Relationship between Harworth, Bircotes and Blyth







**SA-REF019**



**From:** [REDACTED]  
**Sent:** 21 June 2022 16:45  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Publication Version Second Addendum Representation - HBD - Gamston Airfield  
**Attachments:** reg-19-form-a-b-14pt-may-2022.pdf; P4520-SPA-RP-TP-001-A-Gamston Airfield Representation HBD.pdf

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

Good Afternoon,

I trust that you are well?

Please find attached our representations to the Bassetlaw Local Plan 2020 – 2038 publication version second addendum consultation.

I trust the attachments are self-explanatory, however if you require anything further please feel free to get in touch.

I would appreciate it if you could send confirmation of receipt in due course.

Thank you

Kind regards

[REDACTED]  
Associate: Chartered Town Planner  
MTCP, MRTPI



My normal working days are Monday, Tuesday, Thursday and Friday.

Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

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[REDACTED]  
Mobile: 07570 791 302

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[REDACTED]  
LinkedIn: [REDACTED]



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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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

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

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name



of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: [Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒


No ☐

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

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

Yes ☒

No ☐

Printed Name: 

Signature: 

Date: 21/06/2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable): HBD

Address: 11 Park Square East, Leeds

Postcode: LS1 2NG

Tel: 0113 831 5511

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): Spawforths

Address: Junction 41 Business Court, East Ardsley

Postcode: WF3 2AB

Tel:

[REDACTED]

Fax: n/a

Email:

[REDACTED]

## Part B - Your representation

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

Name or Organisation: HBD

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

Policy: See representation attached to email.

Paragraph: See representation attached to email.

Policies Map: See representation attached to email.

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

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

#### 4.(1) Legally Compliant

Yes ☐

No ☒

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☐



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

See representation attached to email.

**Continue on a separate sheet if necessary**

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

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

See representation attached to email.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☒

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

No ☐

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

See representation attached to email.

**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.

**Development Plan Representation**

# **Bassetlaw Local Plan 2020- 2038: Publication Second Addendum**

On behalf of Henry Boot Developments Ltd  
(HBD)

June 2022





## **I. Introduction**

- I.1. Spawforths have been instructed by HBD Developments Ltd (HBD) to submit representations to the Bassetlaw Local Plan 2020-2038: Publication Second Addendum, for their omission site at Gamston Airfield.
- I.2. HBD welcomes the opportunity to contribute to the emerging Local Plan for Bassetlaw and is keen to further the role of the District within Nottinghamshire and the Sheffield City Region.
- I.3. HBD has land interests in the area, which can positively contribute towards the economic growth agenda.
- I.4. HBD would like to make comments on the following topics and sections in the Publication Draft Plan:
  - Vision and Objectives
  - Policy ST1: Spatial Strategy
  - Policy ST7: Provision of Land for Employment Development
- I.5. In each case, observations are set out with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that the Local Plan is found sound.
- I.6. HBD welcomes the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- I.7. We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- I.8. Please do not hesitate to contact us to discuss any issues raised in this Representation further.

## **2. Henry Boot Developments Ltd**

- 2.1. Henry Boot Developments Ltd (HBD) are part of the Sheffield based Henry Boot Group of Companies which includes property investment & development arms (HBD and Stonebridge), a land promotion arm (Hallam Land Management), and construction arms Henry Boot Construction, Banner Plant and Road Link (A69).
- 2.2. HBD are currently involved with significant development projects across the country including the delivery of 14m sq. ft. of development, £1.3bn commercial development pipeline and 22 partnerships and have a turnover of £251m.
- 2.3. HBD has a proven reputation and track record for successfully delivering commercial projects and has been responsible for over 1million sq. ft. of development during the last 12 months. HBD has considerable experience across a wide range of property sectors and can demonstrate an extensive track record of delivering both small and large-scale schemes and multi phased developments from planning through to construction and completion.
- 2.4. HBD's involvement in the Gamston Airfield site represents a significant change and underlines the deliverability of the site for employment purposes.

### 3. National Planning Policy Context and Tests of Soundness

- 3.1. The Government's core objectives as established through the 2021 National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 11 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The 2021 Framework sets out to boost significantly the supply of homes and that a sufficient amount and variety of land can come forward where it is needed. In terms of building a strong and competitive economy the Framework states that planning should help create the conditions in which businesses can invest, expand and adapt. The key focus throughout the 2021 Framework is to create the conditions for sustainable economic growth and deliver a wide choice of high quality homes and well-designed places.
- 3.2. In relation to Local Plan formulation, paragraphs 15 to 37 of the Framework state that Local Plans are the key to delivering sustainable development which reflect the vision and aspirations of the local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where. Paragraph 22 is clear that Strategic Policies should look ahead over a minimum 15 year period, and where larger scale development such as new settlements or significant extensions to existing villages and towns form part of the areas strategy, then policies should look ahead over a period of at least 30 years.
- 3.3. In relation to the examination of Local Plans, paragraph 35 of the Framework sets out the tests of soundness and establishes that:
- 3.4. The Local Plan and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

**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

**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**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

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant

- 3.5. This document therefore considers the content of the Publication Local Plan Second Addendum consultation document on behalf of HBD in light of this planning policy context.



## 4. Vision and Objectives

- 4.1. HBD **objects** that the proposed strategy does not make best use of the A1 corridor.

### Test of Soundness

- 4.2. HBD considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 4.3. HBD is concerned that due to the removal of the Garden Village development the Vision and Objectives are no longer being realised.
- 4.4. Within the Vision and Objectives at paragraph 4.3 the draft plan states that: *“The District’s economy will be diverse and thriving. Prominent businesses in the key regional growth sectors of modern manufacturing, logistics, green energy, modern methods of construction and engineering will be capitalising on the District’s locational advantage, in terms of proximity to the A1 and the A57 growth corridors, and Sheffield Doncaster Airport.”*
- 4.5. The removal of the Garden Village means that there is no longer a significant focus for growth in the A1 corridor. This will have damaging effects upon the local and regional economy by reducing the opportunity for growth and investment.
- 4.6. The site at Gamston Airfield is a suitable alternative location for significant growth and could be an important regional focus point to provide business opportunity, investment and a home for research and development along the A1 corridor. This would provide highly paid jobs within easy reach of population centres in Bassetlaw. Gamston Airfield should therefore have been considered as an alternative area for growth to serve the regional economy and deliver the strategic objectives of the plan in line with local economic strategies.

- 4.7. Importantly, Gamston Airfield is already home to thriving logistics and industrial businesses and Thatcham Research (The owners of the active Airfield site) who are currently developing state of the art automotive research and development facilities on their land. It is considered there is an opportunity to build upon this mix of existing employment uses and to create an industrial, logistics, research and development hub to serve the needs of the wider regional economy. Thus creating a cluster of advanced engineering, research and associated highly paid skilled jobs in Bassetlaw and sitting alongside the more traditional employment generated by industrial and logistics and supply chain demand
- 4.8. At paragraph 81 the NPPF states that: *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a Global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”*
- 4.9. It is concerning therefore that the Vision and Objectives do not set out a strategy to support economic growth and productivity and the approach is not building upon the strengths of Bassetlaw and the wider region, namely the advantages of the A1 corridor which runs through the district and the potential to grow regionally significant research and development, logistics and automotive testing facilities at Gamston Airfield.
- 4.10. Furthermore, paragraph 82 of the NPPF sets out that Planning Policies should “a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local industrial Strategies.” The D2N2 LEP covers the Bassetlaw district, its Recovery and Growth Strategy seeks to address the challenge of rebuilding the regional economy post covid.
- 4.11. The D2N2 Recovery and Growth Strategy sets out three propositions including Low Carbon Growth, Productivity and connectivity and inclusion. The vision does not address these matters directly and the removal of the Garden Village with its associated employment development means that there is less of a focal point for the type of growth which is needed to serve the regional economy.

- 4.12. Further paragraph 82 goes on to state at point b) that Planning Policies should: “*set criteria, or identify strategic sites, for local inward investment to match the strategy...*” and at point d) that Planning Policies should: “*be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances*”. The current vision and objectives do not achieve this, the removal of a significant focal point for growth in the Garden Village has been removed without replacement. Gamston Airfield provides a suitable alternative for employment led development which should have been considered.

### **Proposed Change**

- 4.13. To overcome the objection and address soundness matters, the Council should:
- Build the vision upon the economic strengths of Bassetlaw (Which include the important AI Corridor) and the wider region in line with the NPPF.
  - Replace the focus for strategic growth at the Garden Village with an employment led strategic focus point for growth at Gamston Airfield.

## 5. Policy ST I: Spatial Strategy

- 5.1. HBD **objects** that the proposed level of employment is insufficient.
- 5.2. HBD **objects** that the proposed strategy does not take advantage of the importance of the AI Corridor.

### Test of Soundness

- 5.3. HBD considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 5.4. HBD is concerned that the removal of the Garden Village without a significant replacement does not reflect the evidence base. The AI is a key corridor for growth as set out within the Bassetlaw AI Logistics Assessment August 2021. The AI corridor parallels the M1 corridor running from Nottingham to Barnsley.
- 5.5. It goes on to state that The AI area encompassing Bassetlaw and surrounds has seen a dramatic rise in logistics interest as the M1 becomes increasingly congested with constraints on available land and pipeline supply for logistics. It has connectivity, available labour and land to meet logistics needs that the wider market area is not sufficiently providing.
- 5.6. The report sets out the enhanced importance of the section of the AI which runs through Bassetlaw, with connections to the M1 and being well connected to a significant labour pool. The report states that the AI is therefore now a secondary or sister logistics market to the M1 corridor. The report concludes that further sites are most likely required beyond Apleyhead.



- 5.7. The additional Strategic Employment site is welcomed but should be enhanced with further growth along the A1 corridor to reflect the evidence base and economic aspirations as set out within local and regional economic studies in line with paragraph 82 of the NPPF.
- 5.8. Development along the strategic A1/A57 growth corridor can provide significant inward investment opportunities to address an identified regional or sub regional need for large scale logistics.
- 5.9. Removal of the Garden Village is counter to achieving the wider aspirations of the D2N2 Growth and Recovery Strategy. It will result in harm to the productivity of the local economy, it will reduce the number and quality of better paid jobs in the District and reduce the accessibility to services for the rural communities.
- 5.10. By including the omission site at Gamston Airfield as a Strategic Employment Growth Zone Bassetlaw can address all of the above concerns. See more below regarding the omission site.
- 5.11. HBD is concerned that the level of employment land being provided does not reflect the evidence base and ambitions and aspirations for the District and region.
- 5.12. HBD note that Policy ST1 paragraph 5.1.11 states that 304.3ha of employment land will be allocated including a strategic employment site (107.6 ha) to meet sub regional/regional logistics needs. However, 107.6 ha is not sufficient to meet the strategic needs of the region and sub region given the importance of this part of the A1 corridor.
- 5.13. There is significant potential for the levels of economic growth, to be exceeded and achieve above trend growth as a result of interventions proposed in the Build Back Better, UK Decarbonisation Strategy, Northern Powerhouse Strategy, Northern Powerhouse Rail, including investment in the Sheffield to Hull and Leeds to Hull line, economic strategies, Goole Town Deal and the recent Freeport decision.
- 5.14. The spending review (November 2020) provided further commitment to the 'levelling up' agenda. This included £100 billion of capital expenditure to kickstart growth and support jobs. A key aspect is to strengthen the UK's place in the world and to maximise the UK's influence as a force for good and maintain the UK's position as a global leader in international development. The Government is investing in a recovery for all regions of the UK to build a stronger future as the country emerges from the Covid pandemic. The mantra being that investment drives economic recovery and supports jobs and businesses across the UK.

- 5.15. Against this context of further investment in infrastructure and significant employment opportunities within Bassetlaw there is the evidence that strategic employment growth should be increased within the Plan.
- 5.16. The HEDNA 2020 considers the housing and economic development needs. However, the HEDNA prepared in 2020 reflects an out dated position on Covid-19 and the economic recovery considering for example it will take four years for jobs and employment to recover to pre-pandemic levels. The May 2022 update does not consider these issues and is limited in scope to reviewing changes within the supply position, it does not consider the changes with regard to strategic need.
- 5.17. The Government is committed to a rebalancing agenda whereby it is seeking to “level up” economic growth and overcome regional disparities in order to allow the North of England to realise its potential. The Industrial Strategy – Building a Britain Fit for the Future, 2017, aims to create an economy that boosts productivity and earning power throughout the UK. The Industrial Strategy establishes Grand Challenges to put the UK at the forefront of industry. The Grand Challenges, as updated January 2021, expands upon the previous version of the Grand Challenges, and develops ambitious missions to tackle the challenges. The first 4 of the Grand Challenges are focused on Global trends which are set to transform the future. These include Artificial Intelligence and data; ageing society; **clean growth**; future of mobility. The UK Government aims to lead the world in development, **manufacture and use of low carbon technology**.
- 5.18. Bassetlaw lies in a strategically important area of the country in-between the Northern Powerhouse and the East Midlands. It will therefore benefit from growth in Yorkshire and the Midlands and needs to reflect these overarching growth strategies.
- 5.19. The Northern Powerhouse forms part of the Government’s Industrial Strategy and has an objective to achieve a sustained increase in productivity across the whole of the North of England. It seeks to drive the transformation of the northern economy equating to 4% increase in productivity, an increase in GVA of almost £100 billion and the creation of up to 850,000 new jobs by 2050, rebalancing the gap in performance relative to southern England. The Northern Powerhouse Strategy seeks to achieve this aim through improvements in connectivity; addressing the disparity in skills; ensuring that the north is an excellent place to start and grow a business; and promoting trade and investment across the north. The economic review of the Northern Powerhouse identified four prime capabilities where the

north is highly competitive, including **advanced manufacturing, digital, energy** and health innovation. It also identified a number of enabling capabilities including higher education, **logistics** and financial and professional services, which is a notable alignment with the economic strategies for Bassetlaw.

- 5.20. Furthermore, Bassetlaw is on the edge of the Sheffield City Region which aims **to build** on innovation capacity and capabilities, securing the future of the next generation by nurturing the economy whilst protecting people and the environment, investing in urban centres, building transport infrastructure, investing in zero carbon, making homes and land available for families and businesses to locate and grow and making good jobs that create opportunities.
- 5.21. The Sheffield City Region Strategic Economic Plan (SEP) vision aims by 2040 to encourage a further 33,000 extra people into higher level jobs and create an extra £7.6bn growth in the regional economy. The vision also aims to grow wages and enable people to live longer with healthier lifestyles. The SEP aims to develop a net zero carbon city region.
- 5.22. Bassetlaw District is covered by the D2N2 LEP, which includes Derby, Derbyshire, Nottingham and Nottinghamshire. The Strategic Economic Plan aims to increase the overall value of the economy to £70bn with £9bn being added as a result, prosperity will rise and employment rates will be high and stable. The overall aim being to reduce the gap in economic activity levels between places within D2N2.
- 5.23. Despite its preparation relatively recently in 2020, the HEDNA and the subsequent update in 2022, do not reflect this scale of ambition. There has been a significant change in circumstances since its preparation, and whilst the HEDNA nods to the potential of some of these changes it is clear that the implications of the changes are not reflected in the overall recommendations and consequently within the Plan.
- 5.24. The Local Plan evidence does not reflect fully on the impacts of Covid-19. It has become clear that the Covid-19 pandemic has not affected all sectors and markets in the same way. Several industry reports show that market activity returned post the first lockdown and that the outlook for the industrial and logistics sector is extremely positive.
- 5.25. The impact of Covid-19 and Brexit has not been restricted to logistics. The UK Industrial Strategy has stressed the importance of manufacturing to the UK economy. Although some

areas of manufacturing were affected initially by Covid-19, there are sectors, such as health and medical supplies, which experienced significant growth.

- 5.26. The UK Research and Development Roadmap 2020, updated 2021, is clear that Research and Development is critical to economic and social recovery from the impacts of the Covid-19 Pandemic. Beyond Covid the Roadmap notes that the greatest challenge is to decarbonise economies and build resilience to the impact of climate change, habitat loss and biodiversity. This approach is reflected in the Government's plans to Build Back Better and prioritise Levelling Up.
- 5.27. It is therefore concerning that given these political and strategic aims from a national to a regional and local level that the HEDNA adopts a pessimistic view on the economy and economic growth, which then transcends through to lower growth than would have otherwise occurred. This approach will harm the local economy.
- 5.28. As stated earlier, paragraph 5.4 of the HEDNA states that unemployment will have increased through Covid-19. This statement was already out of date at the time of publication of the report with the claimant count in September 2020 being 3.9%, which is lower than the East Midlands and GB average.
- 5.29. Furthermore, vacancy rates are low in the area at circa 2.98% and there is only 0.34 years supply of employment land. This all points towards the need for further employment land.
- 5.30. The Local Plan will therefore need to substantially increase employment delivery and the choice and number of sites. This range and choice will ensure the right conditions for a competitive market and create the number of sites needed to achieve the employment requirement.
- 5.31. HBD therefore considers that their strategic employment site at Gamston Airfield should be allocated within the plan.
- 5.32. A brief summary is provided for this site later on in these representations. The site is supported by significant technical information which demonstrates that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.



- 5.33. Previous objections to the development of Gamston Airfield are now irrelevant as the Aviation 2050 consultation has concluded with the site not being identified as strategically important to support general aviation.
- 5.34. A Strategic Employment Site at Gamston presents a unique opportunity to deliver regionally significant levels of good growth along the strategically important A1 corridor on a site which was previously identified as the preferred option for a new settlement and therefore has been rigorously tested and consulted upon.

### **Proposed Change**

- 5.35. To overcome the objection and address soundness matters, the Council should:
- Increase the employment allocations to reflect the economic need and the economic growth aspirations for the District and region.
  - Identify further sites to increase flexibility in the Plan.
  - Allocate a Strategic Employment site at Gamston Airfield.

## 6. Policy ST7: Provision of Land for Employment Development

- 6.1. HBD is concerned that **insufficient employment land is identified** and suggests that Gamston Airfield should be included as a Strategic Employment allocation.

### Test of Soundness

- 6.2. HBD considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 6.3. As highlighted earlier in response to Policy ST1 HBD is concerned that **insufficient employment land is identified in the Local Plan**. HBD is concerned that the level of new employment allocations do not reflect the regional and sub/regional need as set out in local industrial strategies and due to the changed circumstances brought about by the Post Covid economy and significant uplift in on-shoring, logistics, levelling up funding and UK Government intention to significantly grow the economy. It is therefore evident that the economic growth aspirations are not being met and therefore further employment allocations need to be identified.
- 6.4. HBD suggests that their strategically important employment site at Gamston Airfield should be allocated within the plan to reflect the scale of the need on the strategically important AI corridor.
- 6.5. Several industry reports show that market activity has returned post lockdown and that the outlook for the industrial and logistics sector is positive. It is noted that occupational demand is being underpinned by a range of solid long term drivers, and therefore anticipate an ongoing

elevated demand. Whilst demand is remaining high, supply has dropped to some of its lowest levels.

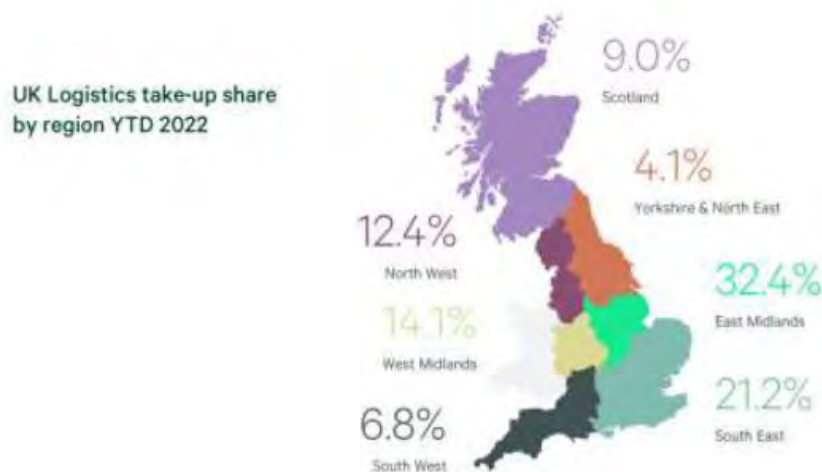
- 6.6. The Covid-19 pandemic, Brexit, the climate crisis and global economic conditions have all contributed to a significant change in conditions. This demonstrates that rather than a temporary shift, the rise in online shopping is a permanent change that has been accelerated by Covid-19 pandemic and Brexit which needs to be planned for appropriately, this is unlike previous shifts towards online retail, therefore the reliance upon previous trends is not appropriate.
- 6.7. Commercial Property Partners, who are an award winning Sheffield based property agency who specialise in disposal, acquisition and management of commercial property have provided a detailed and up to date (May 2022) market overview of the National, Regional and Sub Regional industrial and logistics market.
- 6.8. Regarding the national picture they state that: *“The industrial and logistics sector performed remarkably during 2021, breaking records in terms of take up as e-commerce and the rise in consumerism continue to accelerate trends which are driving the market. This shows no sign of abating during the first half of 2022, with take up at the end of Q1 2022 totalling just over 10m sq. ft. , 40% ahead of the quarterly average since 2010.”*
- 6.9. Further, they go on to state that: *“The rise in e-commerce has been the major catalyst for growth in the warehousing and logistics sector, a trend only accelerated by the Covid-19 pandemic. Online retailers reported record earnings as consumers shifted spending online during national lockdowns. Demand for warehouse space has been buoyed by this continued growth in online retail.”*
- 6.10. CPP State that: *“National take up of warehousing space (100,000 sq. ft. plus) reached 50.7m sq. ft. in 2021, 3.4% up year on year, as occupiers continue to remodel their supply chain in order to meet with current order fulfilment requirements. ESG requirements are increasingly at the forefront of occupiers requirements when considering warehousing space, which is undoubtedly causing a “flight to prime” approach, with take up of new build speculative facilities the highest it’s been since 2011.”*
- 6.11. Regarding the North Midlands CPP state that: *“The North Midlands market has attracted large scale requirements over the last 5 years, including Amazon (1.75m sq. ft.), Alloga (249,000 sq. ft.), Eddie Stobart/Iforce (268,800 sq. ft.), DHL (528,000 sq. ft) & Eurocell (268,800 sq. ft). An unnamed occupier is rumoured to be under offer upon the 250,000 sq. ft. building at Panattoni Park Central*

*M1 at South Normanton. All of these, save for the DHL deal at Manton Wood in Worksop, are located around J28 of the M1. Further north at J29a occupiers such as Great Bear have committed to facilities of over 500,000 sq. ft. and B&Q have just committed to 430,000 sq. ft on Symmetry Park, Blyth.*

- 6.12. Whilst the majority of the above deals have taken place along the M1 corridor, the market is becoming more constrained and large scale requirements are now landing along the A1 corridor including DHL and B&Q deals referred to above.
- 6.13. CPP go on to state that: *“Supply in the East Midlands has fallen from 5.69 m sq. ft across 27 buildings to just 2m sq. ft across 8 buildings, representing a decrease of 65%. Take up in the East Midlands doubled between 2017 and 2021, with a total of 12.4m sq. ft being leased in 2021, compared to 6.2m sq. ft in 2017 which was 27% above the five year average of 9.8m sq. ft.”*
- 6.14. There remains a significant demand/supply imbalance within the logistics sector, with the East Midlands currently having the lowest vacancy rate in England at 2.8%.
- 6.15. It is not just the large scale logistics sector which is also booming. The JLL multi –let and mid box industrial market report June 2022 states that: *“Vacancy rates have tumbled to sub 5% in many major markets and rental growth has surged with rents hitting new highs. Over 2021 prime headline rents for units between 10,000 sq. ft. and 20,000 sq. ft. increased by an average of 16% across the UK with a further uplift of 6% in Q1 2022. Industrial land values have skyrocketed over the past 12 months.”*
- 6.16. Regarding the East Midlands: *“Immediately available supply at the end of March 2022 totalled 829,000sqft. This comprised 217,000 sq. ft. smaller units and 612,000 sq. ft. in mid box buildings. There is also a further 1.6 million sq. ft. in the East Midlands including schemes at Total Park, Nottingham; Genesis Park, Leicester and St Modwen Park, Derby.”* JLL note that *“Like most regions across the UK, demand in the East Midlands is outstripping supply with immediately available space only accounting for around eight months of 2021 take-up.”*
- 6.17. An industry report by M1 agency (May 2022) prepared to assess the market conditions related to Gamston Airfield noted that the site is strategically located to serve markets across the region. The report states that: *“Within a one hour drive time, Gamston airfield picks up a large labour catchment area...”* This includes a population of 216,700 within a 10 mile radius of the site.



- 6.18. Furthermore, M1 confirm that the site is strategically located: *“The A1 junction is adjacent to the subject site and provides direct access both North and southbound. It also feeds directly to A1(M) and provides rapid and easy access to the M18/M1, M62, A46/M1, A14, A421/M1 confirming its excellent strategic location.”* The site is also served by Retford Railway Station 4 miles away providing regular services via LNER to London, Doncaster, Leeds and Lincoln.
- 6.19. M1 go on to explain that the site is strategically located to several key ports: *“The location is also strategically located close to several key ports, namely, the Port of Hull and the Port of Immingham which are both within 55 miles north east of Gamston Airfield. The Port of Immingham is the UK’s largest port by tonnage, handling around 55 million tonnes per year. The port can handle vessels carrying cargos of up to 130,000 tonnes and is less than 24 hours from a European market of over 170 million people.”*
- 6.20. The M1 report concurs with other industry insight that there is a severe shortage of industrial and logistics space across the country: *“Such an acute imbalance in supply and demand caused a 5.10% quarterly increase in Q1-22. Regionally, it was the East and West Midlands which recorded the strongest rental growth in Q1 – both at 8%. In the two years since the pandemic began in Q1 2020, average prime headline rents have increased by an incredible 25%, this is more than the growth recorded in the entire five years prior to the pandemic..”* Take up rates are particularly pronounced in the East Midlands as shown in the excerpt from the M1 report below:



- 6.21. MI confirm that the Midlands recorded the highest level of take-up of logistics space in the first quarter of 2022, accounting for almost half (46%) of the total space taken across the UK. At the end of Q1, the region had a vacancy rate lower than the UK average at 1.1%.
- 6.22. It is clear therefore that there is a significant under provision of employment land in the wider region, the A1 corridor is of regional and sub-regional significance and the current approach is not capitalising on the opportunities to deliver good growth and jobs and will harm the regional economy.
- 6.23. The deliverability and benefits of the Gamston Airfield site are as follows:



- 6.24. The site is situated fronting the A1, approximately 10 miles to the east of Worksop and 3 miles to the south of Retford. The site's position, offering immediate access to the A1 and

close to its intersection with the A57/M18/A46, provides excellent transport links from both north – south and west – east, providing good connectivity with larger conurbations such as Sheffield, Newark, Mansfield, Nottingham and Lincoln and beyond

- 6.25. Gamston Airfield already houses operational employment occupiers including industrial & logistics, alongside Thatcham’s newly formed research & development facility.
- 6.26. Gamston Airfield was previously a preferred site for the new Bassetlaw Garden Village, as set out in the Bassetlaw New Settlement Study, April 2018.
- 6.27. The study concluded that: *“The site at Gamston Airport was found to be relatively free from any significant constraints and the site also benefits from being classified as previously developed land due to its current use as an Airport.”*
- 6.28. The ADAS study goes on to state that: *“The present use of the site is considered to be an inefficient use of land which could otherwise be developed for a use which is in much need, and a use which would ultimately provide a greater long term social and economic benefits to the local and wider District and economy through the creation of a sustainable settlement.”* It is our contention that this is still the case and the site would be better used as a location to satisfy the regional demand for industrial and logistics space.

### **Deliverability**

- 6.29. Gamston Airfield provides a development opportunity that is available, suitable and achievable and therefore it is considered that the site is deliverable, in accordance with national planning policy and guidance. It is promoted by HBD which further demonstrates the site’s deliverability within the plan period.

### **Availability**

- 6.30. HBD is working alongside the landowner of the old airfield and surrounding Farmland at Gamston Airfield. The active Airfield buildings and runway are controlled by Thatcham who are actively developing automotive research and development facilities on site for which Gamston airfield will be a key UK strategic site for. This is considered likely to generate demand for connected and complimentary businesses and supply chain providers. The wider development of Gamston Airfield would enable this growth to be facilitated and in turn further employment opportunities. Part of the site is already home to thriving logistics and industrial

businesses. The site is therefore available in accordance with the Framework and the National Planning Practice Guidance (PPG).

- 6.31. See below for an illustration of the land being promoted by HBD.



### **Suitability**

- 6.32. The site is located in a highly sustainable location for general employment and logistics. The site fronts and has direct access to the AI and is in close proximity to the A57/M18/A46. As demonstrated by the background evidence when this site was preferred for the location for a new Garden Village the site is highly suitable for large scale development.
- 6.33. The site offers significant opportunities for the improvement of services in the nearby settlements at Gamston and Elkesley.
- 6.34. As set out in the ADAS report the site is free from any significant natural landscape features and development of the site therefore has the potential to improve the overall landscape value



of the site by “*introducing planting which would add relief and interest to this otherwise uninteresting landscape.*”

- 6.35. Further, ADAS state that by embracing the opportunity which the landscape and the physical location provides, can be realised without causing any significant harm to the setting of heritage assets.
- 6.36. As a previously developed site with no significant constraints within a regionally important strategic employment corridor the location of Gamston Airfield is highly suitable for industrial and logistics development.
- 6.37. The Bassetlaw New Settlement Addendum Paper notes that the HRA Screening Report noted that development at Gamston Airfield was likely to have a significant effect in relation to biodiversity. HBD strongly contest this matter and believe that suitable design and mitigation measures can be put in place to not only address these issues but to enhance biodiversity across the wider area in line with the provisions of the Environment Act 2021.
- 6.38. The response from the Civil Aviation Authority regarding the Government’s Aviation 2050 strategy is no longer relevant as the consultation on the Aviation 2050 strategy has concluded. Gamston Airfield has not been safeguarded and the site is not strategically important for General Aviation. Therefore, the impediments to the principle of large scale industrial and logistics development in this location have been removed.
- 6.39. Thatcham Research, who are owners of the active Airfield and hangers are currently onsite creating a testing and research facility following approval of detailed planning permission. Our proposals will build upon this unique centre for research and development in Bassetlaw creating a hub for new highly paid jobs and building upon the excellent progress which Thatcham have already made.
- 6.40. The site is therefore in a suitable location in accordance with the Framework, which states that local plans should recognise and address the specific locational requirements of different sectors.

### **Achievable**

- 6.41. A range of technical work is being undertaken and further survey work is ongoing. From the initial assessments there are no technical issues that would prevent development or are

insurmountable. The site is therefore considered to be achievable and therefore deliverable in accordance with national guidance. The technical assessments will be submitted in due course and are available upon request.

#### **Effective Use of Land**

- 6.42. The site is previously developed and easily accessible from the A1 and A57 in a strategically important location. The proposal is therefore making an efficient and effective use of land and infrastructure.

#### **Delivering a Flexible Supply of Employment Land**

- 6.43. The Framework requires Local Planning Authorities to create the conditions in which businesses can invest, expand and adapt and should support economic growth aspirations. HBD considers that the site at Gamston Airfield is deliverable in the short term and will reinforce the economic growth aspirations of the District. Early phases of the site are fully capable of being delivered in the short term to meet immediate gaps in the supply.

#### **A Positive Response to the Key Objectives of the Framework**

- 6.44. The Framework sets out that the Government's key economic growth policy is to build a strong, competitive economy. To achieve this Local Plans should set out a clear economic vision and strategy which proactively encourages sustainable economic growth; identify sites for local and inward investment; and be flexible enough to accommodate needs not identified for in the Plan and to enable a rapid response to changes in economic circumstances.

- 6.45. In relation to the Framework:

- The proposal responds positively towards national guidance.

The site is appropriate for accommodating Strategic employment growth, being effectively an expansion of an existing employment park.

- The proposed site is in a suitable location for Strategic Industrial and logistics development.
- The site has been assessed and is available, suitable and achievable for development.

### **Benefits of Gamston Airfield**

- 6.46. The development of the site would provide significant benefits. The site would provide employment that would meet the needs of Bassetlaw and the wider region. Therefore this site provides a unique opportunity in a sustainable location.
- 6.47. The site can provide a Gateway scheme for both the Sheffield City Region and East Midlands (D2N2).
- 6.48. The site is strategically located with direct access to a large scale motorway with key junctions and the site has the scale to deliver sustainable growth.
- 6.49. The site is previously developed and would represent an efficient use of currently underutilised land to meet strategic employment needs.
- 6.50. As well as delivery of significant industrial and logistics development the scheme could provide opportunities for R&D, advanced manufacturing, automotive testing and research.
- 6.51. The site is already home to industrial/logistics/research and development businesses. The proposal will enable Gamston Airfield to become a strategic employment hub to drive good growth in the region.
- 6.52. In accordance with the Framework this representation has shown that:
- The site is suitable for employment and can deliver a strategically important employment development of regional significance.
  - The proposal will deliver high quality employment and job opportunities.
  - The scheme uses land efficiently and effectively.
  - The proposal is in line with planning for employment objectives.
  - The site is within a suitable and sustainable location for general employment and storage and distribution.
  - The scheme will create direct and indirect job opportunities both during and after construction.
- 6.53. The site is available, suitable and achievable and therefore deliverable in accordance with the Framework.

## **Proposed Change**

6.54. To overcome the objection and address soundness matters, the Council should:

- Meet the economic growth aspirations for the District and region.
- Identify further employment sites.
- Allocate a strategic employment site at Gamston Airfield.



**SA-REF020**



**From:**

21 June 2022 16:53

**To:**

The Bassetlaw Plan

**Subject:**

Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum (Network Space)

**Attachments:**

P0-TP-SPA-RP-P4490-0003-A (Form).pdf; P0-TP-SPA-RP-P4490-0002-A.pdf

**Importance:**

High

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

Hi,

Spawforths have been instructed by Network Space to submit representations to the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, for their site at Manton Wood Distribution Park.

I trust that the representations are duly made and I would be grateful if you could confirm their receipt.

If there are any queries, please do not hesitate to contact me.

Kind regards

Associate Director: Chartered Town Planner  
BSc (Hons), MSc, PG DIP, MRTPI



Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

Mobile: NEW 07841 621216

LinkedIn:



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## Bassetlaw Local Plan 2020-2038

### Publication Version Second Addendum Representation Form May - June 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 21<sup>st</sup> June 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:

[www.bassetlaw.gov.uk/BassetlawPlan](http://www.bassetlaw.gov.uk/BassetlawPlan) Alternatively this form can be completed and returned as an e-mail attachment to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

Please note:

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

Please read the guidance note, available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

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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 at: [Council's Privacy Notice Webpage](#)

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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 at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes ☒

No ☐

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

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

Yes ☒

No ☐




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

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

Yes ☒

No ☐

Printed Name: 

Signature:

Date: 21st June 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name: Network Space

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent: 

Organisation (if applicable): Spawforths

Address: Junction 41 Business Court, East Ardsley, Leeds,  
West Yorkshire

Postcode: WF3 2AB

Tel: 

Fax:

Email: 

## Part B - Your representation

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

Name or Organisation: Network Space

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

Policy: See attached representations

Paragraph:

Policies Map:

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

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

#### 4.(1) Legally Compliant

Yes ☐

No ☒

#### 4.(2) Sound

Yes ☐

No ☒

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

Yes ☐

No ☒

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

Please see attached representations.

**Continue on a separate sheet if necessary**



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

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

Please see attached representations.

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☒

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

No ☒

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

To address our representations.

**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.

**Development Plan Representation**

# **Bassetlaw Local Plan 2020- 2038: Publication Second Addendum**

**On behalf of Network Space Developments Ltd**

June 2022



## I. Introduction

- I.1. Spawforths have been instructed by Network Space Developments Ltd (Network Space) to submit representations to the Bassetlaw Local Plan 2020-2038: Publication Second Addendum, for their extension site at Manton Wood Distribution Park.
- I.2. Network Space welcomes the opportunity to contribute to the emerging Local Plan for Bassetlaw and is keen to further the role of the District within Nottinghamshire and the Sheffield City Region.
- I.3. Network Space has land interests in the area, which can positively contribute towards the economic growth agenda.
- I.4. Network Space would like to make comments on the following topics and sections in the Publication Draft Plan:
  - Policy ST1: Spatial Strategy
  - Policy ST7: Provision of Land for Employment Development
- I.5. In each case, observations are set out with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that the Local Plan is found sound.
- I.6. Network Space welcomes the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- I.7. We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- I.8. Please do not hesitate to contact us to discuss any issues raised in this Representation further.



## 2. National Planning Policy Context and Tests of Soundness

- 2.1. The Government's core objectives as established through the 2021 National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 11 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The 2021 Framework sets out to boost significantly the supply of homes and that a sufficient amount and variety of land can come forward where it is needed. In terms of building a strong and competitive economy the Framework states that planning should help create the conditions in which businesses can invest, expand and adapt. The key focus throughout the 2021 Framework is to create the conditions for sustainable economic growth and deliver a wide choice of high quality homes and well-designed places.
- 2.2. In relation to Local Plan formulation, paragraphs 15 to 37 of the Framework state that Local Plans are the key to delivering sustainable development which reflect the vision and aspirations of the local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where. Paragraph 22 is clear that Strategic Policies should look ahead over a minimum 15 year period, and where larger scale development such as new settlements or significant extensions to existing villages and towns form part of the areas strategy, then policies should look ahead over a period of at least 30 years.
- 2.3. In relation to the examination of Local Plans, paragraph 35 of the Framework sets out the tests of soundness and establishes that:
- 2.4. The Local Plan and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sounds. Plans are 'sound' if they are:

**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

**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**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

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant

- 2.5. This document therefore considers the content of the Publication Local Plan consultation document on behalf of Network Space in light of this planning policy context.

### 3. Policy ST1: Spatial Strategy

- 3.1. Network Space **objects** that the proposed level of employment is insufficient.

#### Test of Soundness

- 3.2. Network Space considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

#### Justification

- 3.3. Network Space is concerned that the level of employment land being provided does not reflect the evidence base and ambitions and aspirations for the District and region.
- 3.4. Network Space note that Policy ST1 bullet point f states that 196ha of employment land will be allocated and that Apleyhead is not included within that as it is meeting a separate regional/sub-regional employment need.
- 3.5. The April 2022 HEDNA Update shows the supply position at 189.4ha, which is below the HEDNA requirement of 196.7ha. Furthermore, Policy ST7 identifies 188.8ha gross employment supply, with residual available of 183.2ha.
- 3.6. Network Space would like to emphasise that a lower employment land supply in general employment land does not provide flexibility in meeting a target and does not provide the range and choice need to meet overall employment land requirements. The general employment land identified in the Plan is insufficient and will harm the local economy.
- 3.7. It is interesting that the Council has identified the Manton Wood employment site, which Network Space gained planning permission for in 2015 and has largely been developed. Network Space welcome this being identified as an employment site, but consider that the

incorrect boundary has been identified and the entirety of Manton Wood Distribution Park should be included, which incorporates the extension land to the east.

- 3.8. Network Space maintain their position from earlier representations to the Bassetlaw Local Plan Review that there is significant potential for the levels of economic growth, to be exceeded and achieve above trend growth as a result of interventions proposed in the Build Back Better, UK Decarbonisation Strategy, Northern Powerhouse Strategy, Northern Powerhouse Rail, including investment in the Sheffield to Hull and Leeds to Hull line, economic strategies, Goole Town Deal and the recent Freeport decision.
- 3.9. The spending review (November 2020) provided further commitment to the 'levelling up' agenda. This included £100 billion of capital expenditure to kickstart growth and support jobs. A key aspect is to strength the UK's place in the world and to maximise the UK's influence as a force for good and maintain the UK's position as a global leader in international development. The Government is investing in a recovery for all regions of the UK to build a stronger future as the country emerges from the Covid pandemic. The mantra being that investment drives economic recovery and support jobs and businesses across the UK.
- 3.10. Against this context of further investment in infrastructure and significant employment opportunities within Bassetlaw there is the evidence that employment growth should be increased within the Plan.
- 3.11. The HEDNA 2020 considers the housing and economic development needs. However, the HEDNA prepared in 2020 reflects an out dated position on Covid-19 and the economic recovery considering for example it will take four years for jobs and unemployment to recover to pre-pandemic levels. The HEDNA 2022 Addendum focusses on updating the employment supply position and does not update the position on economic growth.
- 3.12. The Government is committed to a rebalancing agenda whereby it is seeking to "level up" economic growth and overcome regional disparities in order to allow the North of England to realise its potential. The Industrial Strategy – Building a Britain Fit for the Future, 2017, which aims to create an economy that boost productivity and earning power throughout the UK. The Industrial Strategy establishes Grand Challenges to put the UK at the forefront of industry. The Grand Challenges, as updated January 2021, expands upon the Grand Challenges, and develops ambitious missions to tackle the challenges. The first 4 of the Grand Challenges are focused on Global trends which are set to transform the future. These includes



Artificial Intelligence and data; ageing society; **clean growth**; future of mobility. The UK Government aims to lead the world in development, **manufacture and use of low carbon technology**.

- 3.13. Bassetlaw lies in a strategically important area of the country in-between the Northern Powerhouse and the East Midlands. It will therefore benefit from growth in Yorkshire and the Midlands and needs to reflect these overarching growth strategies.
- 3.14. The Northern Powerhouse forms part of the Government's Industrial Strategy and has an objective to achieve a sustained increase in productivity across the whole of the North of England. It seeks to drive the transformation of the northern economy equating to 4% increase in productivity, an increase in GVA of almost £100 billion and the creation of up to 850,000 new jobs by 2050, rebalancing the gap in performance relative to southern England. The Northern Powerhouse Strategy seeks to achieve this aim through improvements in connectivity; addressing the disparity in skills; ensuring that the north is an excellent place to start and grow a business; and promoting trade and investment across the north. The economic review of the Northern Powerhouse identified four prime capabilities where the north is highly competitive, including **advanced manufacturing, digital, energy** and health innovation. It also identified a number of enabling capabilities including higher education, **logistics** and financial and professional services, which is a notable alignment with the economic strategies for Bassetlaw.
- 3.15. Furthermore, Bassetlaw is on the edge of the Sheffield City Region which aims **to build** on innovation capacity and capabilities, securing the future of the next generation by nurturing the economy whilst protecting people and the environment, investing in urban centres, building transport infrastructure, investing in zero carbon, making homes and land available for families and businesses to locate and grow and making good jobs that create opportunities.
- 3.16. The SEP vision aims by 2040 to create 33,000 extra people in higher level jobs and an extra £7.6bn growth in Gross Value Added in the economy. The vision also sets out to grow wages and for people to live longer with healthier lifestyles and for a net zero carbon city region.
- 3.17. Bassetlaw District is covered by the D2N2 LEP, which includes Derby, Derbyshire, Nottingham and Nottinghamshire. The Strategic Economic Plan aims to increase the overall value of the economy to £70bn with £9bn being added as a result, prosperity will rise and

employment rates will be high and stable. The overall aim being to reduce the gap in economic activity levels between places in D2N2.

- 3.18. Despite its preparation relatively recently in 2020, the HEDNA does not reflect the scale of ambition and neither does the HEDNA Addendum (2022). There has been a significant change in circumstances since its preparation, and whilst the HEDNA nods to the potential to some of these changes it is clear that the implications of which are not fully reflected in the overall recommendations and consequently within the Plan. Similarly, the HEDNA Addendum reviews supply and the linkage between jobs and homes within the Plan, but it does not update employment analysis based on the current market for employment land.
- 3.19. The Local Plan evidence does not reflect fully on the impacts of Covid-19. It has become clear that the Covid-19 pandemic has not affected all sectors and markets in the same way. Several industry reports show that market activity returned post the first lockdown and that the outlook for the industrial and logistics sector is positive.
- 3.20. The impact of Covid-19 and Brexit has not been restricted to logistics. The UK Industrial Strategy has stressed the importance of manufacturing to the UK economy. Although some areas of manufacturing were affected initially by Covid-19, there are sectors, such as health and medical supplies, which experienced significant growth.
- 3.21. The UK Research and Development Roadmap 2020, updated 2021 is clear that Research and Development is critical to economic and social recovery from the impacts of the Covid-19 Pandemic. Beyond Covid the Roadmap notes that the greatest challenge is to decarbonise economies and build resilience to the impact of climate change, habitat loss and biodiversity. This approach is reflected in the Government's plans to Build Back Better and prioritise Levelling Up.
- 3.22. It is therefore concerning that given this political and strategic aims from a national to a regional and local level that the HEDNA adopts a pessimistic view on the economy and economic growth, which then transcends through to lower growth than would have otherwise occurred. This approach can harm the economy.
- 3.23. As stated earlier, paragraph 5.4 states that unemployment will have increased through Covid-19. This statement was already out of date at the time of publication of the report with the

claimant count in September 2020 being 3.9%, which is lower than the East Midlands and GB average.

- 3.24. Furthermore, vacancy rates are low in the area at circa 2.98% and there is only 0.34 years supply of employment land. This all points towards the need for further employment land.
- 3.25. The Local Plan will therefore need to substantially increase employment delivery and the choice and number of sites. This range and choice will ensure the right conditions for a competitive market and create the number of sites needed to achieve the employment requirement.
- 3.26. Network Space therefore considers that their extension land at Manton Wood Distribution Park be allocated in the Local Plan, which is even more pertinent given the inclusion of the largely developed Manton Wood Distribution Park within the Publication Version Second Addendum.
- 3.27. A brief summary is provided for this site later on in these representations, which includes an illustrative masterplan. The site is supported by significant technical information which demonstrate that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

## **Proposed Change**

- 3.28. To overcome the objection and address soundness matters, the Council should:
- Increase the employment allocations to reflect the economic need and the economic growth aspirations for the District and region.
  - Identify further sites to increase flexibility in the Plan.
  - Allocate Network Space' extension land at Manton Wood Distribution Park.

## 4. Policy ST7: Provision of Land for Employment Development

- 4.1. Network Space is concerned that insufficient employment land is identified and suggests that their extension land at Manton Wood Distribution Park be allocated.

### Test of Soundness

- 4.2. Network Space considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 4.3. As highlighted earlier in response to Policy ST1 Network Space is concerned that **insufficient employment land is identified in the Local Plan**. Network Space is concerned that there is an under provision of new employment allocations when compared to the “appropriate target” of 196ha to meet the needs of Bassetlaw. It is therefore evident that the economic growth aspirations are not being met and therefore further employment allocations need to be identified.
- 4.4. Network Space suggests that their extension land at Manton Wood Distribution Park be allocated to address this shortfall in employment land. This is even more pertinent now that the committed and largely developed Manton Wood scheme is included within the general employment allocations in Policy ST7. Network Space consider that the extension land to the east be included to address this shortfall and provide choice and flexibility in employment land.
- 4.5. Network Space welcome that the potential of the site for employment has been recognised within the Site Selection Methodology (Update May 2022). Network Space is concerned that



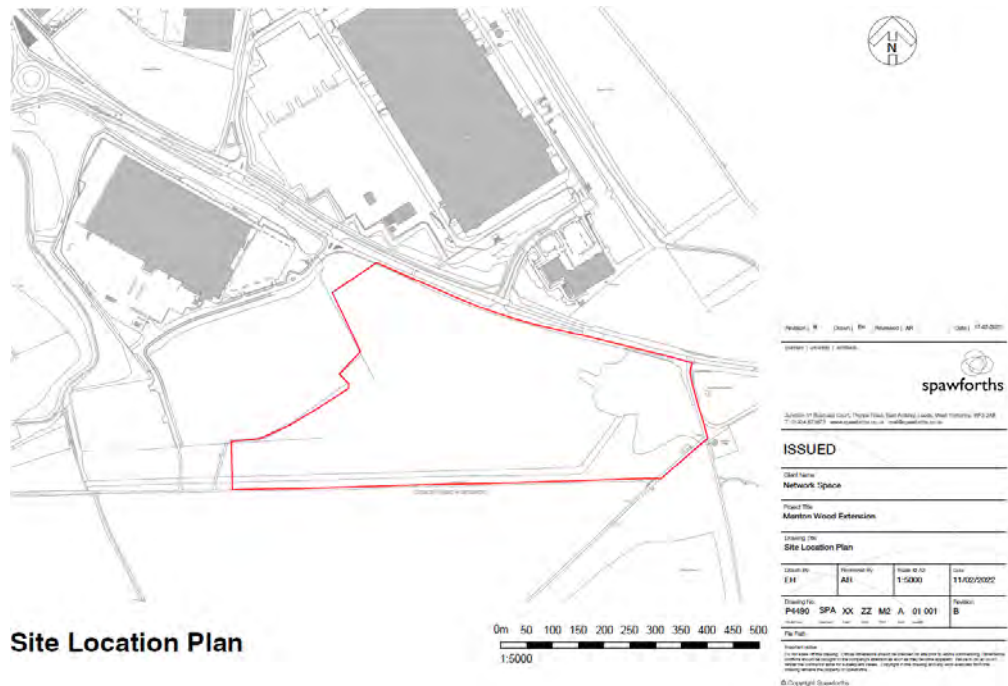
conclusions, albeit qualified dependent on scheme detail, on heritage and ecology are made without recognising the adjacent permitted and largely developed Manton Wood Distribution Park and that the woodland is a managed plantation.

4.6. Recognition is made within the report that the comments are not based on a detailed scheme, however the comments should recognise locational characteristics and surrounding developments, including permitted and developed schemes. Furthermore, as stated within these submissions considerable planting and trees would remain on site as part of the proposals. The proposed scheme will only use a portion of the managed commercial woodland and there will be a significant portion retained, which will leave a buffer to the north of the Old Coach Road and to the east towards the Lodge, which will preserve its amenity. Network Space understand that biodiversity and ecology are important therefore it is recognised within the proposal that any removal of trees requires suitable compensation. Furthermore, the site has a long and considerable frontage onto the A57 and therefore a suitable access can be provided and there are no constraints. The site would further reinforce the provision of employment in this location and the success of the adjacent Manton Wood Distribution Park.

4.7. The deliverability and benefits of the Manton Wood Distribution Park extension site is as follows:

#### **Overview of Proposals**

4.8. The site is located on the A57 and is an eastward extension of the existing Manton Wood Distribution Park, occupied by DHL. To the north is Wilko and to the north east is the proposed Apleyhead regionally significant employment site. The site is circa 24.5ha and is currently a managed commercial woodland. The proposed scheme would retain woodland around the edge of the site and along the A57 and Old Coach Road, and replant the area of trees felled. The site could accommodate in the region of 600,000 sq. ft. of employment.



### Deliverability

- 4.9. The extension land at Manton Wood Distribution Park provides a development opportunity that is available, suitable and achievable and therefore it is considered that the site is deliverable, in accordance with national planning policy and guidance. It is promoted by Network Space which further demonstrates the site's deliverability within the plan period.

### Availability

- 4.10. Network Space owns and controls the extension land at Manton Wood Distribution Park. The site is therefore available in accordance with the Framework and the National Planning Practice Guidance (PPG).

### Suitability

- 4.11. The site is located in an extremely sustainable location for general employment and logistics and is in a highly industrialised area. The site would extend the existing Manton Wood Distribution Park now occupied by DHL. The site is opposite Wilko and close to Manton

Wood Enterprise Zone and the proposed Apleyhead regionally significant employment park. The site is on the A57 close to the A1 junction (Apleyhead Interchange).

- 4.12. The site is therefore in a suitable location in accordance with the Framework, which states that local plans should recognise and address the specific locational requirements of different sectors.

#### **Achievable**

- 4.13. A range of technical work is being undertaken and further survey work is ongoing. IPD Ltd have undertaken an assessment on the proposed access and confirm that access can be provided to the site from the A57. From the initial assessments there are no technical issues that would prevent development or are insurmountable.
- 4.14. The site is therefore considered to be achievable and therefore deliverable in accordance with national guidance. The technical assessments will be submitted in due course and are available upon request.

#### **Effective Use of Land**

- 4.15. Although the site is greenfield, the proposed scheme will utilise and enhance existing infrastructure. Although the site is not previously developed it is currently under-utilised and is a managed commercial woodland. The site is easily accessible and the site can be accessed from the A57. The scheme is therefore making an efficient and effective use of land and infrastructure.

#### **Delivering a Flexible Supply of Employment Land**

- 4.16. The Framework requires Local Planning Authorities to create the conditions in which businesses can invest, expand and adapt and should support economic growth aspirations. Network Space considers that the site at Manton Wood is deliverable in the short term and will reinforce the economic growth aspirations of the District. The site is fully capable of being delivered in the short term.

#### **A Positive Response to the Key Objectives of the Framework**

- 4.17. The Framework sets out that the Governments key economic growth policy is to build a strong, competitive economy. To achieve this Local Plans should set out a clear economic

vision and strategy which proactively encourages sustainable economic growth; identify sites for local and inward investment; and be flexible enough to accommodate needs not identified for in the Plan and to enable a rapid response to changes in economic circumstances.

4.18. In relation to the Framework:

- The proposal responds positively towards national guidance.
- The site is appropriate for accommodating employment growth, being effectively an expansion of an existing employment park.
- The proposed site is in a suitable location for general employment and storage and distribution.
- The site has been assessed and is available, suitable and achievable for development

**Benefits of the extension land at Manton Wood Distribution Park**

4.19. The development of the site would provide significant benefits. The site would provide employment that would meet the needs of Bassetlaw. Therefore this site provides a unique opportunity in a sustainable location.

4.20. The Plans below show two options for circa 600,000 sq. ft of new employment with two options available to access the site. Option One shows two employment units, whilst Option Two shows a single unit. The proposed scheme would retain woodland around the edge of the site and along the A57 and Old Coach Road. As this is a managed commercial woodland any trees felled, as required by the Forestry Commission, would be replanted on another site.





Option One

Client Name: Network Space  
Project No: P4400  
Title: Marnham Wood  
Distribution Path: B1  
Drawn By: B1  
Checked By: A1  
Scale: Not to Scale @ A2  
Drawn: LP  
Date: 18/07/2022  
Dwg No: P4400-SPA-E-1000-002  
Revisions: 0

spawforths



Option Two

Client Name: Network Space  
Project No: P4400  
Title: Marnham Wood  
Distribution Path: B1  
Drawn By: B1  
Checked By: A1  
Scale: Not to Scale @ A2  
Drawn: LP  
Date: 18/07/2022  
Dwg No: P4400-SPA-E-1000-003  
Revisions: 0

spawforths

4.21. In accordance with the Framework this representation has shown that:

- The site is suitable for employment and can deliver circa 600,000 sq. ft. of employment space.
- The proposal will deliver high quality employment and job opportunities.
- The scheme uses land efficiently and effectively.
- The proposal is in line with planning for employment objectives.
- The site is within a suitable and sustainable location for general employment and storage and distribution.
- The scheme will create direct and indirect job opportunities both during and after construction.

4.22. The proposal is an appropriate site to provide for the employment needs of Bassetlaw in the short term. The allocation of the site would confirm its potential to help continue the provision of a balanced employment supply in the District in sustainable locations. The site can deliver circa 600,000 sq. ft. of general employment / storage and distribution. Development of the site would deliver much needed new job opportunities. Bassetlaw needs to have a robust employment supply and the extension to Manton Wood Distribution Park would assist with this delivery in the short term. The site is situated within a prime location suitable for employment development, adjacent to existing and proposed employment, and as such would facilitate the development of land in a more effective and efficient manner. Development of the site would not harm or undermine the areas wider policy objectives, but seeks to reinforce the need to develop sites within sustainable locations as a priority.

4.23. The site is available, suitable and achievable and therefore deliverable in accordance with the Framework.

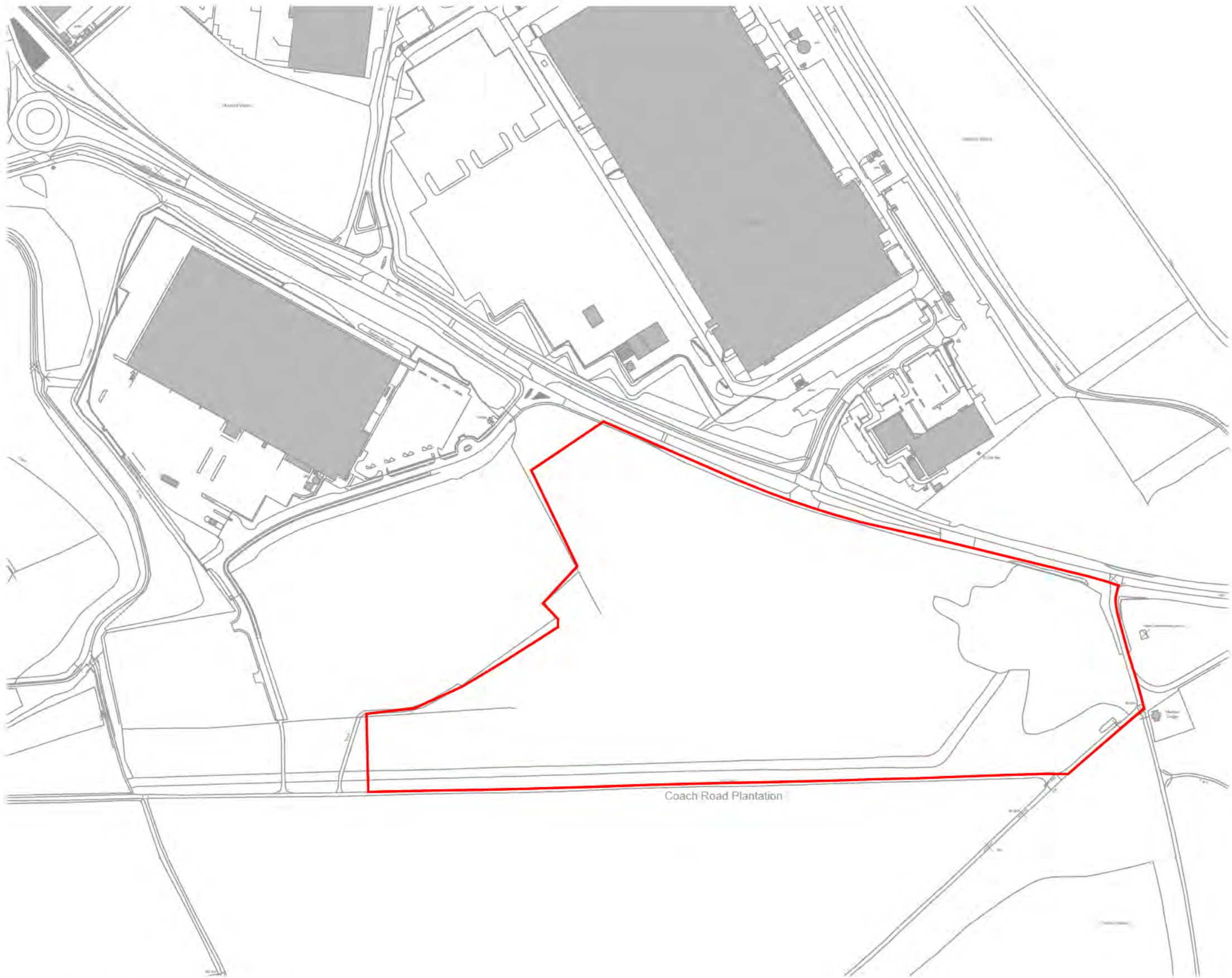
## **Proposed Change**

4.24. To overcome the objection and address soundness matters, the Council should:

- Meet the economic growth aspirations for the District and region.
- Identify further employment sites.
- Allocate the extension land at Manton Wood Distribution Park.

## Appendix I: Site Plans





Revision | B Drawn | EH Reviewed | AR Date | 17-02-2022

planners | urbanists | architects



Junction 41 Business Court, Thorpe Road, East Ardsley, Leeds, West Yorkshire, WF3 2AB  
T: 01924 873873 www.spawforths.co.uk mail@spawforths.co.uk

## ISSUED

Client Name  
**Network Space**

Project Title  
**Manton Wood Extension**

Drawing Title  
**Site Location Plan**

Drawn By <b>EH</b>	Reviewed By <b>AR</b>	Scale @ A3 <b>1:5000</b>	Date <b>11/02/2022</b>
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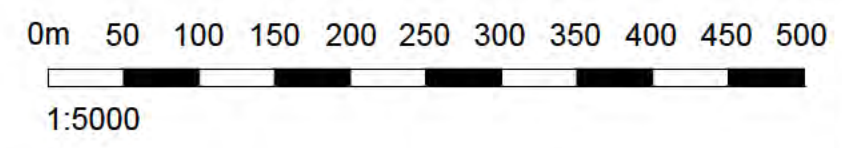
Drawing No. <b>P4490</b>	<b>SPA XX ZZ M2 A 01 001</b>	Revision <b>B</b>
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File Path

Important notice:  
Do not scale off this drawing. Critical dimensions should be checked on site prior to works commencing. Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. Copyright in this drawing and any work executed from this drawing remains the property of Spawforths.

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# Site Location Plan







# Option One

Client Name:	Network Space	Scale:	Not to Scale @ A2
Project No:	P4490	Discipline:	LP
Title:	Manton Wood	Date:	16/02/2022
Distribution Park		Drg No:	P4490-SPA-IL-1000-002
Drawn By:	EH	Revision:	D
Checked By:	AR		





# Option Two

Client Name:	Network Space	Scale:	Not to Scale @ A2
Project No:	P4490	Discipline:	LP
Title:	Manton Wood	Date:	16/02/2022
Distribution Park		Drg No:	P4490-SPA-IL-1000-003
Drawn By:	EH	Revision:	C
Checked By:	AR		